

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: WSTR24-0007			
Project Description: STR Tier 2 Permitting Max number of occupants: 16			
Project Address: 101 Pinion Drive, Incline Village, NV 89451			
Project Area (acres or square feet): 4,572 sq ft. (.528 Acres)			
Project Location (with point of reference to major cross streets AND area locator): Lakeshore Blvd, Pinion Drive, and Lodgepole Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
122-111-02	.528 Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSTR24-0070			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Zhuang Family Trust & Junaid Family Trust		Name: Tahoe Luxury Properties	
Address: 26727 Taaffe Rd., Los Altos Hills, CA		Address: 135 West River Road	
Zip: 94022		Tahoe City, CA Zip: 96145	
Phone: Fax:		Phone: 530-584-3449 Fax:	
Email: junaidqurashi@gmail.com		Email: info@tluxp.com	
Cell: 408-480-2349 Other:		Cell: 530-448-8742 Other:	
Contact Person: Junaid Qurashi		Contact Person: Stephanie Hoffman	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Tahoe Luxury Properties		Name:	
Address: 135 West River Road		Address:	
Tahoe City, CA Zip: 96145		Zip:	
Phone: 530-584-3449 Fax:		Phone: Fax:	
Email: info@tluxp.com		Email:	
Cell: 530-448-8742 Other:		Cell: Other:	
Contact Person: Stephanie Hoffman		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Administrative Review Permit Application
for a Short Term Rental
Supplemental Information**

(All required information may be separately attached)

1. What is the square footage of habitable area of the proposed short term rental (exclude the bathrooms, hallways, garage, etc)?

4,572 sq. ft.

2. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Are any new roadway, driveway, or access improvements be required?.

8, no improvements needed.

3. How are you planning to integrate the main dwelling and secondary dwelling to provide architectural compatibility of the two structures?

N/A

5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Are any new roadway, driveway, or access improvements be required?

N/A

6. What will you do to minimize any potential negative impacts (e.g. increased lighting, removal of existing vegetation, etc.) your project may have on adjacent properties?

No negative impact expected but will address and correct if necessary.

7. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee?

☐ Yes

☒ No

If yes, please list the HOA name.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a short term rental on your property?

☐ Yes

☒ No

If yes, please attach a copy.

Modern Marvel
101 Pinion Drive.
Floor Plan - First Floor

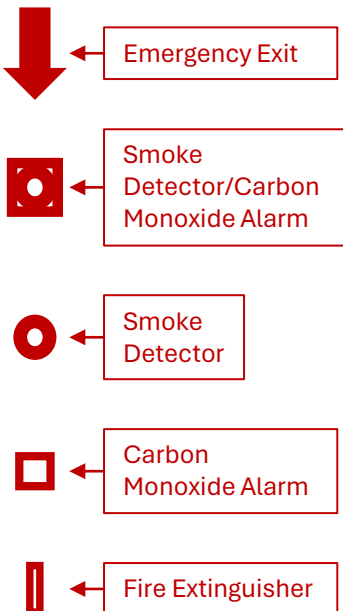
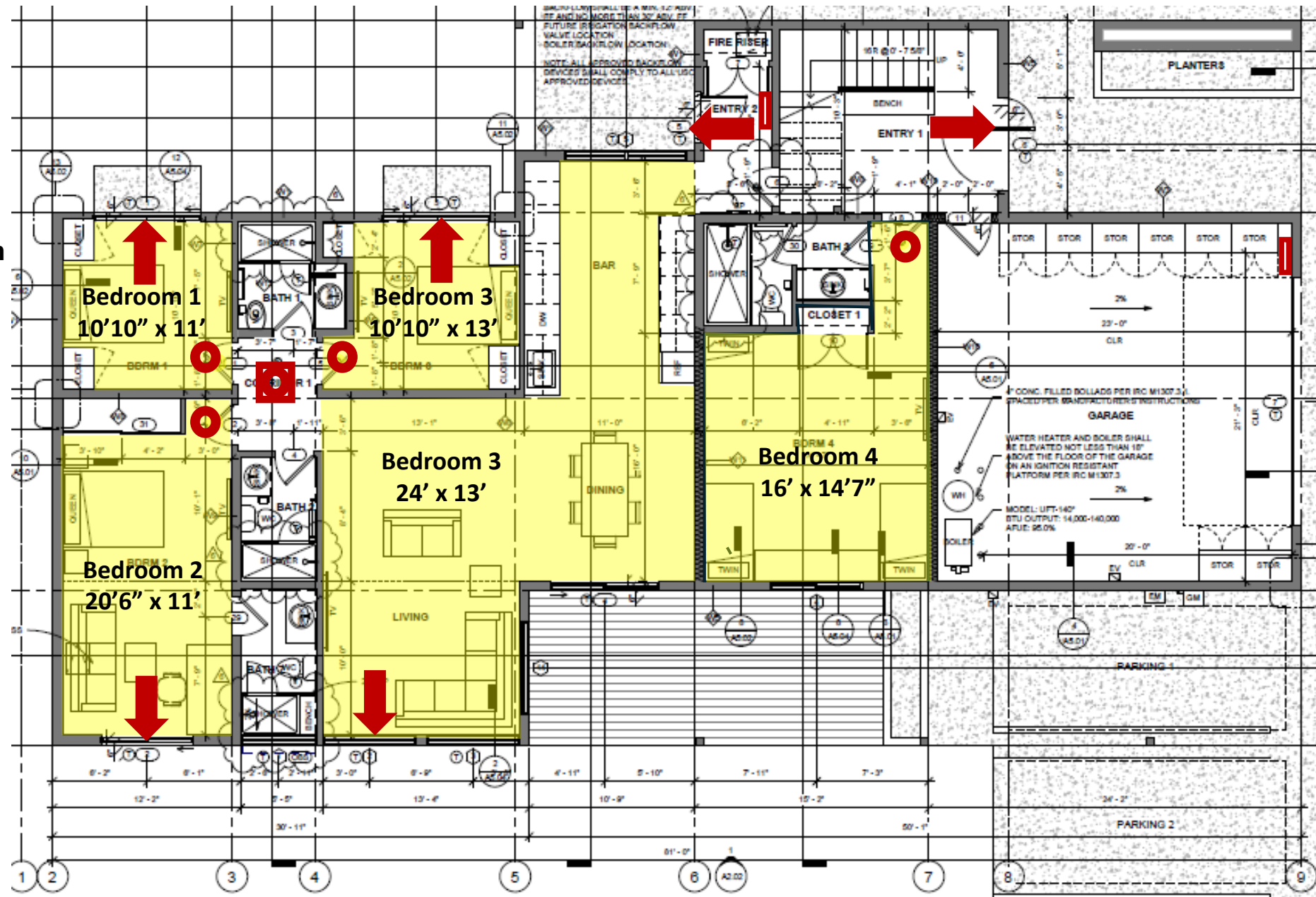
Occupancy: 14

