




# Lake Tahoe Best Management Practices Database


## User Manual

August 01, 2005

 EROSION CONTROL TEAM	
<a href="#">erosion control team</a> <a href="#">general information</a> <a href="#">examples</a> <a href="#">facts</a> <a href="#">documents</a> <a href="#">workshops</a> <a href="#">free site evaluation</a> <a href="#">bmp database</a> <a href="#">trpa web site</a> <a href="#">home</a>	<b>lake tahoe best management practices</b>
	<p><b>Problem Statement</b> Currently, 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 contributing to this decline. NPS pollution occurs when rain or snow melt 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. Basin-wide application of BMPs is expected to "significantly reduce nutrient loads from surface runoff (Water Quality Management Plans for the Lake Tahoe Basin)."</p> <p><b>What are BMPs?</b> Best Management Practices are methods to help developed properties function more like natural, undisturbed forest and meadowland. Water that is conveyed to a lake by an undisturbed watershed is usually quite pure, because the watershed's soils and plants act as a natural water purification system. BMPs help developed properties mimic natural conditions, preventing sediment and nutrients from entering our surface waters and filtering runoff water through the soil. By implementing BMPs, property owners can help slow the loss of lake clarity. BMPs prescribed for residential properties usually fall into the following categories: vegetating and mulching bare, disturbed soils; infiltrating storm water runoff from impervious surfaces; paving dirt driveways and roads; and stabilizing or retaining steep slopes and loose soils. Mulching and vegetating soils helps them to absorb rain and snow melt like a sponge, mimicking natural conditions. TRPA regulations require that native and/or adaptive vegetation is planted, reducing the amount of irrigation and fertilization needed, thereby reducing nutrient loading and runoff even further. Runoff from impervious surfaces is stored and infiltrated in specially designed systems.</p>
<a href="#">administrator login</a>	

# Search BMP Database

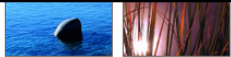
Enter any known search criteria (county, property owner's first or last name, any section of address) and hit enter. Click on the APN hyperlink to view detailed information for the Parcel record.



**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

[Main Menu](#)

[Help](#)



---

**Best Management Practices (BMP) Retrofit - Search Site Evaluation**

Enter any search criteria and click "Search".

Parcel County:  ▼

Evaluation Status:  ▼

Assessor's Parcel Number (APN):  e.g. (12345666777)

Property Address:

Property Zip Code:

Homeowner First Name:

Homeowner Last Name:

Types of BMP Implemented:

# of records per page:  ▼

Your search has returned 6 records : 0 - 5

APN	Address	Homeowner	Evaluation	County	Priority Watershed	Compliance Date
<a href="#">093-414-35</a>	3101 Lake Forest Rd #200, Tahoe City, 96145	Fox John E,teresa Smith Trustees	Has Evaluation	Placer	3	10/15/2008
<a href="#">1318-23-310-065</a>	63 Lake Village	John Smith	Has Certificate	Douglas	1	10/15/2008
<a href="#">031-151-13</a>	2569 Knox Ave, South Lake Tahoe, 96150	Smith John D	No Evaluation	City South Lake Tahoe	2	10/15/2006
<a href="#">021-180-06</a>	1881 Stanford Hill Rd, South Lake Tahoe	Smith John J Tr	No Evaluation	El Dorado	3	10/15/2008
<a href="#">025-191-05</a>	3419 Aloha Rd, South Lake Tahoe, 96150	Smith John R	No Evaluation	City South Lake Tahoe	2	10/15/2006
<a href="#">092-130-08</a>	3850 N Lake Blvd, Carnelian Bay, 96140	Smith John W,mary H	Has Evaluation	Placer	3	10/15/2008

You may narrow your search by entering as many search criteria as you can. If you did not find the information you are looking for, you may contact the Nevada Tahoe Conservation District if your parcel is located in Nevada, the Tahoe Resource Conservation District if your parcel is located in California or the Tahoe Regional Planning Agency to request a free BMP Site Evaluation, or [click here](#) to request a BMP Site Evaluation online.

