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STAFF REPORT

Date: May 20, 2020

To: TRPA Governing Board

From: TRPA Staff

Subject: West Lake Tahoe Regional Water Treatment Plant Project; 6100 West Lake Boulevard, Placer County, California; TRPA File Number ERSP2019-1374; APN's 098-330-004, 098-330-001, 098-330-015, 098-330-023, 098-350-015

Summary and Staff Recommendation:

Governing Board action on the proposed project and related findings (Attachment A) based on this staff report and the draft permit (Attachment B). Staff recommends the Governing Board make the required findings and approve the project subject to the special conditions in the draft permit.

Required Motions:

In order to approve the proposed project, the Board must make the following motions, based on the staff report:

- 1) A motion to approve the required findings contained in Attachment A, including a finding of no significant effect.
- 2) A motion to approve the proposed project, subject to the draft permit (as shown in Attachment B).

In order for motions to pass, an affirmative vote of 5-9 (5 California and 9 total) of the Board is required.

Project Description/Background:

In 2004, Tahoe City Public Utility District (TCPUD) constructed a temporary seasonal water treatment plant (WTP) on the site of and adjacent to the existing McKinney Sewer Pump Station to provide a surface water supply from the existing Chambers intake in Lake Tahoe to the McKinney-Quail Water System. The seasonal WTP is located outdoors, which does not allow the plant to operate during the winter months. The WTP draws water from Lake Tahoe via a water intake line and pump on the shores of Lake Tahoe. These facilities are all on a USFS parcel, a TCPUD parcel and the Chambers Lodge Road right of way.

The TCPUD is proposing a new West Lake Tahoe Regional Water Treatment Plant (WLTRWTP). The project proposes to replace the temporary and seasonal water treatment facilities located on the beach and within stream environment zones (SEZ) in the vicinity of Chambers Landing and move them landward and out of SEZ. The purpose is to provide a year-round reliable water source for the west shore communities of Lake Tahoe. It will augment fire protection capabilities and reliability of water

throughout the region. This project will help TCPUD meet the California Department of Public Health requirements for their overall system and be a more cost-effective and environmentally efficient solution to the water needs in the area.

The major aspects to this project are development of the new treatment plant, installation of submersible pumps, replacement of the existing water intake pipe, construction of a new pump station where the current plant is, and demolition, including restoration, of the existing intake pump house vault on the beach. The new treatment plant will be located on an undeveloped parcel on the corner of State Route 89 and Lodge Drive, across the highway from Chambers Landing. The facility is proposed on high capability land, Bailey classification class 5. The plant will be 4,068 square feet and include a driveway, parking area, and all required Best Management Practices.

Installation of three submersible pumps are proposed with this project for water intake. This will allow for operation flexibility in low and high-water demand conditions and to meet existing and projected maximum demand conditions. Having the three pumps will allow for a larger range of flow of water, from a minimum of 200 gallons per minute to a maximum of 650 gallons per minute. These pumps will replace the pump currently located in a vault (pump house) on the Chamber's Landing Beach. The submersible pumps will be fastened to concrete anchor blocks. Total new lake bottom disturbance will be 220 square feet, all located in marginal fish habitat. The existing intake line will be upgraded to a 10-inch diameter pipe. A power cable will be attached to the pipe from the new pumps to Lake Intake Pump Station. This portion of the project is located in Shorezone Tolerance District 6 and new disturbance in feed and cover fish habitat will be mitigated by creation of new offsite fish habitat. Cut and fill will be balanced where trenching occurs on the beach to maintain natural topography. Trenching below high water will result in temporary disturbance and temporary BMP's, including a turbidity curtain that will be in place.

Construction of a new Lake Intake Pump Station and Chemical Feed Room at the existing Seasonal WTP and McKinney Sewer Pump Station site will be part of the project. This facility will house the motor control center, supervisory control and data acquisition system, emergency generator, and partial pre-chlorination feed pump. A majority of this facility will be located on already disturbed land and only require 41 square feet of additional coverage. The structure will be within the 100 year floodplain but will be constructed to be flood resistant.

Issues and Concerns:

The Code of Ordinances requires Governing Board review of the project as a new public service facility involving over 3,000 square feet of floor area per TRPA Code Section 2.2.2.D.

The project includes new submersible pumps at the end of an existing water intake line. Water intake lines are considered a special use in the Chambers Landing Subdistrict of the Placer County Tahoe Basin Area Plan. As indicated in the findings (Attachment A), all special use findings can be made.

The existing and proposed water intake line and pumps are located in a Stream-mouth Protection Zone. February 26, 2020, the Governing Board approved a code amendment to Chapter 84 of the TRPA code of ordinances, Subparagraph A.1.b, Stream-mouth Protection Zone, of Subsection 84.4.3, that specifies that water-intake lines, wastewater lines, and other essential services may be repaired, replaced, upgraded, reconstructed, or expanded, as long as there is no increase in service capacity. The

jurisdiction that this treatment facility serves has a pre-determined capacity and is already built out for the development and potential development that exists within the service boundaries. The existing water intake pipe will be replaced with a slightly larger pipe to accommodate 3 pumps to meet the needs of existing residential properties with a permanent, reliable, all-season safe potable water supply. The additional pipe size is responsive to new technology, more efficient flows, and increased capability to accommodate water flow for fire suppression.

Environmental Review:

The Applicant has prepared an Initial Environmental Checklist (IEC) to analyze potential environmental impacts caused by the project. Based on this IEC and conditions in the draft permit, staff recommends that a Mitigated Finding of No Significant Effects be made for the proposed project.

Public Comment:

At the time this staff report was published, no public comment had been received.

Regional Plan Compliance:

The proposed project, as conditioned in the draft permit, complies with all requirements of the TRPA Goals and Policies, the Placer County Tahoe Basin Area Plan, the TRPA Design Review Guidelines, and the TRPA Code of Ordinances, including all required findings in Chapters 3, 4, 21, 30, 33, 35, 37, 50, 61, & 80.

Contact Information:

For questions regarding this agenda item, please contact Aly Borawski, Senior Planner, at (775) 589-5229 or aborawski@trpa.org.

Attachments:

- A. Required Findings/Rationale
- B. Draft Permit
- C. Site Plan
- D. Initial Environmental Checklist

Attachment A

Required Findings/Rationale

Attachment A

Required Findings/Rationale

Required Findings and Rationale for Approval of the
West Lake Tahoe Regional Water Treatment Plant Public Service Project

Required Findings: The following is a list of the required findings as set forth in Chapter 3, 4, 21, 30, 33, 35, 37, 50, 61, & 80 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

CHAPTER 3 ENVIRONMENTAL DOCUMENTATION

Finding 3.3.2.A. The project could not have a significant effect on the environment and a mitigated finding of no significant effect shall be prepared in accordance with Rule of Procedure Section 6.6

Rationale: Based on the information submitted in the Initial Environmental Checklist (IEC), the proposed project, as conditioned in the draft permit, will not have a significant effect on the environment. TRPA has prepared a finding of mitigated no significant effect as required by the Rules of Procedure, Section. 6.7.

CHAPTER 4 REQUIRED FINDINGS

Finding 4.4.1.A. The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

Based on the information provided in this staff report, the project application, the Initial Environmental Checklist (IEC), and Article V(g) Findings Checklist, there is sufficient evidence demonstrating that the proposed project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Placer County Tahoe Basin Area Plan, the Code and other TRPA plans and programs.

Finding 4.4.1.B. The project will not cause the environmental threshold carrying capacities to be exceeded.

TRPA staff has completed the "Article V(g) Findings" in accordance with Chapter 4, Subsection 4.3 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities.

Finding 4.4.1.C. Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TPRA Compact, the project meets or exceeds such standards.

TRPA is requiring that all potential environmental effects be mitigated through Best Management Practices, including the use of turbidity curtains during construction. The applicant is also required to obtain separate approval for the project from the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California State Lands Commission, and Placer County to ensure the project will meet or exceed all federal, state, or local standards. As a result, upon completion of construction, the project should have no impact upon air or water quality standards.

CHAPTER 21 SPECIAL USE

Finding 21.2.2.A. The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.

The nature of the proposed project is consistent with the public service uses permissible within the Placer County Tahoe Area Plan and will provide an important site for water collection and treatment to help improve water service in the area. The project is located in the Chambers Landing Subdistrict, which is a mix of commercial and residential uses. Public utilities are an appropriate and necessary use for a mixed-use neighborhood.

Finding 21.2.2.B. The project, to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.

The proposed project as conditioned in the draft permit will not cause adverse impacts to the health, safety, and general welfare of persons or property in the area. The applicant will be required to apply temporary and permanent Best Management Practices to protect land, water and air resources of the subject property and that of the surrounding property owners.

Finding 21.2.2.C. The project, to which the use pertains, will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

The proposed water treatment facility will improve water service in the area and will not change the character of the neighborhood. The new structures will blend rather than contrast with the surroundings and the existing pump vault on the beach will be removed and the area on the beach will be restored. The project is intended to enhance performance and reliability of existing water lines.

CHAPTER 30 LAND COVERAGE

Finding 30.4.4.A. Relocation of TRPA-Verified Existing Land Coverage. The relocation is to an equal or superior portion of the parcel or project area.

The land coverage to be relocated will be to an equal and superior portion of the project area. Coverage will be removed from the shores of Lake Tahoe and moved upland to an existing facility that is to be modified. Coverage relocation within the existing facility is all considered Bailey class 1b, however, already disturbed.

Finding 30.4.4.B. The area from which the land coverage was removed for relocation is restored in accordance with subsection 30.5.3.

The areas of removed land coverage shall be restored and revegetated. The applicant has submitted a restoration/revegetation plan documenting all areas disturbed by construction and areas of removed land coverage will be restored with the planting of native vegetation, including shrubs and groundcovers.

Finding 30.4.4.C. The relocation shall not be to Land Capability Districts 1a, 1b, 1c, 2 or 3, from any higher numbered land capability district.

The coverage relocation will be from Land Capability District 1b to Land Capability District 1b and will not be a higher land capability district.

Finding 30.4.4.D. If the relocation from one portion of a stream environment zone to another portion, there is a net environmental benefit to the stream environment zone.

The relocation of the coverage in the stream environment zone, Class 1b, will include a net environmental benefit. The relocation will be from a less disturbed area to a more disturbed area, from the shoreland of Lake Tahoe to farther upland. It will also include the retirement of land coverage in the amount of 1.5:1 of the amount of land coverage being relocated. This will include retirement of existing coverage and purchasing of restoration credits.

Finding 30.5.2.C Land coverage and disturbance for public service facilities may be permitted in Land Capability District 1b (Stream Environment Zone) if TRPA finds that:

The project is necessary for public health, safety, or environmental protection.

This project is necessary for public health and safety. The new lake intake pump station is proposed in an already disturbed 1b district. The enclosed room will contain electrical service, enclosed chemical storage, as well as feed and injection facilities necessary to pre-treat raw water pumped from Lake Tahoe. This approach simplifies the project by having less re-pumping and allowing for time for the treatment.

There is no reasonable alternative, including a bridge span or relocation, that avoids or reduces the extent of encroachment in the stream environment zone

This alternative approach is a benefit to the current facilities and doesn't create new coverage just relocation and mitigation. The current site is disturbed and compacted and will be restored as part of this project, along with restoration on the shorelands of Lake Tahoe.

The impacts of the land coverage and disturbance are fully mitigated in the manner set forth in subparagraph 30.5.1.B.5, with the exception that the restoration requirement in such subsection shall apply exclusively to stream environment zone lands and shall include coverage and disturbance within the permitted Bailey coefficients

As part of this project, there will be coverage relocation, coverage retirement and the purchase of restoration credits that apply to stream environment zone lands. This portion of the project includes 394 square feet of new relocated land coverage, 471 square feet of coverage will be removed and used for this purpose. The remaining required restoration, required to be mitigated at a ratio of 1.5:1, will be acquired through a land bank.

CHAPTER 33 GRADING AND CONSTRUCTION

Finding 33.3.6.A.2. Groundwater Interception, and 33.3.6.B – Excavation in excess of 5 feet or where there exists a reasonable possibility of interference or interception of a water table findings:

There are no feasible alternatives for locating mechanical equipment, and measures are included in the project to prevent groundwater from leaving the project area as surface flow, and any groundwater that is interfered with is rerouted in the ground water flow to avoid adverse impacts to riparian vegetation.

Water may be encountered during excavation at the beach to replace the 6-inch raw water pipe. Due to the adjacency to Lake Tahoe, no dewatering activities will occur. Instead, a turbidity barrier will be anchored to the lake bottom and enclose the work area to prevent sediment and nutrient transport. Excess excavated material will be disposed of outside of at a TRPA-approved site.

A TRPA Soils/Hydrological Report was completed for the WTP site on December 1, 2014, and then revised on September 13, 2016 (TRPA file LCAP2014-0419). Depth for excavation has been approved to 12 feet. It has been determined that design of the WTP will require excavation of approximately 11.8 feet to accommodate the clear-well. Approved erosion and siltation control devices and measures will be used during construction. These measures are in accordance with the NPDES General Construction Permit under Lahontan RWQCB (2017) and the TRPA Handbook of Best Management Practices.

CHAPTER 35 NATURAL HAZARD STANDARDS

Finding 35.4.2.B. TRPA may permit additional public service facilities within the 100-year flood plain if TRPA finds that, The project is necessary for public health, safety, or environmental protection; There is no reasonable alternative, including spans, which avoids or reduces the extent of encroachment in a flood plain; and The impacts on the flood plain are minimized.

The new WLTRWTP is necessary in order to provide a regional drinking water supply solution for communities of the west shore area of Lake Tahoe, replacing the seasonal WTP with a permanent, all-season, reliable water supply source.

The project proposes to replace temporary and seasonal water treatment facilities located within the 100-year floodplain in the vicinity of Chambers Landing. Due to the location of existing facilities and infrastructure, there is no reasonable alternative which avoids or reduces the extent of encroachment in the floodplain. However, the new Lake Intake Pump Station building encloses the existing outdoor facility, providing flood protection through building design and implementing flood protection doors.

CHAPTER 37 HEIGHT

Finding 37.5.2. TRPA may approve building heights greater than those set forth in Section 37.4 for buildings whose primary use is public service. The maximum heights specified in Table 37.4.1-1 may be increased by up to four feet, but not to exceed a maximum height of 38 feet, provided TRPA makes the following findings:

Finding 37.7.1 When viewed from major arterials, scenic turnouts, public recreation areas, or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline. For height greater than that set forth in Table 37.4.1-1 for a 5:12 roof pitch, the additional height shall not increase the visual magnitude beyond that permitted for structures in the shoreland as set forth in subsection 66.3.7, Additional Visual Magnitude, or Appendix H, Visual Assessment Tool, of the Design Review Guidelines.

The proposed Lake Intake Pump station, to be located where the seasonal WTP is currently, will not be visible and comply with table 37.4.1-1. The new WLTRWTP will be visible from SR 89. This building is proposing a 1:12 roof pitch and height of 28'-4", the allowable height per table 37.4.1-1 is 26'-8". The additional height will not cause the building to extend above the forest canopy or a ridgeline.

Finding 37.7.2 When outside a community plan, the additional height is consistent with the surrounding uses.

This project is in the Placer County Tahoe Basin Area Plan, chambers landing subdistrict. This height, 28'-4" is consistent with the surrounding uses of residential and commercial.

Finding 37.7.3 With respect to that portion of the building that is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.

The building has been segmented where the height of the building is tallest where required by equipment overhead clearances and lower in areas not requiring high overhead clearances. The low slope roofing provides minimized building volume while still addressing snow and drip issues on three sides of the building. This design is the minimum necessary to meet the purpose of the building and have the least interference with existing views.

Finding 37.7.4 The function of the structure requires a greater maximum height than otherwise provided for in this chapter.

The WTP filtration equipment requires specific overhead clearance to allow maintenance and removal of equipment.

CHAPTER 50 ALLOCATION OF DEVELOPMENT

Finding 50.8.1. Approval of additional public service facilities shall only be permitted for projects for which the sponsoring entity demonstrates, and TRPA finds that:

Finding 50.8.1.A. There is a need for the project

The new WTP is being proposed to provide a regional drinking water supply solution for the west shore community of Lake Tahoe. The McKinney-Quail Water Service area (MQWS) is adjacent or nearby to a number of other private and public water systems that face similar or more significant water source/supply issues. In many cases, the systems do not have adequate or reliable backup water sources. A WTP sized to provide regional water supply capacity to some or all of these systems will provide a much more cost-effective solution than would each system resolving their individual supply issues.

Finding 50.8.1.B. The project complies with the Goals and Policies, applicable plan area statements, and Code:

The WTP is aligned with the Goals and Policies stated in the TRPA Regional Plan, specifically, PS-1, which states "Public services and facilities should be allowed to upgrade and expand to support existing and new development consistent with the regional plan. Expansion of public services and facilities should be phased in order to meet the needs of new development without creating inefficiencies from over-expansion or under expansion."

Finding 50.8.1.C. The project is consistent with the TRPA Environmental Improvement Program.

The project is not in conflict with the goals of the EIP. Relocation of the existing outdoor, seasonal WTP located in an SEZ to a enclosed facility on high capability land and removal of the concrete pump vault on Chambers Beach will help achieve the goals of protecting and improving the natural and recreational resources of the Lake Tahoe Basin. The removal of the cement vault, a man-made structure, from a shoreline unit currently in non-attainment will help with threshold attainment at McKinney Bay (Shoreline Unit 12).

Finding 50.8.1.D. The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity. The Initial Environmental Checklist was completed for this project. No significant impacts are anticipated.

Finding 50.8.1.E. If the proposed project is to be located within the boundaries of the community plan area, then, to the extent possible consistent with public health and safety, the project is compatible with the applicable community plan.

This project is compatible and an allowed use within the Placer County Tahoe Basin Area Plan. By nature, this public service project is consistent with public health and safety.

Finding 50.8.1.F. Where a public service project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process.

The Placer County Tahoe Basin Area Plan is the guiding document for the project area. Policy PS-P-2 within the Placer County Tahoe Basin Area Plan states that Public Services and Facilities should “Coordinate the provision of public and private services to enhance public health, safety and welfare, reduce costs of service, and avoid duplication of services.”

CHAPTER 61 VEGETATION AND FOREST HEALTH

Finding 61.1.5.B. Before tree-related projects and activities are approved by TRPA, TRPA shall find, based on a report from a qualified forester, that the project or activity is consistent with this chapter and the Code.

As part of the project, 56 pine and fir trees will be removed from the proposed project area. Of the 56 trees to be removed, 27 are less than or equal to 14” diameter at breast height (dbh), 27 are 14” to 30” dbh, and two are greater than 30” dbh. A Tree Report was completed as part of the CEQA process by Dudek in May, 2015. Installation of the waterline from the Lake Intake Pump Station to the proposed WTP will require the removal of 1 pine tree over 30” dbh (32” dbh). The other tree greater than 30” dbh is a 31” dbh fir tree. Based on the existing and proposed locations for the project, there is no reasonable alternatives.

CHAPTER 80 REVIEW OF PROJECTS IN THE SHOREZONE AND LAKEZONE

Finding 80.3.2.A. Significant Harm: The project will not adversely impact littoral processes, fish spawning habitat, backshore stability, or onshore wildlife habitat, including waterfowl nesting areas.

There is no evidence in the project file that indicates the proposed project will adversely impact littoral processes (the waterline and submersible pumps will be trenched below the surface and fastened to the lakebed), fish habitat (as conditioned), backshore stability, or on-shore wildlife habitat, including waterfowl nesting areas.

Finding 80.3.2.B. Accessory Facilities: There are sufficient accessory facilities to accommodate the project.

The proposed waterline and pumps will be accessory to the primary upland public service use.

Finding 80.3.2.C. Compatibility: The project is compatible with existing shorezone and lakezone uses or structures on, or in the immediate vicinity of, the littoral parcel; or that modifications of such existing uses or structures will be undertaken to assure compatibility.

The project is an existing shorezone and lakezone use and structure which is in need of infrastructure improvements in order to provide a reliable potable water source for west shore communities, including meeting the needs for fire protection.

Finding 80.3.2.D. Use: The use proposed in the foreshore or nearshore is water dependent.

The water intake and pump are water dependent. The project proposes to remove a concrete pump vault from a public beach and restore the beach to natural conditions.

Finding 80.3.2.E. Hazardous Materials: Measures will be taken to prevent spills or discharges of hazardous materials.

Temporary BMPs include the use of trench plates on the beach, turbidity curtains, and excavators set on aquatic barges, which will minimize the potential for release of oil, pollutants, and contaminants from entering the Lake. In addition, the special conditions of approval prohibit the discharge of petroleum products, construction waste and litter or earthen materials to the surface waters of Lake Tahoe. All surplus construction waste materials shall be removed from the project and deposited only at TRPA approved points of disposal. No containers of fuel, paint, or other hazardous materials may be stored on the pier or shoreline.

Finding 80.3.2.F. Construction: Construction and access techniques will be used to minimize disturbance to the ground and vegetation.

The lakezone project will be accessed primarily by water with an amphibious barge. A temporary chain link fence will be used as exclusionary fencing between the McKinney Creek streamzone and construction zone. Fiber rolls will also be placed around the construction zone. Orange mesh construction fencing

and silt fencing will be placed around the construction zone on Chambers Beach to limit construction equipment and worker/patron accessibility to environmentally sensitive areas.

Finding 80.3.2.G. Navigation and Safety: The project will not adversely impact navigation or create a threat to public safety as determined by those agencies with jurisdiction over a lake's navigable waters.

The rehabilitated intake and pumps will not adversely impact navigation or create a threat to public safety. The facility is located 21 feet below the surface at low water level, and 27 feet below the surface at high water level.

Finding 80.3.2.H. Other Agency Comments: TRPA has solicited comments from those public agencies having jurisdiction over the nearshore and foreshore and all such comments received were considered by TRPA, prior to action being taken on the project.

The project has received permission from California State Lands and the Department of Drinking Water. AEC has consulted with Lahontan RWQCB. Lahontan has advised submitting an application for a 401 Water Quality Certification with applicable BMPs and construction sequencing, which have also been submitted to TRPA as part of this application. AEC has consulted with the US Army Corps of Engineers and is submitting a Pre-Construction Notification for a NWP to be determined. The project was taken to the Shoreline Review Committee on December 19, 2019 and no negative comments were received. The applicant is required to get approval for the project from the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California State Lands Commission, and Placer County.

Finding 80.3.3.A. The project, and the related use, is of such a nature, scale, density, intensity, and type to be appropriate for the project area, and the surrounding area.

The project and its related use of public health and safety is of such a nature, scale, density, intensity and type that is appropriate for the project area. This project updates and expands an existing use to meet public health and safety needs.

Finding 80.3.3.B. The project, and the related use, will not injure or disturb the health, safety, environmental quality, enjoyment of property, or general welfare of the persons or property in the neighborhood, or in the region.

This project will not injure or disturb the health, safety, environmental quality, enjoyment of property, or general welfare of the persons or property in the neighborhood, or in the region. In fact, this project will enhance the health, safety, environmental quality, enjoyment of property, and general welfare of the persons and property in the neighborhood and region. This project will supply clean water to the surrounding area.

Finding 80.3.3.C. The project, and the related use, will not change the character or the neighborhood, detrimentally affect or alter the purpose of any applicable plan area statement, community, redevelopment, specific, or master plan.

The character of the neighborhood will not be changed with this project. This project incorporates design elements that help it blend rather than contrast and enclose an existing exposed water treatment plan.

80.3.5.A. Additional Findings for Public Service facilities: The project is necessary for public health, safety, or environmental protection.

This project will supply clean water to the surrounding area and is necessary for public health, safety, and environmental protection.

80.3.5.B. There is no reasonable alternative that avoids or reduces the amount of land coverage or disturbance in the backshore.

This project will be removing coverage in the backshore and restoring it to its natural environment. The disturbance for the replacement of the water pipe will be temporary and the minimum amount of grading necessary to complete the project.

Attachment B

Draft Permit

May 20, 2020

Tahoe City Public Utility District
P.O. Box 5249
Tahoe City, CA 96145

DRAFT PERMIT -WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT, 6100 WEST LAKE BOULEVARD, PLACER COUNTY, CALIFORNIA, ASSESSOR'S PARCEL NUMBER (APN) 098-330-001, 098-330-004, 098-330-015, 098-330-023, 098-350-015, TRPA FILE NUMBER ERSP2019-1374

Dear Tahoe City Public Utility District:

Enclosed please find the Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. If you accept and agree to comply with the Permit conditions as stated, please make a copy of the permit, sign the "Permittee's Acceptance" block on the first page the Permit, and return the signed copy to TRPA within twenty-one (21) calendar days of issuance. Should the permittee fail to return the signed permit within twenty-one (21) calendar days of issuance, the permit will be subject to nullification. Please note that signing the permit does not of itself constitute acknowledgement of the permit, but rather acceptance of the conditions of the permit.

TRPA will acknowledge the original permit only after all standard and special conditions of approval have been satisfied. Please schedule an appointment with me to finalize your project. Due to time demands, TRPA cannot accept drop-in or unannounced arrivals to finalize plans

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of this correspondence.

If you have any questions, please contact me by phone at (775) 589-5247 or by email at aborawski@trpa.org.

Sincerely,

Aly Borawski
Senior Planner

CC: Auerbach Engineering Corp.
Lydia Altick
P.O. Box 5399
Tahoe City, CA 96145

DRAFT PERMIT

PROJECT DESCRIPTION: West Lake Tahoe Regional Water Treatment Plant FILE #: ERSP2019-1374

APN: 098-330-001, 004, 015, 023, & 098-350-015 PERMITTEE: Tahoe City Public Utility District

COUNTY/LOCATION: Placer County / 6100 West Lake Blvd.

Having made the findings required by Agency ordinances and rules, the TRPA Governing Board approved the project on **May 27, 2020**, subject to the standard conditions of approval attached hereto (Attachments Q) and the special conditions found in this permit.

This permit shall expire on **May 27, 2023** without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS APPROPRIATE COUNTY PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee

Date

PERMITTEES' ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) _____ Date _____

(PERMIT CONTINUED ON NEXT PAGE)

**APN 098-330-001, 004, 015, 023 & 098-350-015
FILE NO. ERSP2019-1374**

Security Posted (1): Amount: \$5,000 Posted: _____ Type: _____ Receipt No.: _____

Security Administrative Fee (2): Amount: \$ _____ Paid: _____ Receipt No.: _____

Excess Coverage Mitigation Fee (3): Amount: \$ _____ Paid: _____ Receipt No.: _____

Offsite Coverage Mitigation Fee (4): Amount: \$ _____ Paid: _____ Receipt No.: _____

Air Quality Mitigation Fee (5): Amount: \$108.60 Paid: _____ Receipt No.: _____

Notes:

- (1) See Special Condition 3.O., below.
- (2) Consult the TRPA filing fee schedule for the current security administration fee.
- (3) See Special Condition 3.N., below.
- (4) See Special Condition 3.M., below.
- (5) See Special Condition 3.L., below.