In case of emergency, dial 9-1-1

Local Contact: Stephanie Hoffman

Phone/Text: 530.448.8742

Email: info@tluxp.com

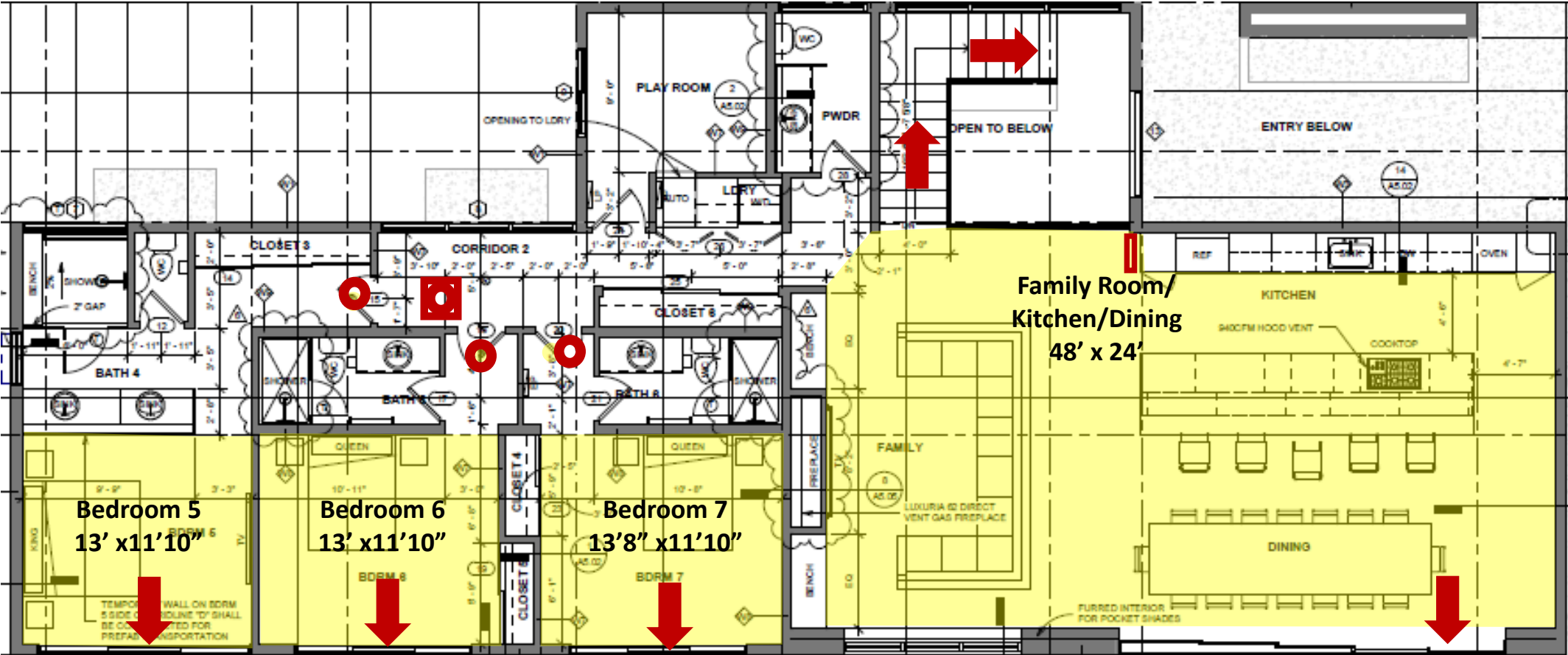


Modern Marvel
101 Pinion Drive.
Floor Plan - Second Floor

In case of emergency, dial 9-1-1
Local Contact: Stephanie Hoffman
Phone/Text: 530.448.8742
Email: info@tluxp.com

Occupancy: 14

- Emergency Exit
- Smoke Detector/Carbon Monoxide Alarm
- Smoke Detector
- Carbon Monoxide Alarm
- Fire Extinguisher

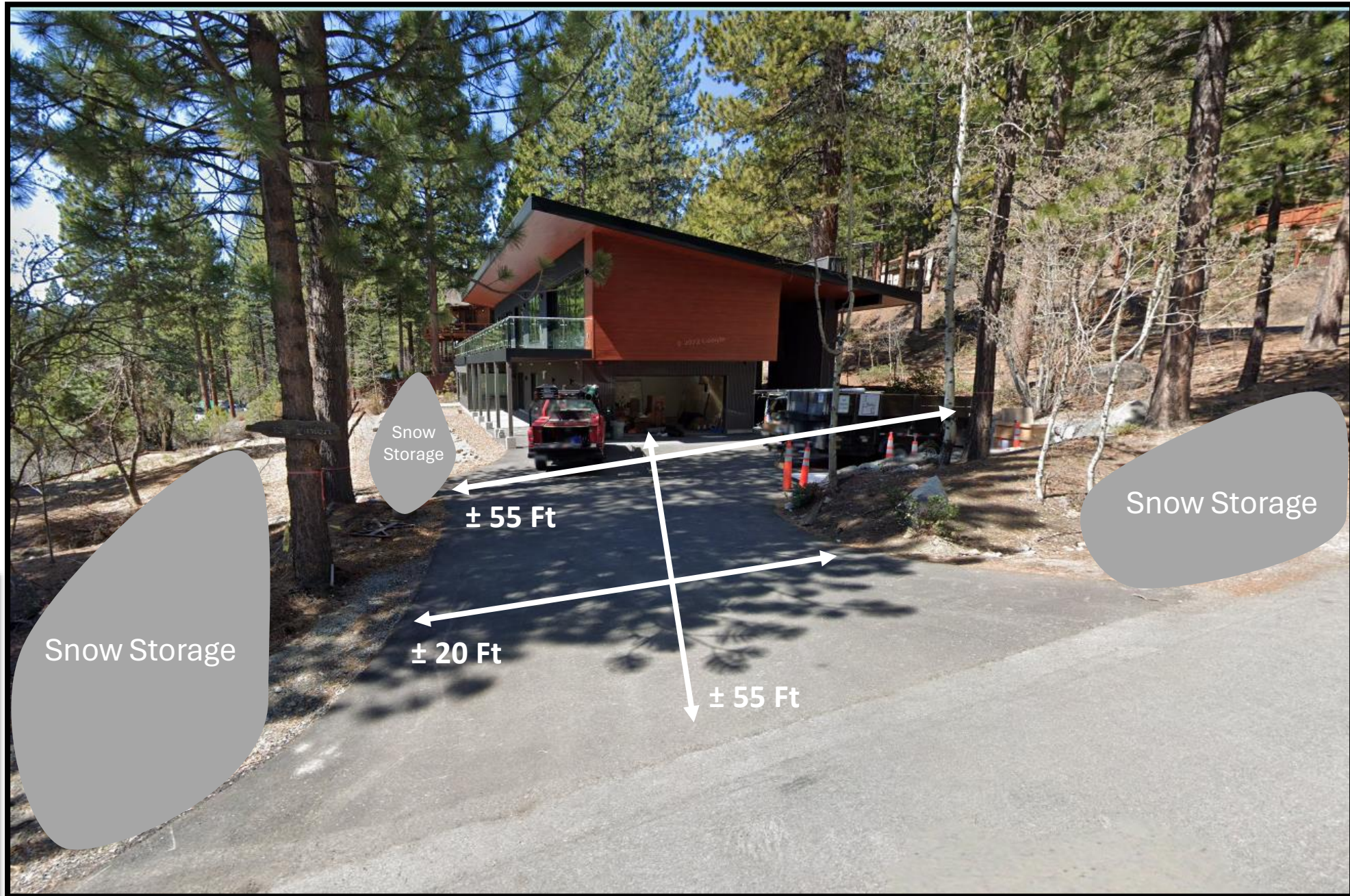


Site Plan

101 Pinion Drive

Incline Village

APN: 122-111-02





COMMUNITY SERVICES DEPARTMENT

Washoe County Short Term Rentals (STRs) Educational Material Template **Tahoe Specific**

As required by Washoe County Development Code
Section 110.319.15

Please note: This Educational packet and relevant flyers will be checked and must be posted at the STR in a central location (like kitchen) during the STR Building inspection

Effective: May 1, 2021

STR Property Information

STR Property Address:	101 Pinion Drive, Incline Village, NV
Maximum Occupancy:	10
Fire Extinguisher Location: (required: 1 per floor)	<u>See Floor Plan</u>
Emergency Exit Locations:	<u>See Floor Plan</u>

STR Local Responsible Party Contact

(Available 24/7 to contact for any concerns or complaints)

First and Last Name:	Stephanie Hoffman, Tahoe Luxury Properties
Phone Number (text-capable):	530.448.8742
Email Address:	info@tluxp.com

Helpful Phone Numbers

In the event of an emergency, please dial 9-1-1

Washoe County Sheriff's Office	775.832.4107
North Lake Tahoe Fire Protection District	775.831.0351
Washoe County Emergency Management	775.337.5898
Incline Village General Improvement District	775.832.1100
American Red Cross (Reno Office)	775.856.1000
Washoe County – Community Services Department, Planning and Building Division	775.832.6100 STR@washoecounty.gov
Washoe County – Complaint Hotline:	775.277-6701

Additional Phone Numbers:

Tahoe Luxury Properties: 530.584.3449 TLUXP 24/7 Compliance Line: 530.448.8742

Washoe County Noise (Quiet Hours)

Short-term rental quiet hours are in effect daily from 10:00 p.m. – 7:00 a.m.

