



TAHOE REGIONAL PLANNING AGENCY (TRPA)
BEST MANAGEMENT PRACTICES (BMPs) DISCLOSURE



TRPA requires installation and maintenance of BMPs on all developed properties in the Tahoe Region. BMPs minimize soil erosion, maintain fire defensible space, and capture polluted stormwater before it enters Lake Tahoe.

Section 60.4.4.C of the TRPA Code of Ordinances requires the new property deed holder to submit a completed copy of this form to TRPA within 30 days of sale.

- This form can be digitally signed and submitted electronically by clicking below
or
Print, sign and submit via: EMAIL to bmp@trpa.org, FAX to 775-588-4527, MAIL to PO Box 5310, Stateline NV 89449 or IN PERSON at the TRPA front counter located at 128 Market Street, Stateline

Property owners out of compliance with BMP requirements may be subject to enforcement and fines (up to \$5,000 per day) pursuant to the Bi-State Compact and Article 9 of TRPA's Rules of Procedure.

Property Info:

Check one: [X] Single Family Residence [] Multi-Family Residence [] Commercial/Industrial
Physical Address: 1623 Semat Street Assessor's Parcel Number (APN): 033-673-001-000
City: South Lake Tahoe County: El Dorado State: CA Zip Code: 96150

Estimated Date of Sale:

TRPA Best Management Practices Requirements:

Pursuant to Chapter 60.4 of the TRPA Code of Ordinances, all property owners within the Lake Tahoe Region are required to implement and maintain stormwater Best Management Practices (BMPs) and obtain a BMP Certificate. Look up property's certificate number and date of issue at http://www.tahoebmp.org/bmptoolkit/searchBMP.asp

Check one: [X] BMP Certificate [] Source Control Certificate [] No Certificate
Certificate #(s): 4680 Date issued: 4/5/2005

Is the property included in an area-wide water quality treatment project subject to in-lieu fees? [] Yes [] No

- Note:
Property owners can print a copy of the certificate and maintenance requirements for their records from the TRPA BMP Database at http://www.tahoebmp.org/bmptoolkit/searchBMP.asp
Certificates are only valid and transferrable as long as BMPs are maintained and remain effective. For more information visit, http://tahoebmp.org.
Deed Holder(s) of properties with shared use areas including, but not limited to, shared access, parking, Homeowner Association (HOA) common areas, and easements may be collectively responsible for BMPs in these areas.

For properties with NO Certificate, the undersigned new Deed Holder acknowledges the following:

- All compliance deadlines to install BMPs for developed properties under the jurisdiction of TRPA expired October 15, 2008. Property owners out of compliance with BMP requirements may be subject to enforcement and fines pursuant to Article 9 of TRPA's Rules of Procedure.
Obtain a TRPA pamphlet on BMPs from a real estate professional or online:
Single Family and Multi-Family Residential: "A Homeowner's Guide to Best Management Practices in the Lake Tahoe Basin", http://tahoebmp.org/Documents/BMP_SFR_Mailer.pdf
Commercial/Industrial: "Clean Water is Everyone's Business": http://tahoebmp.org/Documents/CommercialBrochure.pdf
For more information on installing and maintaining BMPs, visit http://tahoebmp.org.
The ability of TRPA or other agencies to conduct BMP site evaluations and inspections may be weather dependent.

DECLARATION: I hereby declare under penalty of perjury that all information submitted as part of this disclosure is true and accurate to the best of my knowledge and I understand that should any information submitted be inaccurate, erroneous, or incomplete, TRPA may take appropriate action.

New Deed Holder(s):
Printed Names(s): Date
Signature(s):

Lake Tahoe Basin Best Management Practices Evaluation Letter

Evaluation Information for Assessor's Parcel Number (APN): 033-673-01

Property Related Information	
Assessor's Parcel Number (APN):	033-673-01
Parcel County:	El Dorado
Priority Watershed:	2
Property Owner:	Bassi John Angelo Tr
Property Address:	1623 Semat St, South Lake Tahoe, CA, 96150

BMP Compliance Status	
BMP Implementation Required by:	10/15/2006
Certificate Issued:	Yes
Certificate Issued Date:	4/5/2005
Certificate Number:	4680
Disclosure Date:	
Enforcement Action:	

Evaluation Information	
Site Evaluation Agency:	UNKNOWN (UNKNOWN)
Evaluation Requested Date:	
Site Evaluation Date:	
Name of Evaluator:	
Contact Number:	

Site Information	
Landuse:	Residential - Single Family Dwelling
Site Square Footage (sq. ft):	
Runoff Volume:	cubic ft.
Soil Type:	7441 - Christopher loamy coarse sand, 0 to 9 percent slopes
KSAT (@ 12" depth):	12.8
Soil Constraint:	
Slope:	4
Land Capability:	4
SEZ/Shorezone:	No

BMP Recommendation								
Area	Treatment	Dimensions	Quantity	Comments	Runoff	Square Footage	Standard Picture	Description
No Site Map Available								

Site Pictures			
Type	Title	Description	Image
No Site Map Available			

Dear Property Owner:

Thank you for completing the BMPs required on your property. The TRPA Stormwater Management Program appreciates your effort to preserve the unique beauty of Lake Tahoe. We would like to take this opportunity to remind you that, like any property improvement, BMPs require routine maintenance to keep them functioning. Routine maintenance will also 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.

Maintain the Defensible Space Zone

- In the 0' to 5' zone, remove combustible materials such as dried leaves, pine needles and dead branches or plants. Keep plants pruned and irrigated.
- In the 5' to 30' zone, maintain the "Lean, Clean and Green" area. Remove fallen pine needles and leaves every spring. Do not use mulch in a widespread manner, keep mulch separated by noncombustible materials. Keep plants and trees pruned, removing any dead vegetation. Visit www.livingwithfire.info for more information.

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.
- Use phosphorus free fertilizer. The package label has a nutrient ratio N-P-K. The middle number is "P" for phosphorus. Be sure the number is 0. Lake Tahoe soils contain plenty of phosphorus naturally. Excess "P" in fertilizer will run off your property and end up in Lake Tahoe, fueling plant growth.

Slotted Channel Drains and Swales

- Visually inspect drains and swales after storms 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.

Parking Barriers

- Maintain parking barriers to prevent vehicle access to all unpaved areas by replacing or repairing as needed.

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.

If you have any questions or would like more information on maintaining or installing BMPs, you may contact the TRPA Stormwater Management Program at 775-589-5202 or visit our website at www.tahoebmp.org. Thank you again for doing your part to keep Tahoe clear.

Sincerely, TRPA Stormwater Management Program



TAHOE
REGIONAL
PLANNING
AGENCY

Certificate of Completion

Lake Tahoe Best Management Practices



This Certificate recognizes your outstanding contribution to restore and protect Lake Tahoe by completing erosion control Best Management Practices (BMPs) pursuant to §60.4 of the Tahoe Regional Planning Agency Code of Ordinances.

These water quality improvements are required for the purpose of controlling erosion and stormwater runoff as well as protecting the natural resources of the Lake Tahoe Region. This certificate is transferable to all successors and assigns, and remains valid provided BMPs are maintained and continue to be effective.

4680

Certificate Number

033-673-01

Assessor's Parcel Number

1623 Semat St, South Lake Tahoe, CA, 96150

Property Address

El Dorado

County

4/5/2005

Date Issued

Revised 12/5/2014.

This certificate does not constitute a final security inspection or return of project security.