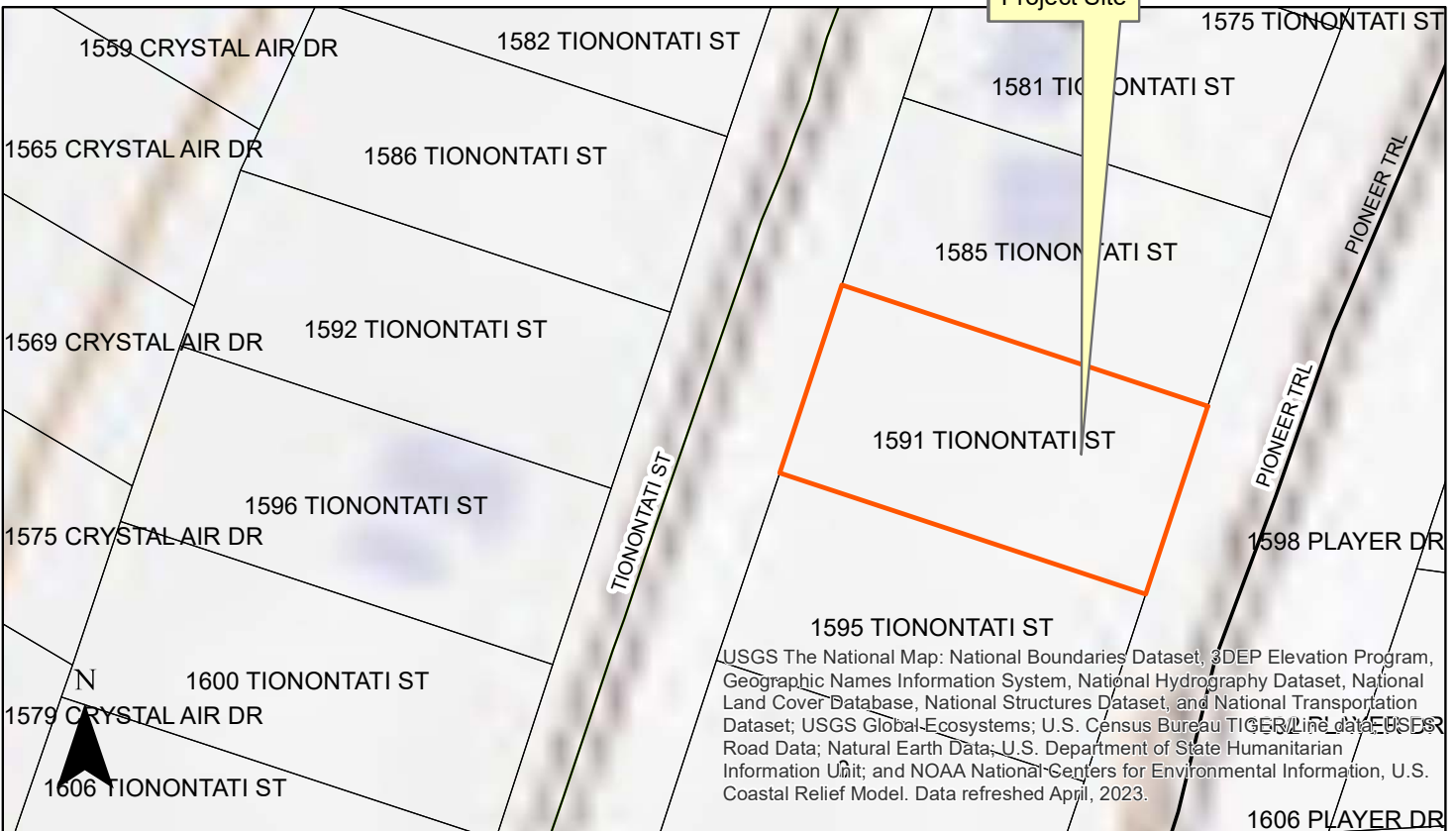
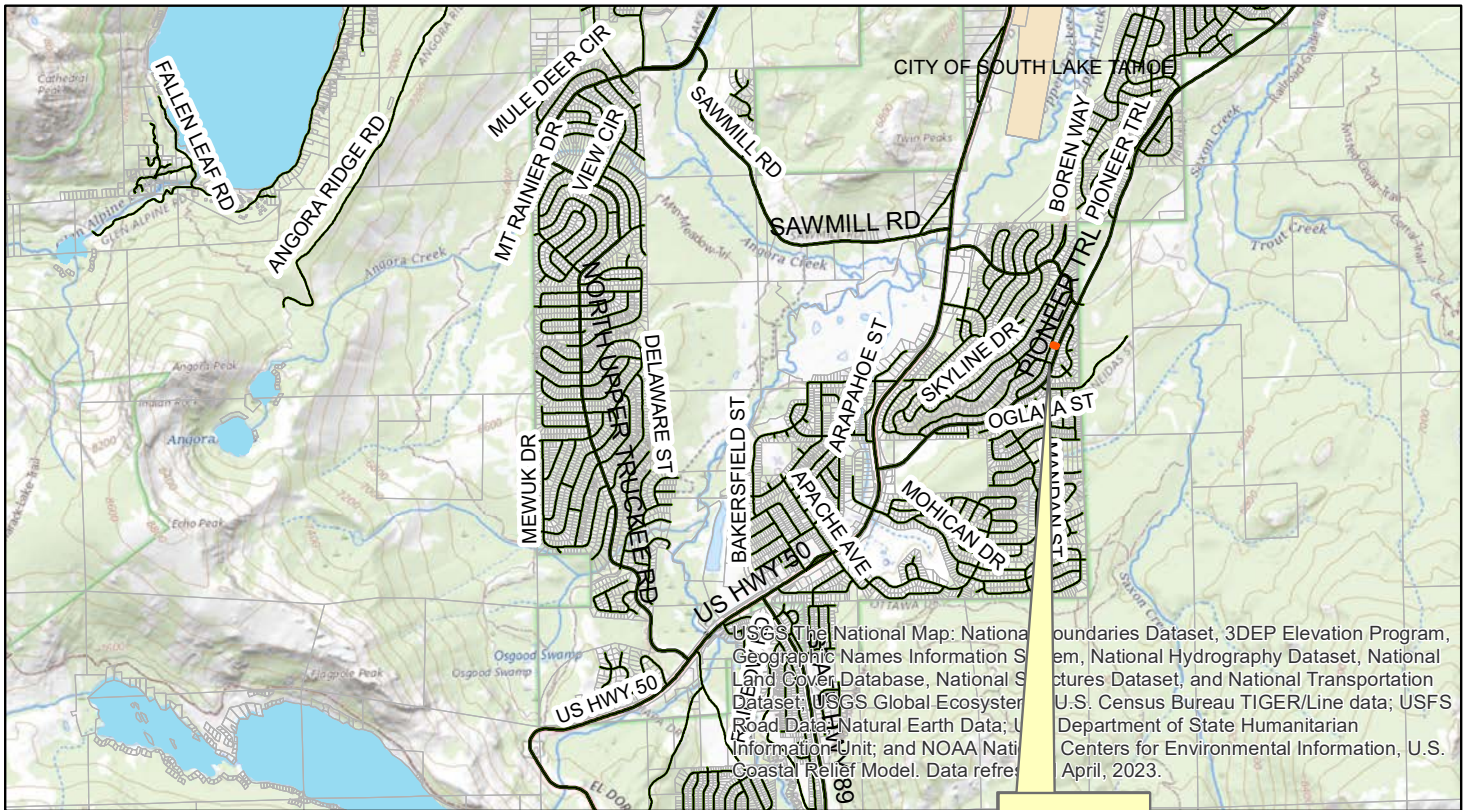
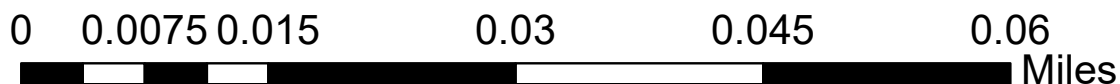




V23-0003/Hanewinkel Exhibit A - Location Map



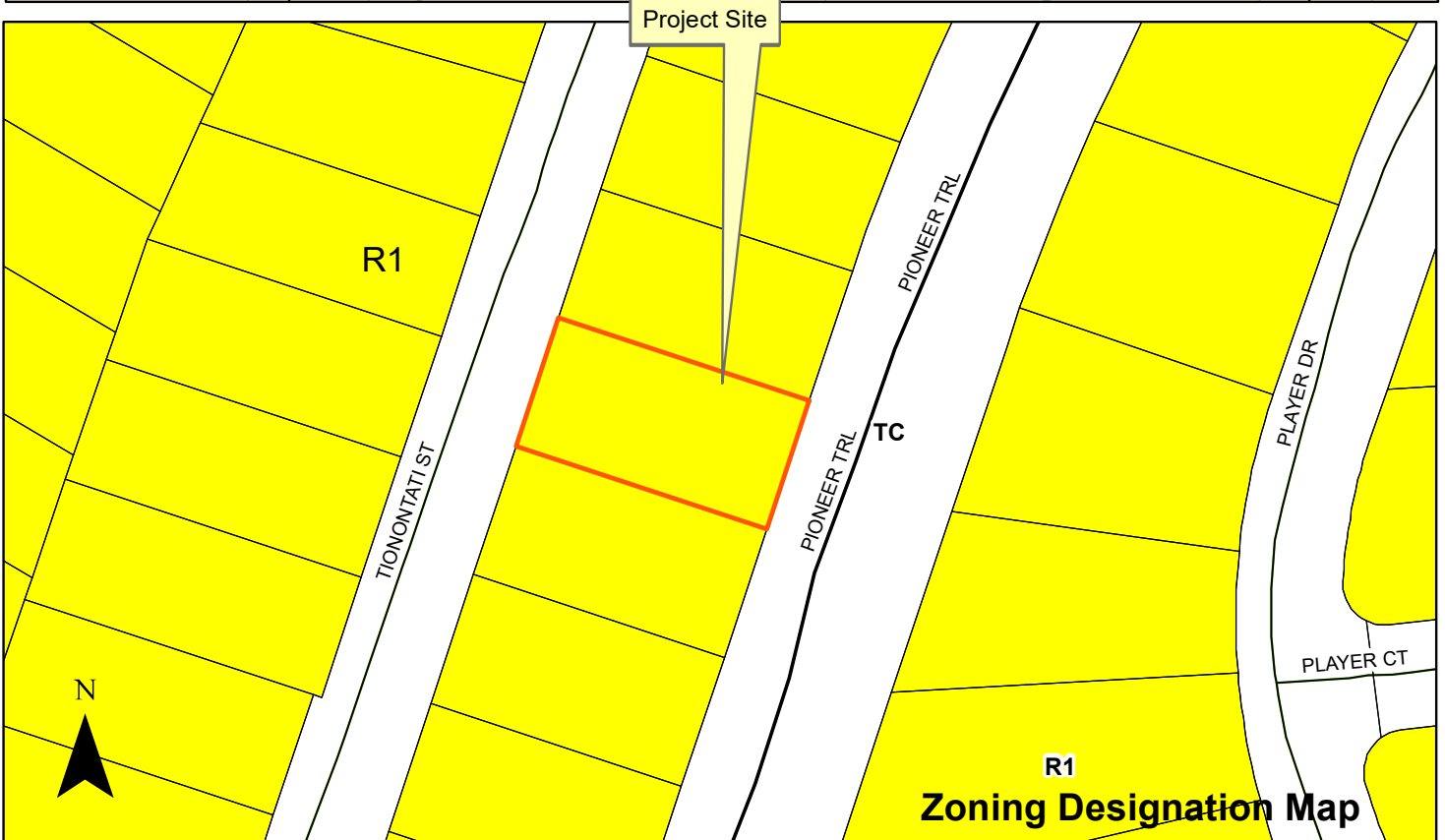
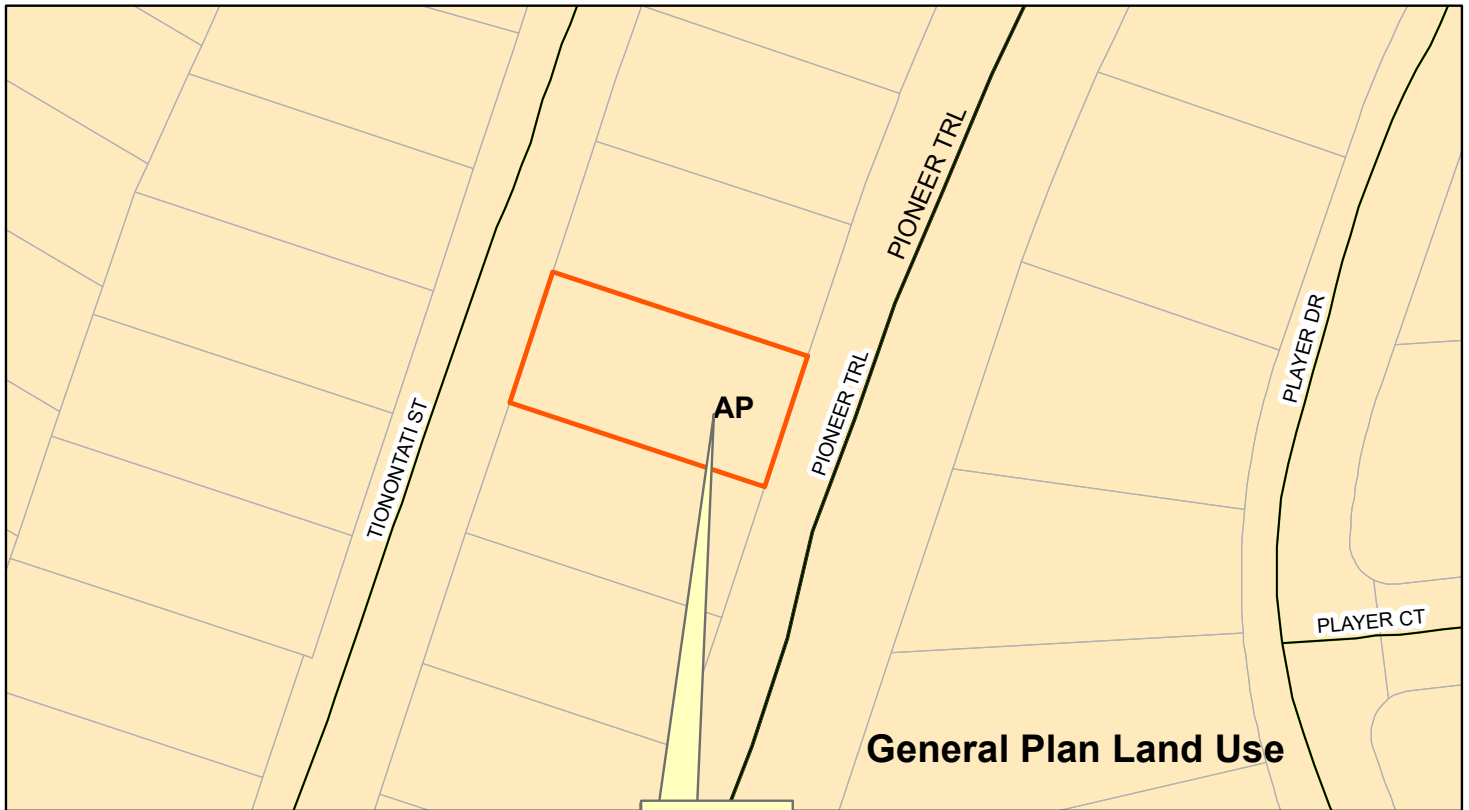
TAHOE PARADISE UNIT N^o 48
 PORS. SECS. 20, 21 & 28, T.12N.R.18E.M.D.M.