Nevada Tahoe Conservation District (775) 586-1610 x:28

Tahoe Resource Conservation District (530) 543-1501 x:6

Tahoe Regional Planning Agency (775) 588-4547 x:202

Has Certificate

Certificate Revoked



Disclosure Received

Has Evaluation

Evaluation Requested

Release Authorization Required

# Site Evaluation Request

 [Main Menu](#) [Help](#) 

**Best Management Practices (BMP) Retrofit - Site Evaluation**

Site evaluation is not conducted for this parcel. Please request a site evaluation.  
To request a free BMP site evaluation, please complete the information requested below and click submit.

**Property Information**

Property County *	El Dorado
Assessor's Parcel Number (APN): *	022-343-00
Property Street Address: *	<input type="text"/>
Property City: *	<input type="text"/>
Property State: *	CA
Zip Code: *	<input type="text"/>


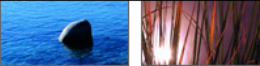
**Property Owner Information**

Property Owner First Name *	<input type="text"/>
Property Owner Last Name: *	<input type="text"/>
Mailing Address: *	<input type="text"/>
City: *	<input type="text"/>
State: *	<input type="text"/>
Zip Code: *	<input type="text"/>
Phone Number: *	<input type="text"/>
Email:	<input type="text"/>

(\*) Indicates Required Fields

Clicking the APN hyperlink from the search results screen will display the site evaluation request for the selected parcel if the parcel has not been evaluated. Update the Property Information and the Property Owner Information and click the Submit button to submit the site evaluation request.