Please be respectful of the surrounding neighborhood and reduce outdoor activities during this timeframe. Proven violations of the quiet hours will result in fines/penalties being levied against the property owner, who may choose to pass on such fines to you.

Modern Marvel
101 Pinion Drive.
Floor Plan - First Floor

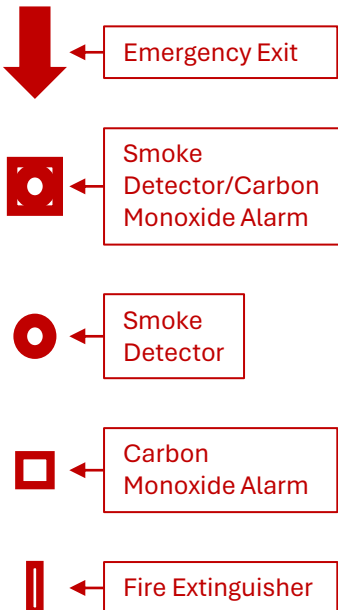
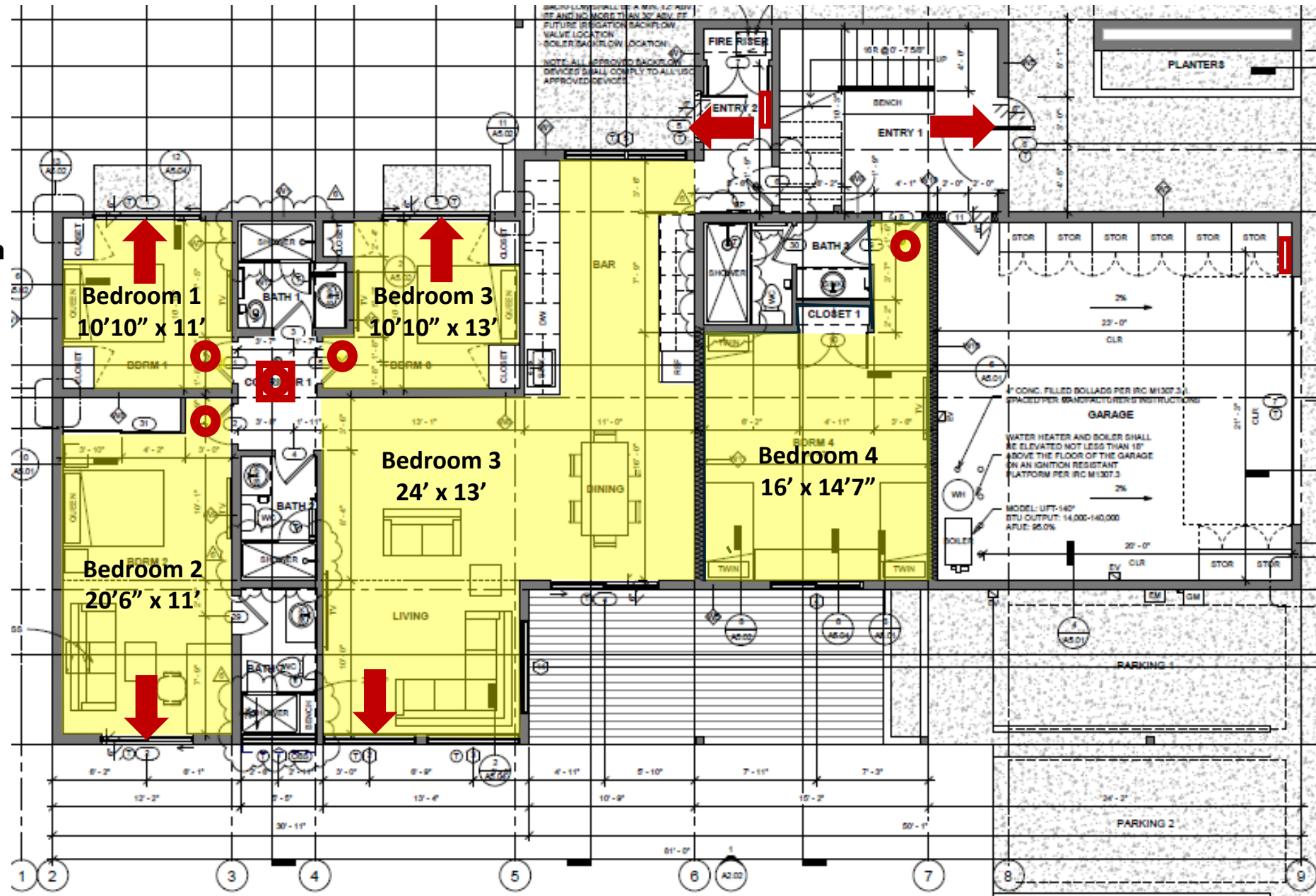
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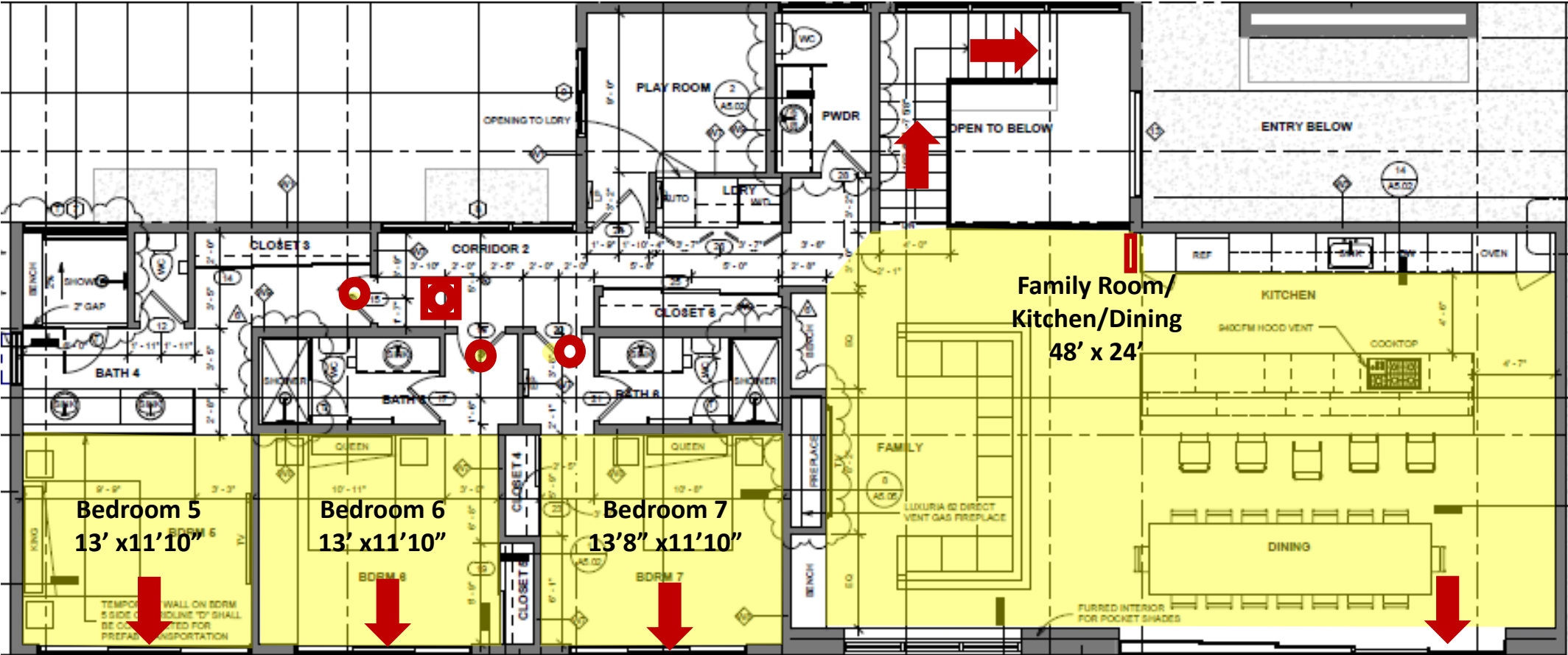


Modern Marvel
101 Pinion Drive.
Floor Plan - Second Floor

In case of emergency, dial 9-1-1
Local Contact: Stephanie Hoffman
Phone/Text: 530.448.8742
Email: info@tluxp.com

Occupancy: 14

- Emergency Exit
- Smoke Detector/Carbon Monoxide Alarm
- Smoke Detector
- Carbon Monoxide Alarm
- Fire Extinguisher



Fire / Life Safety Information

This property allows smoking:

☐

YES

☒

NO

If yes, smoking is allowed in these designated areas*:

This property provides access to a fire pit and / or BBQ:

☒

YES

☐

NO

Note: Outdoor wood-burning solid-fuel fireplaces or solid-fuel burning fire pits are prohibited within the boundaries of the Tahoe Area.