81:07



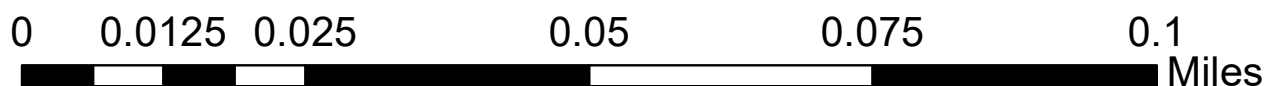
V23-0003/Hanewinkel
 Exhibit B - Assessor's Parcel Map

Assessor's Map
 County of El Dorado, Calif.



V23-0003/Hanewinkel

Exhibit C - General Plan Land Use and Zoning Designation Map



MAP OF
TAHOE PARADISE UNIT N° 48
COMPRISING PORTIONS OF SECTIONS 20, 21 & 28, T.12 N., R.18 E., M. D. M.
COUNTY OF EL DORADO, CALIF. SEPTEMBER, 1969 SCALE: 1 IN. = 100 FT.
HAROLD S. PRESCOTT JR., - CIVIL ENGINEER R.C.E. 14747
SHEET 1 OF 5 SHEETS

The undersigned, owner of record title interest, hereby consents to the preparation and recording of this map, and hereby conveys and offers for dedication to the County of El Dorado the streets and other public ways shown hereon including the underlying fee thereto, for any and all public purposes; and the easements and rights-of-way shown hereon, for the purposes described below:

- (a) Rights-of-way and easements for water, gas, sewer and drainage pipes; and for poles, anchors and guys, and overhead and underground wires and conduits for electric and telephone service, together with any and all appurtenances appertaining thereto on, over, across, and under those strips of land lying between the rear or side lines of lots or both, and the lines shown hereon and designated "Public Utility Easement Line."
- (b) The front twenty-five (25) feet of all lots as a building setback and public utility easement for poles, guy wires, anchors, overhead and underground wires and conduits, including the right to trim and remove trees, tree limbs, and brush from the front ten (10) feet of the lot.
- (c) A right-of-way and easements for all public utilities on, over, across and under a fifteen (15) foot strip of land along the exterior boundary of the subdivision, and a five (5) foot strip of land along all side and rear lot lines, except as shown otherwise on the plat map.
- (d) Easements for drainage of surface water over those strips of land lying between the lines shown hereon and designated "Drainage Easement Line."
- (e) Easement for snow storage over a five (5) foot strip of land lying between the front lot line and those lines shown hereon and designated "Snow Storage Easement Line."

TAHOE PARADISE INC., a California corporation

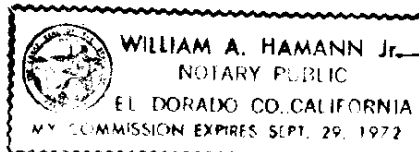
Robert H. Watson
President

Francine L. Ewalt
Secretary

STATE OF CALIFORNIA } ss
County of El Dorado

On this 31st day of July, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared Robert H. Watson, known to me to be the President, and Francine L. Ewalt, known to me to be the Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal



William A. Hamann Jr.
Notary public in and for said State

I, Harold S. Prescott, Jr. hereby certify that the survey and final map of this subdivision were made under my direction in July, 1969, and are true and complete as shown; that the monuments will be of the character and will occupy the positions indicated, will be set by November 30, 1972 and will be sufficient to enable the survey to be retraced.

Date: August 12, 1970

Harold S. Prescott Jr.
Registered Civil Engineer
State of California N° 14747

I, Fred G. DeBerry, hereby certify that I have examined this final map, that it is substantially the same as the revised tentative map of this subdivision approved on June 24, 1969 by the Board of Supervisors, that it is technically correct and that all provisions of the Subdivision Map Act and all applicable county ordinances have been complied with.

Fred G. DeBerry
County Surveyor
County of El Dorado, State of California

I, C. A. Steves Jr., hereby certify that, according to the records of this office, there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, provided that the final map is accepted for record and filed prior to the next succeeding lien date.

Date: August 17, 1970

Chris R. Ferguson
Tax Collector and Redemption Officer
County of El Dorado, State of California

I, G. Arthur Cort, hereby certify that all required construction plans and specifications were approved and that the subdivider has executed the necessary agreement and submitted the required bond to secure the completion of the required improvements for this subdivision.

G. Arthur Cort
Director, Department of Public Works
and Ex-Officio County Engineer
County of El Dorado, State of California

I, Bruce W. Robinson, hereby certify that this final map conforms substantially to the revised tentative map of this subdivision approved on June 24th, 1969 by the Board of Supervisors, and that all conditions imposed upon said approval have been satisfied.

Bruce W. Robinson
Planning Director
County of El Dorado, State of California

I, Carl A. Kelly, hereby certify that the Board of Supervisors, by order adopted September 29th, 1969, approved the final map of this subdivision and accepted for public uses the streets and other public ways and easements shown hereon and offered for dedication.

CARL A. KELLY
County Clerk, Ex-Officio Clerk
of the Board of Supervisors,
County of El Dorado, State of California

Carl A. Kelly

I, James W. Sweeney, hereby certify that Inter-County Title Company title certificate N° 84915, was filed with this office, and that this final map was accepted for record and filed in Map Book E, Page 12, Document N° 22209 on Sept. 30, 1970, 27 Min past 10 o'clock AM.

JAMES W. SWEENEY
County Recorder
County of El Dorado
State of California

By Dorothy Carr
Deputy

V23-0003/Hanewinkel
Exhibit D - Subdivision Map

Cert of Correction 2003-006433D JUNE 27, 2003 AB

E-72C

E-72C

E-72C

MAP OF TAHOE PARADISE UNIT N^o 48

COMPRISING PORTIONS OF SECTIONS 20, 21 & 28, T.12N., R.18E., M. D. M.
COUNTY OF EL DORADO, CALIF. SEPTEMBER, 1969 SCALE: 1 IN. = 100 FT.
HAROLD S. PRESCOTT JR., - CIVIL ENGINEER R.C.E. 14747
SHEET 4 OF 5 SHEETS

LEGEND

- SET BACK LINE
- DRAINAGE EASEMENT LINE
- SNOW STORAGE EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE
- DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT LINE
- NON-VEHICULAR ACCESS EASEMENT LINE
- 2" C.I.P. MONUMENT STAMPED "R.C.E. 14747"

NOTES:

- THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF TAHOE PARADISE UNIT N^o 46 WHICH IS TRUE NORTH.
- ALL LOT CORNERS AND CURVE POINTS HAVE CAPPED IRON PIPES AT LEAST 3/4" (INCH) IN DIAMETER STAMPED "R.C.E. 14747" ON THE SIDE OF THE CAP.
- ALL DISTANCES ON CURVED LINE ARE CHORD MEASUREMENTS.
- ALL DISTANCES SHOWN FOR EASEMENT WIDTHS ARE FROM THE PROPERTY LINES TO EASEMENT LINE SHOWN.

CURVE DATA			
No.	RADIUS	CHORD BEARING	CHORD DIST.
1	1310.00'	N 20°-17'-00" E	35.82'
2	1310.00'	N 25°-10'-00" E	54.87'
3	20.00'	S 16°-33'-50" E	27.24'
4	20.00'	S 74°-42'-30" W	29.88'
5	238.00'	S 50°-48'-10" E	71.93'
6	20.00'	S 82°-05'-20" E	25.70'
7	20.00'	S 16°-41'-56" W	25.18'
8	245.00'	S 16°-25'-06" E	50.38'
9	245.00'	S 05°-13'-00" E	45.26'
10	20.00'	S 44°-55'-00" E	28.28'
11	20.00'	S 75°-31'-07" W	28.59'
12	20.00'	N 14°-28'-53" W	27.97'
13	20.00'	N 76°-08'-40" E	28.28'
14	20.00'	N 13°-51'-20" W	28.28'
15	20.00'	S 45°-05'-00" W	28.28'
16	190.00'	N 79°-33'-40" E	69.39'
17	328.00'	N 31°-38'-20" E	5.67'
18	328.00'	N 45°-31'-30" E	31.96'
19	114.36'	N 42°-09'-00" E	62.21'
20	164.36'	N 35°-10'-00" E	50.29'
21	164.36'	S 49°-50'-31" W	33.65'
22	115.00'	N 83°-03'-17" E	28.14'
23	182.00'	N 03°-28'-43" W	22.61'
24	115.00'	N 52°-57'-35" E	90.11'



V23-0003/Hanewinkel
Exhibit D - Subdivision Map

E-72C

E-72C



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

<https://www.edcgov.us/Government/Building>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95687

BUILDING

(530) 621-5315

bidgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd
South Lake Tahoe, CA 96150

(530) 573-3330

tahoebuild@edcgov.us

March 22, 2023

Subject: Site Assessment #355272 (APN: 081-074-001)

Dear Chelsea,

As per your request, a site assessment was done for the parcel at 1591 Tionontati Street.

- The Land Capability for your parcel is Class 5, with Allowable Coverages of 25%.
- The Base Allowable Coverage for your property is 2,000 square feet.
- Of the total existing coverage listed on your site plan, El Dorado County records were found to verify 1,704 square feet of existing onsite coverage.
- Therefore, you have 296 square feet of unused coverage.

For additional details relating to this site assessment, see the attached site plan and field notes. This site assessment letter should be given to your design team, so they can design a project that meets the requirements of the TRPA Regional Plan.

If you have questions relating to the site assessment process or these conclusions, please call Building Services at (530) 573-3330. For the office hours of the South Lake Tahoe Office, please see our website at [http://edcgov.us/Contact Information and Office Hours.aspx](http://edcgov.us/Contact%20Information%20and%20Office%20Hours.aspx).

Sincerely,

Annette Wheeler
Building Inspector

Enclosures: Site Plan
Site Assessment Field Notes

V23-0003

V23-0003/Hanewinkel
Exhibit E - Site Assessment

1

24-0497 B 6 of 23

The following information should be given to your design professional.

LAND CAPABILITY AND BASE ALLOWABLE COVERAGE SUMMARY:

<u>Capability District</u>	<u>Percent Coverage</u>	<u>Area (sq. ft.)</u>	<u>Base Allowable Coverage</u>
Land Class 5	25 %	8,001 sq. ft.	2,000 sq. ft.
Total Base Allowable Coverage			2,000 square feet

LAND COVERAGE VERIFICATION SUMMARY

Total Existing Onsite Coverage Verified	1,704 square feet
Onsite Coverage Not Legally Verified	0 square feet
Offsite Coverage Verified	273 square feet
Offsite Coverage Not Legally Verified	0 square feet

VERIFIED UNITS OF USE

Primary units of use	1 Residence
-----------------------------	--------------------

PERMIT RESEARCH COMMENTS:

Structures or building additions for which no building permits records were found:

- None.

Structures or building additions that encroach into a building setback:

- Parking deck in front setback.
- Bear box in Right of Way.

DESIGN CONSIDERATIONS

PARCEL INFORMATION

- Plan Area Statement: Tahoe Paradise (TP) Meadowvale (120)
- El Dorado County Zoning: R1
- Hydrologic Area: Upper Truckee (5)
- Watershed Priority Area: Trout Creek (43)

SCENIC DESIGN

- Scenic Roadway Unit: Pioneer Trail (46)
- Scenic Shoreline Unit: N/A
- There are special scenic concerns for this parcel.

TREE REMOVAL

The Tahoe Regional Plan requires that healthy and sound trees in excess of 30-inches diameter at breast height (dbh) be conserved as specimen trees for their aesthetic and wildlife value. Removal of such trees is allowable only after all reasonable alternatives to retain the tree are determined to be unfeasible, including reduction of the parking area, and modification of the building design. A written discussion of why the alternatives are not feasible shall be submitted with the proposed project documents.

EXCAVATION APPROVAL

Any excavation in excess of 5 feet total depth from the surface of the native soil must be approved with a Soils-Hydrologic Scoping Report by TRPA and submitted with the project application. For more information: http://www.trpa.org/wp-content/uploads/Soils-hydrology_Scoping_Report_Application.pdf

BEST MANAGEMENT PRACTICES

All developed properties in the Lake Tahoe Basin are required to install and maintain Best Management Practices (BMPs). Refer to the site assessment field notes for required BMPs and areas of this parcel that may need to be revegetated. A permanent erosion plan with BMP calculations must be provided with the permit application for any proposed activity on this parcel. Project securities typically equal 110% of the estimated cost of the required BMPs. See tahoebmp.org for more information.

APPEALS

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this decision may be appealed within twenty-one (21) days of the date of this correspondence. Land Capability may be re-reviewed at any time via a Land Capability Challenge application. TRPA reviews all Land Capability Challenge applications.