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The Permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit authorizes the construction of the West Lake Tahoe Regional Water Treatment Plant (WLTRWTP) for Tahoe City Public Utility District. It proposes to replace the temporary and seasonal water treatment facilities located on the beach of Lake Tahoe and within stream environment zones in the vicinity of Chambers Landing. The purpose is to provide a year-round reliable water source for the west shore communities of Lake Tahoe. It will augment fire protection capabilities and reliability of water throughout the region. This project will help TCPUD meet the California Department of Public Health requirements for their overall system and be a more cost-effective and environmentally efficient solution to the water needs in the area.

The major aspects to this project are development of the new treatment plant, installation of submersible pumps, replacement of the existing water intake pipe, construction of a new pump station where the current plant is, and demolition, including restoration, of the existing intake

pump house vault on the beach. The new treatment plant will be located on an undeveloped parcel on the corner of highway 89 and Lodge Drive, across the highway from Chambers Landing. The facility is proposed on high capability land, Bailey classification class 5. The plant will be 4,068 square feet and include a driveway, parking area and all required Best Management Practices.

Installation of three submersible pumps are proposed with this project for water intake. This will allow for operation flexibility in low and high water demand conditions and to meet existing and projected maximum demand conditions. Having the three pumps will allow for a larger range of flow of water, from a minimum of 200 gallons per minute to a maximum of 650 gallons per minute. These pumps will replace the pump currently located in a vault (pump house) on the Chamber's Landing Beach. The submersible pumps will be fastened to concrete anchor blocks. Total new lake bottom disturbance will be 220 square feet, all located in marginal fish habitat. The existing intake line will be upgraded to a 10-inch diameter pipe. A power cable will be attached to the pipe from the new pumps to Lake Intake Pump Station. New disturbance in feed and cover fish habitat will be mitigated. Cut and fill will be balanced where trenching occurs on the beach. Trenching below high water will result in temporary disturbance and temporary BMP's, including a turbidity curtain, will be in place.

Construction of a new Lake Intake Pump Station and Chemical Feed Room at the existing Seasonal WTP and McKinney Sewer pump station site will be part of the project. This facility will house the motor control center, supervisory control and data acquisition system, emergency generator, and partial pre-chlorination feed pump. A majority of this facility will be located on already disturbed land. The structure will be within the 100-year floodplain but will be constructed to be flood resistant.

Upon completion of the project and passing a TRPA final inspection the parcels 098-330-001 & 098-330-004 will be issued BMP Certificates.

2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
 - A. Revise the land coverage table as follows:
 - i. Add new off-site land coverage being created in the public right-of-way.
 - ii. Add a note under parcel 098-330-004: All coverage to be transferred in, no remaining allowable coverage.
 - iii. Under parcel 098-330-001 revise "existing coverage to be removed" to "existing coverage to be relocated".
 - B. The final construction drawings shall have a note indicating conformance to the design standards for metal siding and roofs of non-glare, low reflective, and matte finish.
 - C. Indicate staging area for construction equipment and materials.

- D. The permittee shall submit an Exterior Lighting Plan with specifications and/or details for all proposed exterior lighting fixtures and a proposed location plan. All exterior lighting shall be consistent with TRPA Code of Ordinances Section 36.8 Exterior Lighting Standards. Specifically, all exterior lighting shall be fully shielded and directed downward so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited.
- E. The permittee shall submit a dewatering plan for the new upland water treatment plant, as excavation depth is approved to 12 feet below ground surface (TRPA File # LCAP2014-0419) and ground water could potentially be encountered. Acceptable dewatering plans include discharging to sanitary sewers or trucking the water out of the basin consistent with standards in Chapter 33 of the TRPA Code of Ordinances.
- F. Provide evidence that the new easements have been recorded, and the old easement, if applicable, has been extinguished.
- G. The permittee shall submit calculations demonstrating that the proposed infiltration trenches are sized accordingly for the slope and soil type of the property and will capture and infiltrate a 20 year/1 hour storm event using the updated spread sheet available at www.tahoebmp.org. The BMP calculation spreadsheet shall be provided for both parcel 098-330-001 and 098-330-004.
- H. Permittee shall transfer 11,975 square feet of coverage to parcel 098-330-04. All transferred coverage shall be from land capability class 1, 2, 3, 4, or 5, or have an IPES score; and be located within Hydrologic Area 7-McKinney Bay, unless it meets the requirements of 30.4.3.6 of the TRPA Code of Ordinances. (Note all coverage transfers must be in compliance with Chapter 30 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure.)
- I. Permittee shall transfer 120 square feet of stream environment zone (SEZ), Bailey's class 1b, restoration credits for coverage relocation to parcel 098-330-001.
- J. Permittee shall provide a mitigation plan for the area of feed and cover permanent disturbance.
- K. A re-vegetation and restoration plan for the coverage being restored in the Class 1b, SEZ, shall be submitted for TRPA approval. This plan shall include at a minimum:
- A description of the site, including the soil type, if applicable, the stream environment zone of backshore type, and existing vegetation.
 - A proposed list of appropriate plant species to be used at the site and a plan showing where they will be planted.
 - A description of the extent and methods of irrigation.
 - Specifications for site preparation and installation of plant materials.
 - Specifications and schedule for onsite care, including amount and method of application of fertilizers pursuant to the BMP Handbook, if necessary.

- Specification for long term plant care and protection, including the amount and method of application of fertilizer.
 - A description of mulches or tackifiers to be used.
- L. The permittee shall submit a \$108.60 air quality mitigation fee. This fee is based on the addition of 3 daily vehicle trip ends at \$36.20/trip.
- M. The permittee shall submit an offsite coverage mitigation fee. This fee will be based on the amount of offsite coverage (land coverage created in the public right-of-way) multiplied by \$8.50 a square foot.
- N. The affected property, APN: 098-330-001, has 1,161 square feet of excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within Hydrologic Transfer Area 7 – McKinney Bay or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of 0.5% (as identified in Table A of Subsection 30.6.1.C, Chapter 30 of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$8.50 for projects within Hydrologic Transfer Area -7 McKinney Bay. Please provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.

- O. The security required under Standard Condition A.3 of Attachment Q shall be \$5,000.00. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and the required security administration fee.
- P. The permittee shall submit three sets of final construction drawings and site plans to TRPA or an electronic version of the final plan set for electronic stamping.
4. The permittee shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said schedule shall include completion dates for each item of construction, as well as BMP installation for the entire project area.
5. The permittee shall have a TYC inspection completed by TRPA staff, or a qualified professional botanist approved by TRPA. Inspections occur from June 15 to September 15 of each year. If the project does not go forward by October 15 of the year it was acknowledged, another TYC inspection shall take place prior to the start of construction. If the inspection reveals that the

site contains TYC plants, the applicants shall submit a TYC Management Plan for the subject parcel. The protection plan shall include methods used during construction for protection of the species and the habitat, monitoring during construction, and also protection measures to be utilized long term. Construction methods must include vegetation fencing to prevent vehicular disturbance, pedestrian disturbance and storage of equipment on the beach. Long-term protection measures may include limiting beach raking, limiting access to the population/habitat, and/or avoiding population disturbance

6. If groundwater is encountered during excavation, dewatering shall occur in accordance with the approved dewatering plan.
7. The maximum depth of excavation is approved to twelve (12) feet below ground surface (TRPA file LCAP2014-0419) for installation of the required elements of the water treatment plant.
8. Disturbance of the lake bed materials shall be kept to the minimum necessary for project construction.
9. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus construction waste materials shall be removed from the project and deposited only at approved points of disposal.
10. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.
11. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced. The permittee shall provide documentation of maintenance activities performed in accordance with the BMP Maintenance log found at tahoebmp.org/maintenance
12. All waste resulting from the saw-cutting of pavement shall be removed using a vacuum (or other TRPA approved method) during the cutting process or immediately thereafter. Discharge of waste material to surface drainage features is prohibited and constitutes a violation of this permit.
13. No staging areas may be used without prior approval from the TRPA Compliance Inspector. Vehicles must be parked on paved surfaces or existing compacted road shoulders.
14. Excavation equipment shall be limited to approved construction areas to minimize site disturbance. No grading or excavation shall be permitted outside of the approved areas of disturbance.
15. All excavated materials that are not to be reused on site shall be hauled to a disposal site approved by the TRPA Compliance Inspector or to a location outside of the Tahoe Basin

16. All refuse enclosures, external mechanical equipment, communication equipment, and utility hardware shall be screened from public view in accordance with Subsection 36.5.2.D of the TRPA Code of Ordinances and be constructed with non-glare finishes that minimize reflectivity.
17. Tree roots must be protected during excavation to prevent damage to the tree. The following practices are recommended:
 - Tree roots four inches in diameter or greater shall not be severed, if avoidable. Hand dig around roots if necessary.
 - If roots cannot be avoided, cut as far away from the trunk as possible.
 - A clean, vertical cut will provide more protection for the tree than leaving roots torn or crushed.
 - Construction materials shall not be stored within the dripline of the tree.
18. Colors of structures shall be consistent with TRPA Code of Ordinances, Chapter 36, Section 36.6, Building Design Standards and TRPA Design Review Guidelines.
19. All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of mulch may enhance vegetative establishment.
20. Drop inlets and storm water conveyance and treatment facilities located downslope of excavated material shall be protected by using drop inlet inserts or fiber rolls.
21. Dust control in the way of sweeping of dirt tracked onto pavement at the end of each day is required where necessary.
22. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.
23. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
24. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

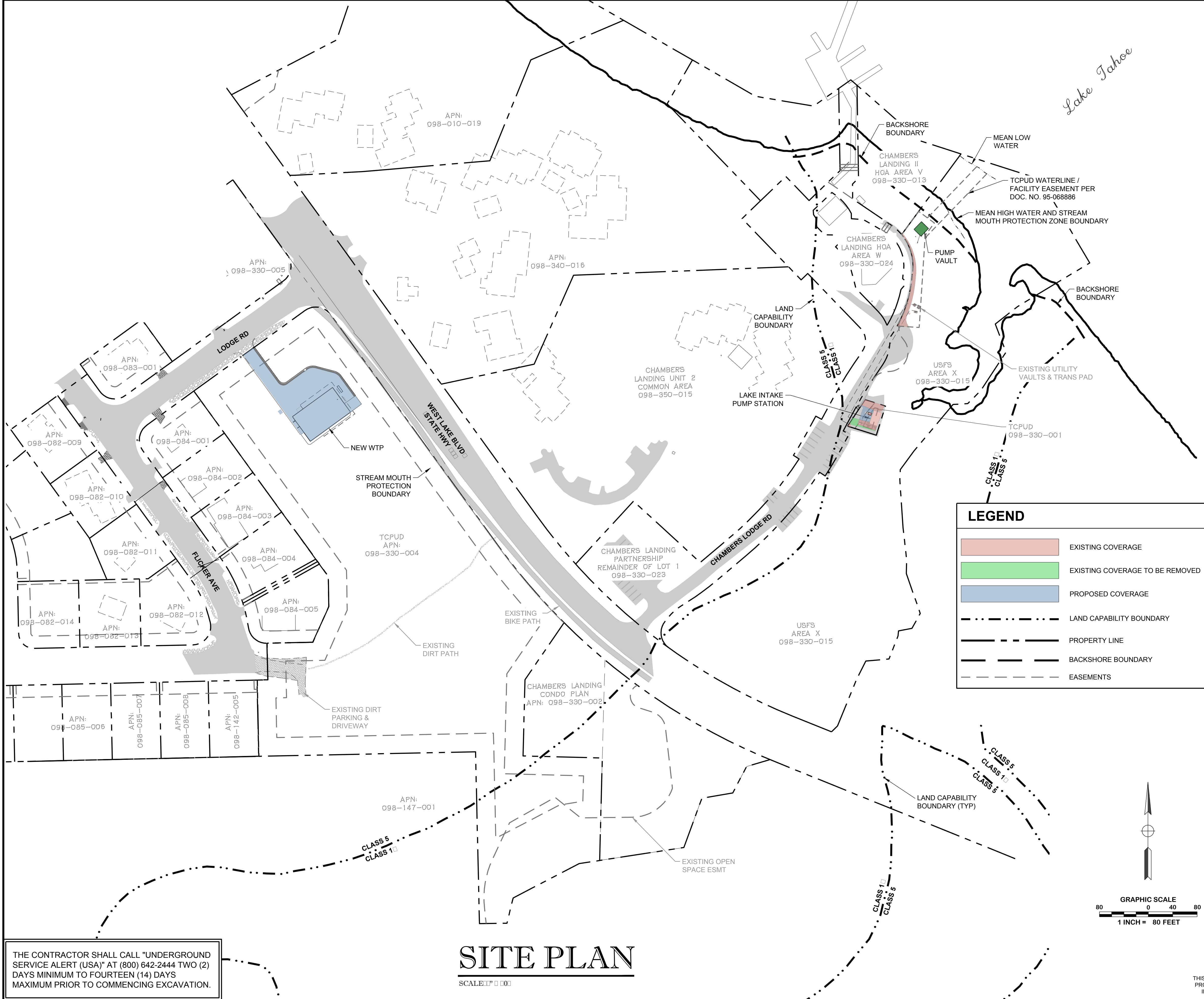
Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

25. This site shall be winterized in accordance with the provisions of Attachment R by October 15th of each construction season.

END OF PERMIT

Attachment C

Site Plan



LAKE INTAKE PUMP STATION

APN: 098-330-001

EXISTING COVERAGE		AREA	ALLOWABLE
CLASS 1b	2109 SF	X	21 SF
TOTALS:	LOT 2109 SF	ALLOWED	21 SF

LAND COVERAGE CLASS 1b		AREA
AC PAVEMENT		850 SF
BUILDING		313 SF
UTILITY VAULT		19 SF
TOTAL		1182 SF

EXISTING COVERAGE TO BE REMOVED

LAND COVERAGE CLASS 1b		AREA
AC PAVEMENT		-202 SF
TOTAL		-202 SF

PROPOSED COVERAGE

LAND COVERAGE CLASS 1b		AREA
AC PAVEMENT		699 SF
BUILDING		658 SF
UTILITY VAULT		19 SF
TOTAL		1376 SF

RELOCATION OF TRPA-VERIFIED EXISTING COVERAGE

APN	AREA
098-330-001	394
RELOCATE AT 1.5 : 1	591
REMOVAL COVERAGE IN CLASS 1b	471
REQUIRED SEZ RETIRED COVERAGE	120
TOTAL INCLUDES CLASS 1b COVERAGE REMOVAL ON APN 098-330-015 AND 098-330-001 (269 + 202 = 471)	

PUMP VAULT

WATERLINE FACILITY EASEMENT ON APN 098-330-001

EXISTING COVERAGE		AREA	ALLOWABLE
CLASS 1b	7075 SF	X	71 SF
TOTALS:	LOT 7075 SF	ALLOWED	71 SF

LAND COVERAGE CLASS 1b		AREA
AC PAVEMENT		882 SF
PUMP VAULT		269 SF
TRANSFORMER PAD		20 SF
UTILITY VAULTS		29 SF
STONE COLUMN		6 SF
TOTAL		1206 SF

EXISTING COVERAGE TO BE REMOVED

LAND COVERAGE CLASS 1b		AREA
PUMP VAULT		-269 SF
TOTAL		-269 SF

PROPOSED COVERAGE

LAND COVERAGE CLASS 1b		AREA
AC PAVEMENT		882 SF
TRANSFORMER PAD		20 SF
UTILITY VAULTS		29 SF
STONE COLUMN		6 SF
TOTAL		937 SF

TOTAL COVERAGE ADDED OR REMOVED

LAND COVERAGE CLASS 1b		AREA
TOTAL		-269 SF

NEW WTP

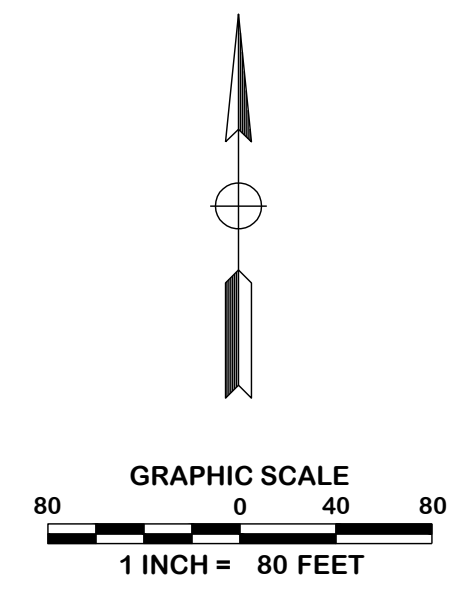
APN: 098-147-000

LAND CLASSIFICATIONS		AREA	ALLOWABLE
CLASS 5	24316 SF	X	60779 SF
CLASS 1b	39770 SF	X	398 SF
TOTALS:	LOT 282886 SF	ALLOWED	61177 SF

PROPOSED COVERAGE		AREA
LAND COVERAGE CLASS 5		7066 SF
AC PAVEMENT		4068 SF
BUILDING		376 SF
CONCRETE CONTACTOR/CLEARWELL		433 SF
CONCRETE ENTRIES/WALKWAYS		32 SF
TRANSFORMER PAD		11975 SF
TOTAL		11975 SF

LEGEND

- EXISTING COVERAGE
- EXISTING COVERAGE TO BE REMOVED
- PROPOSED COVERAGE
- LAND CAPABILITY BOUNDARY
- PROPERTY LINE
- BACKSHORE BOUNDARY
- EASEMENTS



THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

SITE PLAN

SCALE: 1" = 80'

REV	DATE	DESCRIPTION



Kennedy/Jenks Consultants
Engineers & Scientists
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 WWW.KJAENGINEERING.COM

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90 DESIGN - NOT FOR CONSTRUCTION

TAHOE CITY PUBLIC UTILITY DISTRICT
WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT
 TRPA COVERAGE PLAN

TAHOE CITY PLACER COUNTY CALIFORNIA

BAR IS ONE INCH ON ORIGINAL DRAWING



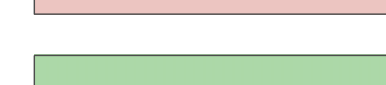




PROJECT NUMBER: 22-65B
 SURVEY BY: AEC
 SURVEY DATE: -
 DESIGN BY: CA
 DRAFTING BY: CN
 CHECKED BY: WRA
 DATE: MARCH, 2020

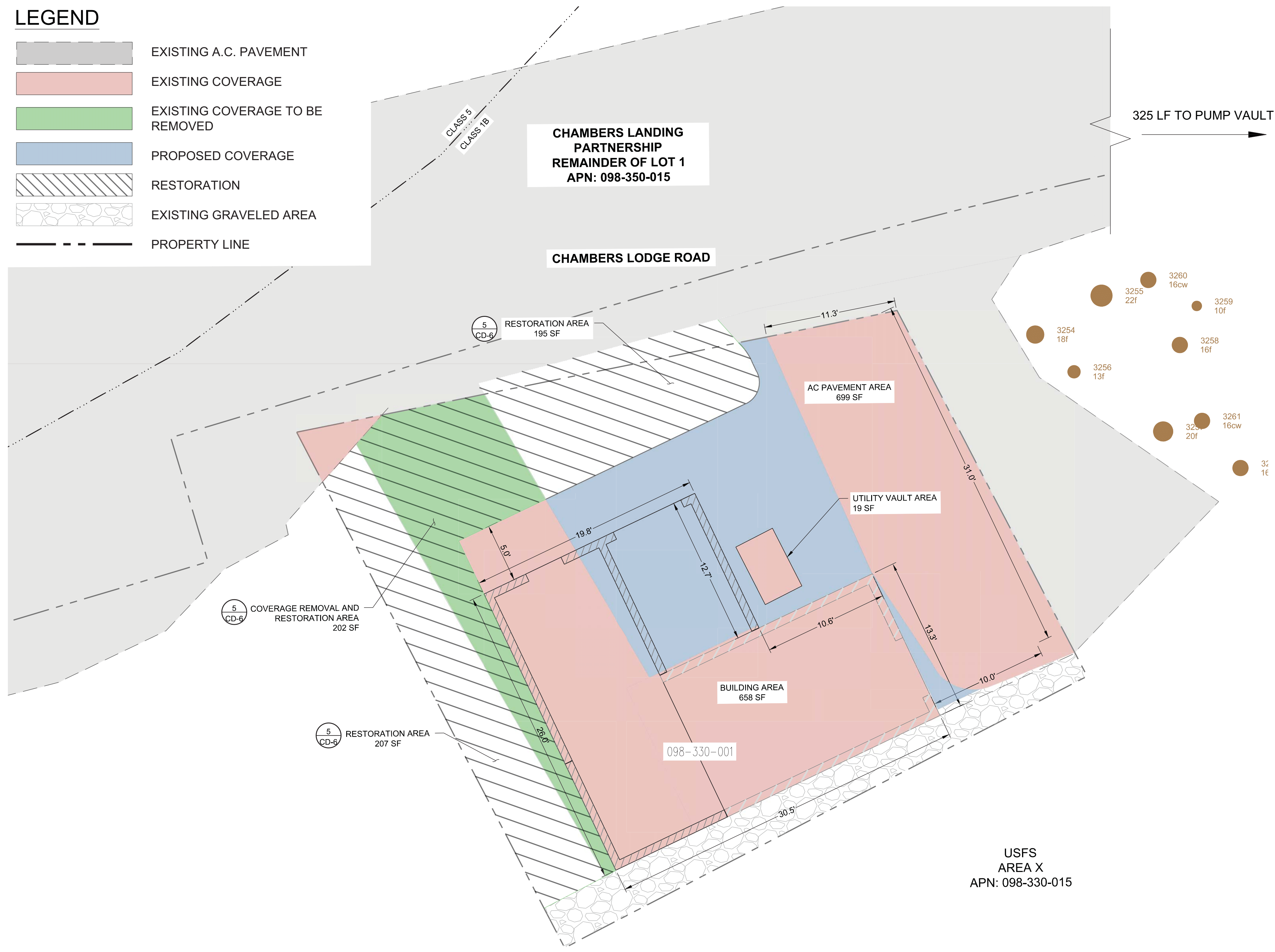
SCALES:
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 HORIZONTAL: G-8
 VERTICAL: N/A

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SHEET: of

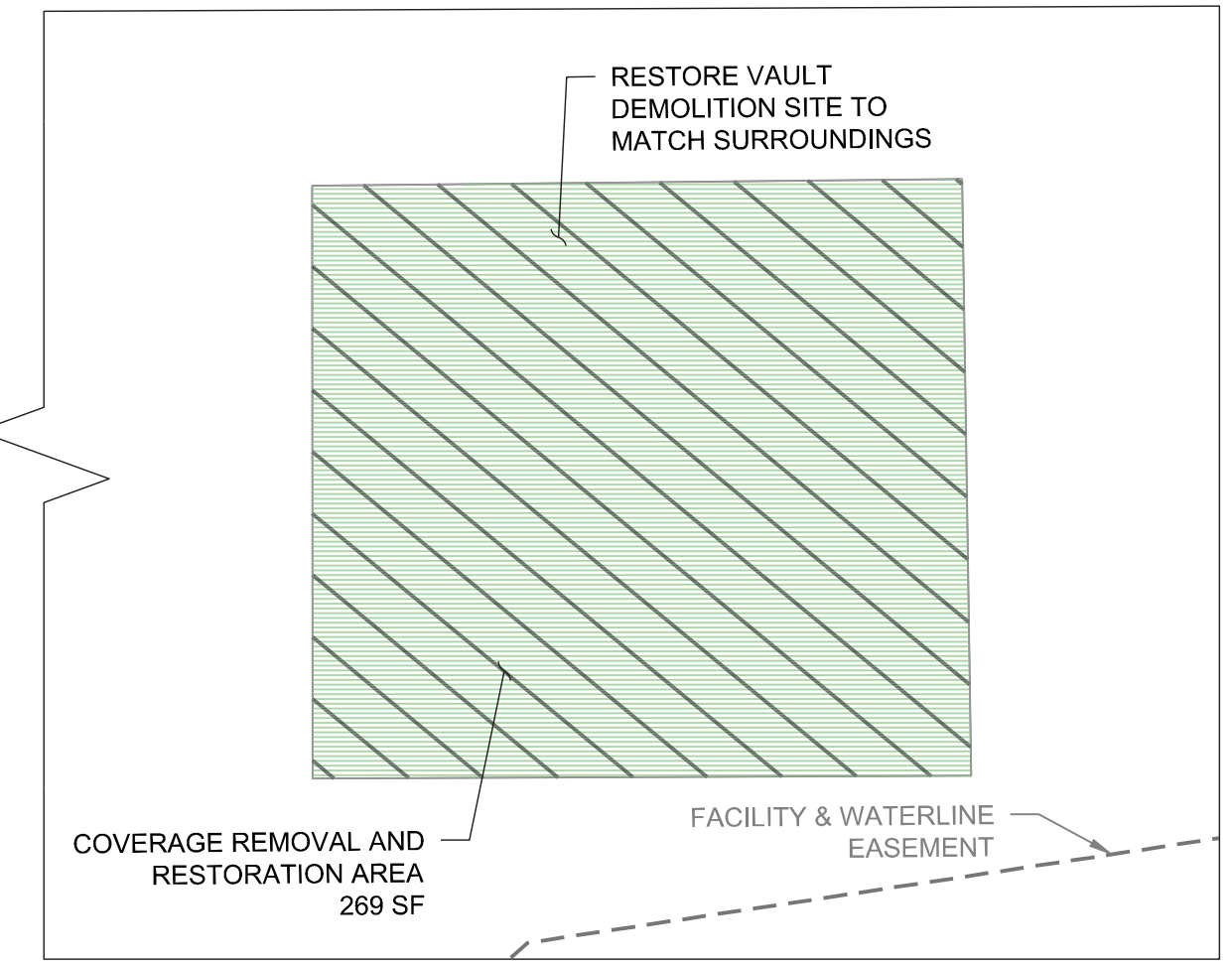
LEGEND

-  EXISTING A.C. PAVEMENT
-  EXISTING COVERAGE
-  EXISTING COVERAGE TO BE REMOVED
-  PROPOSED COVERAGE
-  RESTORATION
-  EXISTING GRAVELED AREA
-  PROPERTY LINE



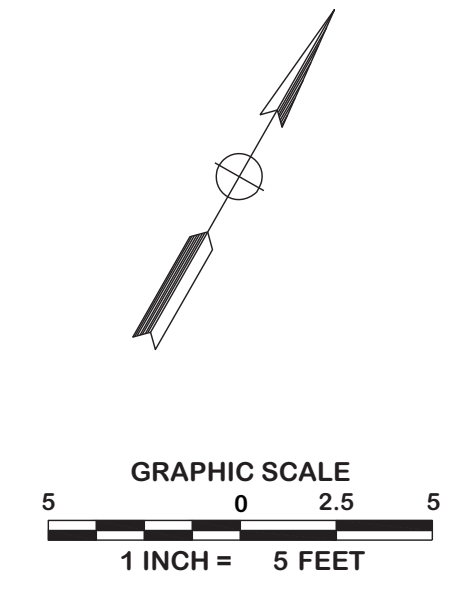
LAKE INTAKE PUMP STATION RESTORATION

SCALE: 1" = 5'