If yes, please provide instructions:

The BBQ is located on the upper deck of the home.

Please turn off fuel valve when not in use.

This property provides access to a hot tub:

☐

YES

☒

NO

If yes, please provide instruction and shut off location, and please be aware of quiet hours:

Trash Standards

The following waste removal standards shall be adhered to:

(1) Trash and other waste must be managed as prescribed by Washoe County Health District and the Incline Village General Improvement District (IVGID). Waste cart size must be sufficient to store waste for the maximum number of occupants each week.

(2) STRs in IVGID's service territory and other bear-prone areas must utilize wildlife-resistant carts and/or bear boxes, except in multi-unit developments where HOAs require and enforce regular trash disposal.

(3) Waste carts shall only be placed street-side during the timeframes stipulated by the local authority or waste service provider.

Trash Bin Location: The bear bin is located at the end of the driveway.

Trash Pick-Up Day(s) and Time(s): Tuesday

Recycling Pick-Up Day(s) and Time(s), if applicable: _____

Questions about waste pickup can be directed to **Incline Village General Improvement District** by calling 775.832.1100

Parking Standards

One (1) parking space is required for every four (4) occupants.

Parking areas must be on paved surfaces (in the Tahoe Basin).

No STR parking is allowed within access easements or the public rights of way.

All parking spaces must be within property boundaries and specifically designated for parking.

In multi-unit complexes, parking must be in designated parking spaces (if applicable) and limited to the number of spaces allotted to the unit.

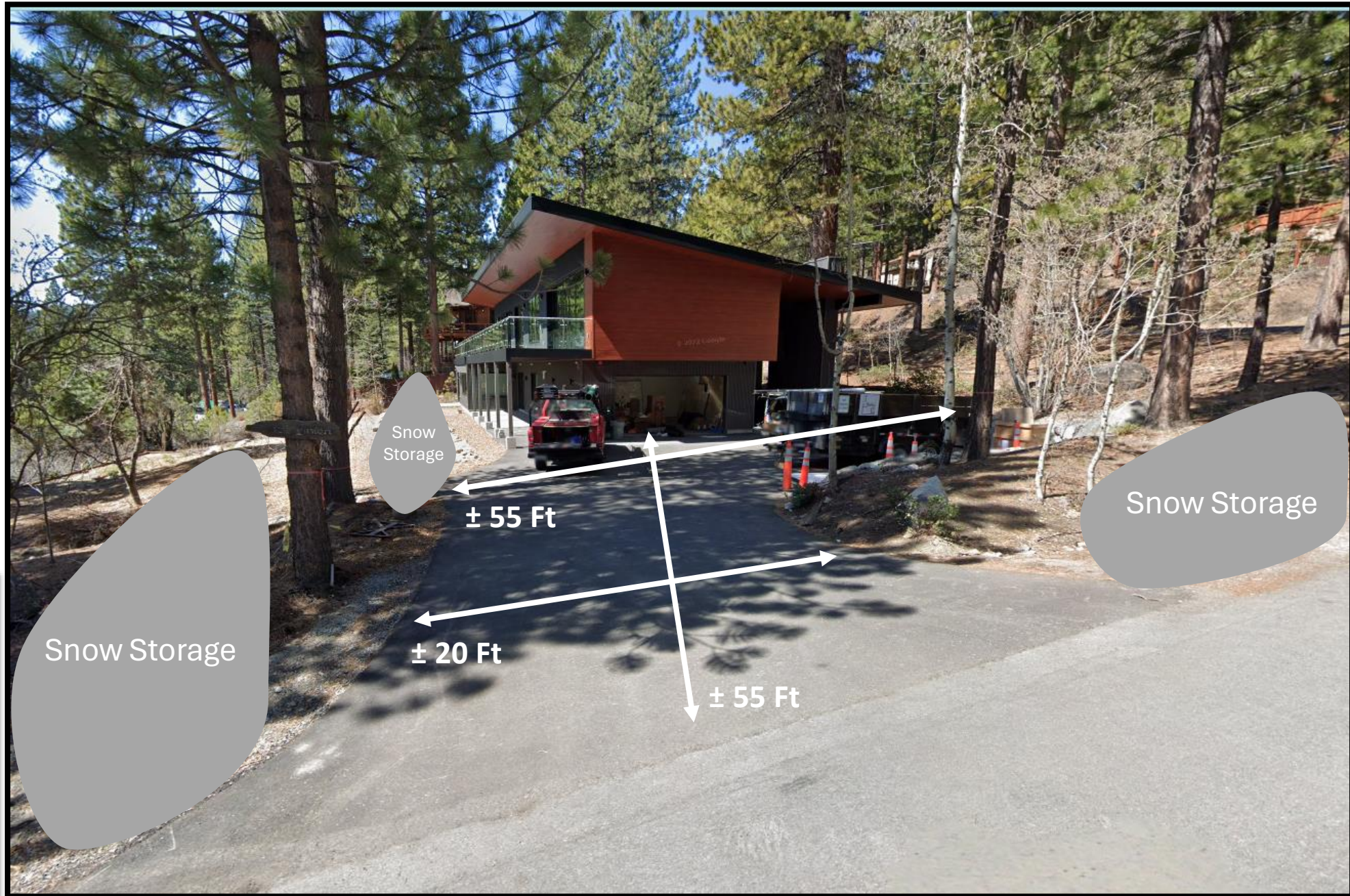
Based on maximum occupancy, this property is required to have 6 parking spots.

Site Plan

101 Pinion Drive

Incline Village

APN: 122-111-02



Best Strategies for Trash Storage:

Keep your trash in an animal-resistant Garbage Can Enclosure (GCE).

The photos below are examples only.
IVGID does not recommend any particular manufacturer.



Tahoe Bear Box Co. / Bear Saver
(530) 546-3154 / www.bearbox.org

Carson Valley Welding / No Bear Can
(775) 884-9353

Baker Bear Bins / (530) 587-1374

The Bear Guard Co. / (530) 581-2211
www.bearguardinfo.com

Brown Bear (530) 587-2895

Online only:
A variety of poly-cans and carts
www.bearicuda.com



**Or - Keep your trash in an
< animal-resistant cart.**

Animal Resistant Poly Carts available:
Call IVGID Waste Not (775) 832-1284.

Less Effective Other Options:

Keep your trash contained in a lockable building — then put it out on the morning of pick-up, after 5 am. However, be advised, bears have broken into buildings for trash in our community. If you are not here on service day, you can drop off 2 bags of garbage plus recycling, for free, 7 days a week at the Incline Transfer Station at 1200 Sweetwater Rd. (M-F: 8am-4:30pm, Weekends: 8am-4pm) (775) 833-6251.

Animal-Resistant Dumpsters:

All dumpsters in Incline Village & Crystal Bay are animal-resistant. They have a metal lid and a locking system which should be kept secured at all times.