Site Assessment # 355272			APN: 081-074-001		
Site Address: 1591 Tionontati Street					
Coverage Summary					
Description	Onsite		Offsite		Notes
	Verified	Not Verif.	Verified	Not Verif.	
Buildings	934				
Wood Decks.Steps	532				
A/C Driveway	238		273		
Totals	1,704	0	273	0	

Lot Area, SF:	8,001			Base Allowable Coverage (Bailey):	2,000
Slope:	8%			Max. Allowable Coverage w/ Transfer:	2,000
Soil Classification (Bailey):	JaC			Total Verified Onsite Coverage:	1,704
Land Capability #:	5			Remaining Base Allowable Coverage:	296
Lot Coverage %:	25%				

	Name	Number		Name	Number
Maps - USGS / TRPA:	Freel	G-21	Hydrologic Transfer Area:	Upper Truckee	5
Year Built:	978		Priority Watershed:	Trout Creek	43
SEZ / Flood Zone:	No/No		Subdivision, Lot Number:	Tahoe Paradise #48	327
S.I. Species/Historic:	No/No		Plan Area Statement:	Tahoe Paradise Meadowvale	120
			Scenic Roadway/Shoreline:	Pioneer Trail	46

Site Assessment Field Notes

APN: 081-074-001 Date: 10/21/2023 Staff: AKW
 Name: Kasai Address: 1591 Tionantati St.

BMPs Needed

- ☒ IT's along Roof Driplines
 - ☒ IT's along Driveway
 - ☒ Swale, Bern or Drain to Drywell at Driveway
 - ☐ Slope Stabilization
 - ☒ Revegetation
 - ☒ Gravel Under Decks
 - ☒ Other BMPs (Describe) Parking Barriers may be needed
- Location Apparent parking/disturbed area
 Location at front left of parking deck

Land Capability

Mapped Land Capability

- 1.) 5
- 2.) _____
- 3.) _____
- 4.) _____

Verified as Mapped? Y/Yes

Verified Land Capability

- 1.) 5
- 2.) _____
- 3.) _____
- 4.) _____

Mapped Soil Map Unit

- 1.) TaC
- 2.) _____
- 3.) _____
- 4.) _____

SEZ on Parcel? No

Verified Soil Map Unit

- 1.) TaC
- 2.) _____
- 3.) _____
- 4.) _____

TRPA REVIEW

Additional TRPA Work
 Required? Y/No

Date Completed 3-23-23
 Staff AKW

Area of SEZ
 on Parcel to

Observed Slope

- 1.) 8-9
- 2.) _____
- 3.) _____
- 4.) _____

Measurements

Dimensions accurate? Y/Yes If No _____

Scenic Concerns

Visible

Pioneer Tr. (Unit 46) may be partially

Additional Comments

NO



V23-0003/Hanewinkel

Exhibit F - Existing Conditions

24-0497 B 11 of 23



V23-0003/Hanewinkel

Exhibit F - Existing Conditions

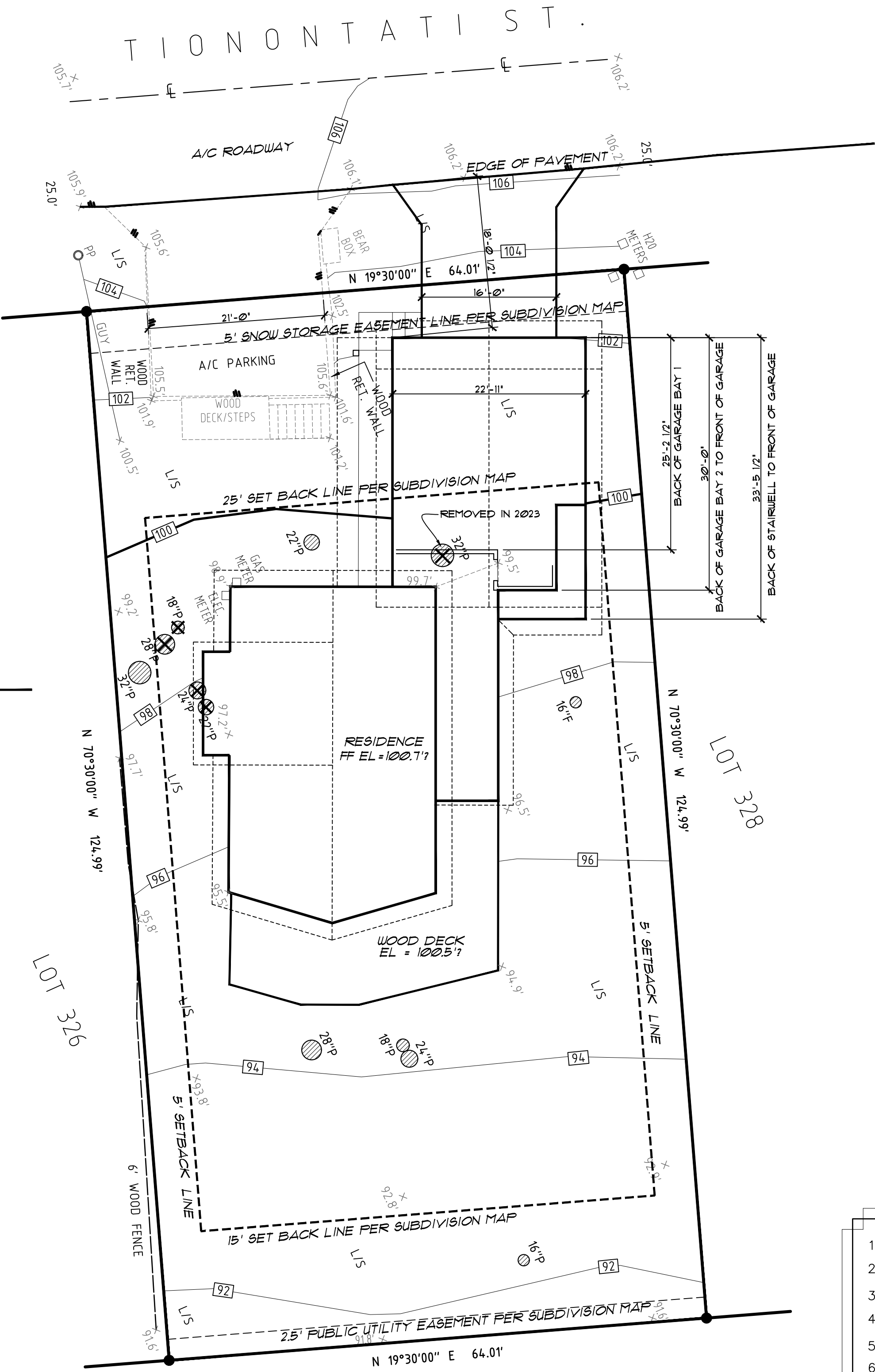
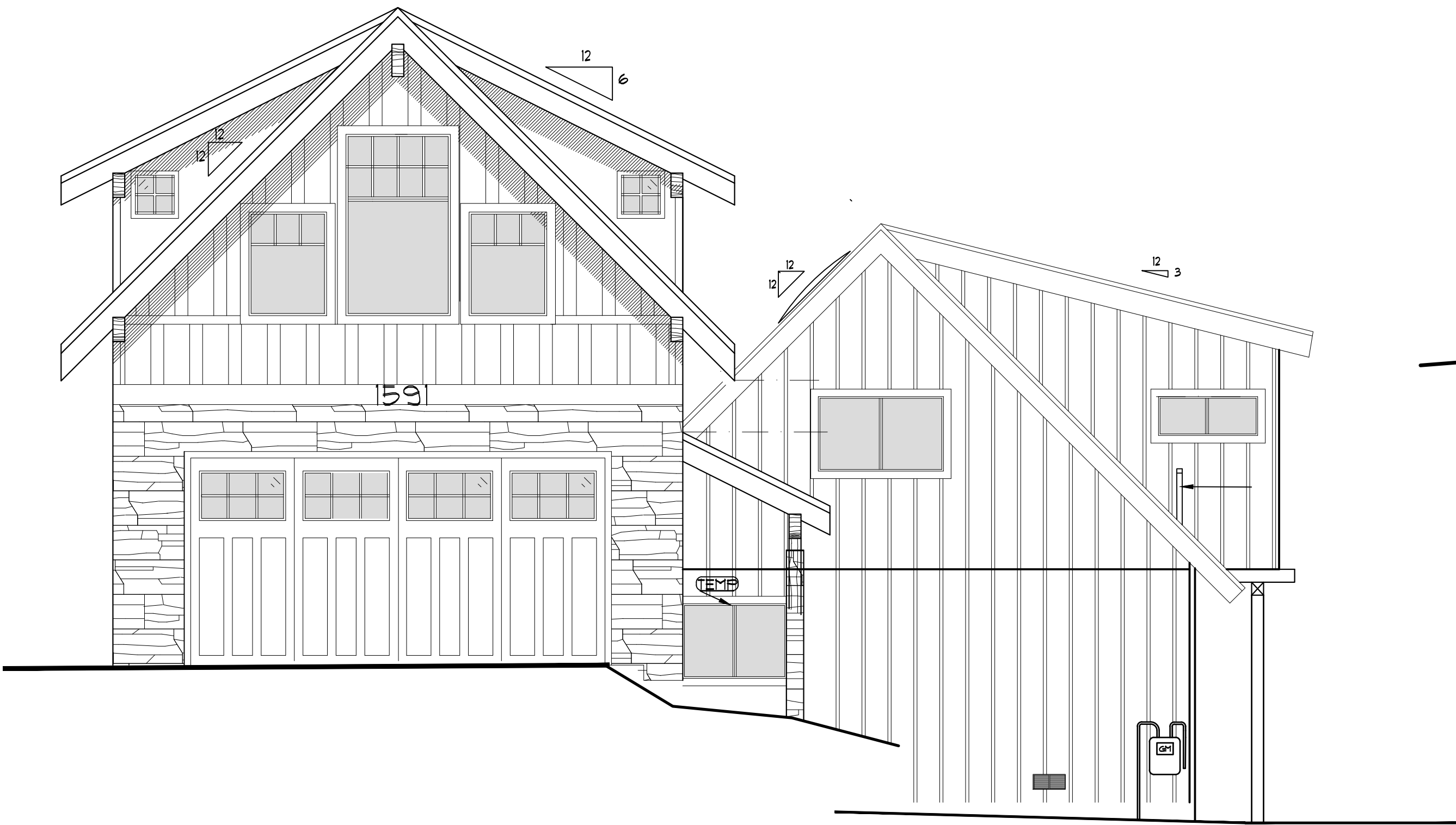
24-0497 B 12 of 23

KASAI – RESIDENTIAL ADDITION

1591 Tionontati St.

South Lake Tahoe, CA 96150

EL DORADO COUNTY APN: 081-074-001



VICINITY MAP



- CALL 811 TWO DAYS BEFORE STARTING ANY DIGGING PROJECT
- WAIT FOR THE SITE TO BE MARKED
- RESPECT THE MARKS
- DIG WITH CARE

1) CONSTRUCTION NOTES

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS SHOWN AND TO NOTIFY ERIC SUDHAUSEN, NV, RESIDENTIAL DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

2) CODES

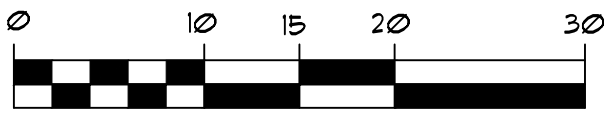
- THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS SHOWN BELOW:
- 2019 CALIFORNIA BUILDING CODE (CBC) INCLUDING ASCE 7-05 (FOR STRUCTURAL)
 - 2019 CALIFORNIA RESIDENTIAL CODE (CRC) (FOR NON-STRUCTURAL)
 - 2019 CALIFORNIA PLUMBING CODE (CPC)
 - 2019 CALIFORNIA MECHANICAL CODE (CMC)
 - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATION CODE
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE - WHERE APPLICABLE AND ANY OTHER PERTINENT LOCAL CODES & ORDINANCES

BUILDING CODE DATA

OCCUPANCY GROUP = R-3, U
TYPE OF CONSTRUCTION = V-B
SPRINKLERS = NO
STORIES = 2
RESIDENTIAL UNITS = 1

PROPOSED SITE PLAN

Scale: 1"=10'-0"



1' CONTOUR INTERVAL

CLIENT

Chelsea Kasai and Joshua Hanewinkel
1591 Tionontati Street,
South Lake Tahoe, CA96150
Phone: (Chelsea) 952-210-5212
(Josh) 917-723-6664
Email: (Chelsea) chelsea.kasai@gmail.com
(Josh) joshua.hanewinkel@gmail.com

ENGINEER

Daniel Grant
2259 Rimrock Trail
South Lake Tahoe, CA 96150
Phone: 619-865-8099
Email: daniel@grantstructural.com

CONTRACTOR

(TBD)
Business Name
Phone:
Email:

SURVEYOR

Turner & Associates, Inc.
Land Surveying
Phone: 775-588-5658

SCOPE OF WORK

- ... ADD SECOND FLOOR DORMER ADDITION FOR NEW BATHROOM
- ... ADD CLOSET IN MASTER BEDROOM
- ... ADD RIDGE BEAM

NEW SQUARE FOOT:

DWELLING SF. -
GARAGE SF. - 0
DECK SF. - 0

V23-0003/Hanewinkel
Exhibit G - Proposed Plans

SHEET INDEX

1	C0	COVER SHEET
2	C1	EXISTING SITE PLAN
3	C2	DEFENSIBLE SPACE PLAN
4	C3	BMP PLAN & DETAILS
5	A1	EXISTING FLOOR PLANS
6	A2	EXISTING NORTH&WEST ELEVATIONS
7	A3	EXISTING SOUTH&EAST ELEVATIONS
8	A4	PROPOSED FLOOR PLANS
9	A5	PROPOSED NORTH&WEST ELEVATIONS
10	A6	PROPOSED SOUTH&EAST ELEVATIONS
11	S1	PROPOSED SECTIONS
12	E1	PROPOSED ELECTRICAL PLANS
13	NOTE	2020 CALGREEN NOTES

Südhausen
DESIGN & DRAFT
530.544.9037 OFFICE
530.318.1717 CELL
PO BOX 10653
SOUTH LAKE TAHOE, CA 96158
EMAIL: eric@sudhausen.com

TITLE:

