



128 Market St.
Stateline, NV

PO Box 5310
Stateline, NV 89449-5310

Mon-Fri
9:00 am-5:00 pm

Accepting Applications
9:00 am-4:00 pm

Phone: (775) 588-4547

Fax: (775) 588-4527

www.trpa.org

trpa@trpa.org

BEST MANAGEMENT PRACTICES (BMPs) RETROFIT APPLICATION

Lake Tahoe is losing its clarity at a rate of over a foot a year. Research has found that the addition of sediment and nutrients such as nitrogen and phosphorus to Lake Tahoe promotes algal blooms that contribute to this loss of water clarity. Non-point source (NPS) pollution, or pollution originating from many diffuse sources, is the main contributor to this decline. NPS pollution occurs when rain or snowmelt causes overland flow, picking up various pollutants from the ground's surface and transporting them directly into the surface waters that lead to Lake Tahoe.

Pursuant to subsection 25.5.A of the TRPA Code of Ordinances, all property owners in the Tahoe Basin are required to install infiltration facilities designed to accommodate the volume of runoff from the twenty year/one hour storm, which is approximately one inch of precipitation in an hour. These infiltration facilities are Best Management Practices (BMPs), or structural and nonstructural practices proven effective in soil erosion control and management of surface runoff.

All property owners in the Lake Tahoe basin need to implement BMPs, whether they own residential or commercial properties. The watersheds in the Tahoe Basin were prioritized for BMP implementation based on various factors including soil erodability, steepness of terrain, ratio of development to undisturbed land, and relative inputs of nutrients and sediment from the watershed. Utilizing this data, the watersheds were determined to be Priority One, Two or Three.

Property owners in Priority One watersheds were required under subsection 25.3.A of the TRPA Code of Ordinances to implement BMPs on their property by October 15, 2000. Subsequent target dates for full implementation of BMPs are October 15, 2006 for property owners in Priority Two watersheds, and October 15, 2008 for property owners in Priority Three watersheds. You can find out the priority of the watershed you are in by going online to www.trpa.org/bmpinfo



**TAHOE
REGIONAL
PLANNING
AGENCY**



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BMP RETROFIT APPLICATION

Owner _____

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____ FAX _____

Agent _____

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____ FAX _____

Project Location/Assessor's Parcel Number (APN) _____

Street Address _____ Subdivision _____ Lot # _____

County _____ Previous APN _____
(if changed by county assessor since 1987)

Existing Use on Property¹: _____

Detailed Description of BMP Retrofit² (Attach additional sheets if necessary):

BMP Retrofit permits are not a verification of land coverage, land capability, or use, nor are they a conceptual approval of any future project. Land coverage cannot be verified, transferred or banked through a BMP Retrofit permit. These verifications require the submittal of a separate application to TRPA for review and approval.

¹ Please note that existing use may influence the type of BMP Retrofit required.

² THIS APPLICATION IS ONLY FOR PROJECTS IN WHICH THE MAIN PURPOSE IS BMP RETROFIT. All other projects must go through appropriate TRPA application procedures.

DECLARATION:

I hereby authorize TRPA to access the property for the purpose of site visits. I hereby declare under penalty of perjury that this application and all information submitted as part of this application are true and accurate to the best of my knowledge. I am the owner of the subject property or I have been authorized in writing by the owner(s) of the subject property to represent this application and understand that should any information or representation be submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further understand that additional information may be required by TRPA to review this project.

Signature: (Original signature required.)

_____ At _____ Date: _____
Person Preparing Application County

AUTHORIZATION FOR REPRESENTATION (Original signatures required):

The following person(s) own the subject property (Assessor's Parcel Number(s) _____) or have sufficient interest therein to make application to TRPA:

Print Owner(s) Name(s):

I/We authorize _____ to act as my/our representative in connection with this application to TRPA for the subject property and agree to be bound by said representative. I understand that additional information may be required by TRPA beyond that submitted by my representative, to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by TRPA. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further accept that if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.