The photo below is an illustration of how a dumpster should look when properly locked.

To report a non-locking dumpster, please call the Waste Not Hotline at (775) 832-1284.

LOCK THE DUMPSTER — every time!

Dumpsters should be **LOCKED** with the **CARBINER (or) PADLOCK** placed **THROUGH THE HASP & HINGE** with **NO GAP!**



In an Emergency: call 911.

For more information:

IVGID Waste Not Conservation Programs
(775) 832-1284 / www.ivgid.org
www.stashyourtrash.org

Wildlife Related Trash Complaints (24 hours a day)
in Incline Village/C. Bay: (775) 832-1221

IVGID Bear Sighting web report link
www.ivgid.org/news_events

BEAR League

www.savebears.org / (530) 525-PAWS

NDOW (Nevada Department of Wildlife)
www.ndow.org



Printed on
recycled paper.
Photos courtesy:
Mark Smith
IVGID Waste Not
GCE manufacturers



Are YOU Bear Aware?

Their Lives Depend On It!



This is an informational guide published for educational purposes. IVGID assumes no responsibility or liability for persons or property related to the information presented.

Living with Bears

Black bears are native to Lake Tahoe and the Sierras. You may encounter a bear (even in town) because some bears have lost their fear of humans; they have become habituated to human presence, human food and garbage. Black bears are wild animals, but if you take precautions, your chances of being injured are extremely low. Black bears are out looking for food, they do not commonly attack people.

FEEDING BEARS (OR ANY WILDLIFE) CREATES A DANGEROUS SITUATION, INCREASES THE POTENTIAL FOR PROPERTY DAMAGE AND ENSURES THE DEATH OF THE ANIMAL!



The bear pictured (above and on the cover) was killed in Incline Village in July 2011, for being food habituated and not being afraid of humans.

Bears are opportunistic omnivores, which means they will eat almost anything they can find. Unlike the bears' natural food sources, garbage is a dense, high-energy food source that is regularly replenished and available year-round. When bears are not encouraged to hibernate by dwindling natural food sources, they will stay active throughout the winter.

In general, bears are not relocated once they become human habituated. Bears are euthanized for accessing trash, damaging property or because they no longer fear people.

A Fed Bear is a Dead Bear

NEVER FEED A BEAR!

Human-habituated bears are more likely to cause property damage and be killed. Here are some guidelines that will help keep the people and the bears of North Lake Tahoe safe:



Dispose of waste in bear-resistant containers. Put your trash out after 5 am the day of service, never before. Rinse all food related recyclables.



Never leave food, food wrappers, drink cups or garbage in vehicles.



Always feed your pets indoors.



Clean the barbecue after each use.



Eliminate the bird feeders. Bears are very attracted to the high calorie seeds. No matter how you hang the feeder, bears will climb anything.



Never approach, feed or attempt to touch bears or other wildlife.



Keep home and garage doors closed, except for immediate use. A bear walking into an open garage, then taking food or garbage, is one of the preventable incidents often reported. Close windows and doors when cooking.



Bears know when it is garbage day. Unsecured trash is a major attractant to animals.

IVGID fines for trash non-compliance begin at \$100 and increase to \$1000 per incident.

Invest in a wildlife-resistant container, instead.

Plus, you won't have to rush the garbage to the curb in the morning.

See other side for options.

If You Encounter A Bear

IN YOUR YARD OR NEIGHBORHOOD:

Make your home attractant-free. If there is nothing to eat, the bear will most likely wander off. If you see a bear in your yard or neighborhood; do not run, this may stimulate the instinct to chase. Walk away slowly, but let the bear know this is YOUR territory and it doesn't belong there. Make noise, yell at the bear, bang pots and pans, throw small rocks. Make the bear think you are a bigger bear than it is! Don't be afraid or act submissive. Never block the bear's exit route. Do not get in between a mother bear and cubs.

IN THE WOODS:

This is the bear's territory to share. Again, don't run and don't block the bear's path. Let the bear know you are there. Make eye contact but don't stare. Pick up small children who may run, and keep them calm. Appreciate the experience and move on with respect and self confidence.



INCLINE VILLAGE / CRYSTAL BAY

EMERGENCY PREPAREDNESS

GUIDE



**BROUGHT TO YOU BY:
NORTH LAKE TAHOE FIRE PROTECTION DISTRICT**



What exactly does 'emergency preparedness' mean and what do you need to do to be prepared in case of an emergency? Emergency preparedness means planning and preparing for a disaster. It means that you have taken the necessary precautions to make a plan, assemble a kit and stay informed. Those three steps are the foundation of what you need should a disaster or emergency situation occur. We encourage you, whether a resident or a visitor to the Lake Tahoe Basin, to be prepared with the proper information and family plan ahead of time.

This brochure is meant to be used as an information and planning tool before an emergency occurs and if needed, as a reference during an emergency situation.

We would like to thank our partners Washoe County Emergency Management, Washoe County Sheriff's Office, Washoe County Roads and Incline Village General Improvement District for their continued collaboration and support when it comes to the safety of our community.

Thank you for taking the time to be prepared and plan ahead. It will prove invaluable during an emergency situation.

Ryan Sommers
Fire Chief, North Lake Tahoe Fire Protection District

People who visit this beautiful community rarely think of disasters that may occur. We all need to understand that most emergencies will happen without warning. So, please be a responsible member of your community by taking the time to prepare yourself (and family/friends) for identified hazards. Your local public safety officials have compiled this guide to assist you in preparing for the disaster we hope you never face. Whether you are a visitor or a resident, we hope this material serves you well by giving you ideas and tools to "Make a Plan, Assemble a Kit and Stay Informed."

Aaron Kenneston, Washoe County Emergency Manager

Ensuring that our community has the proper knowledge and tools to respond when disaster strikes is an important part of our emergency response planning. Preparedness gives you the power to increase safety, reduce harm, and sustain yourself and your family while first responders concentrate on areas that have received the hardest impact. As Sheriff, I want to take this opportunity to thank you for taking steps now, that will help all of us should an emergency arise in the future. We all know the importance of being prepared, but we don't always take the time to make sure that we are ready for the worst. The information in this guide will help get you started or reinforce any efforts you may have already undertaken. I encourage you all to use it, and pray that we may never need it.

Chuck Allen
Washoe County Sheriff



GENERAL EMERGENCY PREPAREDNESS

An emergency can happen anytime. You and your co-workers should know what to do if an emergency happens at work. Even if you think you are not in a disaster-prone area, something like a chemical tanker truck overturning or a flood can prevent you from getting to or from work. No business should operate without a disaster plan. If you are a business owner developing a business disaster plan, consider how the disaster could affect your employees, customers and workplace. Consider how you could continue doing business if the area around your facility is closed or streets are impassable. Consider what you would need to serve your customers if your facility is closed.

Employees Should:

- Learn and practice emergency plans.
- Know at least two exits from each room (if possible).
- Be able to escape in the dark by knowing, for instance, how many desks or cubicles are between your workstation and two of the nearest exits.
- Know the post-evacuation meeting location.
- Know the location of fire extinguishers and how to use them.
- Keep a copy of co-workers phone numbers at home.
- Make a list of important personal numbers. Keep a printed list at your desk or near other phones. Do not rely on electronic lists, direct-dial phone numbers or computer organizers that may not work in an emergency.
- Gather personal emergency supplies in a desk drawer: include a flashlight, walking shoes, dust mask, a water bottle and non-perishable food.
- Report safety system damage or malfunctions.
- Never lock or block fire exits or doorways. However, keep fire doors closed to slow the spread of smoke and fire.
- Make specific plans to help each other. Determine how you will help each other in the event that public transportation is shut down or thoroughways are impassable. Offer to temporarily house, transport or feed your co-workers in case of emergency.

