



**Mail**

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**Location**

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## EXEMPT INFORMATION PACKET

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### THE BELOW LISTED ACTIVITIES ARE EXEMPT FROM TRPA REVIEW AND APPROVAL

#### INTERIOR REMODELING

Exempt if:

- No change or intensification of use, no increase in density
- For commercial or tourist accommodation structures: remodeling doesn't exceed \$40,000 in value

#### ORDINARY MAINTENANCE & REPAIR

Upkeep or preservation of the condition of the property. Examples include:

- Painting, re-siding, Re-roofing (non-metal roof)
- Replacement of windows in-kind (unless visible from Lake Tahoe) and doors
- Replacement of air conditioning, sewer, water, and electrical equipment

#### NEW RESIDENTIAL FENCES & REPAIR OF FENCES

Exempt if:

- Not more than 6 feet high and not more than 3 cubic yards of grading
- Does not obstruct the public's view of Lake Tahoe from a scenic corridor
- Not located in a Stream Environment Zone (SEZ) or body of water

#### EXCAVATION, FILLING, OR BACKFILLING

Exempt if:

- Volume does not exceed 3 cubic yards and activity is completed within 48 hours
- Site must be stabilized to prevent erosion
- Not a series of excavations that would collectively constitute a project

#### TREE REMOVAL

Exempt if:

- Removal of dead trees (no green needles) less than or equal to 30 inches dbh for westside forest types, and less than or equal to 24 inches dbh in eastside forest types
- Removal of live trees 14 inches dbh or less (not including those in an SEZ or on lakefront properties)

#### SEASONAL LIGHTING

Light displays are exempt between Thanksgiving and March 1 of the following year.

#### DEMOLITION

Demolition of structures, improvements, or facilities less than 50 years of age are exempt if the associated grading does not exceed 3 cubic yards in volume. Banking of land coverage or development rights shall be done prior to or concurrent with demolition.

#### GRADING & LANDSCAPING

Exempt if:

- Not located within a Stream Environment Zone (SEZ) or exceed 3 cubic yards in volume
- In accordance with TRPA Code, BMP Handbook, and TRPA approved plant list
- Does not create or relocate land coverage (e.g. pathways)
- Natural Slope is maintained (no terracing or recontouring)

## HOME OCCUPATION

A use that is customarily conducted entirely within the dwelling by the residents of the dwelling, provided the occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes. Examples: making of clothes, giving of music lessons, creation of crafts. Does not allow signs, outside storage of materials, or employment of more than one person other than the dwelling residents.

## PARCEL CONSOLIDATION (MERGER)

Parcel merger is exempt provided that deed restrictions permanently consolidating the parcels areas are recorded by the affected owners.

## REPLACEMENT OF COMBUSTION HEATERS & WOODSTOVES

Replacement of combustion heaters and woodstoves are exempt as long as the replacement units are on TRPA's list of approved units.

## SIGNS

The following sign activities are exempt, so long as no land coverage is created or relocated:

- Changing advertising copy on lawfully erected changeable copy sign
- Sign maintenance or cleaning (not including structural, electrical, copy, or color changes)
- Advertisement of credit, not to exceed one square foot in area
- Identification signs that do not include any advertising, are nonelectrical, nonilluminated, not more than two square feet in area, and permanently affixed to a plane parallel to a wall located entirely on private property
- Temporary sign- not greater than 12 square feet in area, not internally illuminated, not displayed for more than 30 calendar days per year
- Construction identification signs, not to exceed 32 square feet in area and 8 feet in height
- Building name and erection date signs
- Residential property identification signs, not exceeding four square feet
- Signs not visible from a street, public recreation area, bike trail, or Lake Tahoe
- Interior signs
- Small access, identification, and stop signs, street and directional signs, danger or safety signs
- Signs approved under intergovernmental MOUs or local government substitute standards

## MAIL DELIVERY

Mail delivery receptacles (one per parcel or project area) and support structures are exempt so long as they comply with U.S. Postal Service standards. If located along a scenic corridor, the receptacle must be a dark earthtone color.

## TEMPORARY ACTIVITIES

Exempt if:

- No parking on unpaved areas and no creation or relocation of land coverage
- Does not require closure of traffic lanes or intersections for more than one hour, or the closure of U.S. Hwy 50 for any length of time
- Noise does not exceed limits in TRPA Code Chapter 68
- Does not exceed 14 consecutive days in duration and will not occur more than 4 times in a calendar period
- Not located within a Stream Environment Zone or exceed 3 cubic yards of grading in volume
- If activity is on unpaved area, that area hasn't been used for temporary activities more than 4 times in the past calendar year
- Located in TRPA-designated special event area