

## **Paving Residential Dirt Driveways in El Dorado County**

### **Contact Information**

El Dorado County Building Department: (530) 573-3330

### **Option 1) Paving Two Parking Spaces Within the Property Boundary**

This is the easiest and least expensive option. The permitting process will generally be simple, and will take the least amount of time.

If your property is located in El Dorado County:

- Contact the Building Department for a paving permit.

Essential Considerations for Option 1:

- A system to capture and infiltrate storm water runoff from your driveway must be installed to bring your property into compliance with the TRPA ordinance (see **Runoff Infiltration Requirements** later in this document)
- In most cases, your licensed paving contractor can obtain all necessary permits as a part of their bid.
- The permit application for this option is relatively simple and economical, does not usually require engineered site plans, and is usually expedited to assist homeowners in meeting the local BMP retrofit ordinance.
- In most cases you will be granted a paving permit to meet the minimum requirements even if it results in an over-coverage situation for your property.
- Due to the fact that any additional paving will count as coverage, over-covering your lot may become an issue should you decide to expand improvements on the property.
- A paving permit is not a verification of existing coverage or use. To verify coverage a site assessment is necessary, which can be performed by your local jurisdiction.
- The standard paving permit will allow you to pave the minimum amount of off-street parking required by your local jurisdiction. This is usually two off-street parking spaces (approximately 400 square feet).
- Other previously parked on compacted bare soil areas that are not paved shall be blocked off and restored to natural conditions.

### **Option 2) Paving more than the minimum**

This option is appropriate in instances where there is a garage located on the property that needs to be connected to the street, or there is additional compacted soil that has been legally established as a parking area prior to February 10, 1972 that is still being used. Paving areas of undisturbed native vegetation or soils is not part of the BMP Retrofit program, is detrimental to water quality and may result in a property being over-covered. Paving additional area requires a more involved process that may result in additional time and expense.

If your property is located in El Dorado County:

- Contact the Building Department for an Encroachment Permit and a TRPA Paving Permit. In order to pave any area beyond the required two spaces, El Dorado County may require a site assessment, which they can perform for an additional fee.

#### Essential Considerations for Option 2:

- A system to capture and infiltrate storm water runoff from your driveway must be installed to bring your property into compliance with the TRPA ordinance (see
- Paving more than the minimum two off-street spaces is usually granted to connect an existing garage to the street.
- Larger driveway installations that involve the grading of more than 3 to 7 cubic yards of soil may require a grading permit, which has more requirements than standard paving permits (Option 1). This adds expense and time to the process.
- It is advisable to get a site assessment if paving more than the minimum to avoid potential future over-coverage penalties or loss of rights to existing coverage. In some instances a site assessment may be required in order to receive a paving permit.

#### Essential Considerations for All New Driveway Installations:

##### General

- In California, the Tahoe Resource Conservation District (530-543-1501 ext. 113) hosts several driveway specific workshops each season. A current calendar can be downloaded at <http://tahoercd.org/>
- Paving your driveway is a requirement unless your neighborhood is deemed “summer use only” and is never plowed in the winter. You will still be responsible for stabilizing your driveway surface.

##### Coverage

- It is always advisable to document existing conditions before making any changes to your property to avoid over coverage penalties or loss of rights to existing coverage. Common documentation forms include photographs, site assessments, TRPA stamped plans, etc.
- All acceptable plowable surfaces for driveways count as coverage at this time.
- If your home was built before February 10, 1972, and you have been using a designated non-paved site for parking, you can request that the TRPA or your local jurisdiction to verify the area as land coverage through a land coverage verification which could potentially be used to pave a larger parking area or to construct a future addition.
- For more information on land capability/land coverage visit <http://www.trpa.org>.

#### **TRPA’s definition of Land Coverage as defined in Chapter 2, Definitions, of TRPA’s Code of Ordinances is as follows:**

*Land Coverage: 1) A man-made structure, improvement or covering, either created before February 10, 1972 or created after February 10, 1972 pursuant to either TRPA Ordinance No. 4, as amended, or other TRPA approval, that prevents normal precipitation from directly reaching the*

*surface of the land underlying the structure, improvement or covering. Such structures, improvements and coverings include but are not limited to roofs, decks, surfaces that are paved with asphalt, concrete or stone, roads, streets, sidewalks, driveways, parking lots, tennis courts, patios; and 2) lands so used before February 10, 1972, for such uses as for the parking of cars and heavy and repeated pedestrian traffic that the soil is compacted so as to prevent substantial infiltration. A structure, improvement or covering shall not be considered as land coverage if it permits at least 75 percent of normal precipitation directly to reach the ground and permits growth of vegetation on the approved species list. Common terms related to land coverage are:*

- 1) Hard Coverage--man-made structures as defined above.*
- 2) Soft Coverage--compacted areas without structures as defined above.*

### Contractors

- A list of contractors who have attended the most recent BMP Contractors Workshop can be obtained at [www.tahoercd.org](http://www.tahoercd.org). This is a list of attendees for informative purposes only. The TRPA cannot verify the qualifications or licenses of any of the individuals on this list.
- If you hire a paving contractor you should discuss who will be responsible for obtaining applicable permits and ensure that appropriate driveway BMPs are installed at the time of paving.

### Runoff Infiltration Requirements

The Tahoe Resource Conservation District provides homeowners with free assistance to design runoff infiltration systems for their driveways and other impervious surfaces. For more information visit [www.tahoercd.org](http://www.tahoercd.org).

- Pursuant to subsection 25.5.A of the TRPA Code of Ordinances, all property owners in the Tahoe Basin are required to install infiltration facilities (BMPs) designed to accommodate the volume of runoff from a twenty year/one hour storm, which is approximately one inch of precipitation in an hour.
- Driveways are impervious surfaces producing runoff that must be infiltrated within your property boundaries as required by the TRPA Code of Ordinances.
- It is usually more economical and efficient to integrate driveway runoff infiltration systems into the design of a new driveway rather than retrofit it at a later date.
- Some design considerations include:
  - Grading - designs that force runoff to sheet flow across your front yard or naturally vegetated area (within your property boundary) are the most economical and easiest to maintain.
  - Capture and Conveyance - driveways that drain towards the street must have a capture and conveyance system installed such as a swale or slotted trench drain to divert driveway runoff to an appropriately sized infiltration system.

- Maintenance – systems that are easy to inspect and clean are highly recommended. Filter fabric is especially useful for underground systems. Removable grates on trench drains are a must for ease of maintenance.
- Safety – design a system that will eliminate ponding and subsequent ice patches on your driveway.

#### Alternative Driveway Materials

- Alternatives to asphalt driveway materials may be worth consideration for aesthetics, costs, water infiltration characteristics and ease of installation. Many alternative driveway materials can be installed by the homeowner, which can make the driveway installation more economical. However, in Douglas County and the City of South Lake Tahoe work done in the public right of way (the section between the street edge and your property line) must be done by a licensed contractor. Contact your local jurisdiction for additional information and requirements.
- The Tahoe Regional Planning Agency requires a driveway paving material that produces a hard, plowable surface. For information on alternative paving materials that may meet this requirement visit [www.tahoercd.org](http://www.tahoercd.org).