Employers Should:

- Ensure that an emergency plan is developed and practiced at least every six months.
- Make specific plans for employees who are disabled or who may require assistance during an emergency.
- Put together an office phone tree. Develop a list of everyone's home phone number and identify who is responsible for making contact with others. Provide a copy for each employee.
- Keep a phone list of all key employees with you at all times.
- If you have a voicemail system, designate one remote number on which you can record messages for employees and provide them a number.
- Arrange for programmable call forwarding for your main business lines.
- Leave keys and the alarm codes with a trusted employee or friend in case you cannot get to your facility.
- Backup computer data frequently.
- Purchase a National Oceanic and Atmospheric Administration (NOAA) Weather Radio with a tone alert system.

In the midst of rushing through everyday life, it is important to take a minute to prepare for emergencies. Being prepared helps you and your family minimize the impact of a disaster, such as an earthquake, or an emergency, such as a broken leg. Knowing what to do is your best protection and your responsibility. The best way to make your family and your home safe is to be prepared before disaster strikes.



- In our area we have the potential of disasters caused by earthquakes, wildland fire, and weather related emergencies. Take time to plan for the problems related to each type of disaster.
- If you have pets make a pet plan. Animals may not be allowed inside emergency shelters due to health regulations.
- Find out how to help elderly or disabled persons in your home or neighborhood.
- Ask about disaster plans at your workplace, your children's school or daycare center and other places where your family spends time.

MAKE A FAMILY EMERGENCY PLAN

- *Meet with household members* — Explain the dangers to children and your emergency plans. Work with them as a team to prepare your family to deal with emergencies.
- *Discuss* what to do about power outages and personal injuries.
- *Post emergency telephone numbers* near telephones.
- *Learn* how to turn off the water, gas and electricity at your home.
- *Decide where to meet* — In the event of an emergency, you may become separated from family members. Choose a place right outside your home in case of a sudden emergency, like a fire. Choose a location outside your neighborhood in case you cannot return home.
- *Choose an "Out-of-Town" contact* — Ask an out-of-town friend or relative to be your contact in the event of a disaster. Everyone must know the contact's phone number. It is often easier to make a long distance phone call than a local call from a disaster area.
- *Teach children* how to make long distance telephone calls.
- *Complete a family communications plan* — Your plan should include contact information for family members, work and school.
- *Escape routes and safe places* — In a fire or other emergency, you may need to evacuate very quickly. Be ready to get out fast. Be sure everyone in your family knows the best escape routes out of your home as well as where the safe places are in your home for each type of disaster. Draw a Home Family Escape Plan with your family outlining two escape routes from each room.

Since no single method of communication is failsafe, regional public safety officials use a combination of four methods to keep the public informed during an emergency.

1. Local government Public Information Officers (PIO) gather key information from first responders and elected officials and produce press releases that are then *broadcast by local media outlets*.

2. Emergency Managers can initiate the Emergency Alert System (EAS). This system interrupts local *radio and television broadcasts with emergency alerts* and instructions to the public.

3. First Responders and *credentialed volunteers can go door-to-door* alerting citizens of impending hazards.

4. The Emergency Notification Phone System can be used to automatically *telephone residents and relay emergency information*.

The Emergency Notification Phone System is a computer system that calls telephones in particular geographic areas, and plays a recorded message. However, there are two issues to consider- availability of electric utility power, and ability of the system to contact a particular type of telephone.

In an emergency, the electric utility power may fail at any time. This means that any telephone which relies on power to function will not work.

To receive emergency alerts on your landline, cell phone, text and/or email address, sign up for emergency alerts at www.readywashoe.com.

THE EAS LOCAL PRIMARY STATIONS:

In an emergency tune to:

KKOH 780 AM • KUNR 88.9 FM • KOWL 1490 AM • KRLT 93.9 FM • KTKE 101.5 FM

WHAT IS DEFENSIBLE SPACE?

Defensible space is the area between a house and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the house. Sometimes, a defensible space is simply a homeowner's properly maintained backyard.

Step One: Determine the size of an effective defensible space.

Step Two: Remove dead vegetation.

Step Three: Create a separation between trees and shrubs.

Step Four: Remove ladder fuels.

Step Five: Create a Lean, Clean and Green Area extending 5 feet to 30 feet from the house.

Step Six: Create a noncombustible area at least 5 feet wide around the base of the house.

Step Seven: Maintain the Defensible Space Zone.

Please visit www.tahoe.livingwithfire.info to learn more about the above steps.

MAKE A PLAN IF YOU MUST LEAVE YOUR HOME

- *Begin evacuation immediately* when the official warning is issued. Your life might be in danger, do not delay leaving your home.
- *Have a place to go* such as the home of a family member or friend, or a shelter. Plan your route before the disaster.
- *Listen to the radio* for updates on the situation.
- *Notify family or friends* of your plans, if possible. Tell them when you are leaving and where you are going.
- *Use travel routes* specified by local officials (see attached map for routes). Know where you are going before you leave.
- *Bring extra cash.* Banks may be closed, ATMs may not work.
- *Take your disaster supplies kit.*
- *Secure and lock your home* before you leave.
- *Bring toys, books and games* for entertainment.
- *If driving in smoke,* turn on headlights, move as far to the right as possible and drive slowly.
- *When you arrive* at a shelter make sure you register with official personnel.
- *Don't panic.* Drive slowly and arrive safely at your destination.



MAKE A PLAN IF YOU MUST STAY AND SHELTER IN PLACE.

- *Have your disaster supplies kit* in hand, including pet supplies.
- You need to *store at least a three-day supply* of water for each person in your household. Stored water should be changed every six months.
- *Notify family or friends* of the situation if possible.
- *Work with neighbors* to develop a neighborhood plan that keeps everyone informed.
- Listen to your battery operated *radio for emergency updates.*
- Once you have decided to stay, *remain in your home* until the emergency is over.

Wildland or forest fires continue to be the largest threat to the Tahoe Basin. During a fire emergency, safety of lives is the number one priority. In order for the Fire District to effectively work to control the fire or protect homes it is best if citizens are safely evacuated. Your life is the highest importance and if you, your family and neighbors are in a safe place the responders have accomplished the most important goal.

WHAT TO EXPECT DURING A WILDLAND FIRE

- ***Wildland fires can start and move very quickly.*** Smoke and embers will be moved by the wind created by the fire. The situation can change in minutes, listen to the radio or television for updates and be ready to leave if necessary.

IF A WILDLAND FIRE IS APPROACHING

What should I wear and have with me?

- Wear only cotton or wool clothes.
- Proper attire includes long pants, long-sleeved shirt or jacket and boots.
- Carry gloves, a handkerchief to cover your face, water to drink, and goggles.
- Keep a flashlight and portable radio with you at all times.
- Tune in to a local radio station and listen for instructions.

How should I prepare my car?

- Park vehicles in driveway, pointing out with the keys in the ignition.
- Roll up the windows.
- Close the garage door, but leave it unlocked.
- If applicable, disconnect the electric garage door opener so that the door can be opened manually.

How should I leave my home?

- Close all interior doors.
- Remove lightweight, nonfire-resistant curtains and other combustible materials from around the windows.
- Close fire-resistant drapes, shutters and Venetian blinds.

What about the outside of my home?

- Place combustible patio furniture in the house or garage.
- Close all exterior vents if possible.
- Prop a ladder against the house to provide firefighters with access to the roof.
- Make sure that all garden hoses are connected to faucets and leave turned off.
- Close all exterior doors and windows.
- Turn on outside lights.
- If available and if there's time, cover windows, attic openings and vents with plywood that is at least one-half inch thick.
- If you have an emergency water source (pool, pond, etc.) and/or portable water pump, clearly mark its availability so it can be seen from the street.

WHEN A WILDLAND FIRE OCCURS

- *Stay calm and do not panic.* You will think more rationally if you remain calm. Keep family members and pets together. Wear long pants, long sleeved shirts made from natural fibers, and boots or sturdy shoes for protection from the heat. If advised to evacuate, **DO SO IMMEDIATELY**. Drive slowly, turn on your vehicle headlights and stay as far to the right of the road as possible.

If evacuation routes are blocked you will be required to stay in your home during the fire. Call 911 to advise of your situation. If you shelter in place, stay away from windows, move to an interior room or hallway. If the house does catch fire there will still be time to get out. Do not try and leave until the fire has passed and you can safely drive to a shelter location.