PUMP VAULT RESTORATION

SCALE: 1" = 5'



J:\22 655\DWG\Exhibits\TRPA\22 655 TRPA Restoration Plan.dwg

90% DESIGN - NOT FOR CONSTRUCTION

REV	DATE	REVISIONS	BY

RECORD DRAWING

DATE: _____ ENGINEER INITIAL: _____



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Engineers & Scientists
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TAHOE CITY PUBLIC UTILITY DISTRICT
WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT
 TRPA RESTORATION PLAN
 TAHOE CITY PLACER COUNTY CALIFORNIA

PROJECT NUMBER:	22 655B
SURVEY BY:	AEC
SURVEY DATE:	-
DESIGN BY:	CA
DRAFTING BY:	CN
CHECKED BY:	WRA
DATE:	FEBRUARY, 2020

SCALES:	1" = 80'	G-8
HORIZONTAL:	N/A	
VERTICAL:	N/A	

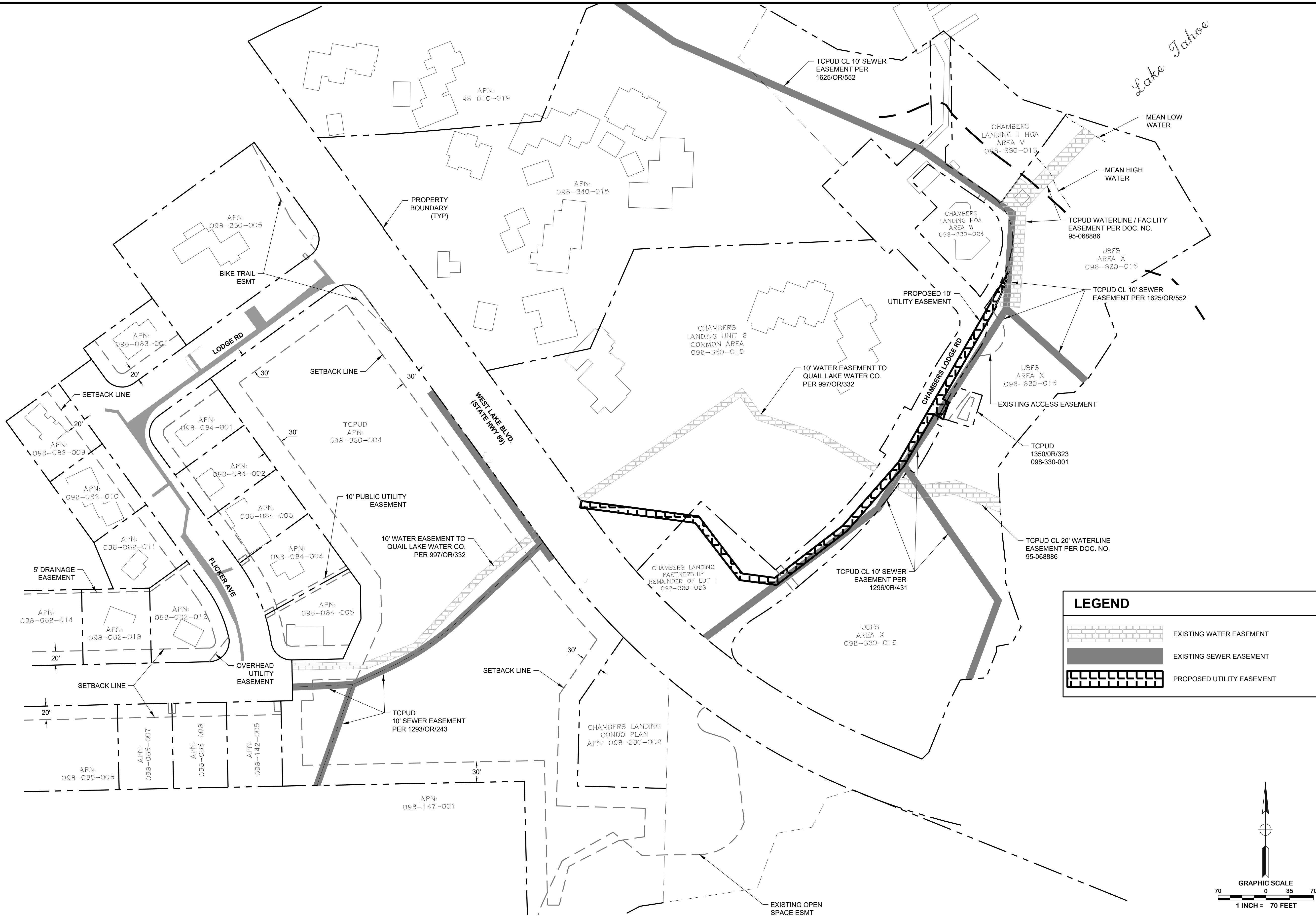
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THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

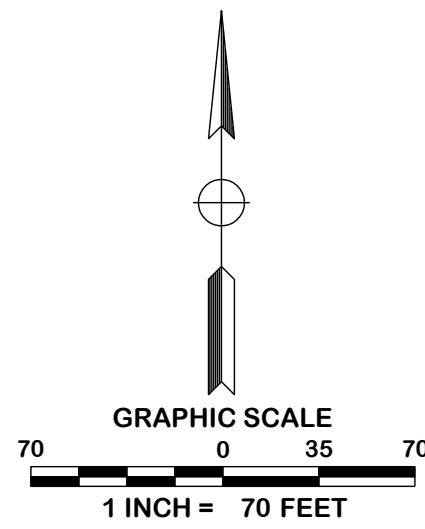
EASEMENT PLAN

SCALE: 1" = 70'



LEGEND

- EXISTING WATER EASEMENT
- EXISTING SEWER EASEMENT
- PROPOSED UTILITY EASEMENT



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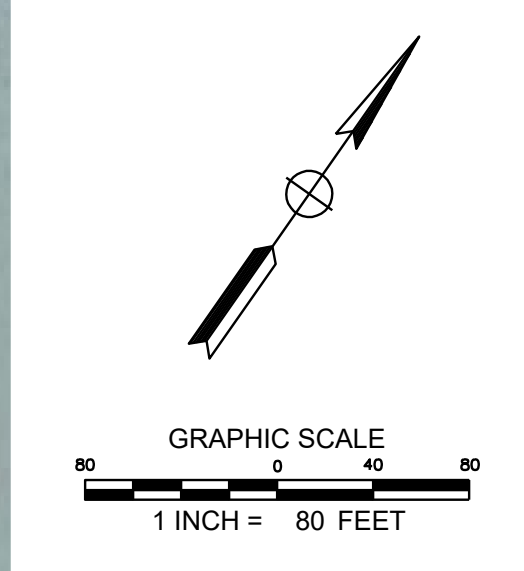
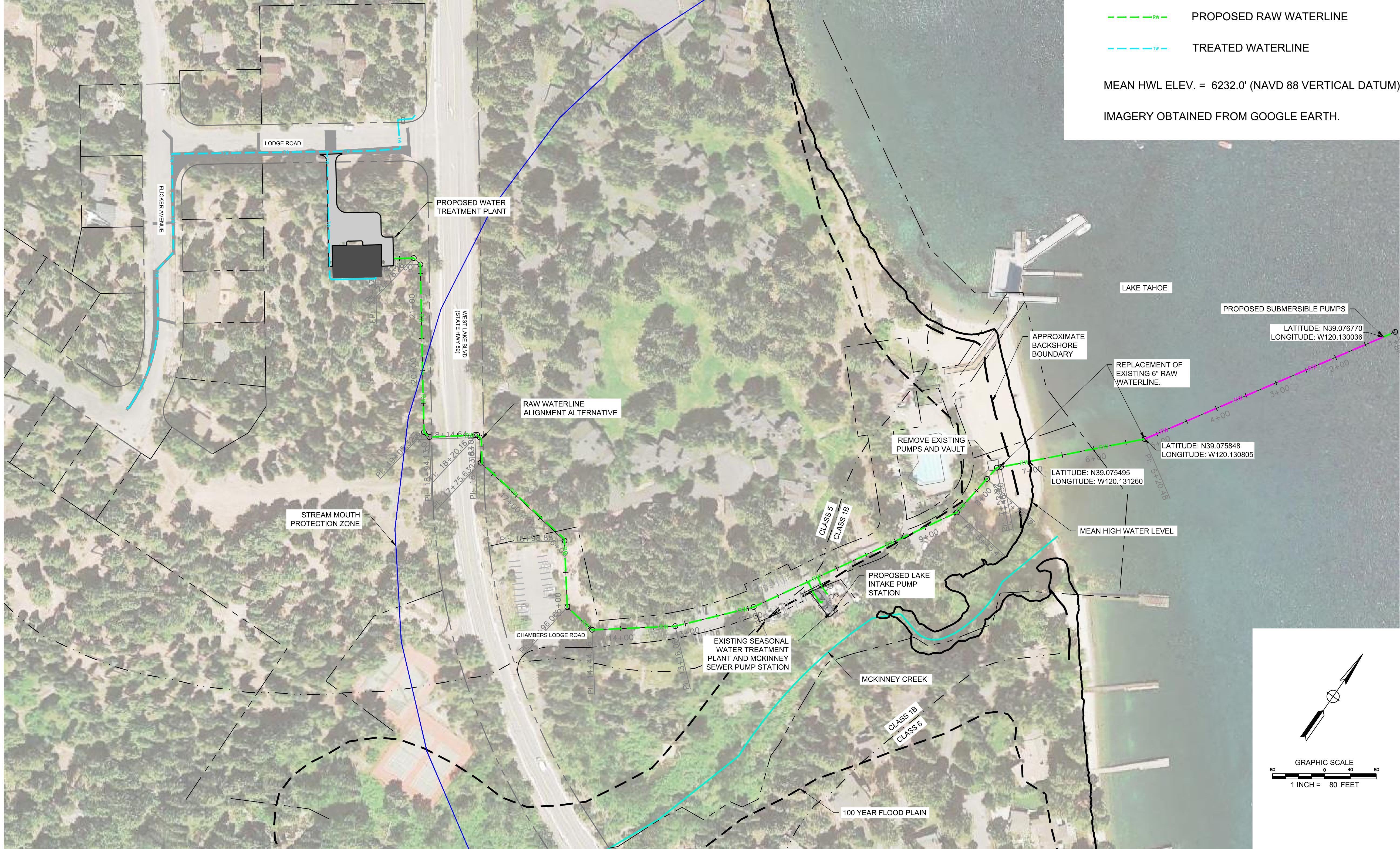
	REVISIONS		
	REV DATE		
RECORD DRAWING			
	DATE	ENGINEER INITIAL	
<p>Kennedy/Jenks Consultants Engineers & Scientists 10850 GOLD CENTER DRIVE, SUITE 350 RANCHO CORDOVA, CALIFORNIA, 95670</p> <p>AUERBACH ENGINEERING CORP. P.O. BOX 5399 • 645 W. LAKE BLVD. • TAHOE CITY, CALIFORNIA 96145 VOICE 530.581.1116 • FAX 530.581.3162 WWW.AUERBACHENGINEERING.COM</p>			
<p>TAHOE CITY PUBLIC UTILITY DISTRICT WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT TCPUD EASEMENT PLAN</p>			
TAHOE CITY	PLACER COUNTY	CALIFORNIA	
<p>PROJECT NUMBER: 22.658 SURVEY BY: AEC SURVEY DATE: - DESIGN BY: NC DRAFTING BY: PS CHECKED BY: WRA</p> <p>DATE: SEPTEMBER 27, 2019</p>			
<p>SCALES: 1" = 70' HORIZONTAL N/A VERTICAL</p>			
			G-10
			SHEET: 10 of 119

LEGEND

- EXISTING RAW WATERLINE
- PROPOSED RAW WATERLINE
- TREATED WATERLINE

MEAN HWL ELEV. = 6232.0' (NAVD 88 VERTICAL DATUM)

IMAGERY OBTAINED FROM GOOGLE EARTH.



REV	DATE	REVISIONS	BY

RECORD DRAWING	
DATE	ENGINEER INITIAL



Kennedy/Jenks Consultants
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TAHOE CITY PUBLIC UTILITY DISTRICT
**WEST LAKE TAHOE REGIONAL
 WATER TREATMENT PLANT**
 PROJECT OVERVIEW
 TAHOE CITY PLACER COUNTY CALIFORNIA

BAR IS ONE INCH ON ORIGINAL DRAWING	PROJECT NUMBER: 22-65B
	SURVEY BY: AEC
	SURVEY DATE: -
	DESIGN BY: NC
	DRAFTING BY: PS
	CHECKED BY: WRA
DATE: SEPTEMBER 27, 2019	

SCALES:	
1" = 70'	
HORIZONTAL	G-11
N/A	
VERTICAL	SHEET: 11 of 119

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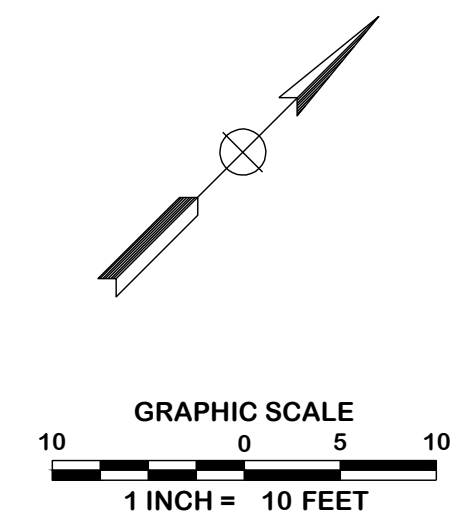
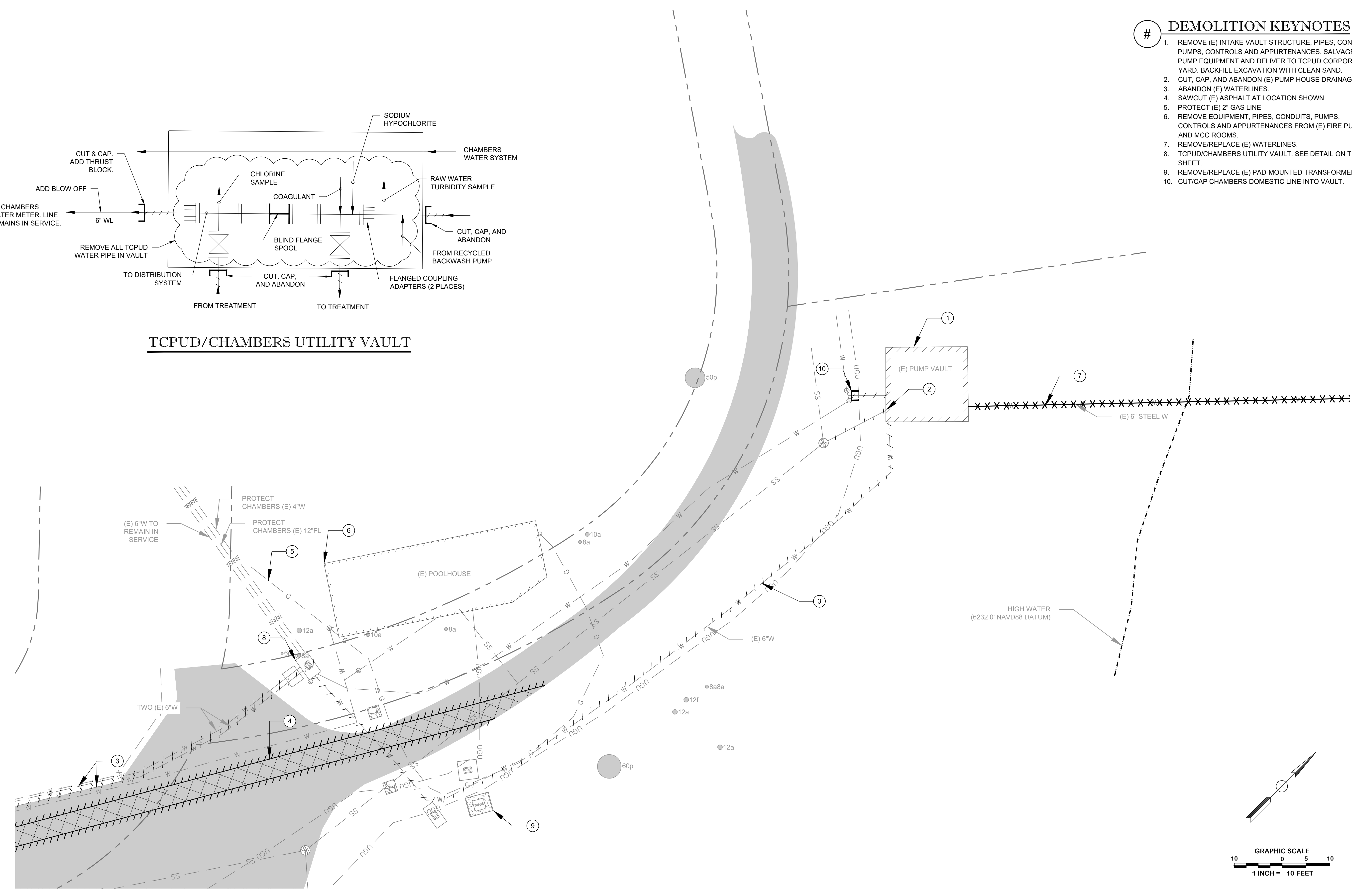
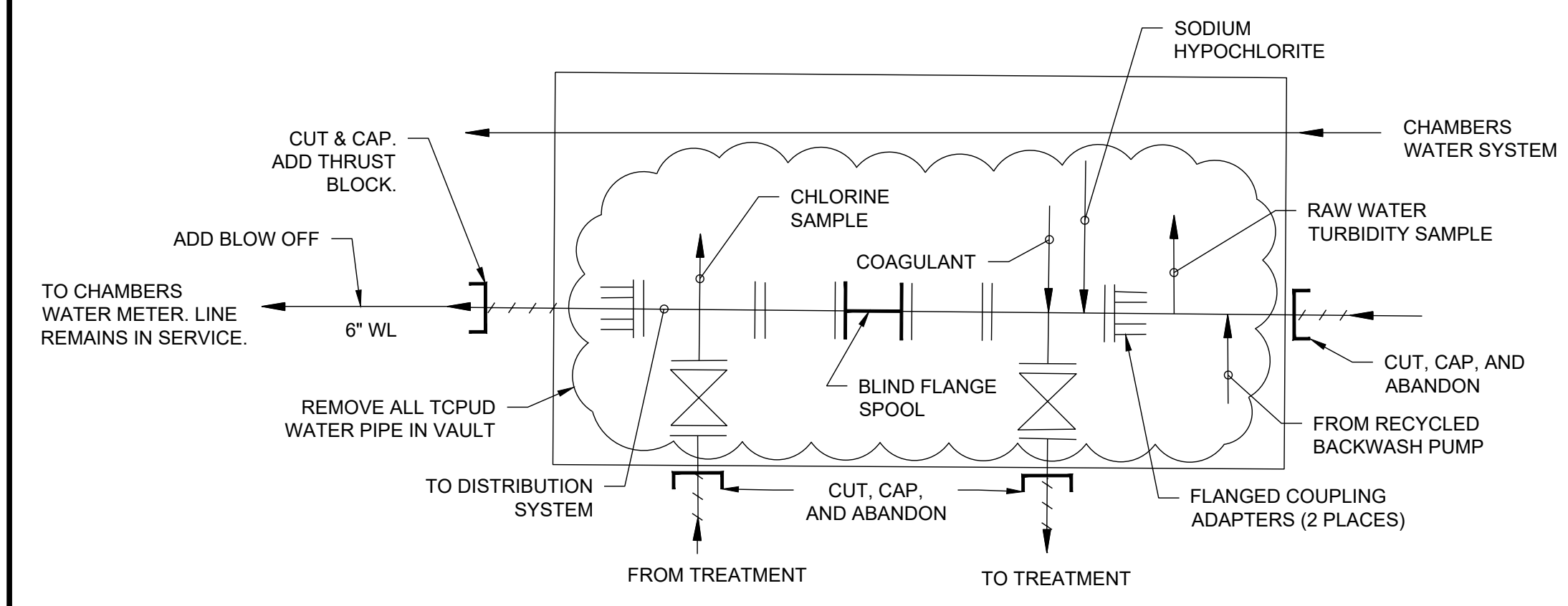
THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

EXISTING INTAKE PLAN

SCALE: 1" = 10'

- ### # DEMOLITION KEYNOTES
1. REMOVE (E) INTAKE VAULT STRUCTURE, PIPES, CONDUITS, PUMPS, CONTROLS AND APPURTENANCES. SALVAGE PUMP EQUIPMENT AND DELIVER TO TCPUD CORPORATION YARD. BACKFILL EXCAVATION WITH CLEAN SAND.
 2. CUT, CAP, AND ABANDON (E) PUMP HOUSE DRAINAGE PIPE.
 3. ABANDON (E) WATERLINES.
 4. SAWCUT (E) ASPHALT AT LOCATION SHOWN
 5. PROTECT (E) 2" GAS LINE
 6. REMOVE EQUIPMENT, PIPES, CONDUITS, PUMPS, CONTROLS AND APPURTENANCES FROM (E) FIRE PUMP AND MCC ROOMS.
 7. REMOVE/REPLACE (E) WATERLINES.
 8. TCPUD/CHAMBERS UTILITY VAULT. SEE DETAIL ON THIS SHEET.
 9. REMOVE/REPLACE (E) PAD-MOUNTED TRANSFORMER.
 10. CUT/CAP CHAMBERS DOMESTIC LINE INTO VAULT.

TCPUD/CHAMBERS UTILITY VAULT



90% DESIGN - NOT FOR CONSTRUCTION

REV	DATE	BY	REVISIONS

RECORD DRAWING
DATE: _____ ENGINEER INITIAL: _____



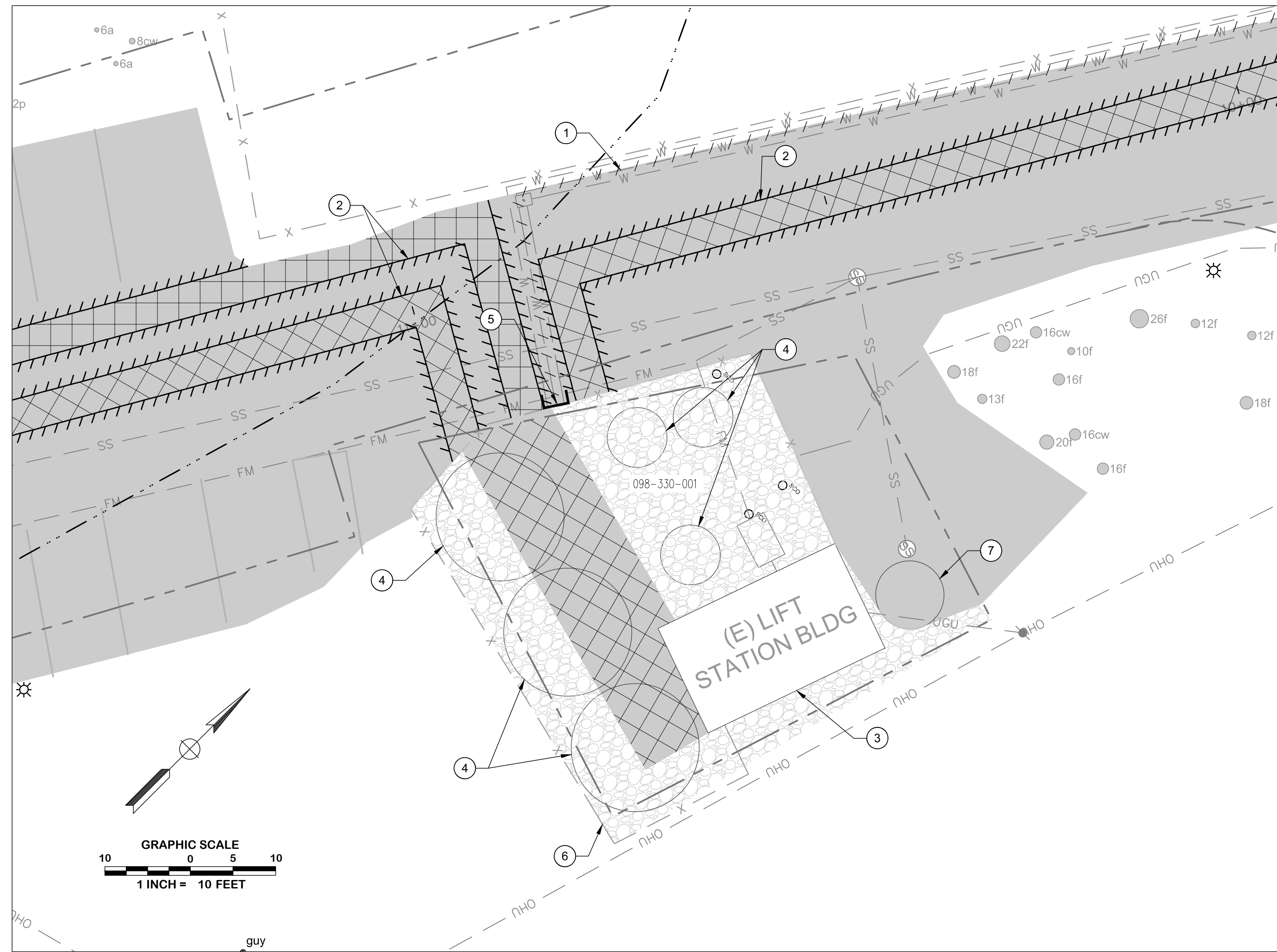
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TAHOE CITY PUBLIC UTILITY DISTRICT
WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT
EXISTING INTAKE DEMOLITION PLAN
TAHOE CITY PLACER COUNTY CALIFORNIA

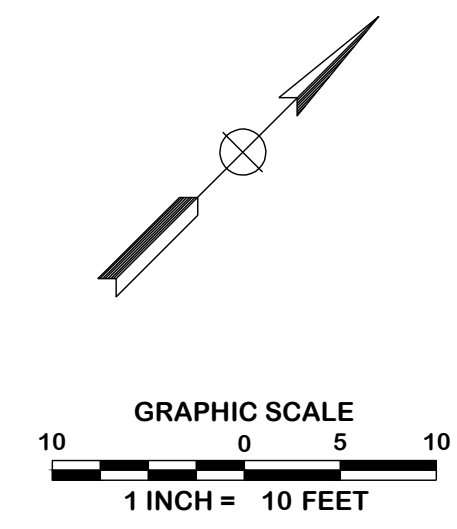
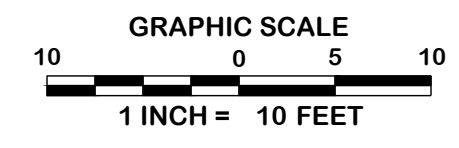
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SURVEY BY:	AEC
SURVEY DATE:	-
DESIGN BY:	NC
DRAFTING BY:	PS
CHECKED BY:	WRA
DATE:	SEPTEMBER 27, 2019
SCALES:	1" = 10'
HORIZONTAL:	C-1
VERTICAL:	N/A
SHEET:	12 of 119

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EXISTING INTERIM WTP
SCALE: 1" = 10'

- # DEMOLITION KEYNOTES**
1. ABANDON (E) WATERLINES.
 2. SAWCUT (E) ASPHALT AT LOCATION SHOWN.
 3. (E) SSWR LIFT STATION AND RELATED EQUIPMENT TO REMAIN. BUILDING MODIFICATIONS PER ARCH DWGS.
 4. REMOVE (E) WATER TREATMENT PLANT INCLUDING PUMPS, CHEMICAL FEED EQUIPMENT, CONTROLS, TANKS, PIPING AND VALVES, STANBY GENERATOR, CONDUIT, FENCE AND APPURTENANCES. SALVAGE EQUIPMENT AND DELIVER TO TCPPUD CORPORATION YARD.
 5. DISCONNECT AND CAP (E) WATER LINES.
 6. DEMO (E) FENCE THROUGHOUT CONSTRUCTION
 7. PROTECT (E) BACKWASH TANK.



THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

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RECORD DRAWING
DATE: _____ ENGINEER INITIAL: _____



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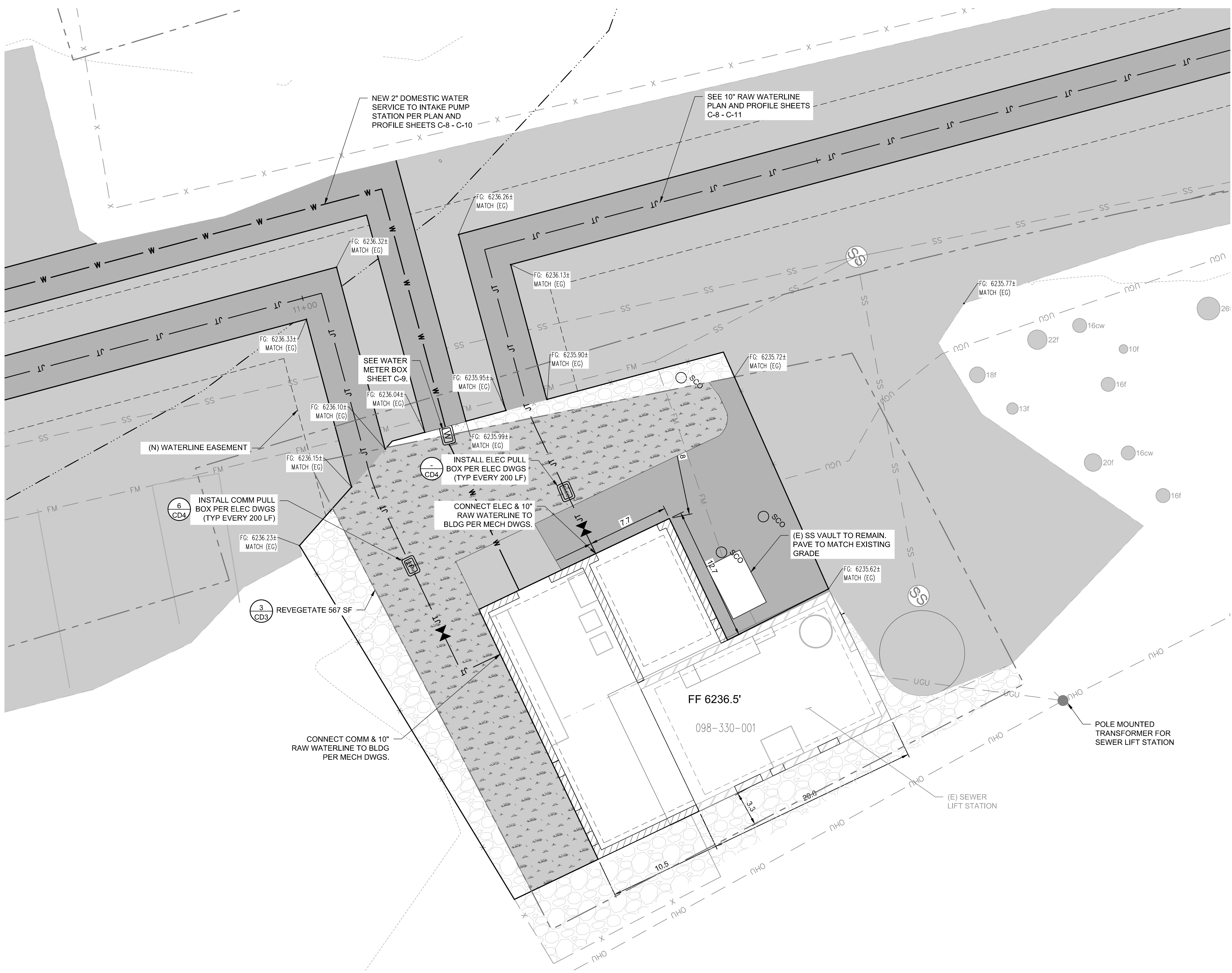
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TAHOE CITY PUBLIC UTILITY DISTRICT
WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT
EXISTING INTERIM WTP
DEMOLITION PLAN
TAHOE CITY PLACER COUNTY CALIFORNIA

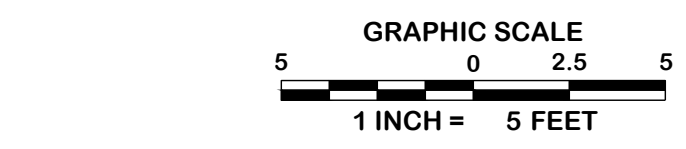
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PROJECT NUMBER: 22.65B
SURVEY BY: AEC
SURVEY DATE: -
DESIGN BY: NC
DRAFTING BY: PS
CHECKED BY: WRA
DATE: SEPTEMBER 27, 2019

SCALES:
1" = 10'
HORIZONTAL
N/A
VERTICAL
C-2
SHEET: 13 of 119



LINE TABLE: (P) EOP

TAG #	LENGTH	BEARING



90% DESIGN - NOT FOR CONSTRUCTION

REV #	DATE	DESCRIPTION

RECORD DRAWING

DATE: _____ ENGINEER INITIAL: _____



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TAHOE CITY PUBLIC UTILITY DISTRICT
WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT

LAKE INTAKE PUMP STATION SITE LAYOUT,
 GRADING, UTILITY, AND DRAINAGE PLAN

TAHOE CITY PLACER COUNTY CALIFORNIA

PROJECT NUMBER:	22.65B
SURVEY BY:	AEC
DESIGN BY:	NC
DRAFTING BY:	PS
CHECKED BY:	WRA
DATE:	SEPTEMBER 27, 2019

SCALES:	1" = 5'
HORIZONTAL:	C-3
VERTICAL:	N/A
SHEET:	14 of 119

THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

LAKE INTAKE PUMP STATION PLAN

SCALE: 1" = 5'

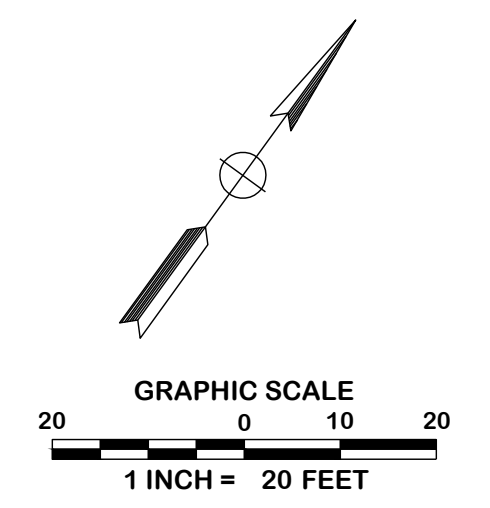
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J:\22.65B\DWG\Final\Sheets\22.65B_C3.dwg



Point #	Size/Description
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3537	22p
2685	32p
2237	17p
2258	16f
3538	12f
2266	12f
5022	15f
2238	8f
2686	14f
2232	22f
2688	28f
3648	16f
2240	26f
2242	12f
2690	14p
2178	10f
3650	28f
2248	10f
3656	26f
2891	8f
5006	19p
2254	6c
3662	12p
2256	14f
5014	6p
2262	17f

Point #	Size/Description
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2179	22f
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2245	12f
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5013	7f
2229	14p
2272	17f
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2236	29f
2265	24p



WTP PLAN

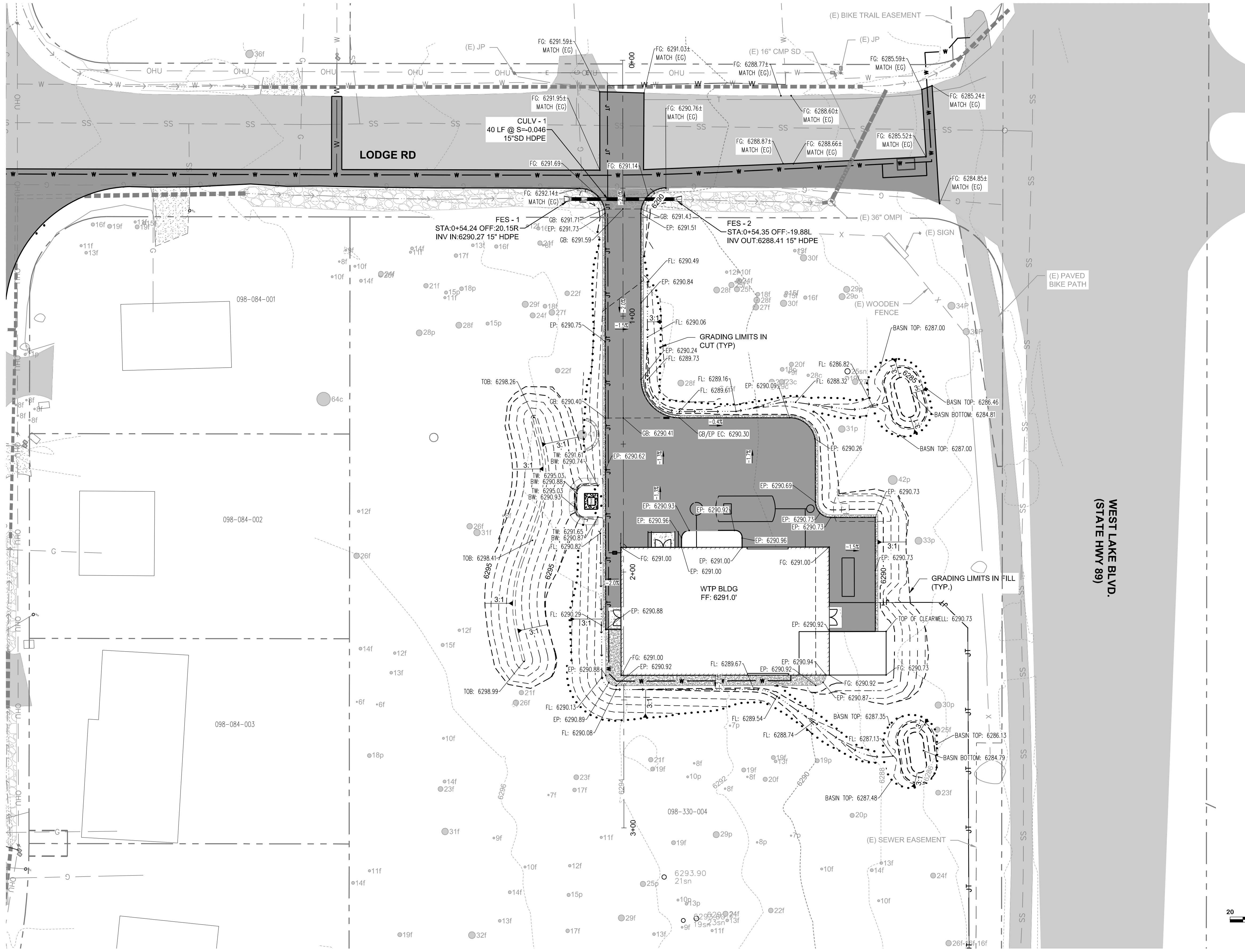
SCALE: 1" = 20'

THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

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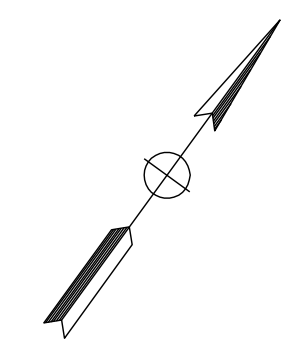
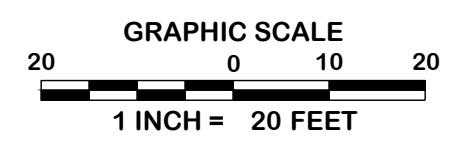
90% DESIGN - NOT FOR CONSTRUCTION

REVISIONS		REV DATE		BY	
RECORD DRAWING					
DATE		ENGINEER INITIAL			
Kennedy/Jenks Consultants Engineers & Scientists 10850 GOLD CENTER DRIVE, SUITE 350 RANCHO CORDOVA, CALIFORNIA, 95670 WWW.AUERBACHENGINEERING.COM					
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TAHOE CITY PUBLIC UTILITY DISTRICT WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT			WTP DEMOLITION PLAN		
TAHOE CITY		PLACER COUNTY		CALIFORNIA	
BAR IS ONE INCH ON ORIGINAL DRAWING PROJECT NUMBER: 22.65B SURVEY BY: AEC SURVEY DATE: - DESIGN BY: NC DRAFTING BY: PS CHECKED BY: WRA DATE: SEPTEMBER 27, 2019					
SCALES: 1" = 20' HORIZONTAL N/A VERTICAL					
C-4					SHEET: 15 of 119



WTP PLAN

SCALE: 1" = 20'



THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

REV	DATE	REVISIONS	BY

RECORD DRAWING
DATE: _____ ENGINEER INITIAL: _____



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TAHOE CITY PUBLIC UTILITY DISTRICT
**WEST LAKE TAHOE REGIONAL
WATER TREATMENT PLANT**

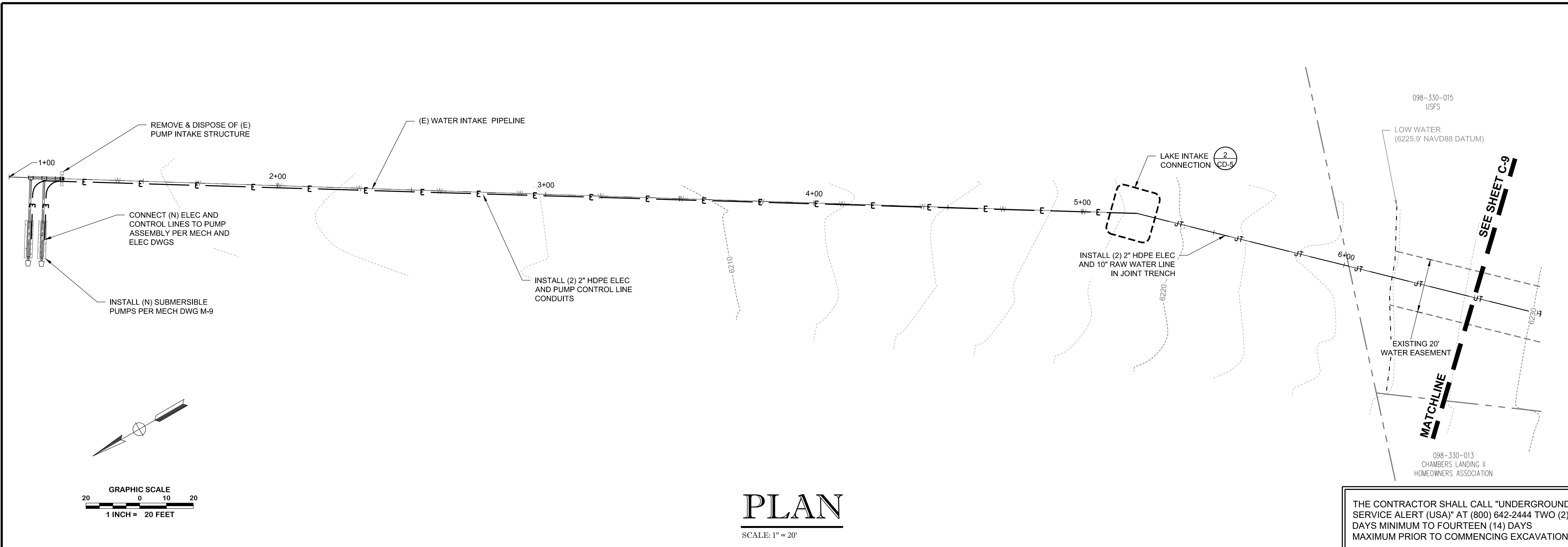
WTP SITE GRADING
AND DRAINAGE PLAN

TAHOE CITY PLACER COUNTY CALIFORNIA

PROJECT NUMBER:	22.65B
SURVEY BY:	AEC
DESIGN BY:	NC
DRAFTING BY:	PS
CHECKED BY:	WRA
DATE:	SEPTEMBER 27, 2019

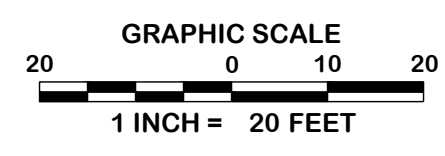
SCALES:	1" = 20'	C-6
HORIZONTAL	N/A	
VERTICAL	N/A	
SHEET:	17	of 119

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PLAN

SCALE: 1" = 20'



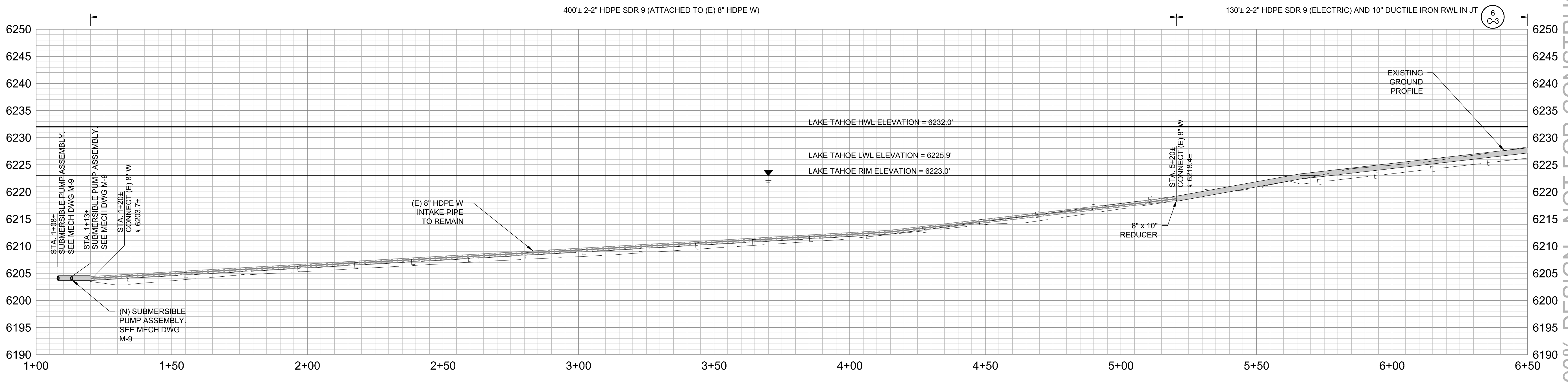
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PROFILE

SCALE: (H) 1" = 20'
(V) 1" = 10'

TAHOE CITY PUBLIC UTILITY DISTRICT
WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT

RAW WATER PIPELINE
PLAN AND PROFILE I

TAHOE CITY PLACER COUNTY CALIFORNIA

BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER:	22 65B
SURVEY BY:	AEC
SURVEY DATE:	-
DESIGN BY:	NC
DRAFTING BY:	PS
CHECKED BY:	WRA
DATE:	SEPTEMBER 27, 2019

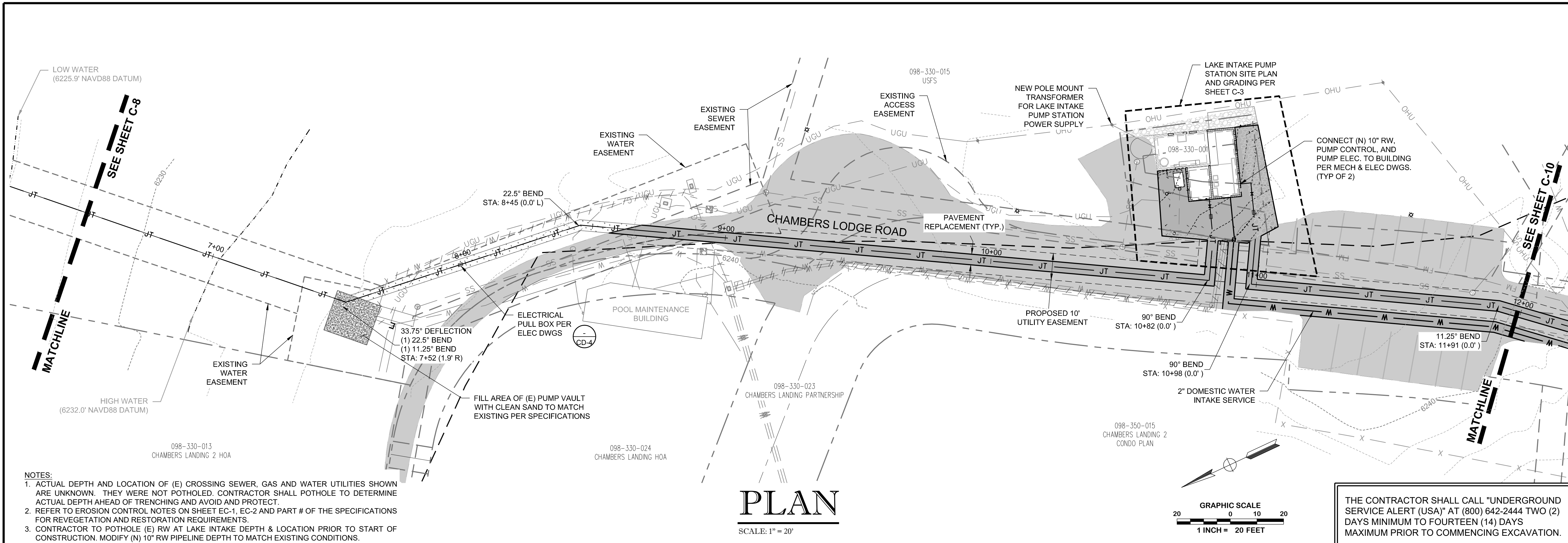
SCALES:
AS NOTED
HORIZONTAL
AS NOTED
VERTICAL

C-8

SHEET: 19 of 119

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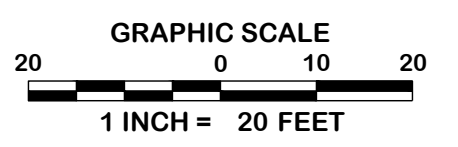
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- NOTES:
1. ACTUAL DEPTH AND LOCATION OF (E) CROSSING SEWER, GAS AND WATER UTILITIES SHOWN ARE UNKNOWN. THEY WERE NOT POTHOLED. CONTRACTOR SHALL POTHOLE TO DETERMINE ACTUAL DEPTH AHEAD OF TRENCHING AND AVOID AND PROTECT.
 2. REFER TO EROSION CONTROL NOTES ON SHEET EC-1, EC-2 AND PART # OF THE SPECIFICATIONS FOR REVEGETATION AND RESTORATION REQUIREMENTS.
 3. CONTRACTOR TO POTHOLE (E) RW AT LAKE INTAKE DEPTH & LOCATION PRIOR TO START OF CONSTRUCTION. MODIFY (N) 10" RW PIPELINE DEPTH TO MATCH EXISTING CONDITIONS.