# Summary Information

		<a href="#">Main Menu</a>	<a href="#">Help</a>																																																				
<b>Best Management Practices (BMP) - Summary Report</b>																																																							
Summary Report for Assessor's Parcel Number (APN): 001-161-18 <span style="float: right;"> <input type="button" value="Print Evaluation"/> <input type="button" value="Print Certificate"/> <input type="button" value="Print Letter"/> </span>																																																							
<table border="1"> <thead> <tr> <th colspan="2">Property Related Information</th> </tr> </thead> <tbody> <tr> <td>Assessor's Parcel Number (APN):</td> <td>001-161-18</td> </tr> <tr> <td>Parcel County:</td> <td>Douglas</td> </tr> <tr> <td>Priority Watershed:</td> <td>1</td> </tr> <tr> <td>Property Owner:</td> <td></td> </tr> <tr> <td>Property Address:</td> <td>221 Glenbrook Inn Road, NV</td> </tr> </tbody> </table>		Property Related Information		Assessor's Parcel Number (APN):	001-161-18	Parcel County:	Douglas	Priority Watershed:	1	Property Owner:		Property Address:	221 Glenbrook Inn Road, NV	<div style="text-align: center; font-size: 24px; color: gray;">No Site Map Available</div>		<table border="1"> <thead> <tr> <th colspan="2">BMP Compliance Status</th> </tr> </thead> <tbody> <tr> <td>BMP Implementation Required by:</td> <td>10/15/2000</td> </tr> <tr> <td>Certificate Issued:</td> <td>Yes</td> </tr> <tr> <td>Certificate Issued Date:</td> <td>7/10/2002</td> </tr> <tr> <td>Certificate Number:</td> <td>1127</td> </tr> <tr> <td>Disclosure Date:</td> <td></td> </tr> <tr> <td>Enforcement Action:</td> <td></td> </tr> </tbody> </table>		BMP Compliance Status		BMP Implementation Required by:	10/15/2000	Certificate Issued:	Yes	Certificate Issued Date:	7/10/2002	Certificate Number:	1127	Disclosure Date:		Enforcement Action:																									
Property Related Information																																																							
Assessor's Parcel Number (APN):	001-161-18																																																						
Parcel County:	Douglas																																																						
Priority Watershed:	1																																																						
Property Owner:																																																							
Property Address:	221 Glenbrook Inn Road, NV																																																						
BMP Compliance Status																																																							
BMP Implementation Required by:	10/15/2000																																																						
Certificate Issued:	Yes																																																						
Certificate Issued Date:	7/10/2002																																																						
Certificate Number:	1127																																																						
Disclosure Date:																																																							
Enforcement Action:																																																							
<table border="1"> <thead> <tr> <th colspan="2">Site Information</th> </tr> </thead> <tbody> <tr> <td>Landuse:</td> <td></td> </tr> <tr> <td>Site Square Footage (sq. ft):</td> <td>0</td> </tr> <tr> <td>Runoff Volume:</td> <td>59.5 cubic ft.</td> </tr> <tr> <td>Property Under Current Permit:</td> <td>No</td> </tr> <tr> <td>Survey Map Unit:</td> <td></td> </tr> <tr> <td>Soil Permeability:</td> <td></td> </tr> <tr> <td>Drainage Problem:</td> <td>0</td> </tr> <tr> <td>Slope:</td> <td></td> </tr> <tr> <td>Land Capability:</td> <td></td> </tr> <tr> <td>SEZ/Shorezone:</td> <td></td> </tr> <tr> <td>Elevation:</td> <td>ft</td> </tr> <tr> <td>Aspect:</td> <td></td> </tr> <tr> <td>Geology:</td> <td></td> </tr> <tr> <td>Engineering Assistance Requested:</td> <td>No</td> </tr> </tbody> </table>		Site Information		Landuse:		Site Square Footage (sq. ft):	0	Runoff Volume:	59.5 cubic ft.	Property Under Current Permit:	No	Survey Map Unit:		Soil Permeability:		Drainage Problem:	0	Slope:		Land Capability:		SEZ/Shorezone:		Elevation:	ft	Aspect:		Geology:		Engineering Assistance Requested:	No	<table border="1"> <thead> <tr> <th colspan="2">BMP Recommendation</th> </tr> </thead> <tbody> <tr> <td>Area</td> <td>Treatment</td> <td>Dimensions/ Quantity</td> </tr> <tr> <td colspan="3">* Click on the link for more details and standard pictures.</td> </tr> </tbody> </table>		BMP Recommendation		Area	Treatment	Dimensions/ Quantity	* Click on the link for more details and standard pictures.			<table border="1"> <thead> <tr> <th colspan="2">Evaluation Information</th> </tr> </thead> <tbody> <tr> <td>Site Evaluation Agency:</td> <td>Tahoe Regional Planning Agency (TRPA)</td> </tr> <tr> <td>Evaluation Requested Date:</td> <td>12/13/2000</td> </tr> <tr> <td>Site Evaluation Date:</td> <td>7/10/2002</td> </tr> <tr> <td>Name of Evaluator:</td> <td></td> </tr> <tr> <td>Contact Number:</td> <td></td> </tr> </tbody> </table>		Evaluation Information		Site Evaluation Agency:	Tahoe Regional Planning Agency (TRPA)	Evaluation Requested Date:	12/13/2000	Site Evaluation Date:	7/10/2002	Name of Evaluator:		Contact Number:	
Site Information																																																							
Landuse:																																																							
Site Square Footage (sq. ft):	0																																																						
Runoff Volume:	59.5 cubic ft.																																																						
Property Under Current Permit:	No																																																						
Survey Map Unit:																																																							
Soil Permeability:																																																							
Drainage Problem:	0																																																						
Slope:																																																							
Land Capability:																																																							
SEZ/Shorezone:																																																							
Elevation:	ft																																																						
Aspect:																																																							
Geology:																																																							
Engineering Assistance Requested:	No																																																						
BMP Recommendation																																																							
Area	Treatment	Dimensions/ Quantity																																																					
* Click on the link for more details and standard pictures.																																																							
Evaluation Information																																																							
Site Evaluation Agency:	Tahoe Regional Planning Agency (TRPA)																																																						
Evaluation Requested Date:	12/13/2000																																																						
Site Evaluation Date:	7/10/2002																																																						
Name of Evaluator:																																																							
Contact Number:																																																							

**Clicking the APN hyperlink from the search results screen will display the summary information for the selected parcel if the parcel has been evaluated. If the parcel has received a certificate, the Print Certificate and Print Letter buttons are visible.**

## Print Certificate

Click the **Print Certificate** button on **Summary Information** page to view the **Certificate of Completion**. Use the browser's **File → Print** command to print the certificate.

	<b>TAHOE REGIONAL PLANNING AGENCY</b>	<b><i>Certificate of Completion</i></b> <i>Lake Tahoe Basin Best Management Practices</i>
<p>Congratulations, this certificate acknowledges that the subject property has been inspected for and determined to be in compliance with the Best Management Practices (BMPs) pursuant to §25.3 of the Tahoe Regional Planning Agency Code of Ordinances. These water quality improvements are required for the purpose of controlling erosion and storm water runoff as well as protecting the natural resources of the Lake Tahoe Basin. The advent of future BMP technologies will not render this certificate void. This certificate is transferable to all successors and assigns as long as the BMPS are maintained and remain effective.</p>		
<u>3641</u> Certificate Number		<u>1318-23-310-065</u> Assessor's Parcel Number
<u>63 Lake Village, NV</u> Property Address	<u>Douglas</u> County	<u>8/16/2004</u> Date Issued
<small><u>Jerry Owens</u> Natural Resource Conservation Service(NRCS) Revised 6/24/2004. Previous editions still valid. <i>This certificate does not constitute a final security inspection or return of project security.</i></small>		