RED FLAG WARNINGS

The National Weather Service (NWS) offices issue Fire Weather Watches and Red Flag Warnings (RFW) for critical fire weather patterns that contribute to the extreme fire danger and/or fire behavior.

A Fire Weather Watch is used to alert agencies to the high potential for development of a Red Flag event in the 12-72 hour time frame. The Watch may be issued for all or selected portions of a fire weather zone. A watch may be issued in the first 12 hour time period only for an expected dry thunderstorm event.

Red Flag warning/fire weather watches in discussions and headlines - In the discussion portion of the Fire Planning Forecast (FWF), NWS offices will mention critical weather patterns that might lead to conditions approaching or exceeding Red Flag criteria through the extended forecast. This will assist fire agencies in their allocating and moving resources in anticipation of increased fire activity. Fire Weather Watches and Red Flag Warnings will be headlined in spot forecasts, the fire weather narrative, and appropriate zone sections within the fire weather planning forecast. The headline will be in the same format as on the RFW product itself.



WHAT TO EXPECT WITH AN AVALANCHE

Snow avalanches are a natural phenomena resulting from the interaction of site-specific weather, terrain and snowpack conditions. Because these factors are constantly changing, precise prediction of when destructive avalanches will occur is limited.

BEFORE AN AVALANCHE

- Most avalanches occur on slopes with inclinations between 30° and 45°. Slopes on leeward sides of windy ridges are likely areas for large accumulations of wind blown snow to form slabs. If there are no terrain features or trees to anchor the snow in place, these slopes become “starting zones” for slab avalanches.

DURING AN AVALANCHE

- Warn those around you of the impending slide.
- Try and get out of the way if possible; if on skis, move out diagonally. If on a snowmobile, move downhill.
- Drop anything in your hands that will drag you down. Use a “swimming” motion thrusting upward to try and stay near the surface of the snow.
- Try to keep your arms and hands moving so the instant the avalanche stops you can make an air pocket in front of your face by punching the snow around you before it sets.
- If you are in a house, try and move to the opposite side of the structure of the slide and find a door or window to make an escape.



AFTER AN AVALANCHE

- The INSTANT the avalanche stops try to maintain an air pocket in front of your face by using your hands and arms to punch in the snow and make a pocket of air. Most deaths are due to suffocation, as the snow will set very quickly.
- If you are lucky enough to be near the surface, try and stick out an arm or a leg so that rescuers can find you.
- Do not panic. Keep your breathing steady to help preserve your air space and help your body conserve energy.
- If someone around you is caught in an avalanche, watch as they are carried downhill, paying particular attention to the last point you saw them. If possible mark the spot so that rescuers can reduce search time.

WHAT TO EXPECT DURING A FLOOD EVENT

Flash floods, abundant rain, and rain-on-snow events are the three types of flood phenomena that occur throughout the state. At Lake Tahoe these events cause small creeks to overflow and homes in low lying areas can experience some localized flooding.

BEFORE A FLOOD

- Check drains and drainage to divert water away from your home. Build barriers and landscape around your home or buildings to reduce or stop floodwaters and mud from entering. Seal lower walls with waterproofing compounds and install “check valves” in sewer traps to prevent flood water from backing up into drains.

DURING A FLOOD

- Listen for updates from the radio and television. Know the location for sandbags and sand. Move valuables out of the path of water or mud. Contact local authorities and notify them of the location of the flooding. If necessary, turn off utilities before problems escalate.
- If water is diverted check with neighboring properties to ensure that additional damage is not occurring.

AFTER THE FLOOD

- Prior to entering a building, check for structural damage. Check the foundation walls and posts. Make sure it is not in danger of collapsing. Watch for electrical shorts or live wires before making certain that the main power switch is turned off. Remove all floodwaters from under structures as soon as possible.



INCLINE VILLAGE / CRYSTAL BAY EVACUATION ROUTES



A

TO CARSON CITY

B

TO TRUCKEE

C

TO RENO

F

FIRE STATION

H

HOSPITAL

S

SHERIFF

SHELTER LOCATION

E

EVACUATION ROUTES

MAP DATA PROVIDED BY WASHOE COUNTY GIS



SEICHE AT LAKE TAHOE?

Earthquake-caused large waves in a lake or closed body of water is called a seiche (pronounced say'sh), similar to a tsunami in the ocean. The word originates in a Swiss French dialect word that means "to sway back and forth". Due to Lake Tahoe's size, depth and close proximity to earthquake faults it is at risk for a seiche. A large earthquake could cause a wave up to 33 feet in height to come ashore at any location around the lake. These waves could move back and forth across the lake for many hours.



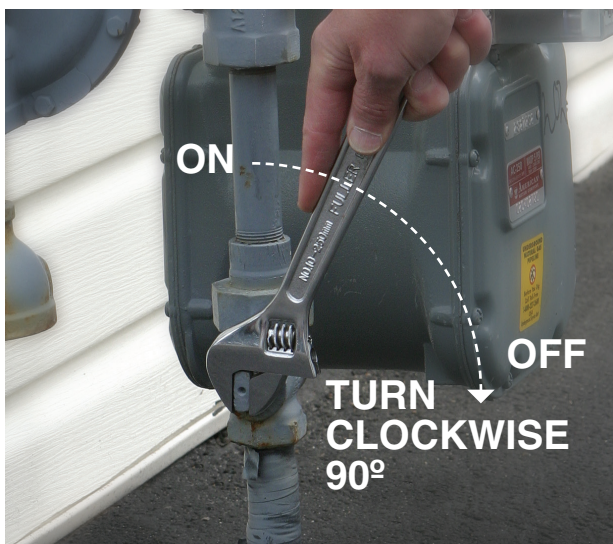
WHAT TO DO AFTER AN EARTHQUAKE

- *If you are close to the lake or on the beach during an earthquake, move immediately to higher ground. If a seiche occurs it will happen quickly.*
- *If you live in a home near the lake, move away from windows and doors that face the lake. If possible move to an upstairs location. Do not go outside after an earthquake until you are certain that there is no seiche approaching.*
- *If you are ordered to evacuate, don't waste time, take an evacuation kit and leave. Do not return until the authorities have given the all clear.*

HOW TO TURN OFF GAS

Make sure all family members know how and when to shut off the gas supply.

- *If you smell gas after an earthquake, shut off the main gas valve.*
- *Use a wrench to turn the valve either way until it is perpendicular to the pipe.*
- *Attach the wrench to the gas meter with a wire.*



DEVELOP A PET PLAN

In the event of a disaster, if you must evacuate, the most important thing you can do for your pets is to evacuate them, too. If you are away from your home when your neighborhood is evacuated you will not be allowed back to retrieve your pet, so make arrangements with neighbors before a disaster strikes.

Pets are not allowed at public shelters for health and space reasons, so arrangements must be made in advance for pets. Pets might not be allowed in hotels or motels so planning is crucial.

Make sure that your pets are current on their vaccinations. Pet shelters may require proof of vaccines.

Keep a collar with identification on your pet and have a leash on hand to control your pet.



If possible, have a properly-sized pet carrier for each animal.

Have a supply of pet food, water and any required medications.

Animals brought to a pet shelter are required to have a proper identification collar, proper identification on all belongings, leash, food bowl, food and water.

SPECIAL NEEDS AND VULNERABLE POPULATIONS

Certain individuals in the community may have special problems to deal with in a disaster, including the elderly, people with medical conditions, and people with certain disabilities (mobility, visually impaired, hearing impaired, developmental or cognitive disabilities). If you have a family member who is one of these individuals, there are special considerations to think about and plan for before a disaster occurs.

If the family member has medications or equipment that they are dependent on, plan to bring those items with you if an evacuation is necessary. Shelters will not have additional medication or medical equipment available. Documentation about insurance and medical conditions should also accompany the person.

Plan ahead for transportation needs for family members with special needs. Transportation for the general public in an emergency evacuation may not be suitable for their situation.