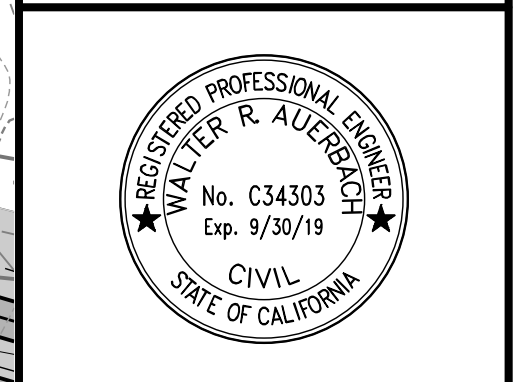
PLAN

SCALE: 1" = 20'



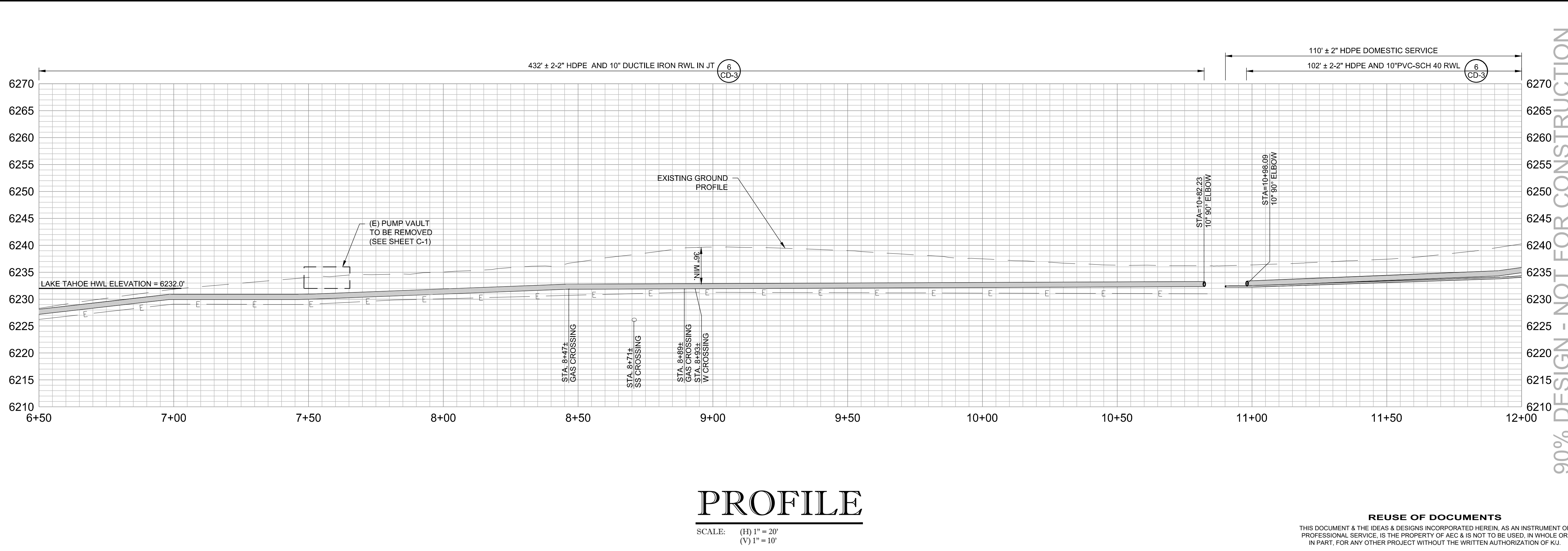
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REV	DATE	REVISIONS



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PROFILE

SCALE: (H) 1" = 20'
(V) 1" = 10'

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TAHOE CITY PUBLIC UTILITY DISTRICT
WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT
 RAW WATER PIPELINE
 PLAN AND PROFILE II

TAHOE CITY PLACER COUNTY CALIFORNIA

DATE: SEPTEMBER 27, 2019

PROJECT NUMBER: 22.65B
 SURVEY BY: AEC
 SURVEY DATE: -
 DESIGN BY: NC
 DRAFTING BY: PS
 CHECKED BY: WRA

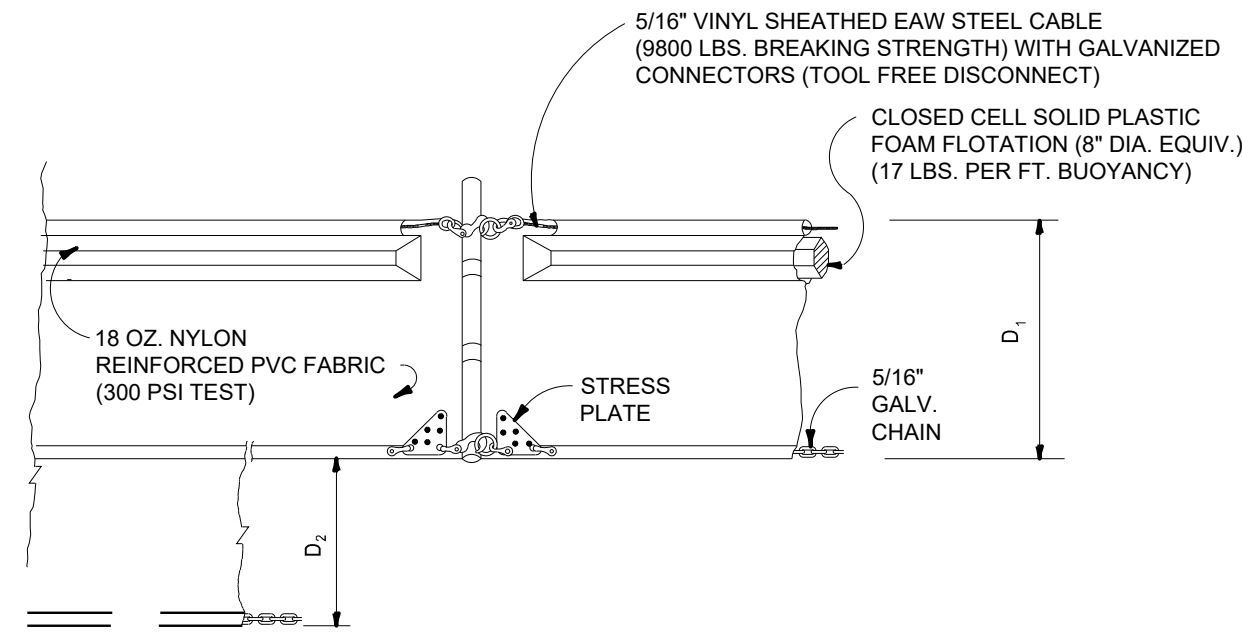
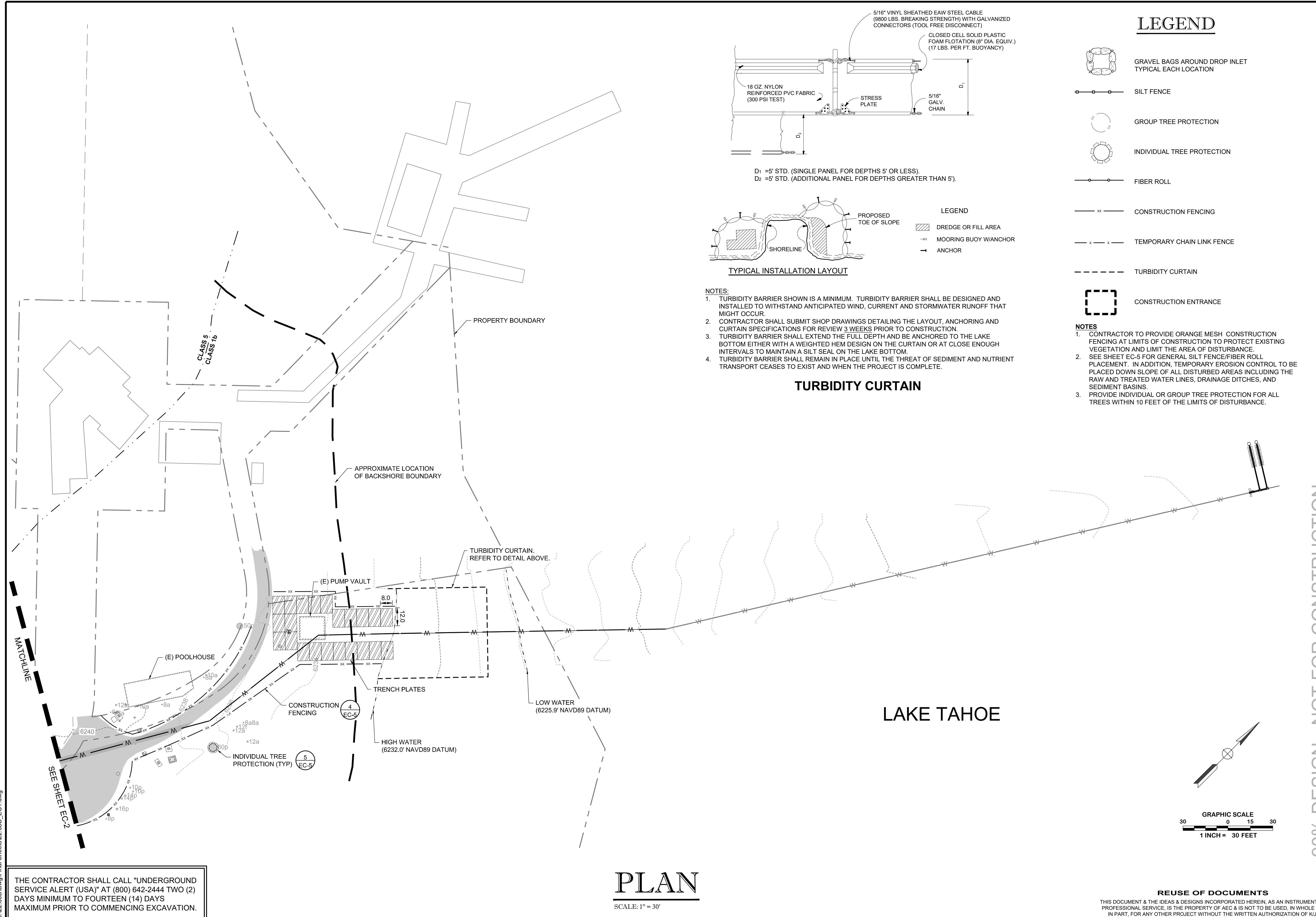
SCALES:
 AS NOTED
 HORIZONTAL
 AS NOTED
 VERTICAL

C-9

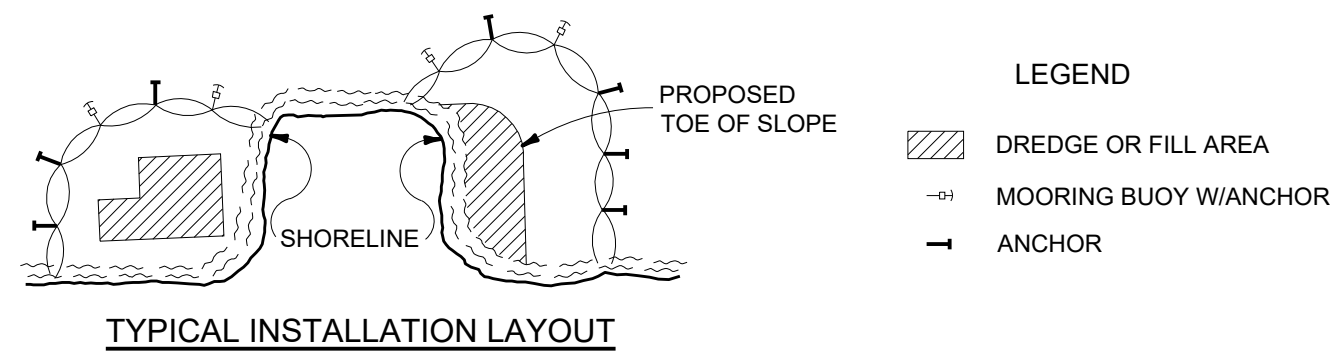
SHEET: 20 of 119

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D₁ = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
 D₂ = 5' STD. (ADDITIONAL PANEL FOR DEPTHS GREATER THAN 5').



NOTES:

1. TURBIDITY BARRIER SHOWN IS A MINIMUM. TURBIDITY BARRIER SHALL BE DESIGNED AND INSTALLED TO WITHSTAND ANTICIPATED WIND, CURRENT AND STORMWATER RUNOFF THAT MIGHT OCCUR.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DETAILING THE LAYOUT, ANCHORING AND CURTAIN SPECIFICATIONS FOR REVIEW 3 WEEKS PRIOR TO CONSTRUCTION.
3. TURBIDITY BARRIER SHALL EXTEND THE FULL DEPTH AND BE ANCHORED TO THE LAKE BOTTOM EITHER WITH A WEIGHTED HEM DESIGN ON THE CURTAIN OR AT CLOSE ENOUGH INTERVALS TO MAINTAIN A SILT SEAL ON THE LAKE BOTTOM.
4. TURBIDITY BARRIER SHALL REMAIN IN PLACE UNTIL THE THREAT OF SEDIMENT AND NUTRIENT TRANSPORT CEASES TO EXIST AND WHEN THE PROJECT IS COMPLETE.

TURBIDITY CURTAIN

LEGEND

- GRAVEL BAGS AROUND DROP INLET TYPICAL EACH LOCATION
- SILT FENCE
- GROUP TREE PROTECTION
- INDIVIDUAL TREE PROTECTION
- FIBER ROLL
- CONSTRUCTION FENCING
- TEMPORARY CHAIN LINK FENCE
- TURBIDITY CURTAIN
- CONSTRUCTION ENTRANCE

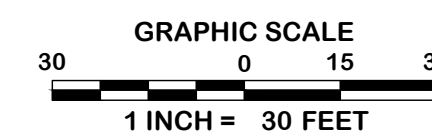
NOTES

1. CONTRACTOR TO PROVIDE ORANGE MESH CONSTRUCTION FENCING AT LIMITS OF CONSTRUCTION TO PROTECT EXISTING VEGETATION AND LIMIT THE AREA OF DISTURBANCE.
2. SEE SHEET EC-5 FOR GENERAL SILT FENCE/FIBER ROLL PLACEMENT. IN ADDITION, TEMPORARY EROSION CONTROL TO BE PLACED DOWN SLOPE OF ALL DISTURBED AREAS INCLUDING THE RAW AND TREATED WATER LINES, DRAINAGE DITCHES, AND SEDIMENT BASINS.
3. PROVIDE INDIVIDUAL OR GROUP TREE PROTECTION FOR ALL TREES WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE.

THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

PLAN

SCALE: 1" = 30'



90% DESIGN - NOT FOR CONSTRUCTION

TAHOE CITY PUBLIC UTILITY DISTRICT
**WEST LAKE TAHOE REGIONAL
 WATER TREATMENT PLANT**

EXISTING INTAKE AND INTERIM WTP
 EROSION CONTROL PLAN

TAHOE CITY PLACER COUNTY CALIFORNIA

**Kennedy/Jenks Consultants
 Engineers & Scientists**
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 RANCHO CORDOVA, CALIFORNIA, 95670

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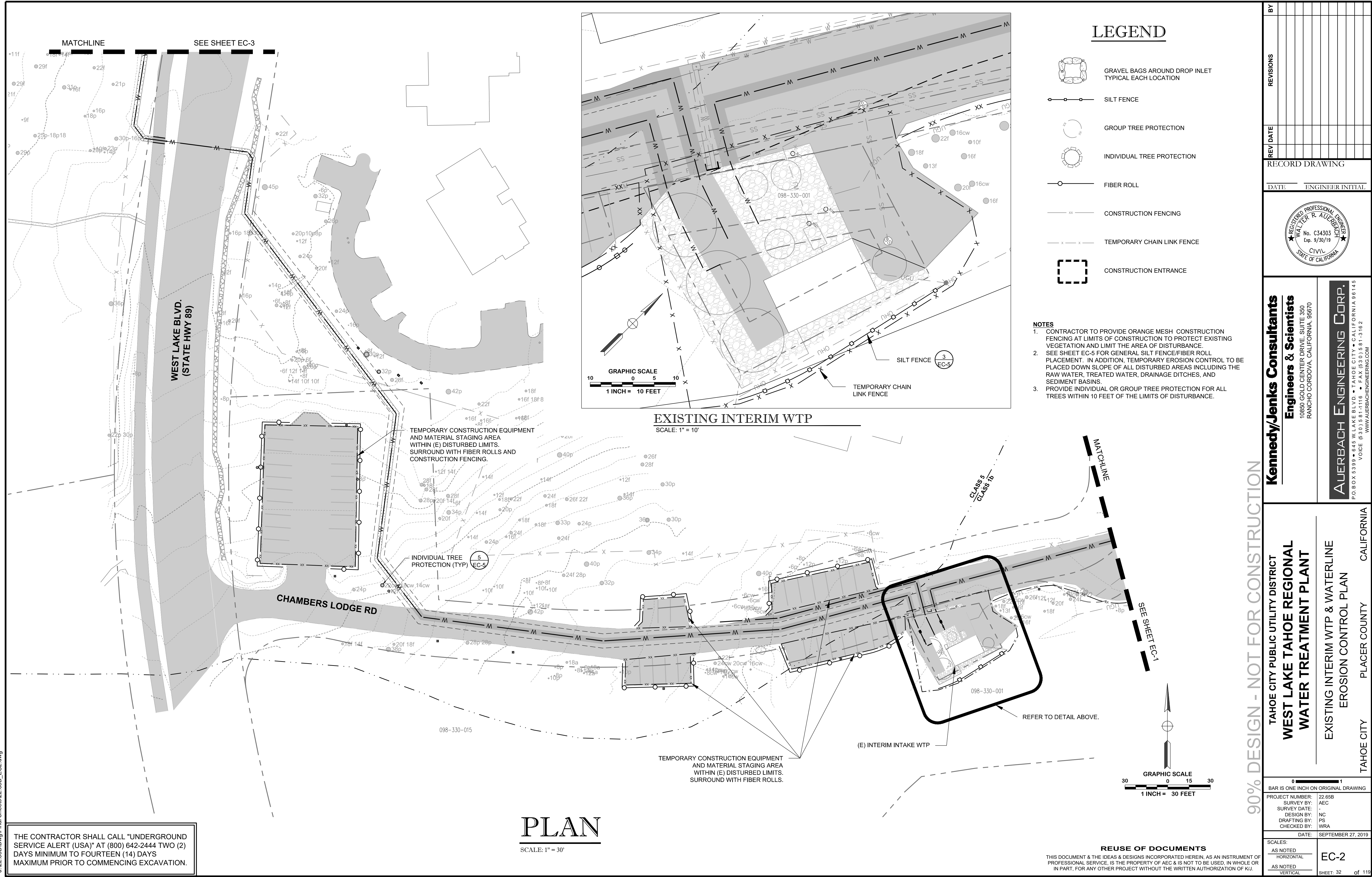
REV	DATE	BY	REVISIONS

RECORD DRAWING
 DATE _____ ENGINEER INITIAL _____

DATE	ENGINEER INITIAL

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PROJECT NUMBER:	22_65B
SURVEY BY:	AEC
SURVEY DATE:	-
DESIGN BY:	NC
DRAFTING BY:	PS
CHECKED BY:	WRA
DATE:	SEPTEMBER 27, 2019

SCALES:	AS NOTED	EC-1
HORIZONTAL:	AS NOTED	
VERTICAL:	AS NOTED	



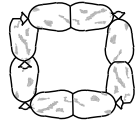


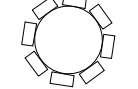
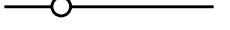



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THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

PLAN

SCALE: 1" = 30'

LEGEND

-  GRAVEL BAGS AROUND DROP INLET
TYPICAL EACH LOCATION
-  SILT FENCE
-  GROUP TREE PROTECTION
-  INDIVIDUAL TREE PROTECTION
-  FIBER ROLL
-  CONSTRUCTION FENCING
-  TEMPORARY CHAIN LINK FENCE
-  CONSTRUCTION ENTRANCE


NOTES

- CONTRACTOR TO PROVIDE ORANGE MESH CONSTRUCTION FENCING AT LIMITS OF CONSTRUCTION TO PROTECT EXISTING VEGETATION AND LIMIT THE AREA OF DISTURBANCE.
- SEE SHEET EC-5 FOR GENERAL SILT FENCE/FIBER ROLL PLACEMENT. IN ADDITION, TEMPORARY EROSION CONTROL TO BE PLACED DOWN SLOPE OF ALL DISTURBED AREAS INCLUDING THE RAW WATER, TREATED WATER, DRAINAGE DITCHES, AND SEDIMENT BASINS.
- PROVIDE INDIVIDUAL OR GROUP TREE PROTECTION FOR ALL TREES WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE.

REV	DATE	BY	REVISIONS

RECORD DRAWING

DATE: _____ ENGINEER INITIAL: _____



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TAHOE CITY PUBLIC UTILITY DISTRICT
**WEST LAKE TAHOE REGIONAL
 WATER TREATMENT PLANT**

EXISTING INTERIM WTP & WATERLINE
 EROSION CONTROL PLAN

TAHOE CITY PLACER COUNTY CALIFORNIA

BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER: 22 655B
 SURVEY BY: AEC
 SURVEY DATE: -
 DESIGN BY: NC
 DRAFTING BY: PS
 CHECKED BY: WRA

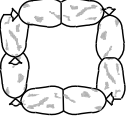
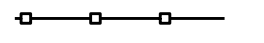

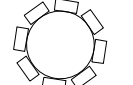
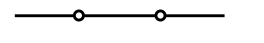
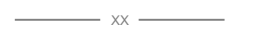

DATE: SEPTEMBER 27, 2019

SCALES:
 AS NOTED
 HORIZONTAL:
 AS NOTED
 VERTICAL

EC-2
 SHEET 32 of 119

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LEGEND

-  GRAVEL BAGS AROUND DROP INLET
TYPICAL EACH LOCATION
-  SILT FENCE
-  GROUP TREE PROTECTION
-  INDIVIDUAL TREE PROTECTION
-  FIBER ROLL
-  CONSTRUCTION FENCING
-  CONSTRUCTION ENTRANCE

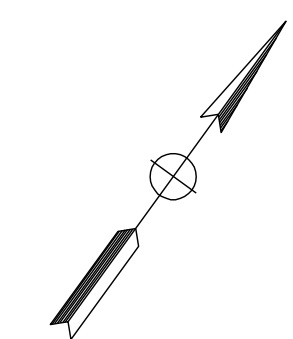
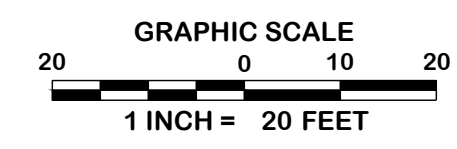
NOTES

1. CONTRACTOR TO PROVIDE ORANGE MESH CONSTRUCTION FENCING AT LIMITS OF CONSTRUCTION TO PROTECT EXISTING VEGETATION AND LIMIT THE AREA OF DISTURBANCE.
2. SEE SHEET EC-5 FOR GENERAL SILT FENCE/FIBER ROLL PLACEMENT. IN ADDITION, TEMPORARY EROSION CONTROL TO BE PLACED DOWN SLOPE OF ALL DISTURBED AREAS INCLUDING THE RAW AND TREATED WATER LINES, DRAINAGE DITCHES, AND SEDIMENT BASINS.
3. PROVIDE INDIVIDUAL OR GROUP TREE PROTECTION FOR ALL TREES WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE.



PLAN

SCALE: 1" = 20'

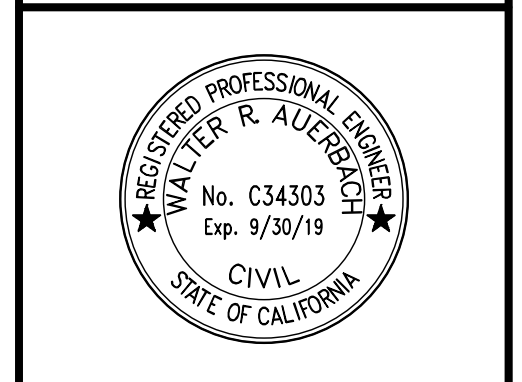


THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

J:\22 656\DWG\Final Sheets\22_656B_EC4.dwg

REV	DATE	REVISIONS	BY

RECORD DRAWING
DATE: ENGINEER INITIAL:



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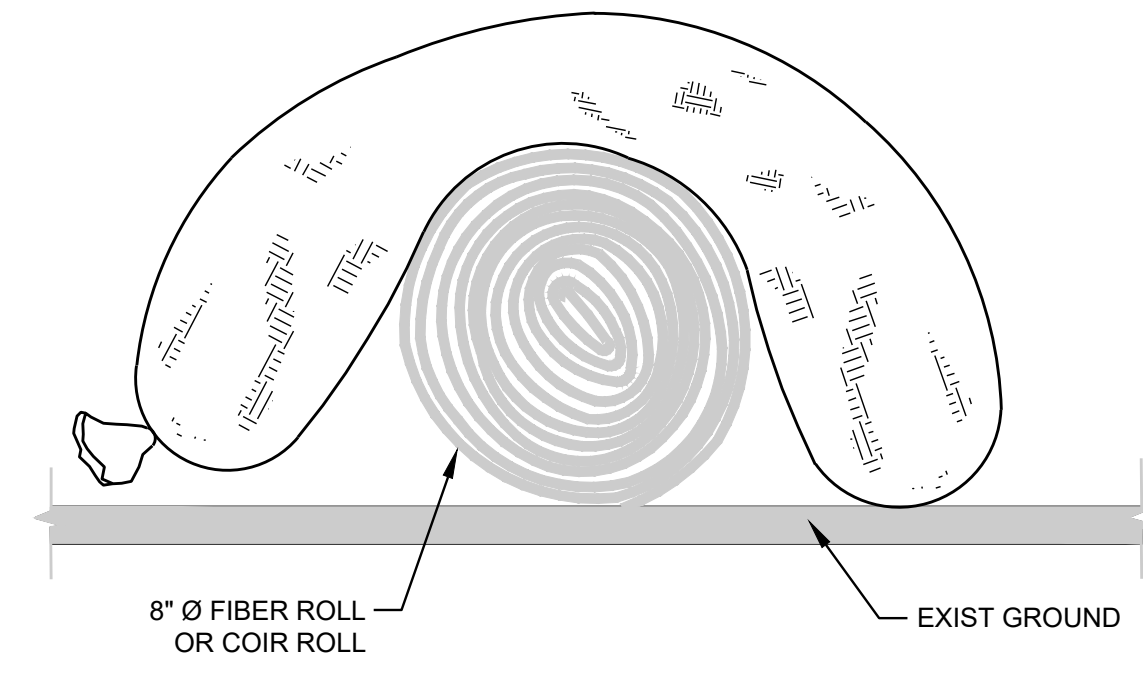
TAHOE CITY PUBLIC UTILITY DISTRICT
WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT
 WTP
 EROSION CONTROL PLAN
 TAHOE CITY PLACER COUNTY CALIFORNIA

BAR IS ONE INCH ON ORIGINAL DRAWING

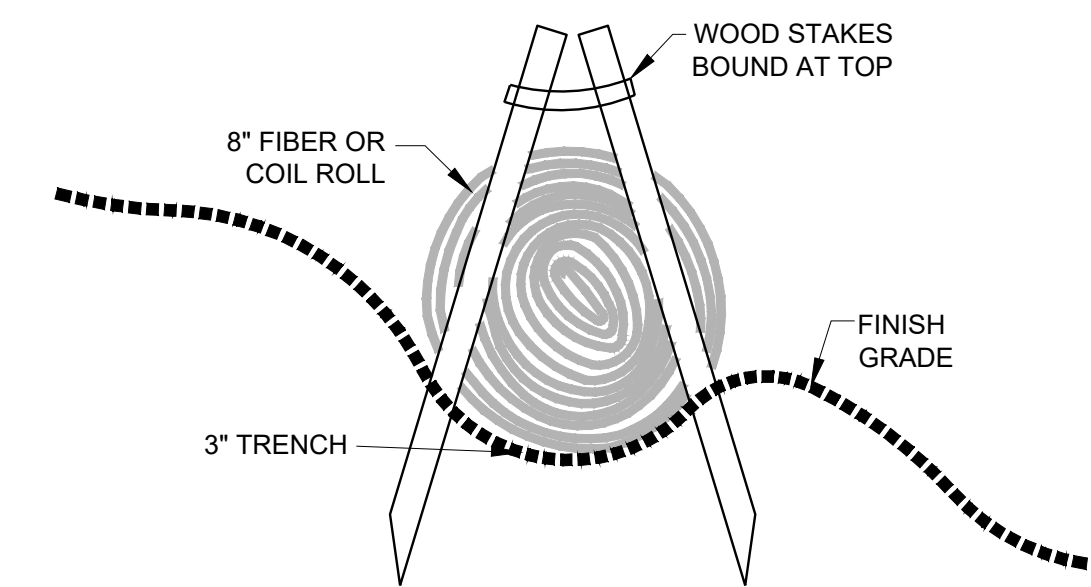
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SURVEY BY:	AEC
SURVEY DATE:	-
DESIGN BY:	NC
DRAFTING BY:	PS
CHECKED BY:	WRA
DATE:	SEPTEMBER 27, 2019