Owner(s) Signature(s): (Original signature required.)

_____ Date: _____
_____ Date: _____

FOR OFFICE USE ONLY

Date Received: _____ By: _____

Fee: **N/A; Application fees will be waived if the owner installs ALL required BMPs on the subject property³.**

Comments: _____

³ TRPA's BMP Retrofit Program is funded through grants from the Environmental Protection Agency and the California State Water Quality Control Board [Section 319 (h) and Prop 13], and from the Nevada Division of State Lands, Lake Tahoe License Plate Grant, and the Nevada Department of Environmental Protection [Section 319 (h)].

BMP RETROFIT APPLICATION CHECKLIST

APPLICATIONS LACKING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED. TRPA OR YOUR LOCAL JURISDICTION MAY REQUIRE ADDITIONAL INFORMATION ABOVE AND BEYOND THE CHECKLIST ITEMS TO REVIEW THIS APPLICATION.

Each item and number corresponds to TRPA's *Master Checklist* available at our offices or online at www.trpa.org. Click "Permits & Documents" and look for the *Master Checklist* under "other documents." Refer to the *Master Checklist* for more information on any item.

PROJECT NAME: _____

CURRENT ASSESSOR'S PARCEL NUMBER (APN): _____

PREVIOUS ASSESSOR'S PARCEL NUMBER (APN): _____

PRIORITY WATERSHED: 1 2 3 (If you are unsure, go to www.trpa.org/bmpinfo)

Applicant TRPA

- _____ _____ 1. Complete Application with original signed authorization and checklist.

- _____ _____ 6. Three (3) Site Plans, minimum 11" x 17" showing the following:
 - _____ _____ a. Parcel boundaries.
 - _____ _____ b. Map scale and north arrow.
 - _____ _____ c. Assessor's Parcel Number (APN) and property address.
 - _____ _____ f. Location and description of all BMPs to be implemented.
 - _____ _____ l. Delineation of land capability districts.
 - _____ _____ m. Location of all trees greater than 6" diameter at breast height (dbh), including which, if any, trees are proposed to be removed.
 - _____ _____ n. Existing coverage (building footprint, driveway, walkways).
 - _____ _____ ll. All major utilities (sewer, water, gas, telephone, and electricity) must be clearly marked.

- _____ _____ 25. **For excavations greater than 5 feet in depth**, a soils/hydrologic scoping report. A scoping report may also be required when evaluations of depth to groundwater or an impermeable layer such as bedrock, a hardpan or fragipan are needed to properly design and implement BMPs.

- _____ _____ 49. Copy of current assessors parcel map or site vicinity map.

- _____ _____ 52.a. Engineer-stamped plans and calculations for the following (if applicable). **Please note that this is not a comprehensive list. Other complex BMP designs may require engineered plans:**
 - _____ _____ i. Retaining walls more than three feet in height.
 - _____ _____ ii. Storm water treatment systems (i.e. sand/oil separator).
 - _____ _____ iii. Infiltration basins.
 - _____ _____ iv. Infiltration systems capturing runoff from areas greater than 2,500 square feet.

_____ v. Subsurface conveyance systems (piping) and drop inlets.

_____ vi. Extensive grade alterations.

_____ 52.b. Letter of permission or permit, if necessary, from the local jurisdiction in which the work is proposed to be done.

_____ 52.c. Calculations indicating that the 20 year/1 hour storm will be infiltrated by proposed BMPs (1 inch of water from all impervious surfaces)(Go to www.trpa.org for an infiltration spreadsheet to assist with this effort).

_____ 52.d. Location of stream environment zone (SEZ) within ¼-mile of the project area.

_____ 52.e. Copy of BMP Maintenance and Monitoring Plan for commercial and public service properties ONLY.

_____ 52.f. Project approval from the local utility district.

Note: If you have any questions, feel free to contact TRPA by mail or phone at PO Box5310 Stateline, NV 89449;
(775) 588-4547