COVER

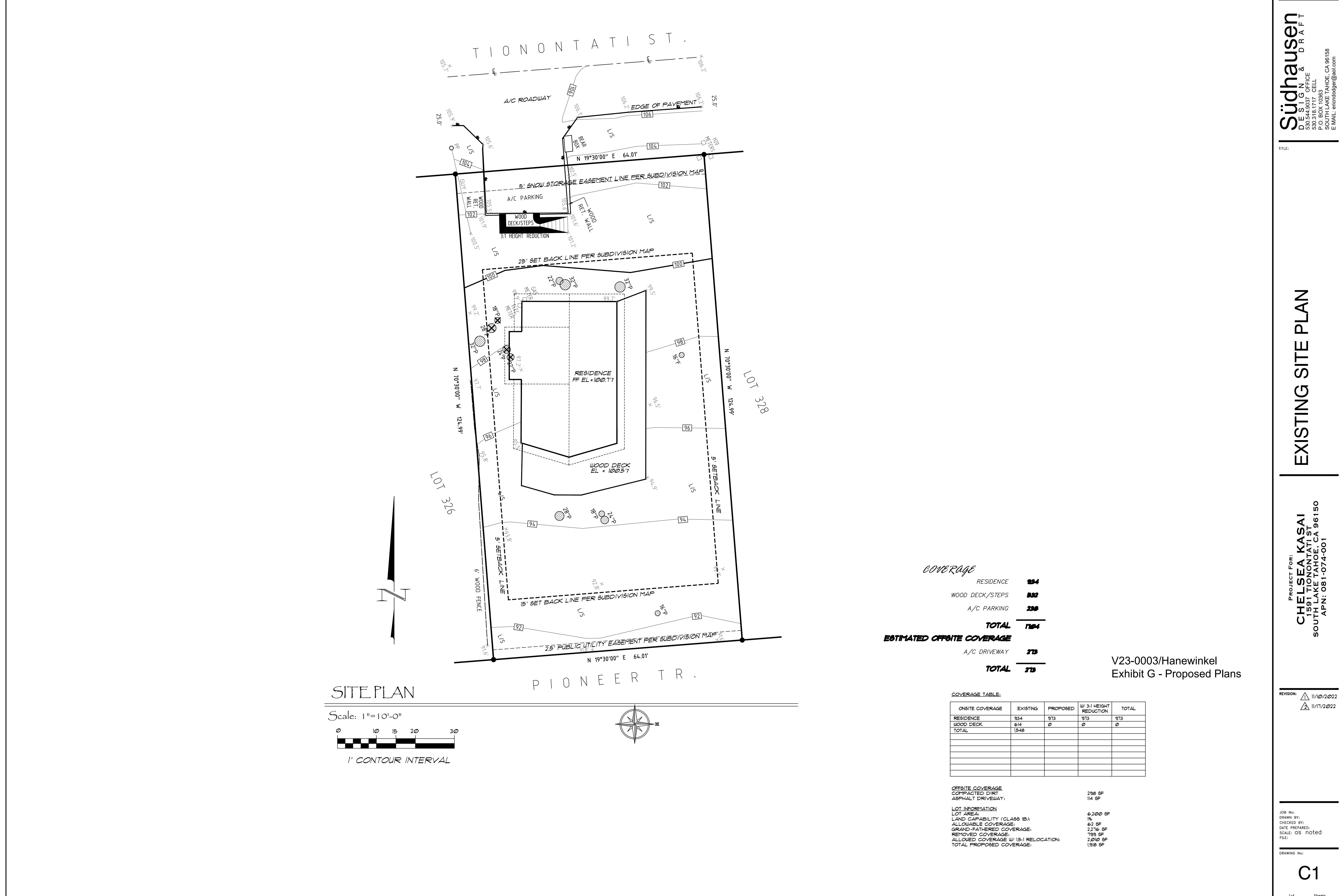
PROJECT FOR:
CHELSEA KASAI
1591 TIONONTATI ST
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

REVISION: 11/10/2022
11/17/2022

JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE: AS NOTED
FILE:

DRAWING No:

C0



ZONE 1: 0-5' NONCOMBUSTABLE AREA

CREATE A NONCOMBUSTABLE AREA AT LEAST 5 FEET WIDE AROUND THE BASE OF THE STRUCTURE (INCLUDING ALL DECKS). THIS AREA NEEDS TO HAVE A VERY LOW POTENTIAL FOR IGNITION FROM FLYING EMBERS. USE IRRIGATED HERBACEOUS PLANTS SUCH AS LAWN, GROUND COVER, AND FLOWERS THAT ARE RECOMMENDED FOR THE LAKE TAHOE BASIN; ROCK MULCHES, OR HARD SURFACES, SUCH AS BRICK AND PAVERS, IN THIS AREA.

1. THE AREA WITHIN 0-5' OF THE FOUNDATION OR SUPPORT POSTS SHOULD CONTAIN NO COMBUSTABLE MATERIALS, INCLUDING COMBUSTABLE PLANT MATERIAL. A 3" GRAVEL MOAT IS THE PREFERRED MATERIAL OF USE. DRIP LINES MAY BE INCORPORATED INTO THIS AREA.
2. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

ZONE 2: 5-30' LEAN, CLEAN AND GREEN AREA

FOR A DISTANCE OF 5 FEET TO 30 FEET FROM THE STRUCTURE, THERE SHOULD BE A LEAN, CLEAN, AND GREEN AREA. "LEAN" INDICATES THAT ONLY A SMALL AMOUNT OF FLAMMABLE VEGETATION, IF ANY, IS PRESENT WITHIN 30 FEET OF THE STRUCTURE. "CLEAN" MEANS THERE IS LITTLE OR NO ACCUMULATION OF DEAD VEGETATION OR FLAMMABLE DEBRIS WITHIN THE AREA DURING FIRE SEASON. "GREEN" IMPLIES THAT PLANTS LOCATED WITHIN THIS AREA ARE KEPT HEALTHY, GREEN AND IRRIGATED DURING FIRE SEASON.

1. TRIM ALL TREES OVER 20 FEET A MINIMUM OF 10 FEET ABOVE ADJACENT GRADE.
2. REMOVE ANY TREE 14 INCHES DIAMETER OR LESS (AS INDICATED ON DRAWINGS) TO CREATE A 10 FOOT SPACE BETWEEN ANY ADJACENT TREE CANOPY. REFER TO DETAIL 2.
3. REMOVE ACUMULATION OF DEAD VEGETATION FROM TREES (FLAMMABLE DEBRIS, DEAD BRANCHES AND LIMBS) 10 FEET ABOVE ADJACENT GRADE.
4. WITHIN 5-30' OF THE STRUCTURE ONLY SINGLE SPECIMENS OF WELL MAINTAINED AND WELL IRRIGATED SHRUBS OR TREES SHOULD BE PRESENT. SUCH MATERIALS SHOULD NOT BE CAPABLE OF READILY TRANSMITTING FIRE TO THE STRUCTURE. COMBUSTABLE MULCHES OR PINE NEEDLES SHOULD NOT BE USED AS GROUND COVER WITHIN THIS ZONE.
5. ALL BRUSH, TREES OR FLAMMABLE MATERIAL WILL BE REMOVED FROM UNDER THE DRIP LINE OF RESIDENTIAL TREES OF THE TREE GROUP.
6. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

ZONE 3: 30-100' WILDLAND FUEL REDUCTION AREA

THE WILDLAND FUEL REDUCTION AREA LIES BEYOND THE LEAN, GREEN AREA AND OFTEN CONSISTS OF NATURALLY OCCURRING PLANTS (PINE TREES, MANZANITA, SAGEBRUSH, ETC.) WITHIN THIS AREA. REMOVE DEAD VEGETATION, INCLUDING DEAD SHRUBS, DRIED GRASS, FALLEN BRANCHES, THICK ACCUMULATION OF NEEDLES AND LEAVES ETC. THIN, DENSE STANDS OF SHRUBS AND TREES TO CREATE A SEPARATION BETWEEN THEM. REMOVING TREES MORE THAN 14" IN DIAMETER REQUIRES A PERMIT FROM THE TAHOE REGIONAL PLANNING AGENCY (TRPA) OR YOUR LOCAL FIRE PROFESSIONAL.

1. TREE CANOPIES WILL BE SPACED AT LEAST 10 FEET APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. REFER TO DETAIL 2.
2. BEYOND 30 FEET FROM THE STRUCTURE, BRUSH FIELDS MUST BE SPACED TO A DISTANCE EQUAL OR GREATER THAN TWO (2) TIMES THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS WILL NOT EXCEED 100 SQUARE FEET. REFER TO DETAIL 1.
3. PINE NEEDLES ARE ACCEPTABLE WITHIN ZONE 3 AS LONG AS THEY ARE NO THICKER THAN 2 OR 3 INCHES.

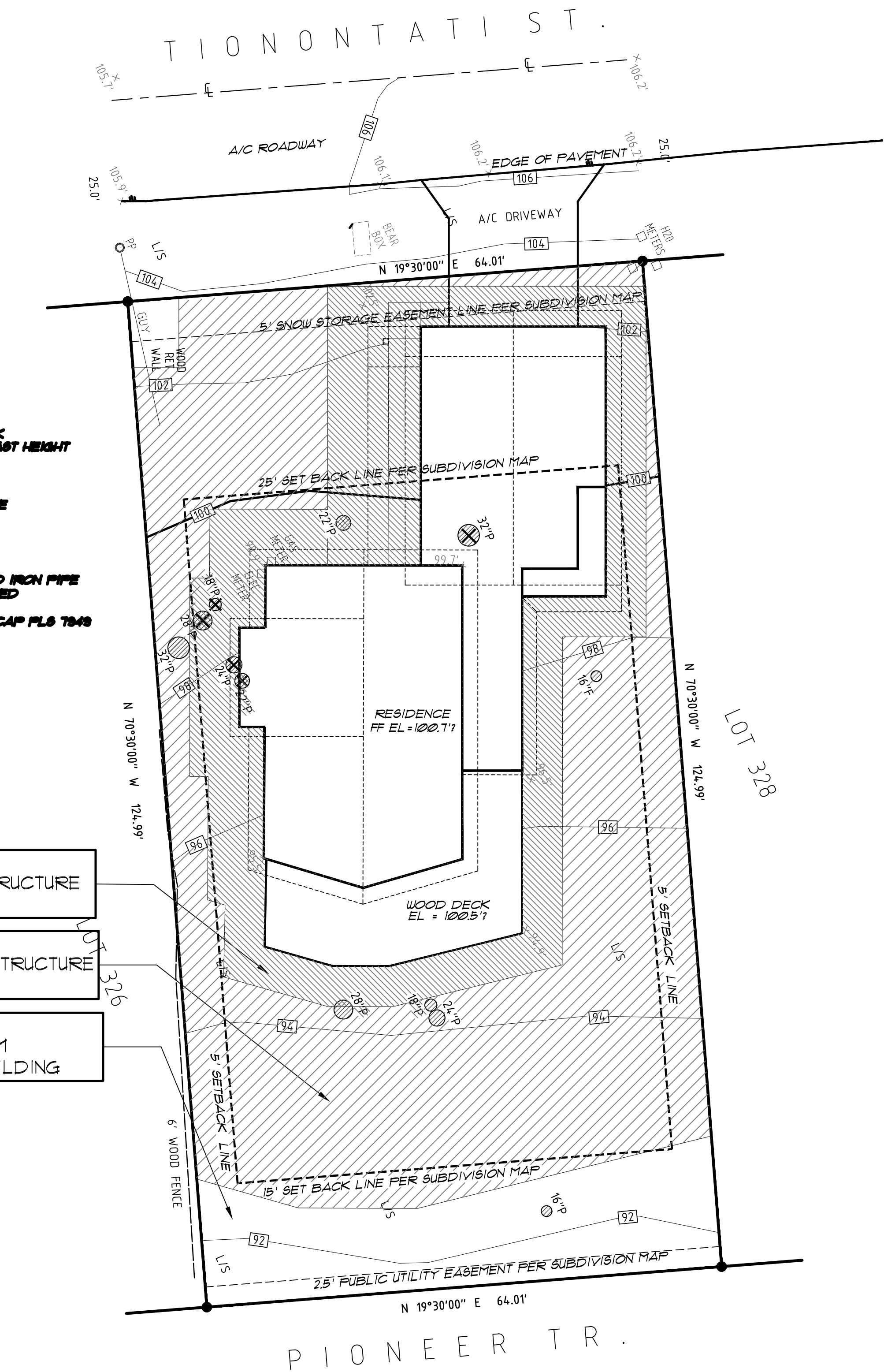
FOR SLOPED PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS:

TREES	SLOPE	SPACING
	0-20X	10 FEET BETWEEN EDGES OF CROWNS
	20-40X	20 FEET BETWEEN EDGES OF CROWNS
	40X-UP	30 FEET BETWEEN EDGES OF CROWNS
BRUSH	SLOPE	SPACING
	0-20X	2 X HEIGHT OF RESIDUAL BRUSH
	20-40X	4 X HEIGHT OF RESIDUAL BRUSH
	40X-UP	6 X HEIGHT OF RESIDUAL BRUSH

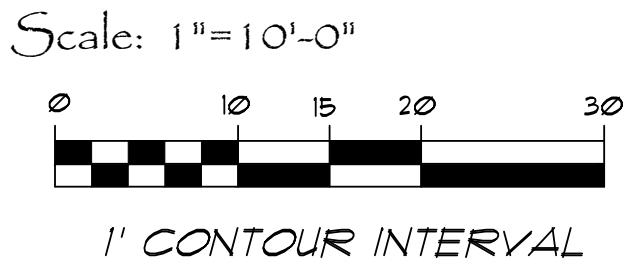
Legend

- 14" P TREE WITH 14" TRUNK DIAMETER AT BREAST HEIGHT
- F L P P FIR LODGE POLE
- A/C PINE ASPHALT CONCRETE
- SPOT ELEVATION
- FOUND 3/4" CAPTED IRON PIPE LG 328, OR AS NOTED
- SET 5/8" REBAR W/ CAP FLG 7848 OR SET AS NOTED
- ⊗ 14" P DEMO-ED TREE