SCALES:
 AS NOTED
 HORIZONTAL
 AS NOTED
 VERTICAL

EC-4
 SHEET: 34 of 119

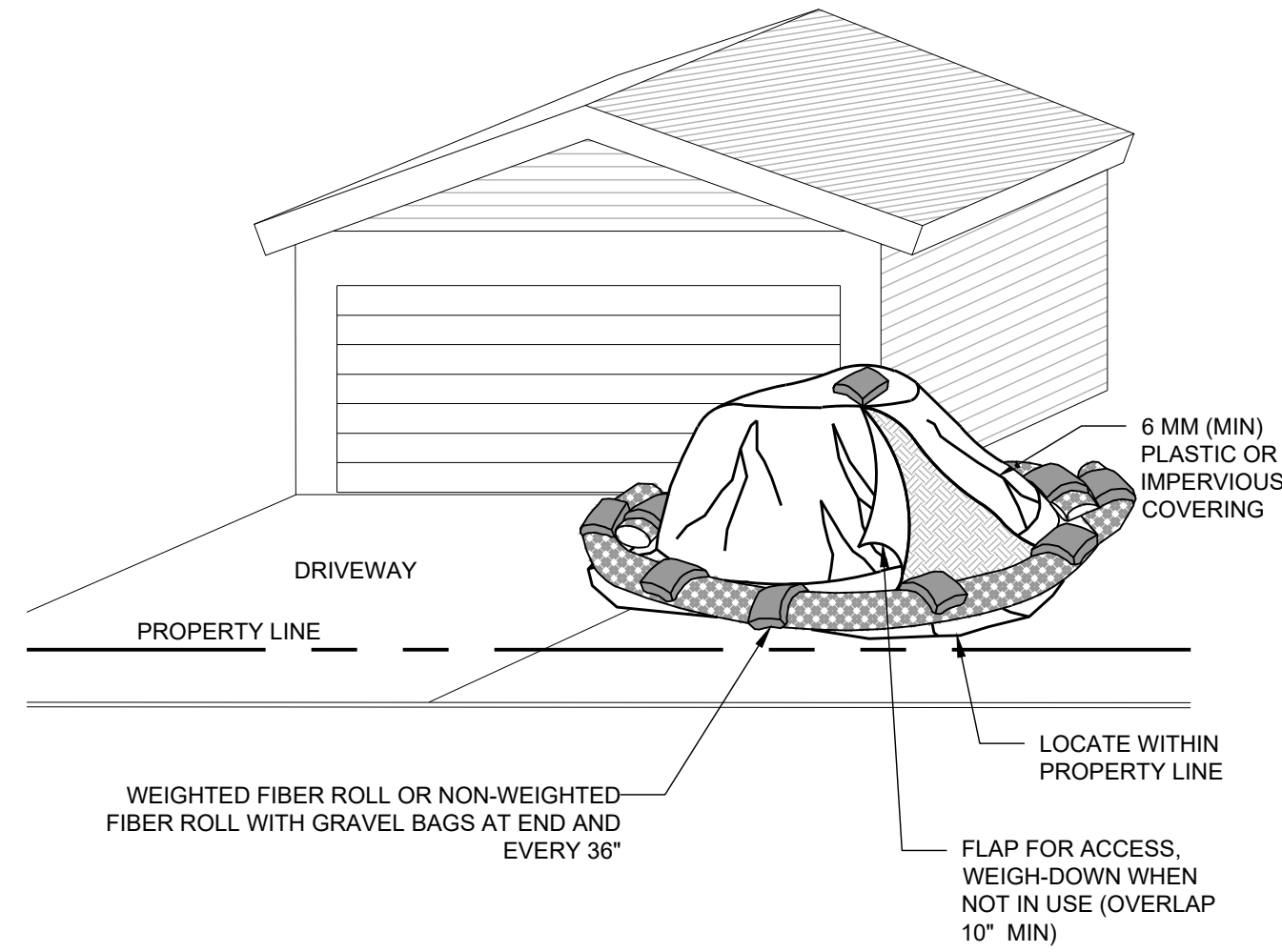


WEIGHTED FIBER ROLL

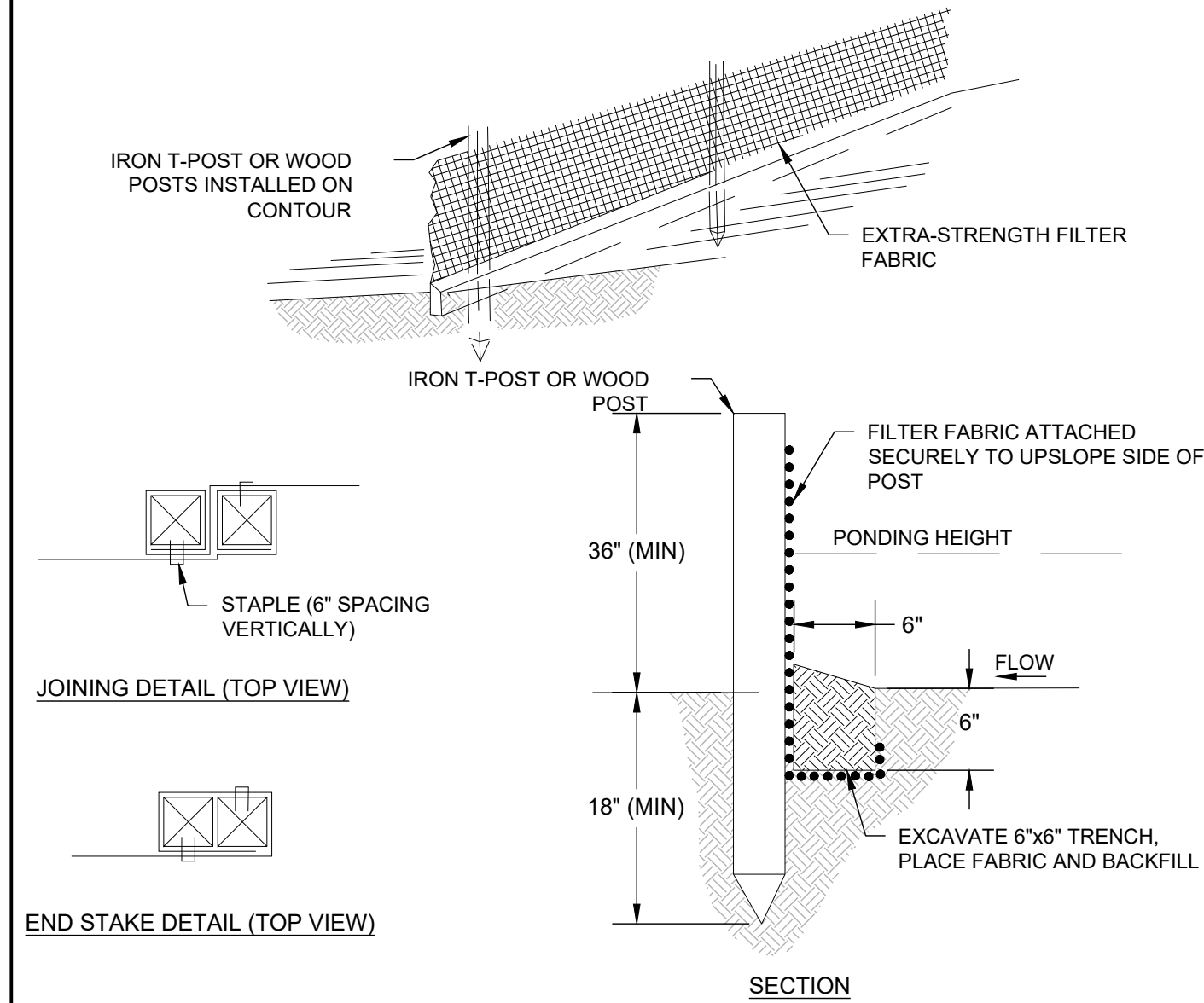


STAKED FIBER ROLL

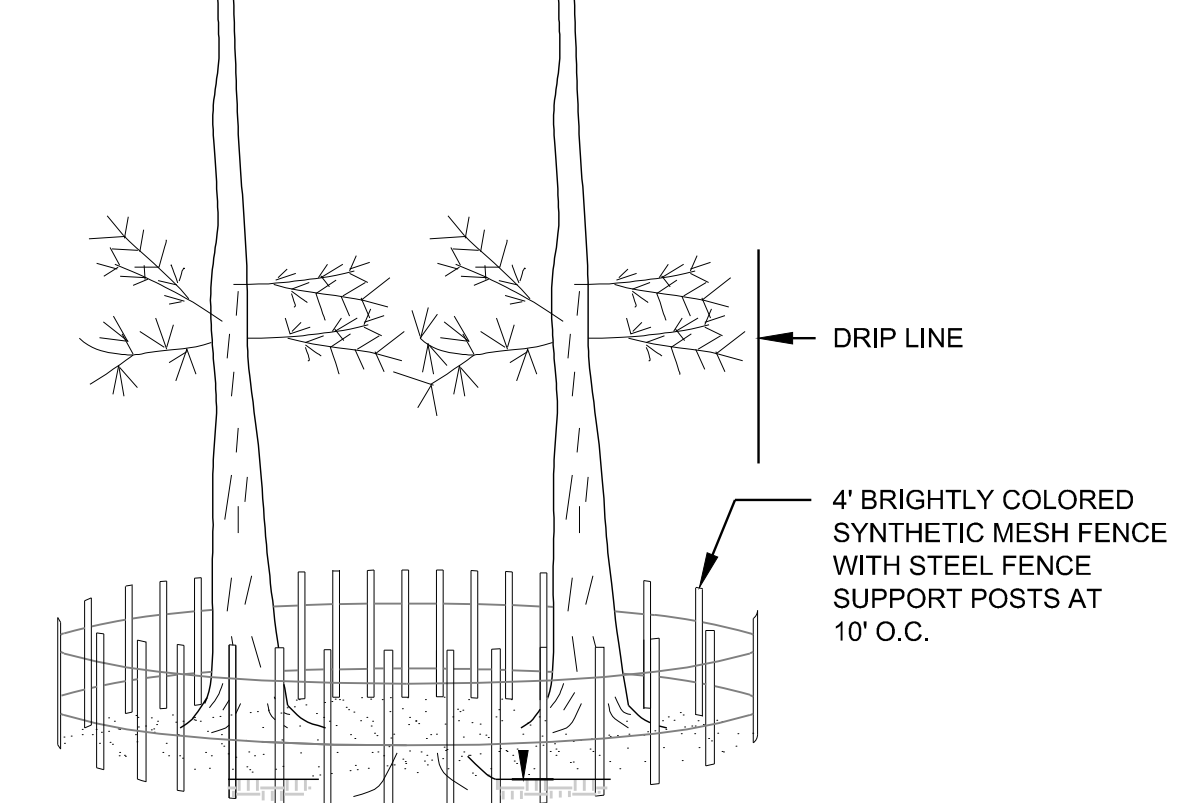
NOTE: PLACE FIBER ROLLS ALONG CONTOUR.



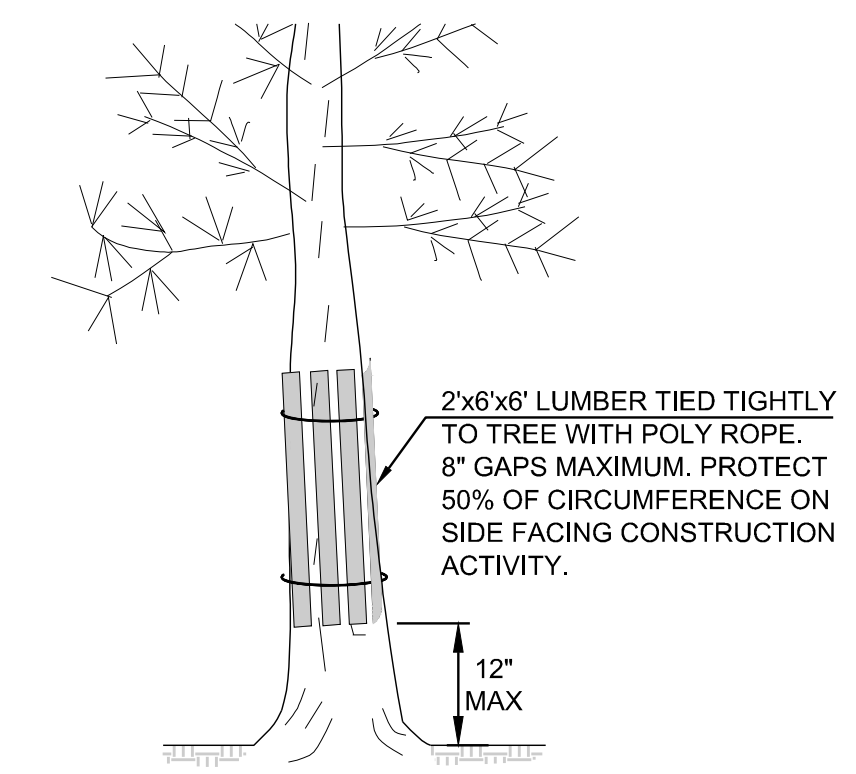
- NOTES:
1. LOCATE STOCK AND/OR SPOIL PILES AWAY FROM DRAINAGE COURSES, DRAIN INLETS OR CONCENTRATED FLOWS OF STORMWATER.
 2. ALL STOCK AND/OR SPOIL PILE PERIMETERS SHALL BE PROTECTED WITH TEMPORARY LINEAR SEDIMENT BARRIERS.
 3. COVER ALL STOCK AND/OR SPOIL PILES WITH 6 MM PLASTIC, CANVAS TARP OR IMPERVIOUS COVER TO PREVENT WIND AND RAIN EROSION. EVENLY SPACE WEIGHTS (GRAVEL BAGS) ON COVER TO KEEP IN PLACE DURING WIND.
 4. CONDUCT REGULAR INSPECTIONS OF STOCK AND/OR SPOIL PILES DURING AND AFTER RAIN EVENTS. VERY LARGE STOCK AND/OR SPOIL PILES MAY REQUIRE SILT FENCE IN LIEU OF FIBER ROLLS.
 5. REMOVE SPOIL PILES FROM CONSTRUCTION SITE AS SOON AS POSSIBLE.
 6. STOCK/SPOIL PILES MUST BE STORED WITHIN THE APPROVED STAGING AREA.



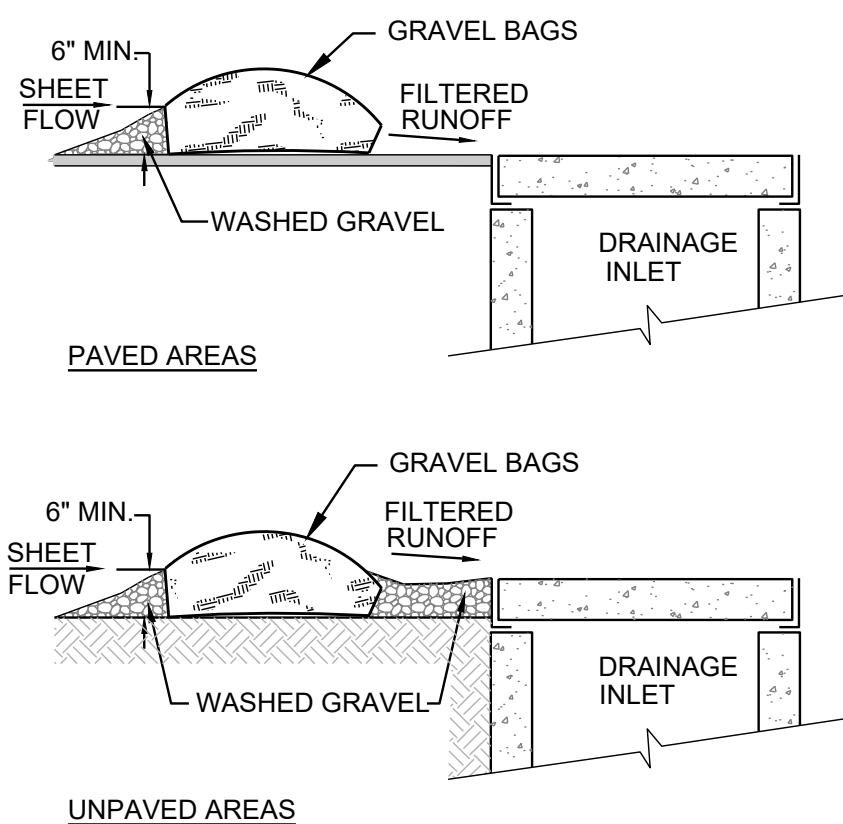
- NOTES:
1. USED IN AREAS WHERE SHEET FLOW OCCURS.
 2. DO NOT USE IN STREAMS, CHANNELS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE SILT FENCES TO DIVERT FLOW.
 3. DO NOT USE BELOW SLOPES SUBJECT TO CREEP, SLUMPING, OR LANDSLIDES.
 4. SILT FENCE SHOULD BE WOVEN POLYPROPYLENE WITH A MINIMUM WIDTH OF 36 INCHES AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE.
 5. INSTALL ALONG A LEVEL CONTOUR SO WATER DOES NOT POND MORE THAN 1.5 FEET AT ANY POINT ALONG THE SILT FENCE.
 6. THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SILT FENCE SHOULD BE 200 FEET OR LESS.
 7. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND TO ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOES OF SLOPES OR OTHER OBSTRUCTIONS.
 8. TURN THE ENDS OF THE FILTER FENCE UPHILL TO CREATE A "J" SHAPE, TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
 9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWN SLOPE FROM THE FENCE WHERE FEASIBLE.
 10. SILT FENCES SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
 11. REMOVE SEDIMENT WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF BARRIER.



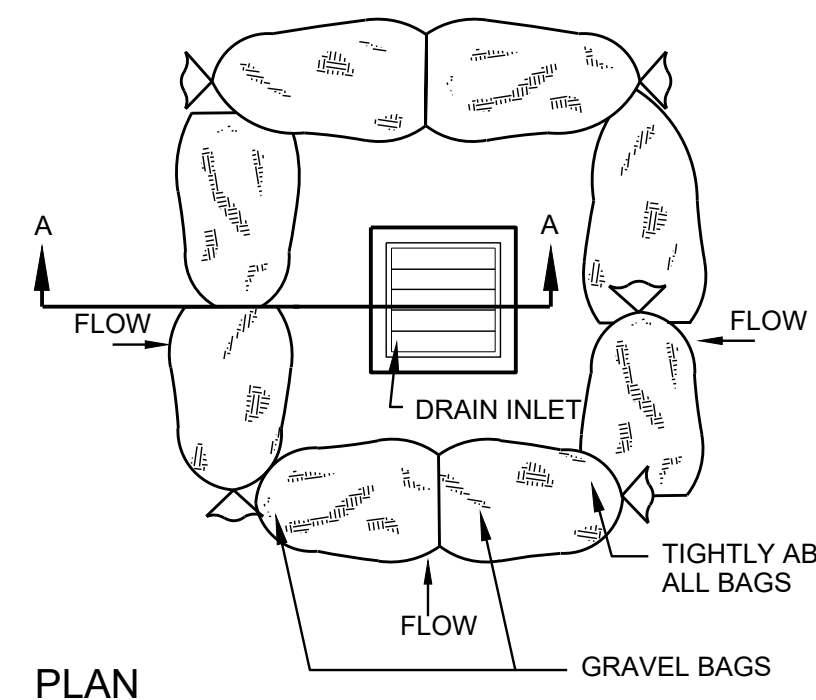
4 CONSTRUCTION FENCING



5 INDIVIDUAL TREE PROTECTION

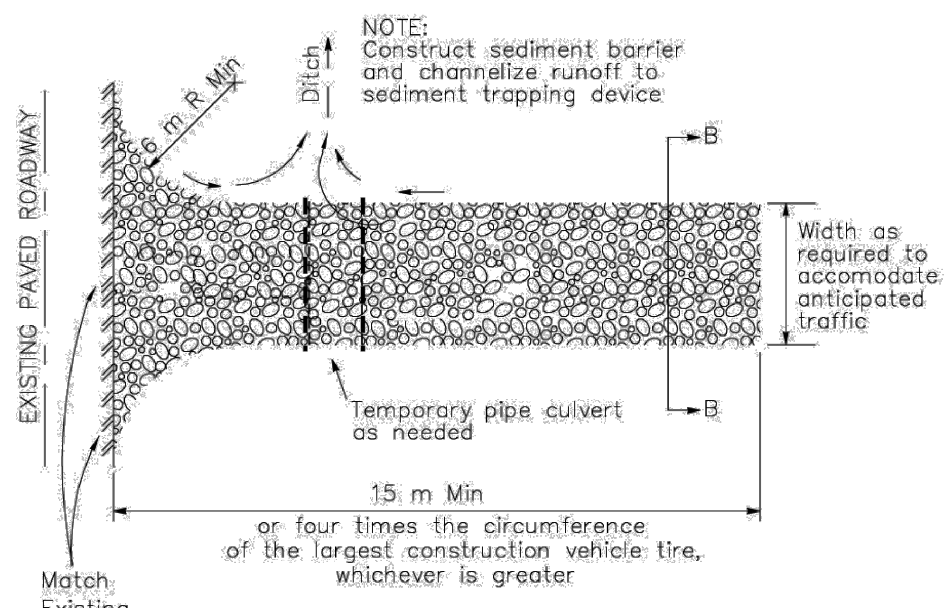
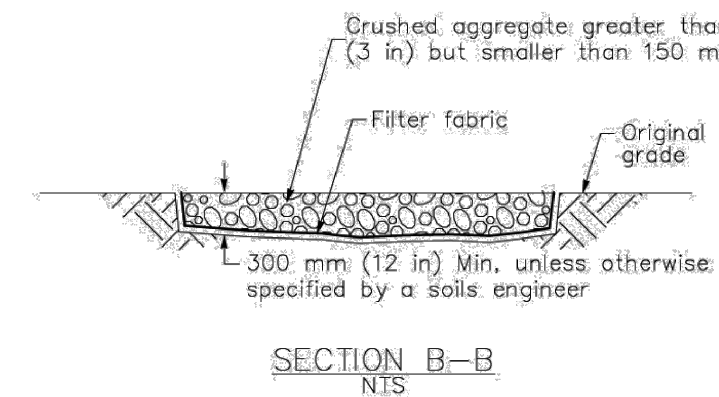


SECTION A-A



PLAN

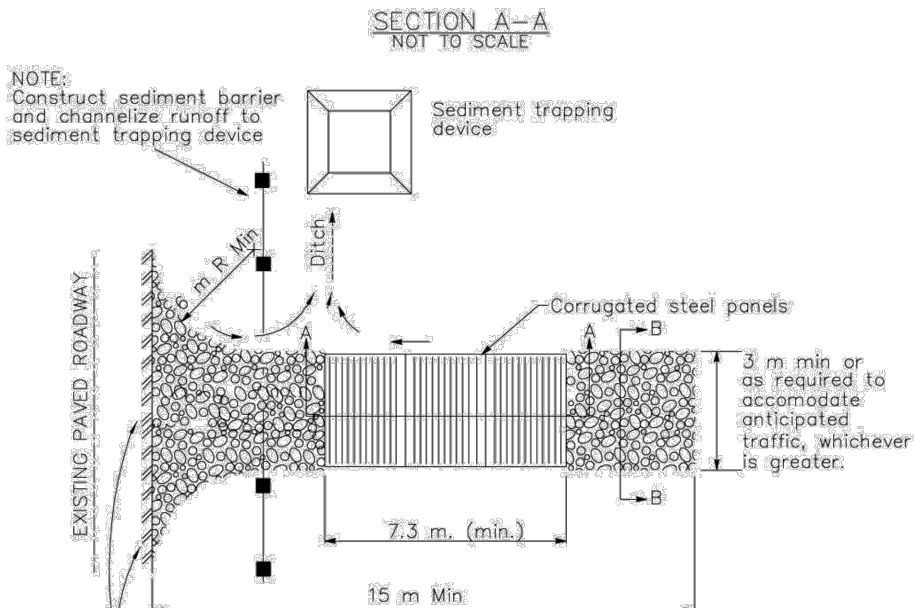
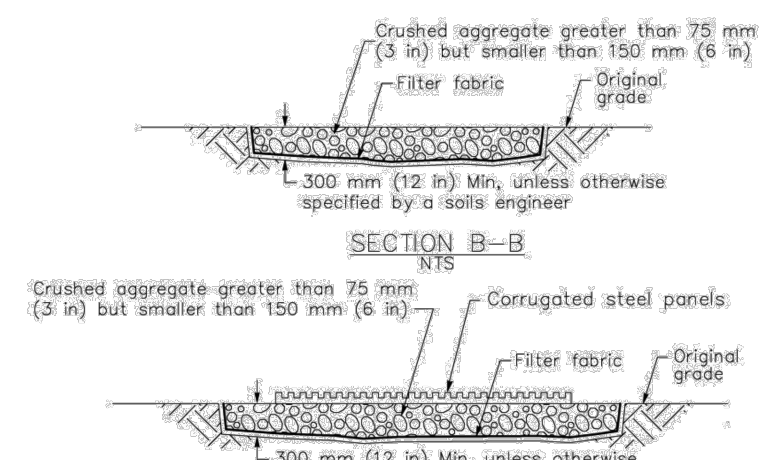
Stabilized Construction Entrance/Exit TC-1



Stabilized Construction Entrance/Exit (Type 1)

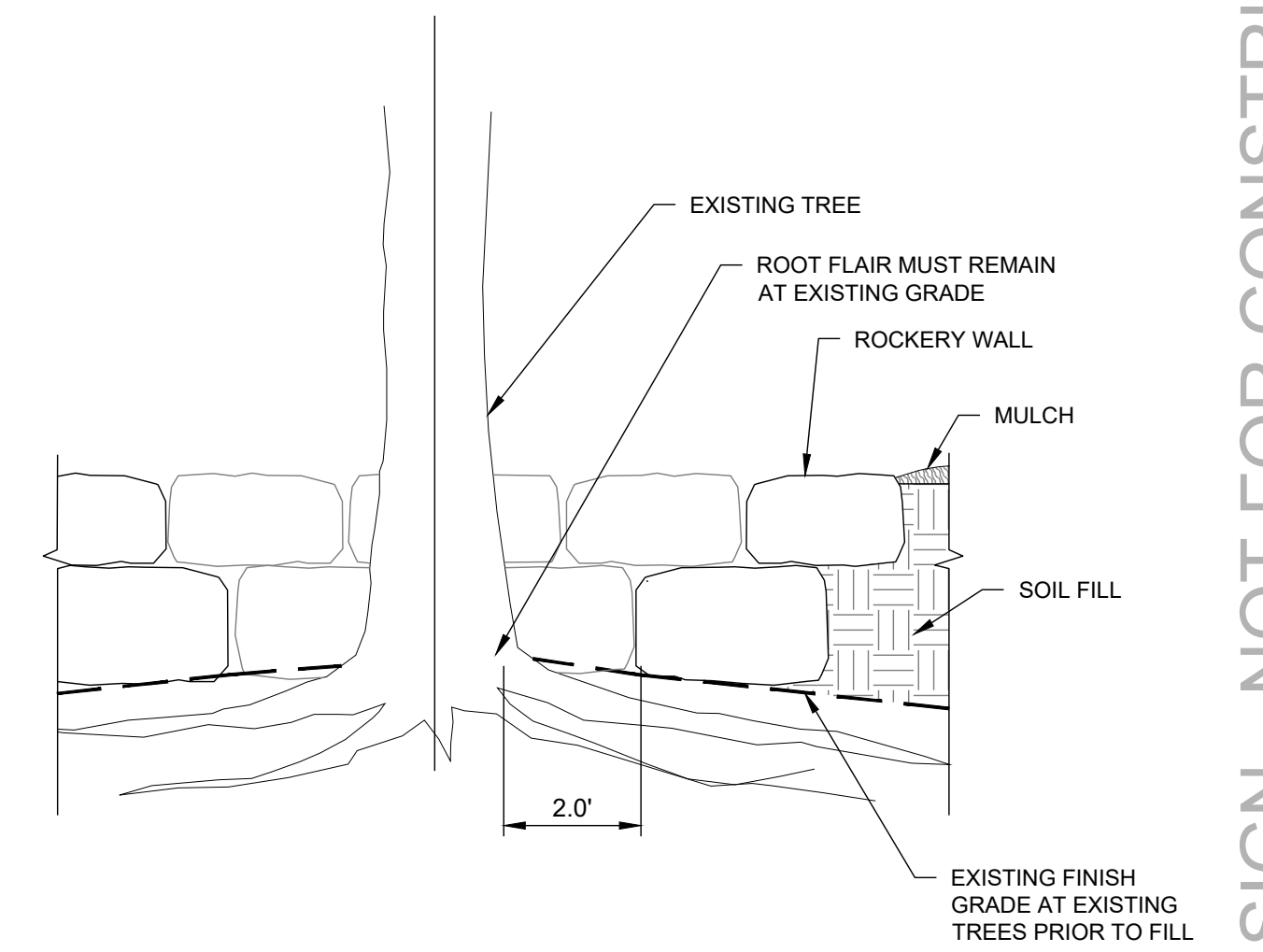
Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003

