Driveway Paving & Land Coverage Exemptions
What is Land Coverage?

“A man-made structure, improvement, or covering that prevents normal precipitation from directly reaching the surface of the land underlying the structure, improvement, or covering.”
Why is Land Coverage an issue?

Before Development

- In a natural, undisturbed watershed, most rain and snowmelt are absorbed into the ground.
- Natural cleaning of water through soil
- High quality water flows from undisturbed land

Groundwater Recharge

After Development

- Rooftops and pavement cause most rain and snowmelt to run off the surface.
- Erosion from cleared vacant lot
- Man-made contaminants collect on pavement
- No Groundwater Recharge
- Rapid flow of runoff
- Storm drains and roadside ditches carry polluted water to Lake Tahoe
TRPA Land Coverage Regulations

• **Individual Parcel Evaluation System (IPES)**
  
  Vacant residential parcels only
  
  TRPA Code Chapter 53

• **Land Capability System**
  
  Based on the 1974 report by Robert Bailey
  
  Scored on a scale from 1-7
  
  TRPA Code Chapter 30
Land Capability Score 1 = Most Sensitive
1% Coverage

Stream Environment Zones; Steep Slopes; Rocky Outcrops
Land Capability Score 7 = Least Sensitive, 30% coverage

Well drained soils; Relatively flat; Greater than 5ft to seasonal high ground water
## Bailey Land Capability Scores

<table>
<thead>
<tr>
<th>Lands Located in Land Capability District</th>
<th>Base Allowable Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a, 1b, 1c</td>
<td>1%</td>
</tr>
<tr>
<td>2</td>
<td>1%</td>
</tr>
<tr>
<td>3</td>
<td>5%</td>
</tr>
<tr>
<td>4</td>
<td>20%</td>
</tr>
<tr>
<td>5</td>
<td>25%</td>
</tr>
<tr>
<td>6, 7</td>
<td>30%</td>
</tr>
</tbody>
</table>
How do I know how sensitive a property is?

Single Family Residential
• *Site Assessment*

Commercial & Large Multi-Family Residential
• *Land Capability Verification*
• *Banking & Verification of Existing Land Coverage*
## Do I need a permit?

<table>
<thead>
<tr>
<th>Permit Required</th>
<th>No Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creating new coverage</td>
<td>Maintenance of existing coverage</td>
</tr>
<tr>
<td>Relocating existing coverage</td>
<td></td>
</tr>
<tr>
<td>Changing configuration of existing coverage</td>
<td></td>
</tr>
</tbody>
</table>
Why is paving an important BMP?

- Control directly connected sources of sediment
- Prevent disturbance during snow removal
## Residential Driveway/Parking Paving Permit

<table>
<thead>
<tr>
<th>Property Location</th>
<th>Where to Process Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Douglas County</td>
<td>TRPA</td>
</tr>
<tr>
<td>CSLT</td>
<td>CSLT Building Dept.</td>
</tr>
<tr>
<td>El Dorado County</td>
<td>El Dorado County Building Dept.</td>
</tr>
<tr>
<td>Placer County</td>
<td>Placer County Building Dept.</td>
</tr>
<tr>
<td>Washoe County</td>
<td>Washoe County Building Dept.</td>
</tr>
</tbody>
</table>
How much coverage is allowed to pave a driveway?

Single Family Residential

- **400 SF**
- **More? Site Assessment**
Seasonal Use Driveways

- Coverage verification
- Gravel or mulch
- Parking barriers

- No insulation
- Utility records
- Gate to prevent winter access
Exemptions from the calculation of Land Coverage

* TRPA Code Section 30.4.6
  – Non-permanent Structures
  – Pervious Coverage
  – Pervious Decks
  – Overhang Allowances
  – ADA Compliance
  – Non-motorized Public Trails
Criteria to Qualify for new Land Coverage Exemptions

• Non-sensitive land
  • Land Capability Class 4-7
  • IPES score of 726 or higher

• BMP Certified

• Land Capability and Coverage Verification

• All non-legally existing coverage removed

• Excess coverage fully mitigated

• Exemptions cannot exceed 10% of total area
Non-permanent Structures

- No foundation
- Land Capability 4-7
- Max 120 SF or 2%
- QE or project permit
- BMP Certificate
Pervious Coverage – 25% reduction

- Allow 75% of stormwater to infiltrate
- No pervious asphalt
- No heated driveways
- Consistent with BMP Handbook
- Redundant infiltration
- Land Capability 4-7
- Project permit
- BMP Certificate
Pervious Decks

- 500SF then sliding scale up to 750 SF or 5% max
- Consistent with BMP Handbook
- Land Capability 4-7
- Project permit
- BMP Certificate
Overhang Allowance

- **Existing allowance** – applies in all Land Capability Districts
- **Non-pervious decks, bay windows, porches etc.**
- **3:1 ratio**
- **Qualified Exempt or Project permit**
ADA Compliance

• Commercial, large Multi-Family Residential & Public facilities only
• All land capability districts
• Pervious materials
• Not for parking spaces
• Project Permit
• BMP Certificate
Non-Motorized Public Trails

- Public trails only
- In TRPA Bike & Pedestrian Plan
- All Land Capability Districts
- Federal AASHTO Design Standards
Access TRPA Records Online

- Access TRPA records online
  
  https://aaweb.trpa.org/

- or Go to trpa.org
  Permitting ➔ Parcel and Permit Records ➔ Citizen Access Database
  (filerequest@trpa.org)

- Front Counter Hours
  M, W-F 9-12 & 1-4
  (closed Tuesdays & at lunch)
Available Resources at [tahoebmp.org](http://tahoebmp.org)

- BMP Brochures
- BMP Technical Information
- Installation and Maintenance Videos
- BMP Sizing Calculation Worksheets
- Materials and Service Providers
- Forms & Permit Applications
- Agencies, Conservation Districts & Fire Districts
- Fire Defensible Space and other BMP Resources
For more information
Visit: www.trpa.org or tahoebmp.org

If you have any questions
Call: the BMP Hotline: (775) 589-5202