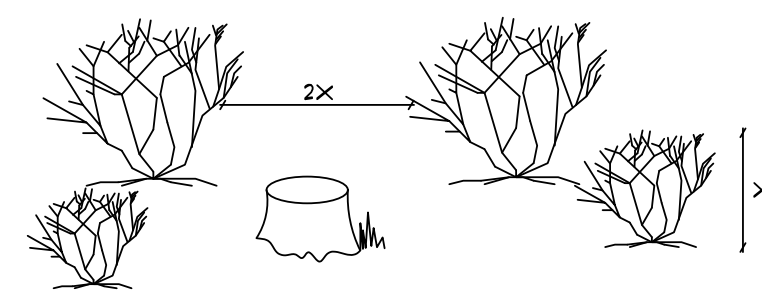
- ZONE 1
0-5 FEET FROM STRUCTURE OF BUILDING
- ZONE 2
5-30 FEET FROM STRUCTURE OF BUILDING
- ZONE 3
30-100 FEET FROM STRUCTURE OF BUILDING



DEFENSIBLE SPACE PLAN



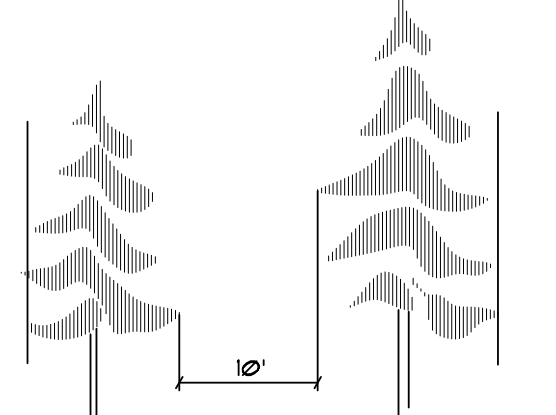
V23-0003/Hanewinkel
Exhibit G - Proposed Plans



1 SEPARATION BETWEEN TREES & SHRUBS

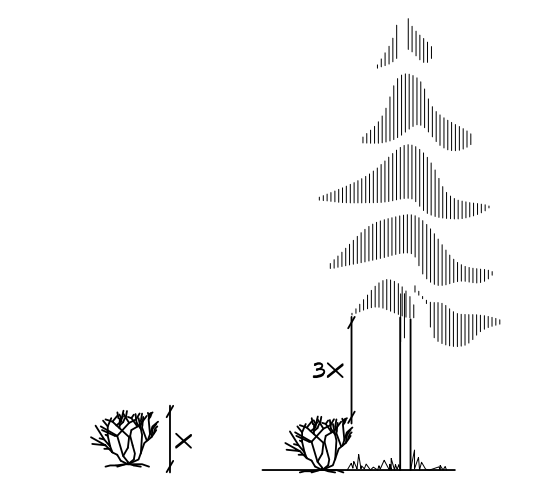
SAGEBRUSH, MANZANITA, HUCKLEBERRY OAK, AND OTHER SHRUBS: ON FLAT TO GENTLY SLOPING TERRAIN, INDIVIDUAL SHRUBS OR SMALL CLUMPS OF SHRUBS WITHIN THE DEFENSIBLE SPACE ZONE SHOULD BE SEPARATED FROM ONE ANOTHER BY AT LEAST TWICE THE HEIGHT OF THE AVERAGE SHRUB. FOR HOMES LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHOULD BE GREATER.

FOR EXAMPLE, IF THE TYPICAL SHRUB HEIGHT IS 2 FEET, THEN THERE SHOULD BE A SEPARATION BETWEEN SHRUB BRANCHES OF AT LEAST 4 FEET. REMOVE SHRUBS OR PRUNE TO REDUCE THEIR HEIGHT AND/OR DIAMETER.



2 FOREST TREES

ON FLAT OR GENTLY SLOPING TERRAIN, TREES SHOULD BE THINNED TO PROVIDE AN AVERAGE SEPARATION BETWEEN THE CANOPIES OF AT LEAST 10 FEET (TRPA). FOR HOMES LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHOULD BE GREATER. STUMPS SHOULD BE CUT SLUSH TO THE GROUND FOR TREES LESS THAN 6 INCHES IN DIAMETER AT BREAST HEIGHT, AND TO WITHIN 6 INCHES OF THE GROUND FOR LARGER TREES. THE STUMPS CUT SURFACE SHOULD BE COATED WITH POWDERED BORAX TO RETARD THE SPREAD OF ROOT DISEASES. WHEN SELECTING TREES FOR REMOVAL, CONSIDER CUTTING UNHEALTHY, DAMAGED, OR WEAK TREES. RETAIN LESS COMMON SPECIES OF TREES, SUCH AS INCENSE CEDAR, SUGAR PINE, AND WESTERN JUNIPER IF POSSIBLE.



3 SEPARATION BETWEEN TREE BRANCHES LOWER GROWING PLANTS

IF TREES ARE PRESENT WITHIN THE DEFENSIBLE SPACE ZONE, THERE SHOULD BE A SEPARATION BETWEEN THE LOWER GROWING VEGETATION AND THE LOWEST TREE BRANCHES. VEGETATION THAT CAN CARRY FIRE BURNING IN LOW GROWING PLANTS TO TALLER PLANTS IS CALLED "LADDER FUEL." FOR LARGE TREES, THE RECOMMENDED SEPARATION FOR LADDER FUELS IS THREE TIMES THE HEIGHT OF THE LOWER VEGETATION LAYER. PRUNE BRANCHES FROM LOWER THIRD OF THE TREE HEIGHT, SHORTEN THE HEIGHT OF THE SHRUBS, OR REMOVE PLANTS. DO NOT REMOVE MORE THAN ONE-THIRD OF THE TOTAL TREE BRANCHES. WHEN THERE IS NO UNDERSTORY VEGETATION PRESENT, REMOVE LOWER TREE BRANCHES TO A HEIGHT OF AT LEAST FIVE FEET ABOVE GROUND. DURING FIRE, THIS WILL HELP PREVENT BURNING NEEDLES AND TWIGS THAT ARE LYING ON THE GROUND FROM IGNITING THE TREE. FOR SHORTER TREES, WHERE THREE TIMES THE HEIGHT OF THE LOWER VEGETATION LAYER EXTENDS BEYOND THE LOWER THIRD OF THE TREE HEIGHT, SHORTEN THE HEIGHT OF THE SHRUBS OR REMOVE PLANTS BELOW THE TREE.



4 GUIDELINES FOR TRIMMING TREES

ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF 10'-0" FEET FROM GROUND, NOT TO EXCEED 1/3 OF THE TOTAL TREE HEIGHT.

ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE (10) FEET OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF THIS WOULD REQUIRE REMOVAL OF THE CROWN EXCEEDING THE LOWER 1/3 OF THE TREE, THEN THE ENTIRE SHEET SHOULD BE REMOVED.

TRIM ALL LOW HANGING LIMBS SO THAT NONE ARE LOWER THAN 10'0" OF THE GROUND.

TITLE:

DEFENSIBLE SPACE PLAN

PROJECT FOR:
CHELSEA KASAI
1591 TIONONTATI ST.
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

REVISION:
11/10/2022
11/17/2022

JOB NO:
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C2

1 of 1 Sheets

1. ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AGAINST LIVING FIRE, LAKE WAHOE BASIN, SECOND EDITION, APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.
2. EXCAVATION EQUIPMENT SHALL BE LIMITED TO THE FOUNDATION FOOT PRINT TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE BUILDING FOOTPRINT.
3. CONSTRUCTION PLANS SHALL BE CONFIRMED AT THE TIME OF THE TRPA PRE-GRADING INSPECTION. ANY REQUIRED MODIFICATIONS, AS DETERMINED BY THE TRPA, SHALL BE INCORPORATED INTO THE PROJECT PERMIT AT THAT TIME.
4. PROVIDE A THREE INCH (3") LAYER OF CRUSHED 3/4" DRAINROCK BENEATH ALL RAISED DECKS.

THIS SITE SHALL BE WINTERIZED IN ACCORDANCE W/ THE PROVISIONS OF ATTACHMENT R BY OCT. 15TH OF EACH CONSTRUCTION SEASON. THE PERMITTEE IS RESPONSIBLE FOR INSURING THAT THE PROJECT, AS BUILT, DOES NOT EXCEED THE APPROVED LAND COVERAGE FIGURES SHOWN ON THIS SIT PLAN. THE APPROVED LAND COVERAGE FIGURES SHALL SUPERSEDE SCALED DRAWINGS WHEN DISCREPANCIES OCCUR.

ALL BMP DETAILS AND SPECIFICATIONS SHALL BE CONSISTENT WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. ALL OF THE BMP HANDBOOK DETAILS AND INFORMATION SHEETS CAN BE VIEWED AND DOWNLOADED AT [HTTP://WWW.TAOHESBMP.ORG/BMP/HANDBOOKCH4.ASPX](http://www.taohesbmp.org/BMP/HANDBOOKCH4.ASPX). IF SUB-SURFACE INFILTRATION FACILITIES ARE PROPOSED, IT WILL BE NECESSARY TO SUBMIT PHOTOGRAPHS OF THE INFILTRATION SYSTEMS PRIOR TO ISSUANCE OF A BMP CERTIFICATE OF COMPLETION. THE PHOTOGRAPHS SHALL CLEARLY SHOW THAT THE INFILTRATION SYSTEMS HAVE BEEN INSTALLED AS SPECIFIED ON TRPA APPROVED PLANS.

CONSTRUCTION STAGING AREA SHALL BE LIMITED TO WITHIN THE PERIMETER VEGETATION PROTECTION FENCING	ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES FOR LIVIN WITH FIRE, LAKE THAW BASIN, SECOND EDITION. APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.
--	---

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 2 TO 3 INCH LAYER OF FINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE. THIS MULCH SHALL BE MAINTAINED FROM COMPLETION OF THE INITIAL GRADING THROUGH COMPLETION OF THE PROJECT.

DRAINAGE

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTION OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED NOT LESS THAN 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

OWNER IS RESPONSIBLE TO PERPETUATE
EXISTING DRAINAGE.

Diagram illustrating the installation of a filter fabric on an uphill side. The diagram shows a cross-section of the ground with a filter fabric roll being unrolled and secured by a wood or metal stake. The filter fabric is labeled "12\" FIBER OR COIR ROLL STAKED". The stake is labeled "FILTER FABRIC" and "WOOD OR METAL STAKE". The flow of water is indicated by an arrow labeled "FLOW". The backfill material is labeled "BACKFILL" and "4'-6\" KEYED". The installation is shown on the "UPHILL SIDE".

Diagram illustrating a deer fence system. The fence is made of orange plastic fencing or wire mesh, supported by metal fence posts. A drip line is shown running along the top of the fence. The fence is labeled "ORANGE PLASTIC FENCING OR WIRE MESH 48\"

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530.318.1717 CELL
P.O. BOX 10363
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E MAIL: ericndodger@aol.com

TITLE:

BMP PLAN & DETAILS

PROJECT FOR:
CHELSEA KASAI
1591 TIONONTATI ST
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

REVISION: 11/10/2022
 11/17/2022

JOB No:
DRAWN BY:
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SCALE: as noted
FILE:

DRAWING No:

Sheets
-0497 B 16 of 2

Dear Tahoe Basin Property Owner

Thank you for your interest in participating in the BMP Retrofit Program! We value your partnership and willingness to work with us to protect Lake Tahoe.

At this time, we have found that your property includes site characteristics such as high groundwater, slow permeability soils, rocky soils, or other conditions that make installation of infiltration BMPs difficult and/or infeasible. This property is considered "site constrained," therefore, source control BMPs should be installed, which are designed to stabilize sediment on-site; examples are mulching, gravel armoring and terracing.

Once you have completed source control BMPs for your property, please contact us at 775/589-5202 for a final inspection. Once approved, the property will be issued a "Source Control Certificate," which demonstrates substantial compliance with TPA requirements for the BMP Retrofit Program (Chapter 60.4, TRPA Code of Ordinances). However, if an area-wide or regional water quality treatment program becomes available, the Source Control Certificate no longer demonstrates substantial compliance. TRPA will then outline the process to bring your property into full compliance; once implemented, the property will receive a BMP Certificate of Completion.

TRPA will not pursue enforcement action for noncompliance with the BMP Retrofit Program for properties with a valid Source Control Certificate. This Source Control Certificate is transferable to all successors and assigns, and remains valid provided the source control BMPs are maintained and an area-wide or regional water quality treatment program is not available.

We appreciate your patience regarding this matter and thank you for doing your part to protect Lake Tahoe.