Stabilized Construction Entrance/Exit TC-1



Stabilized Construction Entrance/Exit (Type 2)

Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003



8 ROCKERY WALL TREE PROTECTION

1 FIBER ROLL

2 STOCKPILE MANAGEMENT

3 SILT FENCE

5 INDIVIDUAL TREE PROTECTION

6 DRAIN INLET PROTECTION

7 CONSTRUCTION ENTRANCE

8 ROCKERY WALL TREE PROTECTION

REV	DATE	REVISIONS

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TAHOE CITY PUBLIC UTILITY DISTRICT
**WEST LAKE TAHOE REGIONAL
WATER TREATMENT PLANT**

EROSION CONTROL DETAILS

TAHOE CITY PLACER COUNTY CALIFORNIA

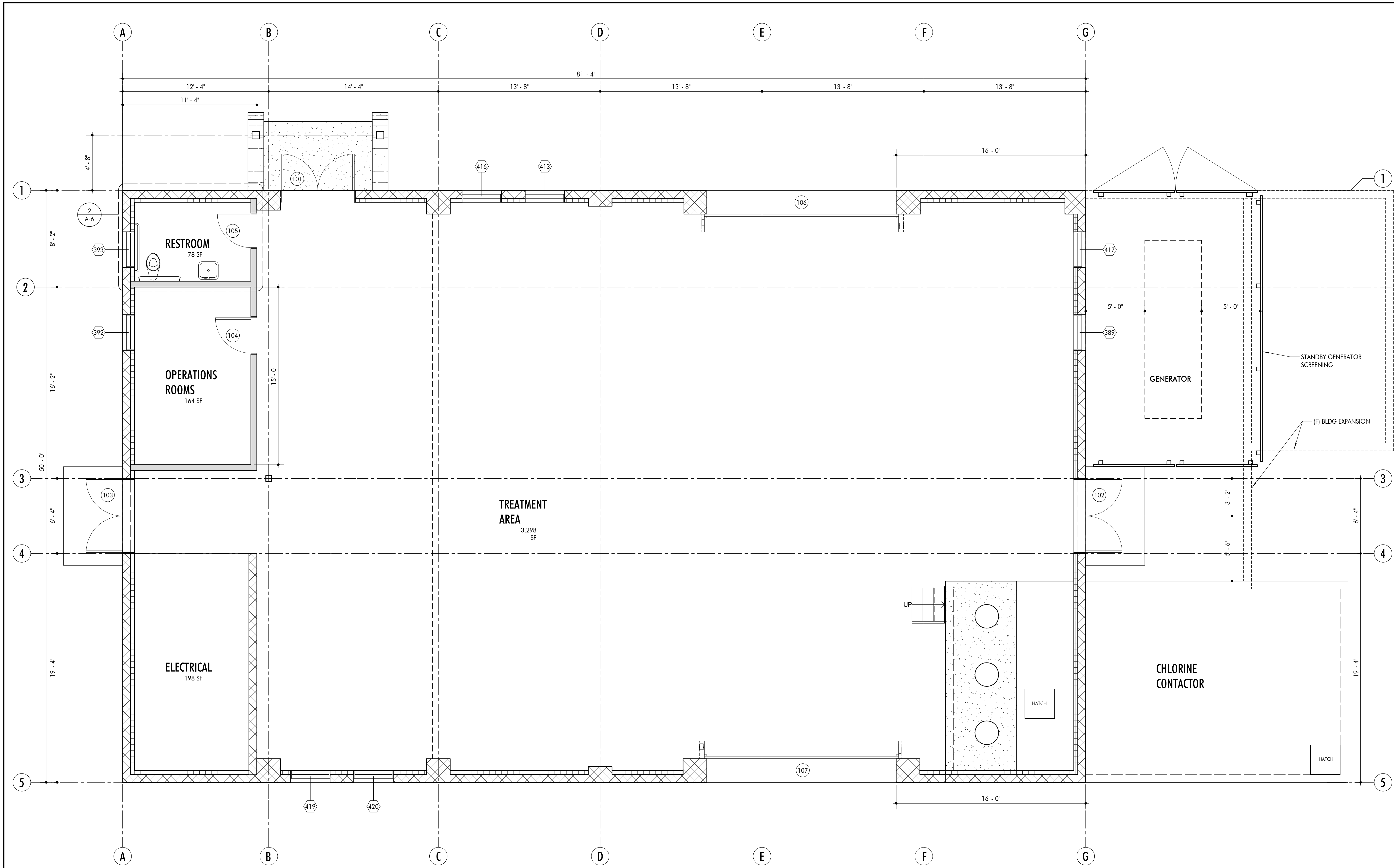
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PROJECT NUMBER: 22-65B
SURVEY BY: AEC
SURVEY DATE: -
DESIGN BY: NC
DRAFTING BY: PS
CHECKED BY: WRA

DATE: SEPTEMBER 27, 2019

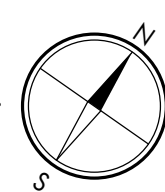
SCALES:
AS NOTED
HORIZONTAL
AS NOTED
VERTICAL

EC-5
SHEET: 35 of 119



FLOOR PLAN

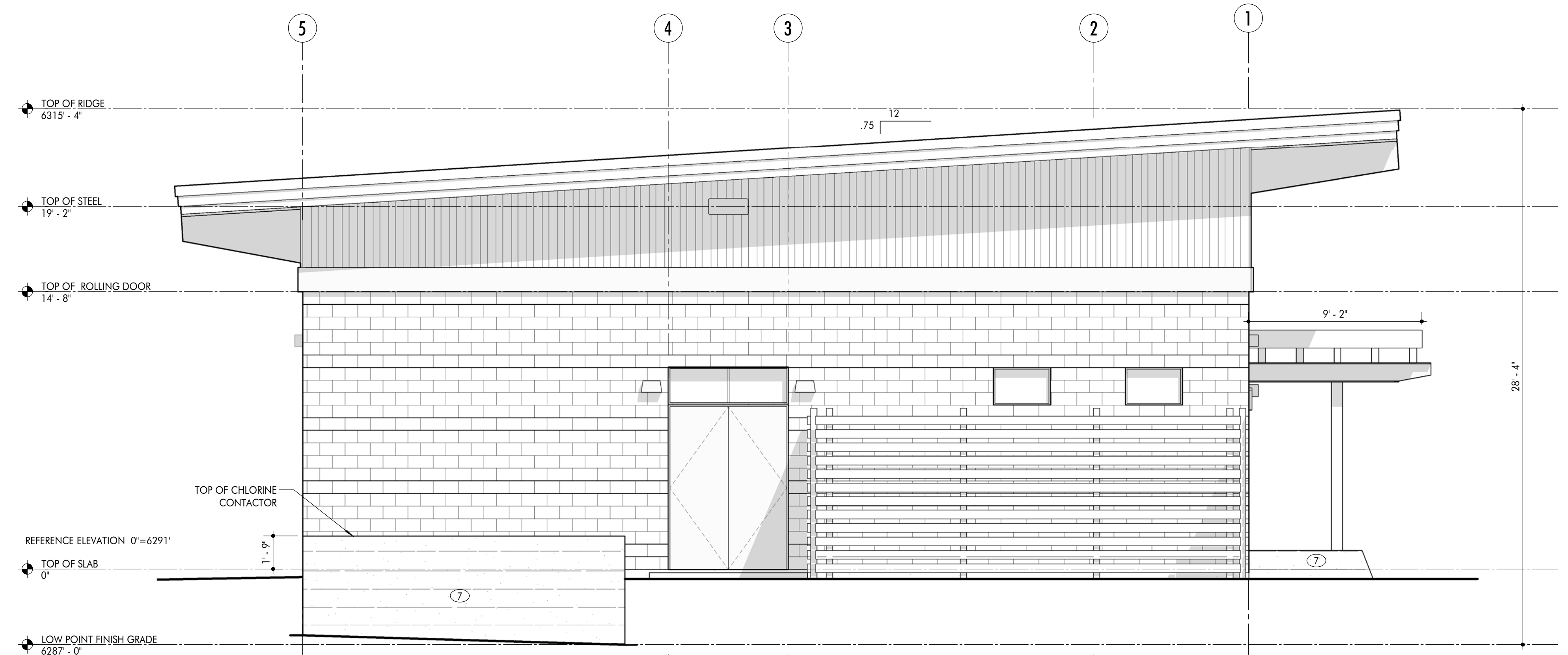
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WARD YOUNG ARCHITECTURE & PLANNING 12010 Donner Pass Road, Suite 201 Truckee, California 96161 530.557.3859 voice 530.557.5908 fax www.wardyoung.com	
TAHOE CITY PUBLIC UTILITY DISTRICT WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT WTP BUILDING FLOOR PLAN TAHOE CITY PLACER COUNTY CALIFORNIA	
PROJECT NUMBER: 13004.00 SURVEY BY: AEC SURVEY DATE: 1 DESIGN BY: Designer DRAFTING BY: AS CHECKED BY: RL DATE: SEPT. 27, 2019	
SCALES: 1/4" = 1'-0" HORIZONTAL VERTICAL	TRPA SUBMITTAL A-2 SHEET: of

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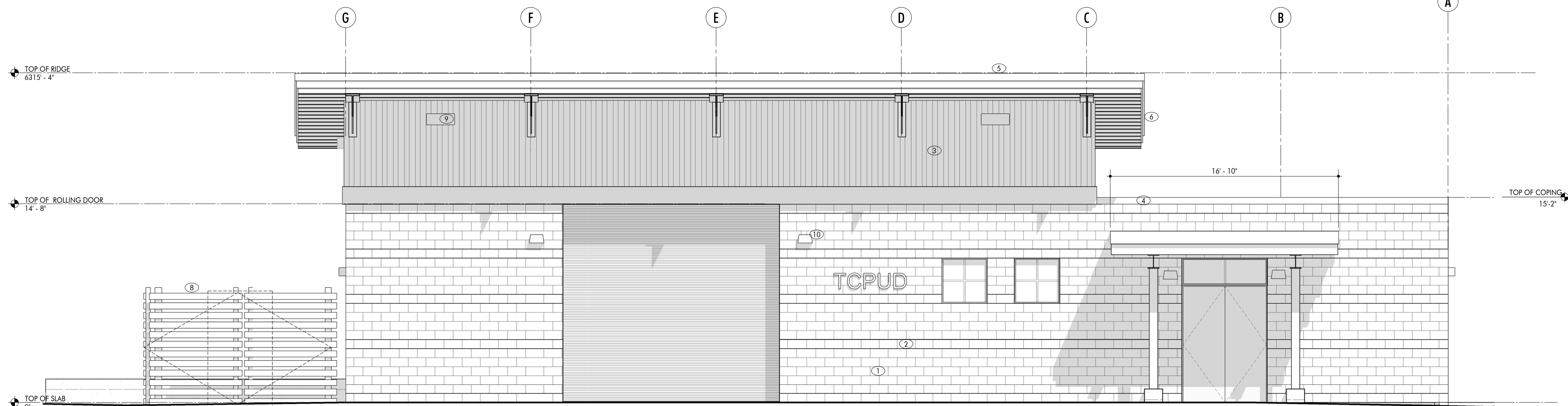
EAST ELEVATION

TRPA HEIGHT CALCULATION

SLOPE ACROSS BUILDING SITE
 $6,293 - 6,288 = 5 / 100 = 5\%$ SLOPE ACROSS SITE
 TRPA TABLE 37.4.1-1
 ROOF PITCH .75:12
 ALLOWABLE AT: 26'-8"
 PROPOSED HEIGHT: 28'-4" W/ADDL. APPROVAL CRITERIA

MATERIALS LEGEND

- ① CMU 1: SPLIT FACE, COLOR: BASALITE 397
- ② CMU 1: SPLIT FACE, COLOR: BASALITE 917
- ③ METAL SIDING, COLOR: METAL SALES MEDIUM BRONZE
- ④ METAL FINISH FOR DOOR FRAMES, DOORS, LOUVERS, TRIM, FASCIA. EXPOSED STEEL AND FLASHINGS, FINISH: PAINTED
- ⑤ BUILT UP ROOF, COLOR: MALARKEY BLACK OAK
- ⑥ METAL SOFFIT, COLOR: METAL SALES WEATHERED COPPER
- ⑦ EXPOSED CONCRETE, STAIN: CHEMSTAIN DARK WALNUT
- ⑧ EXPOSED STRUCTURAL WOOD AND SCREEN, FINISH: STAINED
- ⑨ EXTERIOR LIGHTING: LITHONIA LIGHTING, WALL MOUNTED HIGH LUMEN LED FLOOD LIGHT, MODEL: BLACK FINISH
- ⑩ EXTERIOR LIGHTING: FC LIGHTING, WALL MOUNTED DIE-CAST ALUMINUM LIGHT, MODEL: BLACK FINISH



NORTH ELEVATION

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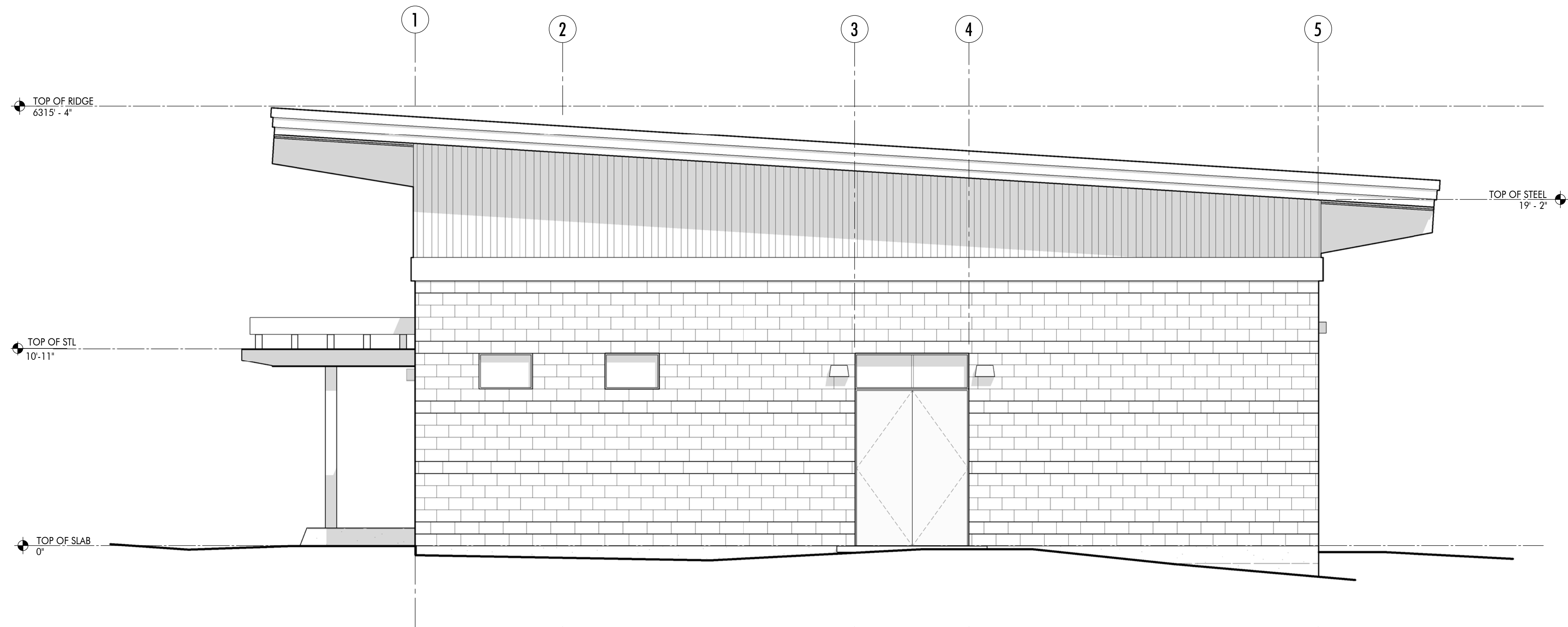
TAHOE CITY PUBLIC UTILITY DISTRICT
**WEST LAKE TAHOE REGIONAL
 WATER TREATMENT PLANT**

TAHOE CITY CALIFORNIA
 PLACER COUNTY
 WTP ELEVATIONS I

PROJECT NUMBER: 13004.00	SURVEY BY: AEC
DESIGN BY: Designer	AS
DRAFTING BY: RL	RL
CHECKED BY:	
DATE: SEPT. 27, 2019	

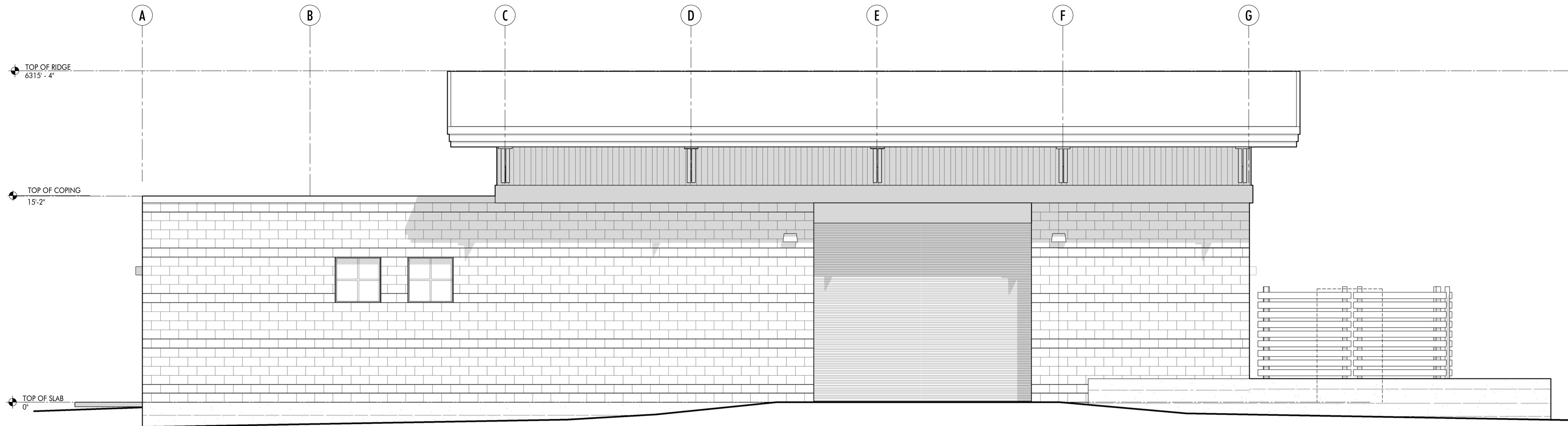
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WEST ELEVATION

00 02 04 08 FEET



SOUTH ELEVATION

00 02 04 08 FEET

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Engineers & Scientists
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TAHOE CITY PUBLIC UTILITY DISTRICT
**WEST LAKE TAHOE REGIONAL
 WATER TREATMENT PLANT**

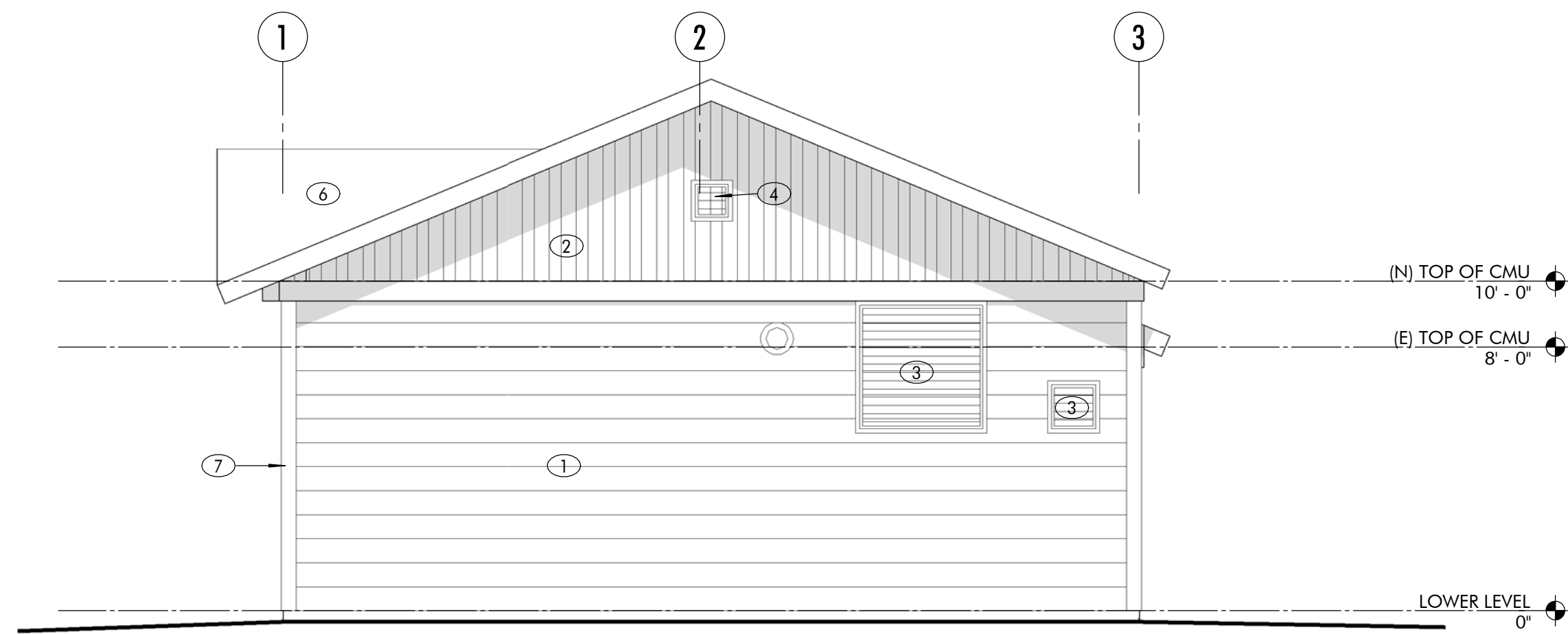
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 PLACER COUNTY
 CALIFORNIA

BAR IS ONE INCH ON ORIGINAL DRAWING

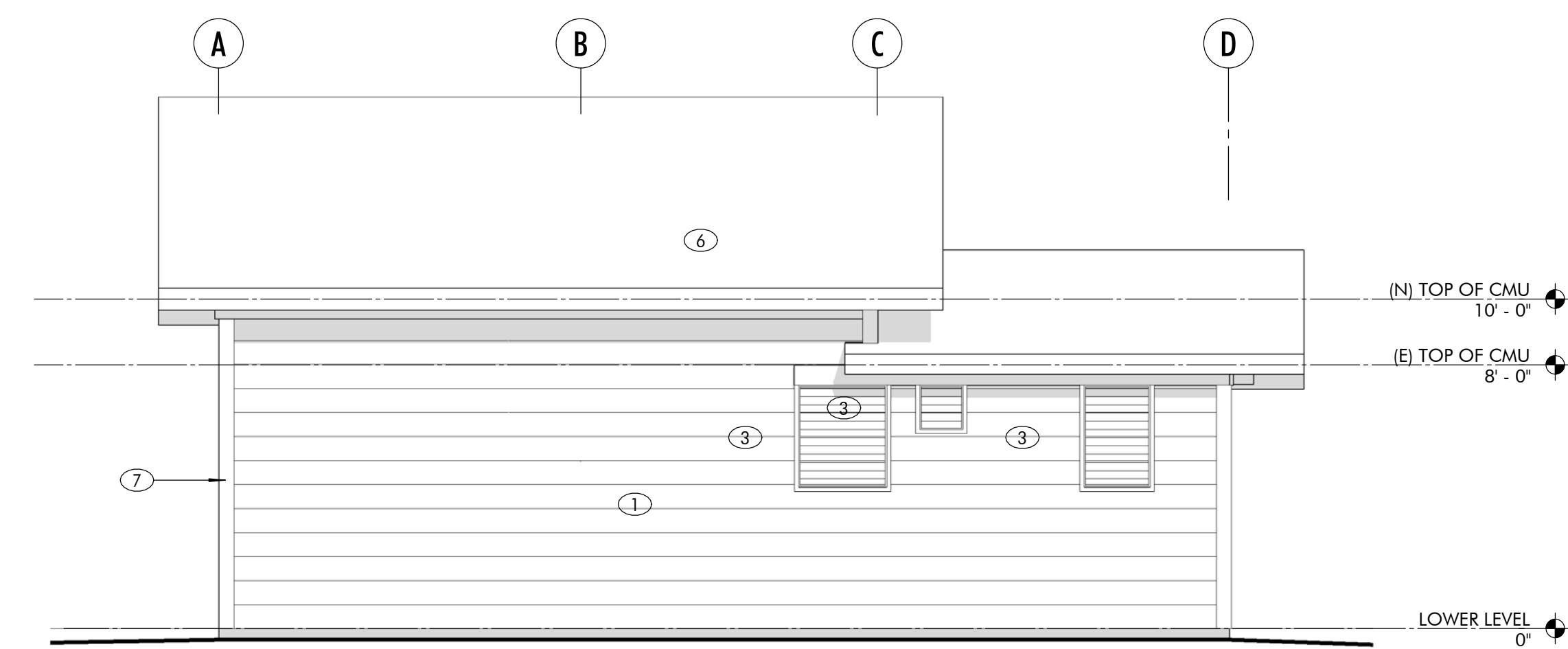
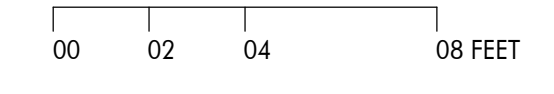
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SURVEY DATE:	-
DESIGN BY:	Designer
DRAFTING BY:	AS
CHECKED BY:	RL
DATE:	SEPT. 27, 2019