## Print Letter

Dear Homeowner:

Thank you for completing the BMPs required on your property. The TRPA Erosion Control Team appreciates your effort to preserve the unique beauty of Lake Tahoe. We would like to take this opportunity to remind you that, like any home improvement, BMPs require routine maintenance to keep them functioning. Routine maintenance will help prevent nuisance situations such as odor and mosquitoes and will help minimize or eliminate the need for repair or replacement. Please take a moment to look over this BMP maintenance guide to make sure your BMP investment will continue to function.

### Mulches

- Maintaining an adequate mulch layer is the key to minimizing erosion that can cause labor-intensive maintenance problems with other BMPs. As mulches are worn away by decomposition and foot traffic, it is important to add more mulch to keep the layer at least one to two inches deep.

### Gravel Trenches and Drywells

- Visually inspect all gravel infiltration areas to be sure they are still allowing infiltration.
- Remove trash and debris from the surface of the gravel.
- Gravel trenches and drywells will eventually become clogged with fine sediments and will need to be removed, sifted clean, and replaced. BMP design elements such as borders, filter fabric, and drain clean-outs will reduce the necessary maintenance.

### Vegetated Infiltration Basins and Swales

- Debris and trash should be removed frequently.
- Vegetation must be healthy in order to provide for adequate filtration and nutrient uptake. This may mean regular watering until the vegetation is established.
- Soil between plants should be covered with one to two inches of mulch to protect soil and also to insulate plant roots and conserve moisture.

### Slotted Channel Drains and Swales

- Visually inspect drains and swales after each storm to make sure that they are not blocked with debris.
- Remove debris as necessary. For drains without a removable grate, use a vacuum to remove debris, and don't flush debris with a high-pressure washer or hose, as this will clog the infiltration system.

***Remember that any debris or sediment cleaned out of a BMP should be either transported off-site or contained and stabilized on-site where it will be unaffected by wind or water.***

**Click the Print Letter button on Summary Information page to view the Homeowner Letter. The letter explains maintenance requirements for the BMPs installed Use the browser's File → Print command to print the homeowner letter.**

# Print Evaluation

Click the Print Evaluation button on Summary Information page to view the detailed evaluation information for a parcel. The detailed evaluation information also shows the standard BMP descriptions and drawings. To print this evaluation information, use the browser's File → Print command.

**Lake Tahoe Basin Best Management Practices Evaluation Letter**

Evaluation Information for Assessor's Parcel Number (APN): 1318-23-310-065

Property Related Information				Site Information			
Assessor's Parcel Number (APN):	1318-23-310-065	Landuse:		Site Square Footage (sq. ft):		Runoff Volume:	cubic ft.
Parcel County:	Douglas	Property Under Current Permit:	No	Soil Permeability:		Drainage Problem:	0
Priority Watershed:	1	Survey Map Unit:		Slope:		Land Capability:	
Property Owner:	John Smith	SEZ/Shorezone:		Elevation:	ft	Aspect:	
Property Address:	63 Lake Village, NV	Geology:		Engineering Assistance Requested:	No		


BMP Compliance Status			
BMP Implementation Required by:	10/15/2000	Certificate Issued:	Yes
Certificate Issued Date:	8/16/2004	Certificate Number:	3641
Disclosure Date:		Enforcement Action:	

Evaluation Information			
Site Evaluation Agency:	Natural Resource Conservation Service (NRCS)		
Evaluation Requested Date:	7/10/2003		
Site Evaluation Date:	7/10/2003		
Name of Evaluator:	Jerry Owens		
Contact Number:	530-573-2765		

BMP Recommendation						
Area	Treatment	Dimensions	Quantity	Comments	Runoff	Square Footage
	Install drain rock under drip line (to a depth of 3") with border	xx		YES		

Standard Picture	Description
	Description not available.

Site Pictures			
Type	Title	Description	Image
No Site Map Available			