Sincerely,

Shay Navarro
Stormwater Program Manager
Stormwater Management Program

Site Constraint Tracking Form

Property Address:	Jurisdiction:	APN:
1591 Tionontati St, South Lake Tahoe	ELDO	081-074-001
Site Evaluator:	Agency:	Date:
Angela Turrietta	TRPA	08/03/2022

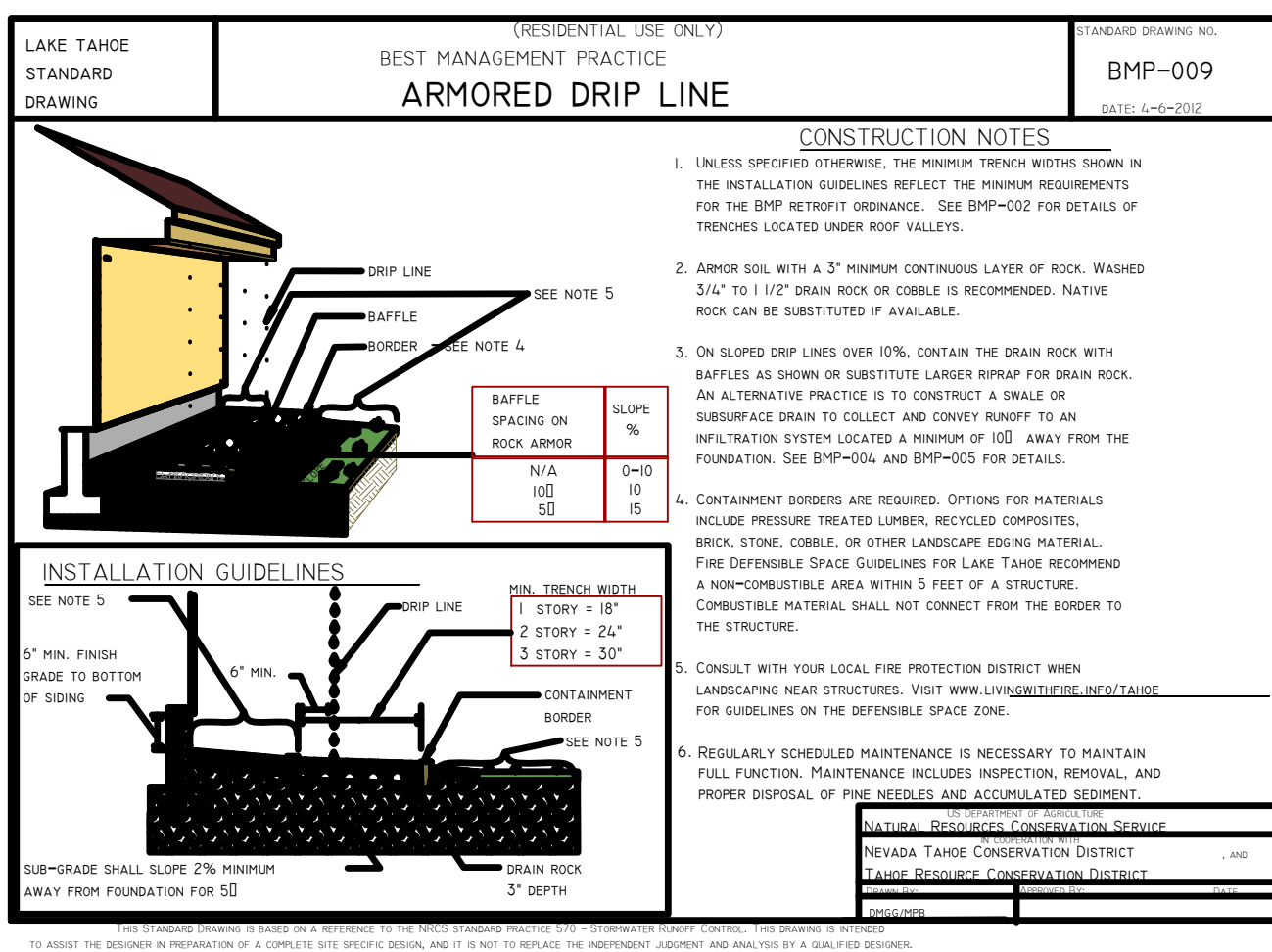
The following site constraint(s) has/have been identified on your property

- ☐ Property located in an area with a Seasonal High Water Table/Stream Environment Zone
- ☒ Property located on slow soils (Ksat ≤ 17 /hr)
- ☐ Property located on rocky soils or in an area with bedrock at or near grade
- ☐ Infiltration area restricted due to utility placement
- ☐ Infiltration area restricted due to retaining structures
- ☐ Steep slopes / Cut and fill slopes
- ☐ Infiltration area restricted due to property boundaries
- ☐ Conveyance structure cannot be installed due to underground heating unit
- ☐ Structure located with no/minimal setback to public right-of-way
- ☐ Subsurface contamination
- ☐ Seasonal Use Driveway only
- ☐ Tahoe Keys property, unless utilizing previous coverage exemption pursuant to TRPA Code §30.4.6.D.

Evaluator Notes:

This parcel is considered constrained due to the reason(s) stated above making the installation of full infiltration BMPs difficult and/or infeasible at this time in terms of stormwater capture and infiltration. **However, source control BMPs are still required for the property.** Source Control BMPs are designed to stabilize sediment on-site, examples include mulching, gravel armoring and terracing. Fire-defensible space BMPs are also required. No combustible materials, including woody vegetation or wooden borders for infiltration systems, are permitted within 5 feet of any structure. Remove tree limbs that are within 5' of chimneys, decks and roofs of structures. Property must meet FDS requirements in all zones.

Where applicable, Source Control BMPs also include parking barriers to restrict vehicle access to all unpaved areas without impeding snow removal practices. Vehicle traffic compacts soil and disturbs vegetated areas. Please keep this in mind when installing the parcel BMPs on this property.



TRPA-Ferritin

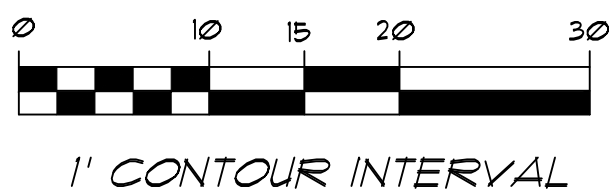
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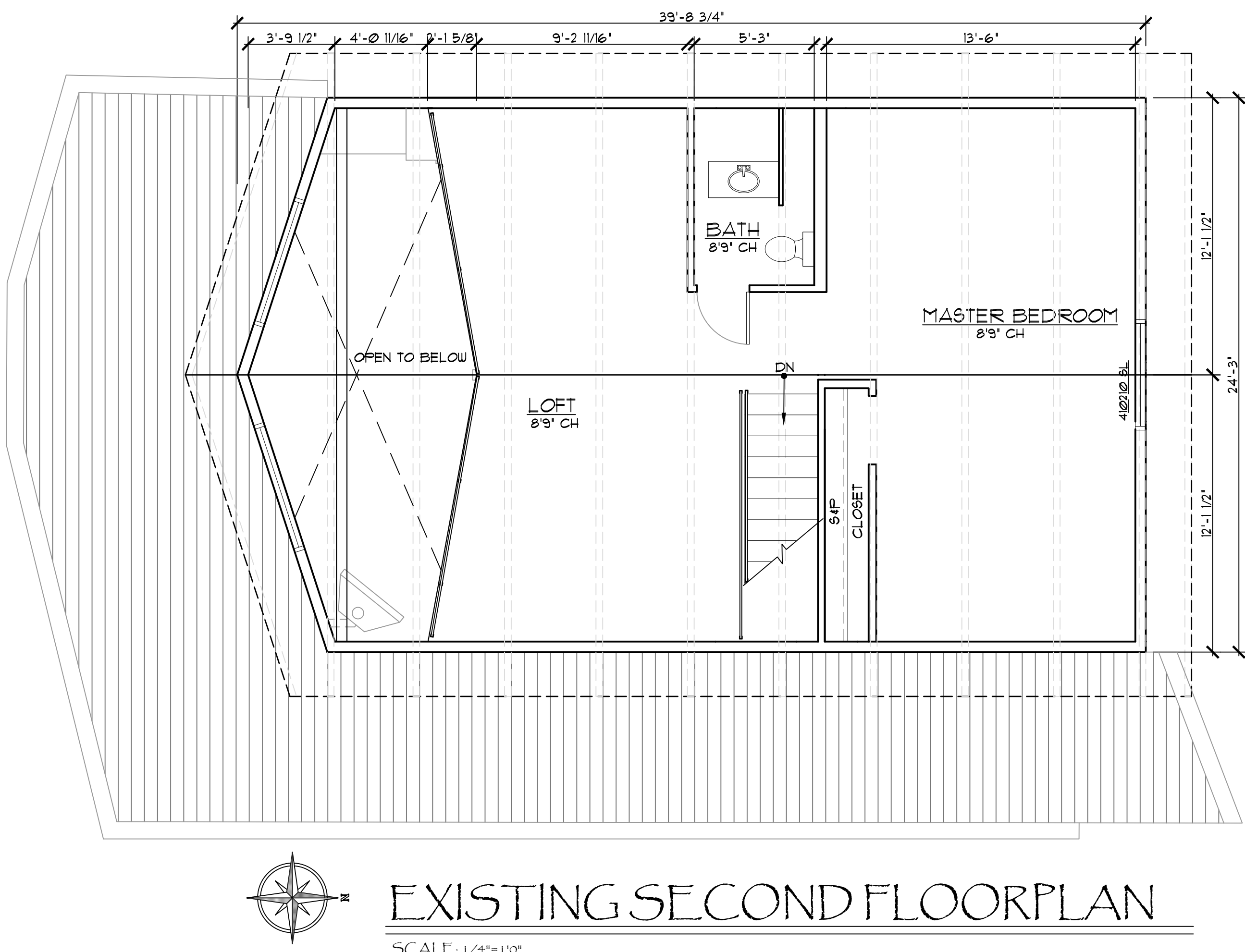
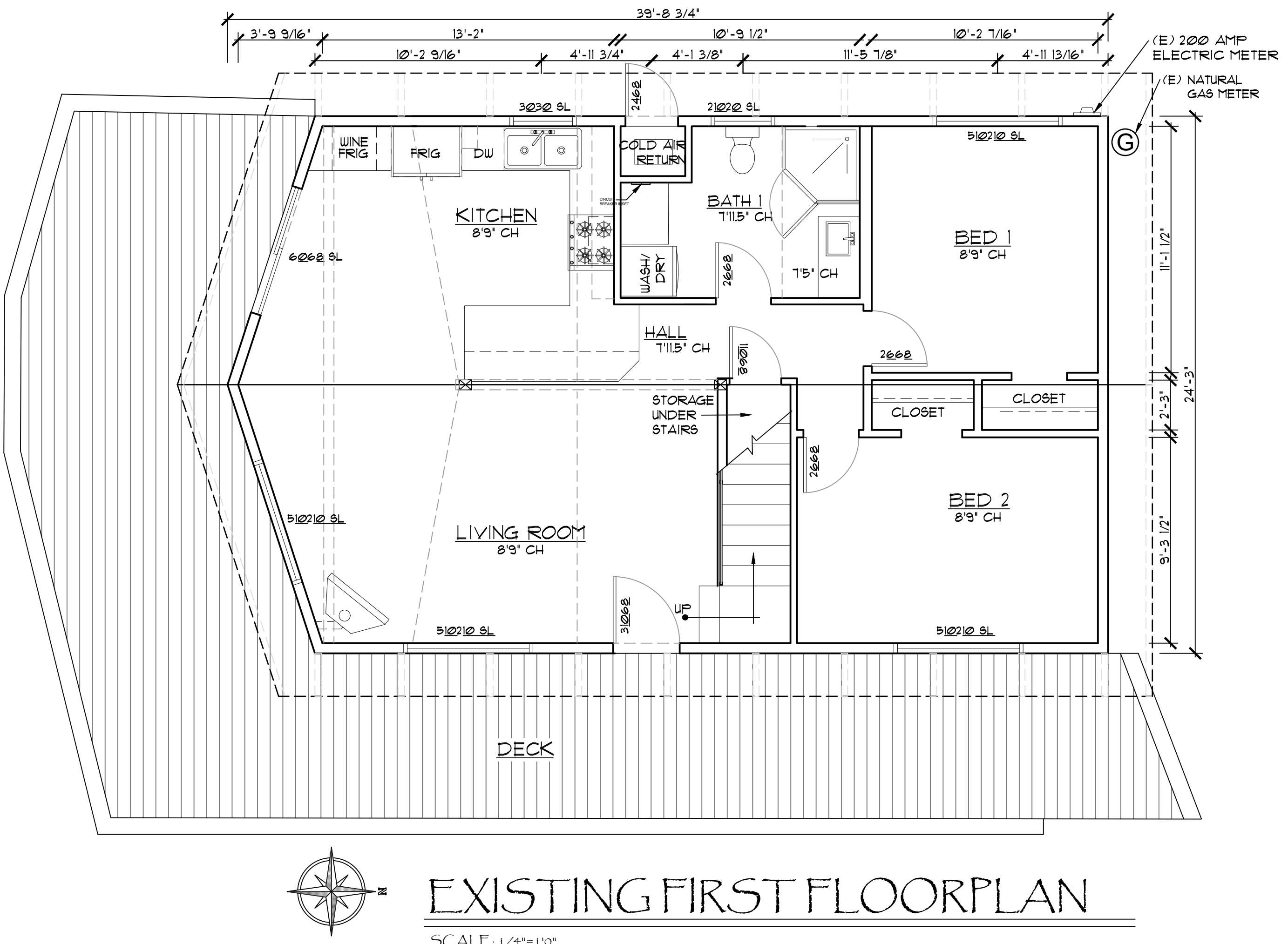
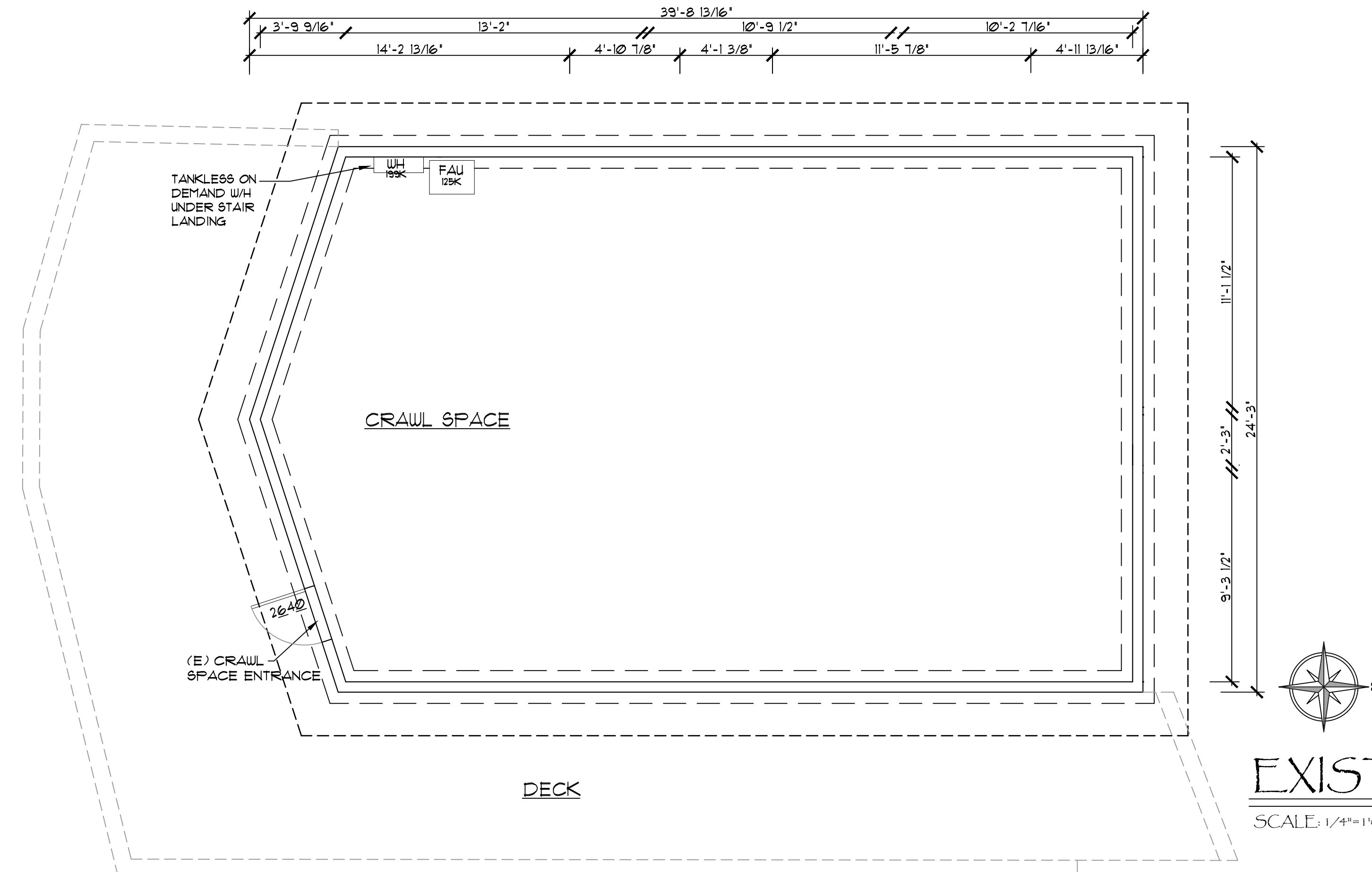
TRPA-SOIL PROTECTION DETAILS