If the family member has special dietary needs, bring these special foods and supplements with you.

Many special needs populations are easily upset and stressed by sudden and frightening changes. Plans should be made to ensure that a caregiver or trusted family member is able to stay with them at all times during an evacuation.

IS IT A WATCH OR IS IT A WARNING?

A watch is intended to provide lead time for those who need to set their plans in motion. A watch means that hazardous weather is possible in and close to the watch area.

A warning means that weather conditions pose a threat to life or property; people in the path of the hazard need to take protective action.

These terms are used for Thunderstorms, Flashfloods and Winter Storms.

WINTER STORMS – WATCHES & WARNINGS

Winter Storm Watch – Conditions are favorable for hazardous winter weather conditions including heavy snow, blizzard conditions, significant accumulations of freezing rain or sleet, and dangerous wind chills. The watches are usually issued 12 to 36 hours in advance.

Winter Storm Warning – Hazardous winter weather conditions that pose a threat to life and/or property are occurring, imminent or likely. The term winter storm warning is used for a combination of two or more of the following winter weather events: heavy snow, freezing rain, sleet, and strong winds. The following event-specific warnings are issued for a single weather hazard: blizzard warning, heavy snow warning or ice storm warning.

Snow Advisory – Snowfall roughly half the amount required for a winter storm warning.

Blizzard Warning – Sustained winds or frequent gusts of 35 miles per hour or greater with considerable falling and/or blowing snow. Visibility will be reduced to 1/4 mile or less for a period of three hours or more.

Evacuation Advisory – An advisory is issued when there is reason to believe that the emergency will escalate and require mandatory evacuations. An advisory is meant to give residents as much time as possible to prepare transportation arrangements.

Voluntary Evacuation – Is used when an area is going to be impacted and residents are willing and able to leave before the situation gets worse. This is helpful for residents with medical issues, people with pets and those who will have difficulty making travel arrangements. Under this evacuation order you do not have to leave the area.

Mandatory Evacuation – You **MUST** leave the area **IMMEDIATELY**, your life is in danger. Under these circumstances the situation is severe and you may not have time to gather special belongings or paperwork, every minute you delay could increase your danger. Please do not take this order lightly; it is for your safety. Remember to follow any instruction you receive from a law enforcement or fire officer.

Local officials have pre-determined three routes to drive out of Incline Village and Crystal Bay to be used in the event of a disaster. The type of emergency will determine which route will be used. Officials will notify residents through the use of media, telephone and if possible, by first responders.

Evacuation Route A

- Highway 28 towards South Shore then East on Highway 50 to Carson City

Evacuation Route B

- Highway 28 towards the California State Line then Highway 267 to Interstate 80

Evacuation Route C

- Highway 431 to Reno

Plan at least two ways out of your neighborhood and mark the route on the attached map.

WATER EVACUATION

If all highways are unavailable and conditions are unsafe, you may be directed to the Village Green for a water evacuation by boat.

IF YOU LEAVE YOUR HOME

- If you leave your home turn on a porch light and secure your residence.
- Drive slowly, first responders and emergency equipment might be on the roadway. If you must drive through smoke, turn on your headlights and stay as far to the right as possible.

SHELTER LOCATIONS

There are two emergency shelter sites in Incline Village.

- The primary shelter location in Incline Village is Incline High School located on Village Blvd.
- The secondary location is the Incline Village Recreation Center on Incline Way.
- An additional shelter location is Galena High School.

During an emergency you will be directed to one of these locations. Listen to the radio or television for the correct location. If conditions change and a new site is needed you will be directed upon arrival at one of these two locations.

Prepare to care for yourself, your family and pets for a duration of at least three days and up to seven days. The best time to assemble a disaster supplies kit is well before you need it. Most of these items are already in your home, it is matter of assembling them before a disaster occurs.

- Water – One gallon per person and per pet for each day. Store water in unbreakable containers. Identify the storage date and replace every six months.
- Food – A supply of non-perishable packaged or canned foods with a hand-operated can opener.
- Anti-bacterial hand wipes or gel.
- First Aid Kit, a first aid book and required prescription medications.
- Blankets or sleeping bags – at least one per person.
- Battery-powered radio, flashlight and plenty of extra batteries.
- Fire extinguisher – ABC type.
- Credit cards, cash and change.
- An extra set of car and house keys.
- Extra pair of eyeglasses.
- Toothbrush, toothpaste, shampoo and toilet paper.
- A list of family physicians.
- A list of important family information including phone numbers.
- Special items for infants, elderly, or disabled family members.

SANITATION SUPPLIES

- Large plastic trash bags for waste, tarps and rain ponchos.
- Large trash cans.
- Bar soap and liquid detergent.
- Household bleach.
- Rubber gloves.

Stocking up now on emergency supplies can add to your family's safety and comfort during and after a disaster. Store enough supplies for at least three days, preferably as many as seven days.



PHONE NUMBERS AND WEB SITES

Any life threatening emergency call 911



Washoe County Sheriff's Office
775.832.4107
www.washoesheriff.com



North Lake Tahoe Fire Protection District
775.831.0351
www.nltfpd.net



Washoe County Emergency Management
775.337.5898
www.readywashoe.com



Incline Village General Improvement District
775.832.1100
www.ivgid.org



American Red Cross (Reno Office)
775.856.1000
www.nevada.redcross.org



Department of Homeland Security
www.ready.gov



National Weather Service
www.weather.gov/reno



Nevada Department of Transportation
www.nevadadot.com



Washoe County Roads
www.rtcwashoe.com

Bonanza

North Lake Tahoe Bonanza
www.tahoebonanza.com



NORTH LAKE TAHOE FIRE PROTECTION DISTRICT
866 ORIOLE WAY
INCLINE VILLAGE, NV 89451-9439
TEL 775.831.0351
FAX 775.831.2072
WWW.NLTFPD.NET

RYAN SOMMERS
FIRE CHIEF



170 S. Virginia Street, Suite 204
Reno, NV 89501



ATTENTION: INCLINE VILLAGE AND CRYSTAL BAY RESIDENTS

**DON'T BECOME
ANOTHER STATISTIC!**



STAY INFORMED



RENT SAFE



LIVE SAFE

*It's important to follow safety guidelines to **protect your home,**
your tenants, and your family from fire risks!*

LIFE-SAVING TIPS FOR STAYING SAFE!

If you own a rental property, keep your tenants informed by making sure they have access to and know how to use all fire safety equipment. Show your tenants where the escape routes are and ensure they are aware of proper fire safety protocol.

IN YOUR HOME OR RENTAL PROPERTY



HAVE ACCESSIBLE FIRE EXTINGUISHERS



INSTALL WORKING SMOKE DETECTORS ON EVERY FLOOR



CHECK ELECTRICAL EQUIPMENT



INSPECT HEATING DEVICES



MAP OUT ESCAPE ROUTES



USE YOUR KNOX BOX

Make sure a fire extinguisher is accessible from all rooms in your home, especially in the kitchen — about half of residential fires are cooking related! It's ideal to have a fire extinguisher on every floor of your property so fires can be tamed as soon as possible.

Make sure smoke detectors are properly installed and functional on all floors of your property with fully charged batteries. They should be placed outside of each sleeping area and inside every bedroom. Check to see if smoke alarms are working at least once a month.

Look for frayed wires, surge marks in wire, and damaged cords. **If you see any exposed wires, unplug the electronic and replace it immediately.** Also, keep all cords away from furniture and rugs. Running cords under rugs is hazardous.

Clean wood stoves and chimneys annually, use a fireplace screen, and service your hot water heater or furnace regularly. And give your space heater some room to breathe by keeping it clear of walls, drapes, and bedding.

Make sure you provide multiple ways to get out of the property. It's especially important to have two escape routes for each sleeping area including operable windows and doors.

Used by over 13,000 fire departments nationwide, a Knox Box protects your property from forced entry damage during fire emergencies. It's easy! **Order a Knox Box and have it installed on the outside of your property with your home key inside.** Only the fire department can access the Knox Box during an emergency.

STAY SAFE! STAY INFORMED!