BMP PLAN

Scale: 1"=10'-0"



V23-0003/Hanewinkel
Exhibit G - Proposed Plans



V23-0003/Hanewinkel
Exhibit G - Proposed Plans

EXISTING FLOOR PLANS

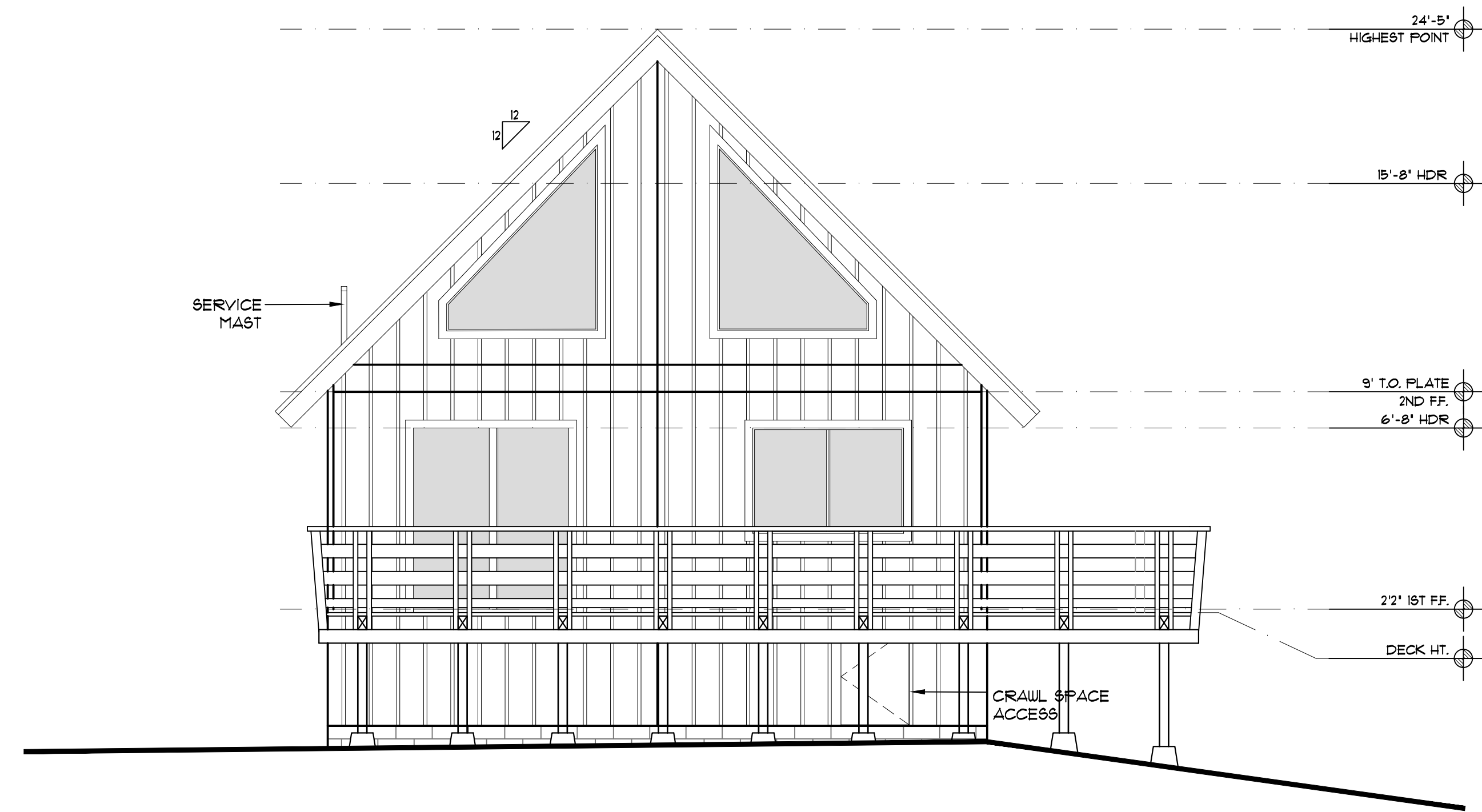
PROJECT FOR:
CHELSEA KASAI
1591 TIONONTATI ST
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

REVISION: 11/10/2022
11/17/2022

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A1



EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"



EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"

V23-0003/Hanewinkel
Exhibit G - Proposed Plans

EXISTING ELEVATIONS
NORTH AND WEST

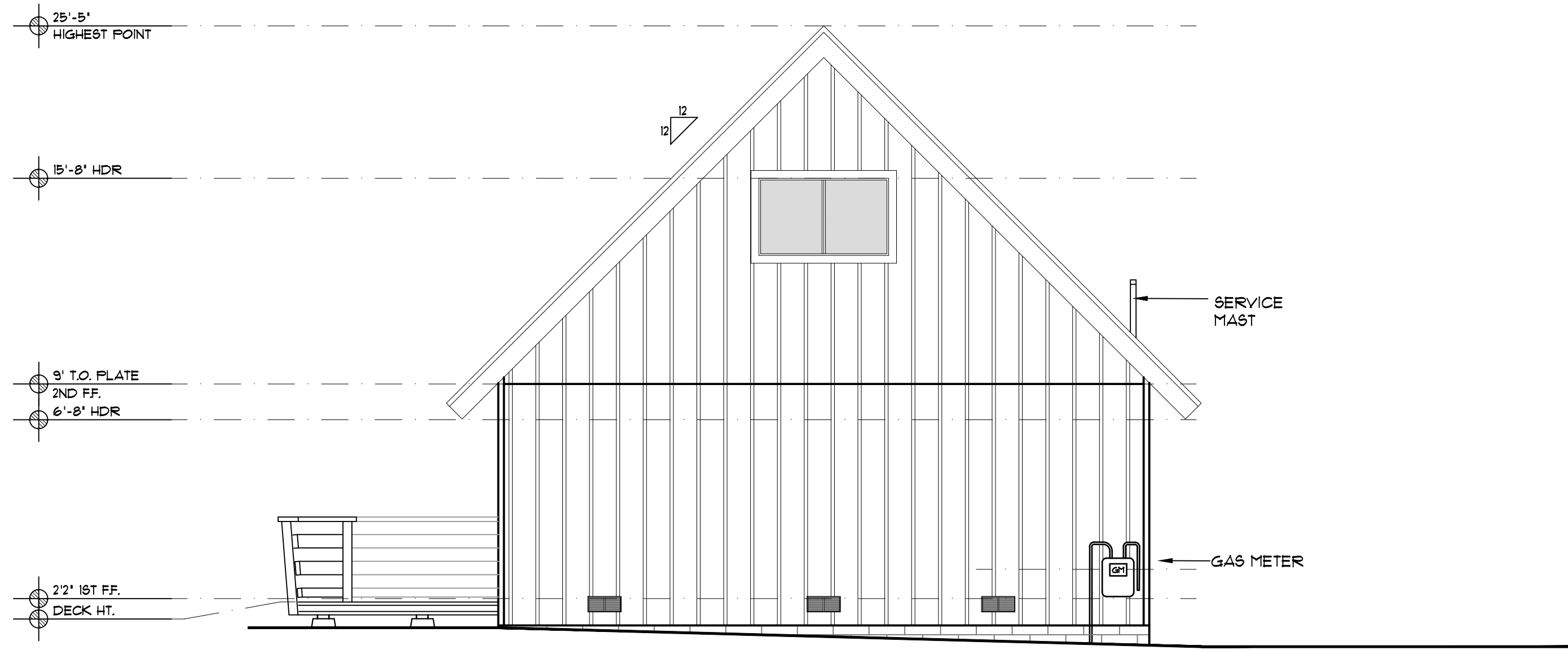
PROJECT FOR:
CHELSEA KASAI
1591 TIONONTATI ST
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

REVISION:  11/07/2022
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A2



EXISTING NORTH ELEVATION

SCALE: 1/4"=1'0"



EXISTING WEST ELEVATION

SCALE: 1/4"=1'0"

V23-0003/Hanewinkel
Exhibit G - Proposed Plans

EXISTING ELEVATIONS SOUTH AND EAST

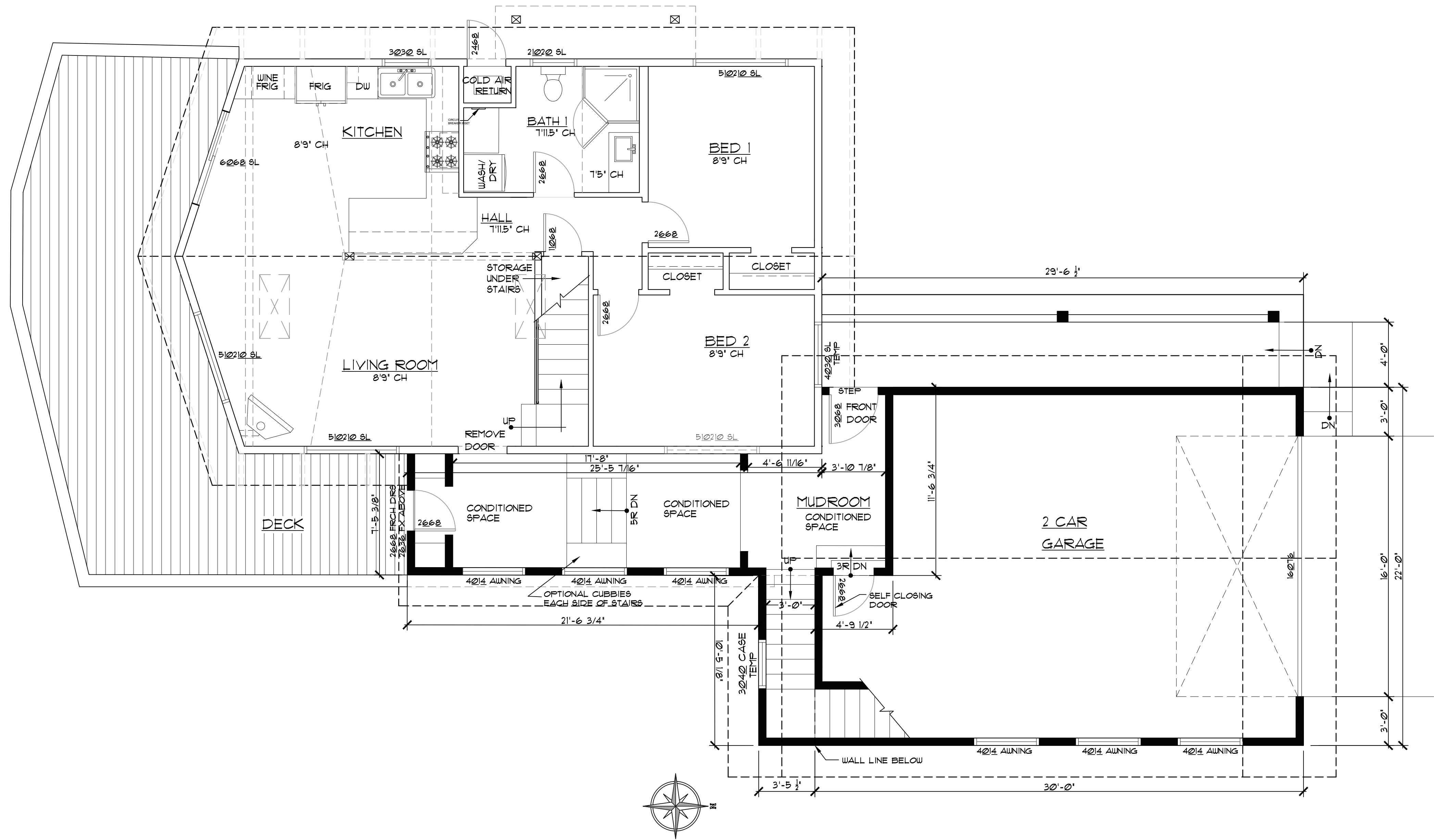
PROJECT FOR:
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APN: 081-074-001

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PROPOSED FIRST FLOORPLAN

V23-0003/Hanewinkel
Exhibit G - Proposed Plans

PROPOSED FLOOR PLANS
FIRST FLOOR PLAN

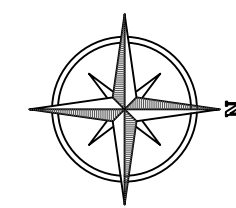
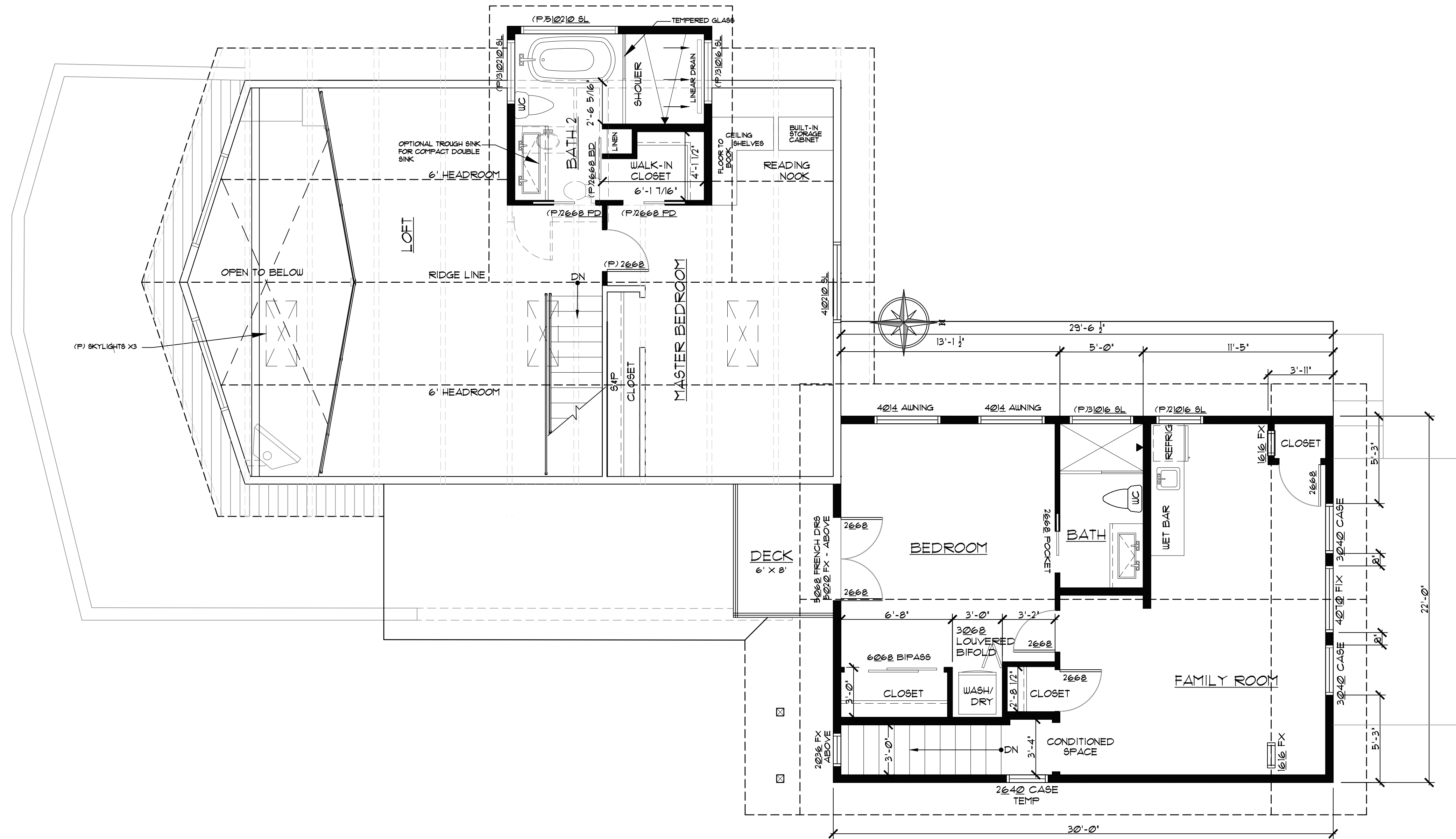
PROJECT FOR:
CHELSEA KASAI
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SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

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A4a



PROPOSED SECOND FLOOR PLAN

V23-0003/Hanewinkel
Exhibit G - Proposed Plans

TITLE:

PROPOSED FLOOR PLANS SECOND FLOOR PLAN

PROJECT FOR:
CHELSEA KASAI
1591 TIONONTATI ST
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

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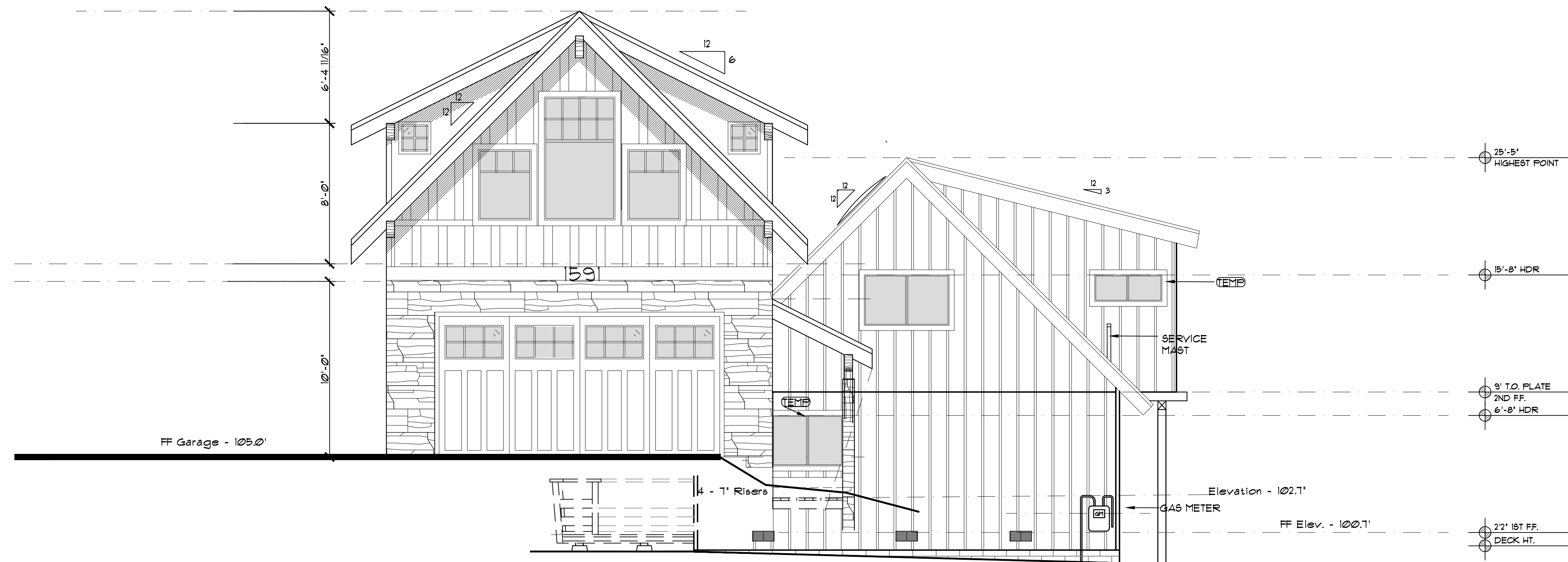
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A4b



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"



GARAGE NORTH ELEVATION

Scale: 1/4"=1'-0"

PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

V23-0003/Hanewinkel
Exhibit G - Proposed Plans

TITLE:

PROPOSED ELEVATIONS NORTH AND WEST

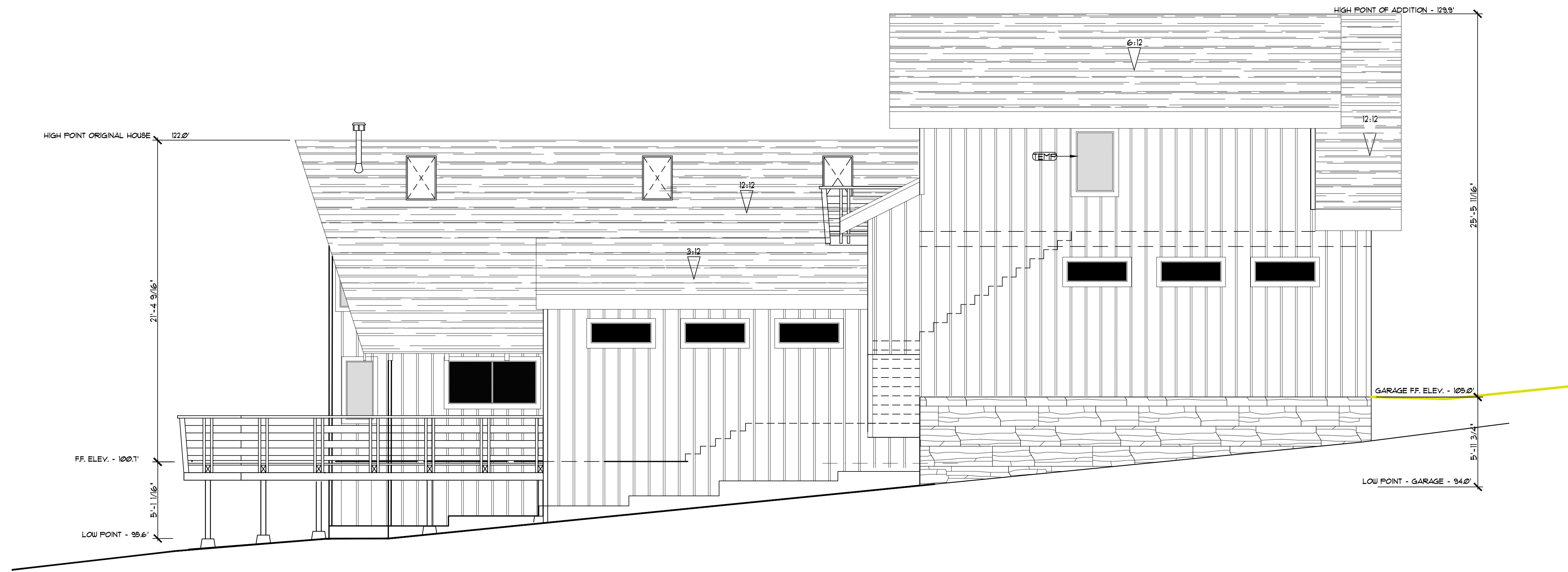
PROJECT FOR:
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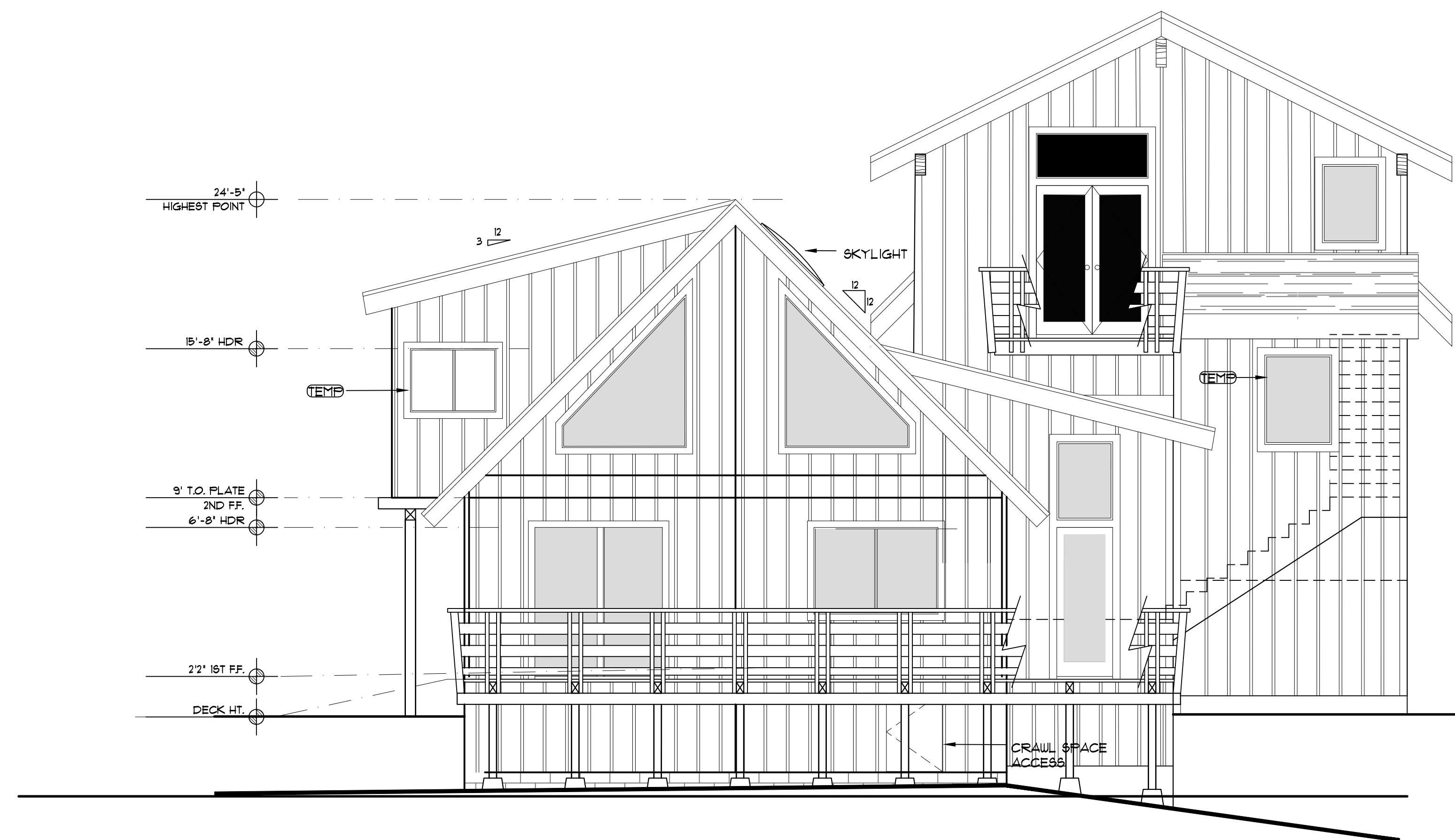
A5



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

(TEMP) = TEMPERED GLASS FOR SAFETY GLAZING.



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

(TEMP) = TEMPERED GLASS FOR SAFETY GLAZING.

V23-0003/Hanewinkel
Exhibit G - Proposed Plans

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TITLE:

**PROPOSED ELEVATIONS
SOUTH AND EAST**

PROJECT FOR:
CHELSEA KASAI
1591 TIONONTATI ST
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

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A6