SCALES:		TRPA SUBMITTAL
1/4" = 1'-0"		A-4
HORIZONTAL		SHEET: of
VERTICAL		

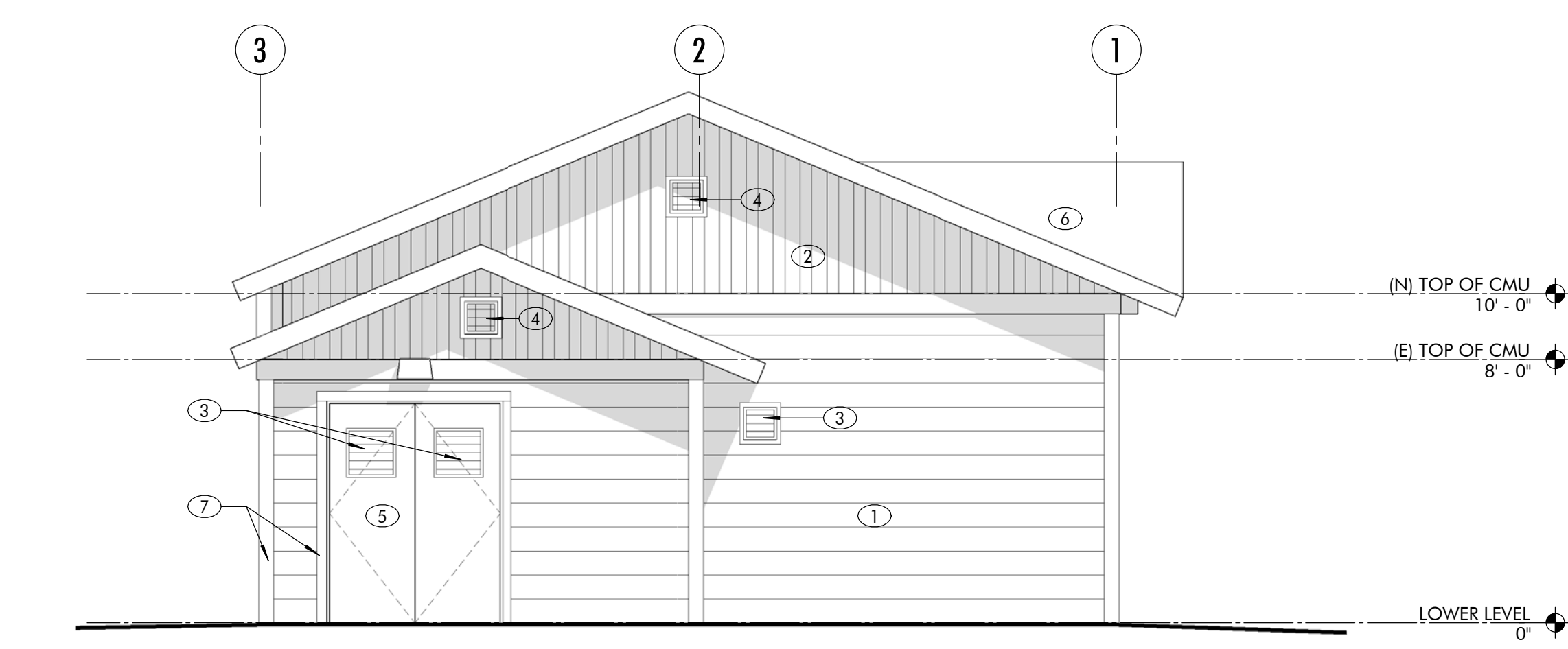
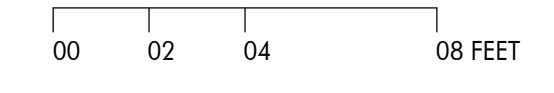
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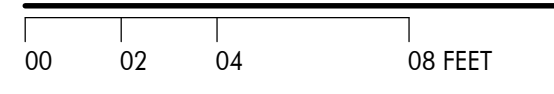
WEST ELEVATION



SOUTH ELEVATION

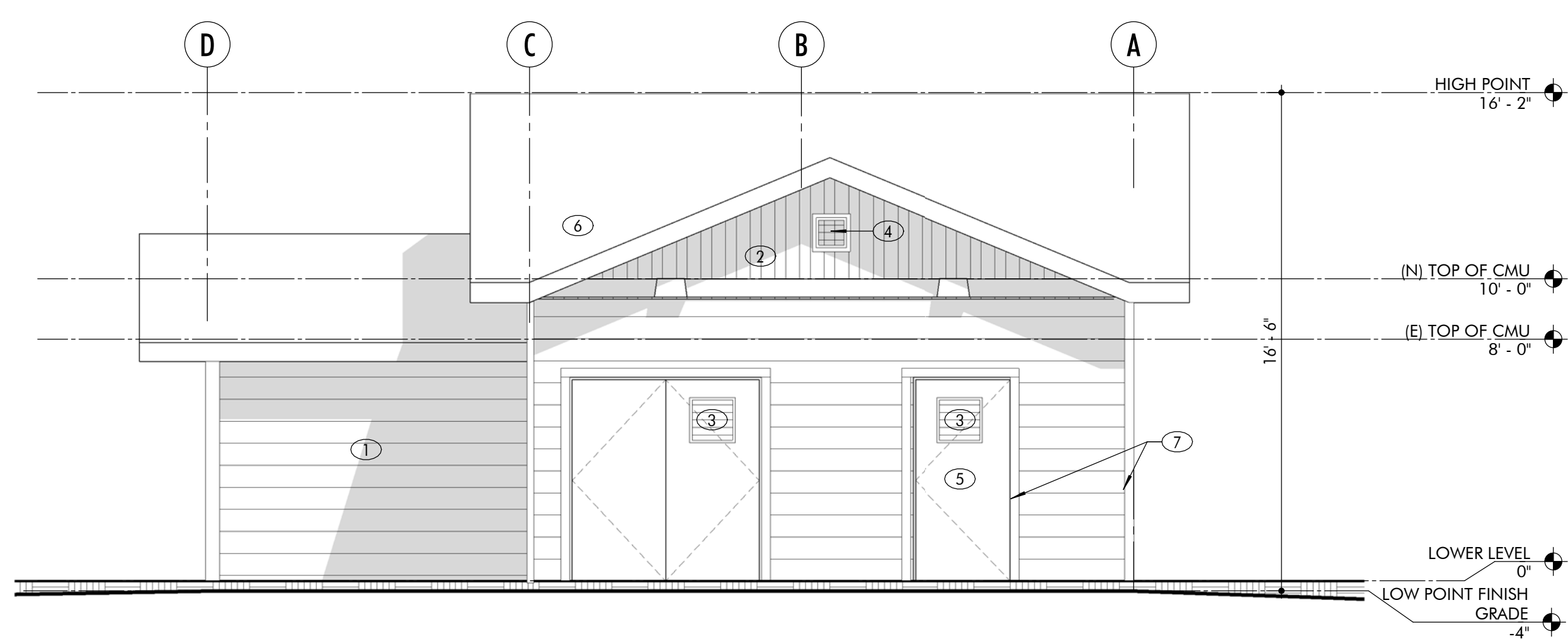


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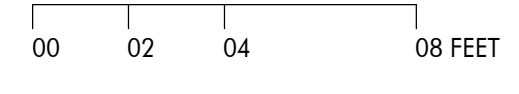


MATERIAL LEGEND

- | | |
|--|---------------------------------|
| ① 1X10 SHIPLAP WOOD SIDING, STAINED | ⑤ INSULATED H.M. DOORS, PAINTED |
| ② 1X6 BATTS @ 16" O.C. OVER 3/4" RESAWN PLYWOOD, STAINED | ⑥ COMPOSITE SHINGLE ROOFING |
| ③ MECHANICAL LOUVERS (S.M.D.), PAINTED | ⑦ 2X WOOD TRIM, STAINED |
| ④ ATTIC VENTILATION LOUVERS, PAINTED | |

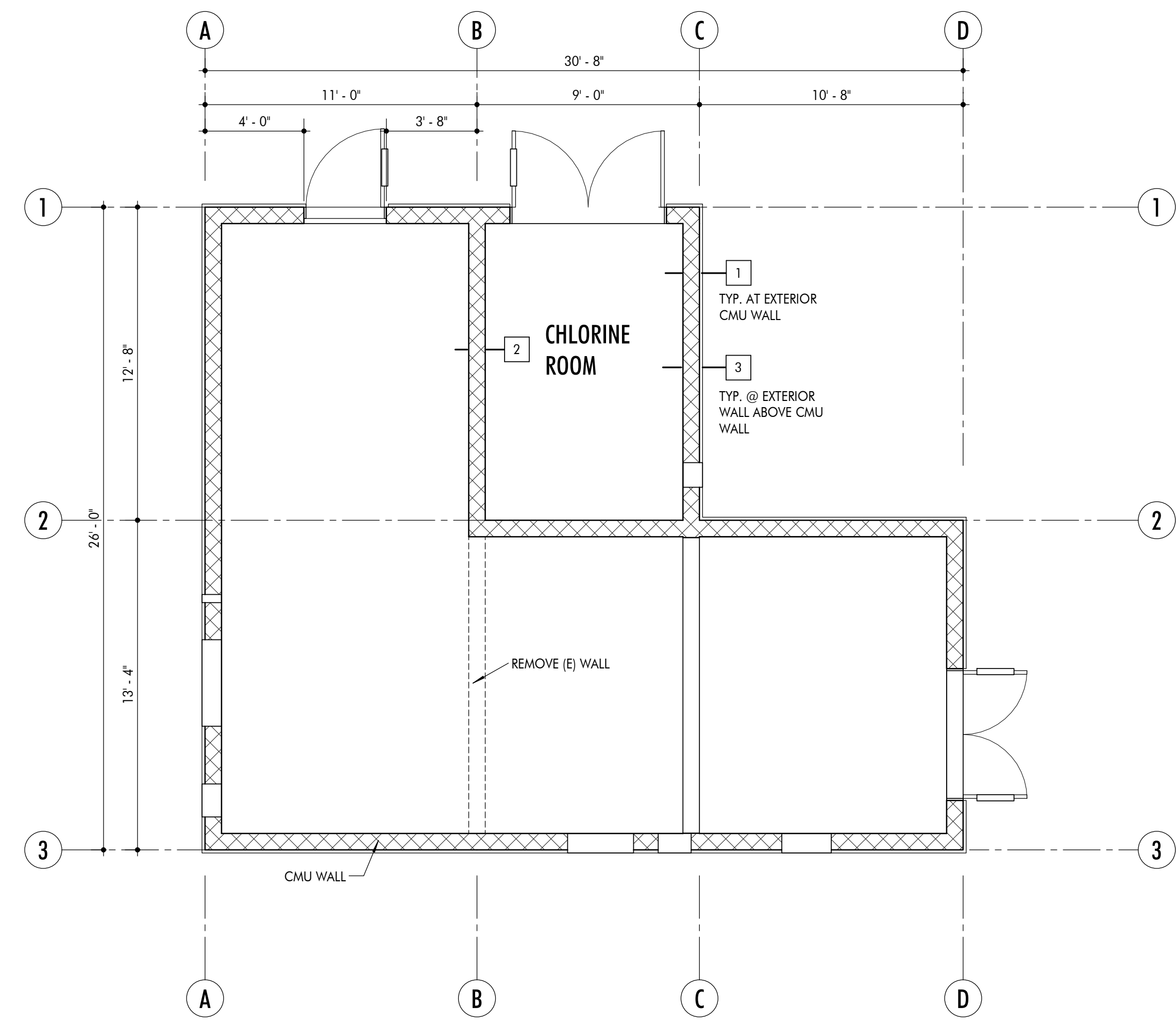


NORTH ELEVATION

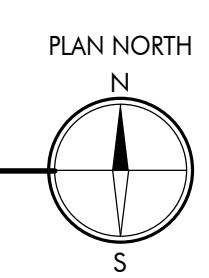
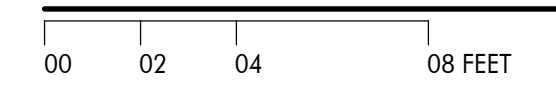


TRPA CALCULATIONS

SLOPE ACROSS = 2% SLOPE ACROSS SITE
 TRPA TABLE 37.4.1
 ROOF PITCH 5:12
 ALLOWABLE HEIGHT: 30'-6"
 PROPOSED HEIGHT: 16'-6"



FLOOR PLAN



BY	REVISIONS	DATE

RECORD DRAWING
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TAHOE CITY PUBLIC UTILITY DISTRICT
WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT
 LAKE INTAKE PUMP STATION
 BUILDING - FLOOR PLAN & EXTERIOR ELEVATIONS
 TAHOE CITY PLACER COUNTY CALIFORNIA

BAR IS ONE INCH ON ORIGINAL DRAWING

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SURVEY BY:	AEC
SURVEY DATE:	
DESIGN BY:	RL
DRAFTING BY:	AFD
CHECKED BY:	RL
DATE:	SEPT. 27, 2019

SCALES:
 As indicated
 HORIZONTAL: TAHOE SUBMITTAL A-8.2
 VERTICAL: SHEET of

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PLANTING NOTES

- PLANTING
- PLANTS SHALL BE THE VARIETY AND SIZE SPECIFIED ON THE PLAN AND BE HEALTHY, SHAPELY AND WELL ROOTED AND CONFORM TO AMERICAN NURSERYMAN'S STANDARDS. TREES SHALL BE ABLE TO STAND STRAIGHT ON THEIR OWN WITHOUT SUPPORT. ANY CHANGES TO PLAN TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT OF REFUSAL SHOULD PLANT MATERIAL SIZE AND QUALITY BE DEEMED UNSATISFACTORY. INSPECTION BY LANDSCAPE ARCHITECT IS MANDATORY PRIOR TO ACCEPTANCE OF ALL PLANT MATERIALS. MATERIAL SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. MATERIALS SHALL BE COMPLETELY FREE OF TRUNK, BRANCH AND BARK WOUNDS. STRUCTURE OF PLANT MATERIAL SHALL BE APPROPRIATE TO NATURAL HABIT.
 - INSTALLING CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND AREAS TO BE LANDSCAPED AND NOTIFY OWNER AND/OR LANDSCAPE ARCHITECT OF DISCREPANCIES.
 - GRADING OF ENTIRE CONTRACT AREA SHALL BE SMOOTH AND EVEN AND SLOPE TO DRAIN. FINISH GRADES SHALL BE 1/2" BELOW ALL PAVED SURFACES. SLOPES, MOUNDS, AND SWALES SHALL HAVE NO ABRUPT CHANGE IN GRADIENT TO ASSURE A NATURAL AND PLEASING APPEARANCE.
 - THE PLANTING HOLE SHALL BE DUG TWICE THE WIDTH AND TO THE SAME DEPTH OF THE CONTAINER OR ROOTBALL.
 - THE PLANTING HOLE SHALL BE TESTED FOR DRAINAGE. FILL WITH WATER AND ALLOW TO DRAIN. SHOULD DRAINAGE NOT OCCUR WITHIN A FEW HOURS THE HOLE SHOULD NOT BE USED AND AN ALTERNATIVE LOCATION FOR PLANT FOUND.
 - ROOTBALL SHALL BE GENTLY REMOVED FROM CONTAINER AND ROOT INSPECTED PRIOR TO PLACEMENT IN THE HOLE. THE ROOT BALL SHALL BE TEASED BY PINCHING ROOTLETS LOOSE FROM WALL OF BALL TO ENCOURAGE ROOTS TO EXTEND OUTWARD. SHOULD PLANT BE ROOT BOUND THE BALL SHALL BE SCORED WITH A SHARP KNIFE VERTICALLY IN THIRDS DOWN THE ROOTBALL SIDES APPROXIMATELY 1/2 INCH DEEP AND TWO WAYS ACROSS THE BOTTOM, THE ROOTS SHALL THEN BE LOOSENED AND SPREAD TO ENCOURAGE OUTWARD GROWTH.
 - PLANT SHALL BE BURIED TO STRUCTURAL ROOT DEPTH. EXCESS MATERIAL ON BALLED AND BURLAP TREES SHALL BE REMOVED. REMOVE BASKETS FROM B&B TREES WITH CARE TO MAINTAIN INTEGRITY OF ROOT BALL.
 - ALL TAGS SHALL BE REMOVED FROM PLANTS.
 - A COMPOST OR HUMUS SHALL BE INCORPORATED AT A RATE OF SIX CUBIC YARDS PER 1000 SQUARE FEET FOR IMPROVED MOISTURE AND NUTRIENT RETENTION. COMPOST IS GENERALLY AVAILABLE AT MOST NURSERIES - KELLOOGS IS RECOMMENDED. HUMUS, AVAILABLE LOCALLY IN BULK QUANTITIES, MUST BE WELL COMPOSTED TO AVOID ROOT BURN. WHEN COMPOSTED HUMUS NOT AVAILABLE, AMENDMENT SHALL BE SUFFICIENTLY NITROGENIZED TO PREVENT LOCK UP OF NUTRIENTS AND ROOT BURN. CONTRACTOR TO PROVIDE SAMPLE SUBMITTAL TO LANDSCAPE ARCHITECT.
 - TOP SOIL SHALL BE FERTILE, FRIABLE AND FREE OF ROCKS LARGER THAN 1" DIAMETER, NOXIOUS WEED SEEDS OR EXTRANEOUS MATTER. TOP SOIL DELIVERED TO SITE SHALL HAVE ACIDITY RANGE OF PH 5.0 TO 7.0 AND SHALL CONTAIN NOT LESS THAN 15% ORGANIC MATTER.
 - BACKFILL MATERIAL SHALL MEET THE LEVEL OF TOP OF ROOTBALL. NEVER ALLOW NEW SOIL TO REACH PLANT STEM. BACKFILL SHALL BE PRESSED FIRMLY IN AROUND ROOTBALL.
 - WHEN BACKFILLING IS COMPLETE, CONSTRUCT A WATER RETENTION BERM APPROXIMATELY THREE INCHES HIGH AND TWICE THE DIAMETER OF THE ROOT BALL. SEE DETAIL.
 - FILL BASIN INSIDE BERM WITH WATER AND ALLOW TO DRAIN. FILL ANY HOLES THAT APPEAR WITH ADDITIONAL BACKFILL MATERIAL. REPEAT UNTIL HOLES DO NOT APPEAR AND ALL SOIL AROUND ROOT BALL IS MOISTENED.
 - TOP DRESS WITH 1" LOCALLY OBTAINED PINE NEEDLES IN ALL PLANTED AREAS. IF BARK MULCH IS USED CONTRACTOR TO PROVIDE A SAMPLE SUBMITTAL TO LANDSCAPE ARCHITECT FOR APPROVAL.
 - ONE REDWOOD STAKE OF 1-1/2" BY 1-1/2" SHALL BE INSTALLED FOR WINTER SUPPORT OF MULTI-STEMMED SHRUBS UNTIL ADEQUATE BRANCH STRENGTH IS ATTAINED. SEE DETAIL.
 - ONE LODGEPOLE STAKE OF TWO INCHES DIAMETER AND 8-10 FEET IN LENGTH SHALL BE INSTALLED AT THE WINDWARD SIDE OF ALL DECIDUOUS TREES. DOUBLE STAKING WILL BE REQUIRED IN WINDIER AND HEAVY SNOW LOAD AREAS. STAKE(S) SHALL BE INSERTED INTO GROUND AT EDGE OF ROOT BALL, NEVER INTO ROOTBALL. TREE GUYING METHOD IS RECOMMENDED FOR LARGER CONIFEROUS TREES IN WINDIER LOCATIONS. SEE DETAILS.
 - TWO TO THREE TREE TIES OF DURABLE CONSTRUCTION SHALL BE USED PER TREE. THE RUBBER OR MORE PLIABLE PORTION OF THE TIE SHALL BE LOOPED AROUND THE TRUNK AND WIRE OR OTHER MATERIAL LOOPED AROUND THE STAKE IN A FIGURE EIGHT CONFIGURATION. THE WIRES ARE THEN TWISTED TOGETHER. SHOULD SECURING THE TIE IN PLACE BE REQUIRED, NAIL OR STAPLE THE TIE TO THE STAKE ONLY, NEVER TO THE TREE. DO NOT TIE THE TRUNK TOO TIGHTLY AGAINST THE STAKE. ALLOW SOME ROOM TO MOVE IN BREEZE SO AS TO DEVELOP CALIPER STRENGTH IN TRUNK. THE TRUNK SHALL BE UPRIGHT AND STRAIGHT. SEE DETAIL.
 - IN THE FALL, AFTER LEAVES HAVE DROPPED, BRANCHES OF YOUNG TREES AND SHRUBS AND THOSE CLOSE TO SNOW REMOVAL/STORAGE AREAS SHALL BE BOUND IN AN UPWARD FASHION WITH VINYL TREE TAPE OR EQUAL TO MINIMIZE BREAKAGE FROM WEIGHT AND MOVEMENT OF SNOW. SEE DETAIL. THIS PROCEDURE SHOULD BE REPEATED EACH YEAR UNTIL TREES AND SHRUBS HAVE ATTAINED SUBSTANTIAL STRENGTH AND GIRTH. UNWRAP TREES AND SHRUBS IN SPRING, BEFORE NEW LEAVES APPEAR.
 - ALL CHANGES TO PLANS TO BE APPROVED BY LANDSCAPE ARCHITECT.
 - UPON COMPLETION OF ALL PROJECT PHASES, INSTALLING CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR INSPECTION AND FINAL APPROVAL.

IRRIGATION NOTES: IRRIGATION WILL BE DRIP WITH AN WEATHER BASED CONTROLLER THAT WILL ACCESS LOCAL CLIMATE INFORMATION FOR WATERING SCHEDULE CHANGES. LOCAL WEATHER STATION WILL BE USED TO BE AS ACCURATE AS POSSIBLE.

SEEDING/SODDING

- SEEDING AREAS SHALL BE PREPARED BY TILLING SOIL TO A SIX INCH DEPTH REMOVING ROCK GREATER THAN FOUR INCHES IN DIAMETER FOR WILDFLOWER AND EROSION CONTROL AREAS AND TURF GRASS AREAS. SIX INCHES OF HUMUS OR COMPOST SHALL BE TILLED IN. FOR SEEDED AREAS EVENLY SPREAD TOPSOIL/MANUFACTURED SOIL ON TOP OF NATIVE SOIL.
- SEEDING/SOD AREA SHALL BE RAKED OR ROLLED TO A SMOOTH SURFACE FILLING HOLES AND REMOVING ROCK AS NECESSARY. FOR TURF AREAS THIS PROCESS SHALL BE REPEATED AS NEEDED TO ATTAIN SMOOTHEST SURFACE POSSIBLE, ROLL IN TWO OVERLAPPING DIRECTIONS FOR BEST RESULTS.
- SEED SHALL THEN BE BROADCAST AT THE RATE PRESCRIBED BY SEED COMPANY OR LANDSCAPE ARCHITECT AND RAKED INTO THE SOIL.
- APPLY BIOSOL MIX GRANULAR FERTILIZER AT RATE RECOMMENDED.
- SEED SHALL THEN BE COVERED WITH A 1/8 TO 1/4" LAYER OF PINE NEEDLES EQUAL TO RETAIN MOISTURE AND PREVENT WIND AND BIRDS FROM CARRYING SEED AWAY.
- NO OVERHEAD WATERING IS BEING DESIGNED AT THIS TIME FOR SEEDED AREAS. SEEDING SHALL TAKE PLACE IN THE FALL PRIOR TO A WEATHER FRONT, BEST TIMING WILL BE IN OCTOBER.

PLANT LEGEND						
SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTED SIZE	5-YEAR GROWTH
	ABI CON	ABIES CONCOLOR	WHITE FIR	8	10-GAL, 4'W x 6'T	6'W x 10'T
	PIC ABI	PICEA ABIES	NORWAY SPRUCE	11	B&B, 6'W x 10-12'T	6'W x 14'T
	PIN JEF	PINUS JEFFREYI	JEFFREY PINE	5	B&B, 5'W x 10-12'T	6'W x 15'T
	PIC GLA	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	5	B&B, 5'W X 8'T	8'W X 12'T
	RIB NEV	RIBES NEVADENSE	MT. PINK CURRENT	66	5-GAL, 2'W X 3'T	3'W X 4'T

REVEGETATION SEED LEGEND				
BOTANICAL NAME	PLANT NAME	PLS/ACRE	QUANTITY	SYMBOL
ERIOGONUM UMBELLATUM	BUCKWHEAT SULFUR	25	7,842 S.F. 18 ACRE	
CHAMERION ANGUSTIFOLIA	FIREWEED	25		
BROMUS CARINATUS	BROME MOUNTAIN BROMAR	6.0		
POA SECUNDA SPP SECUNDA	SANDBERGS BLUEGRASS	7.0		
ARTEMISIA TRIDENTATA VASEYANA	MOUNTAIN BIG SAGEBRUSH	25		
LUPINE ARGENTEUS	SILVER LUPINE	25		
LUPINUS LEPIDUS	DWARF LUPINE	2		
ELYMUS ELYMOIDES	SQUIRREL TAIL GRASS	7		
ELYMUS TRACHYCAULUS	WHEATGRASS SLENDER	6		
LINIUM LEWISII	FLAX BLUE	.5		
PURSLA TRIDENTATA	BITTERBRUSH	.5		
ARTEMISIA TRIDENTATA	BIG BASIN SAGEBRUSH	25		
TOTAL PLS/ACRE*		30.25		

* PLS=PURE LIVE SEED.

FERTILIZER MANAGEMENT PLAN

FERTILIZER USE AND APPLICATION SHALL BE MINIMIZED, WITH ZERO APPLICATION IN THE BACKSHORE. ONLY SLOW RELEASE ORGANIC FERTILIZERS ARE TO BE USED. ALL FERTILIZER SHALL BE APPLIED PER SECTION 81.7 OF THE TRPA CODE OF ORDINANCES AND COMPLY WITH THE TRPA HOME LANDSCAPING GUIDE. BIOSOL FERTILIZER IS RECOMMENDED. APPLY PER MANUFACTURERS APPLICATION RATES.

REV	DATE	REVISIONS	BY

RECORD DRAWING

DATE _____ ENGINEER INITIAL _____

50% PRELIMINARY NOT FOR CONSTRUCTION

Kennedy/Jenks Consultants
Engineers & Scientists
 10880 GOLD CENTER DRIVE, SUITE 300
 RANCHO CORONA, CALIFORNIA, 92570

HIGH WEST
 LANDSCAPE ARCHITECTS
 40165 TRUCKEE AIRPORT RD, SUITE #301-A
 TRUCKEE, CA. 96161
 530.553.4000

TAHOE CITY PUBLIC UTILITY DISTRICT
WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT
 WTP LANDSCAPE PLAN
 TAHOE CITY PLACER COUNTY CALIFORNIA

0 1
 BAR IS ONE INCH ON ORIGINAL DRAWING

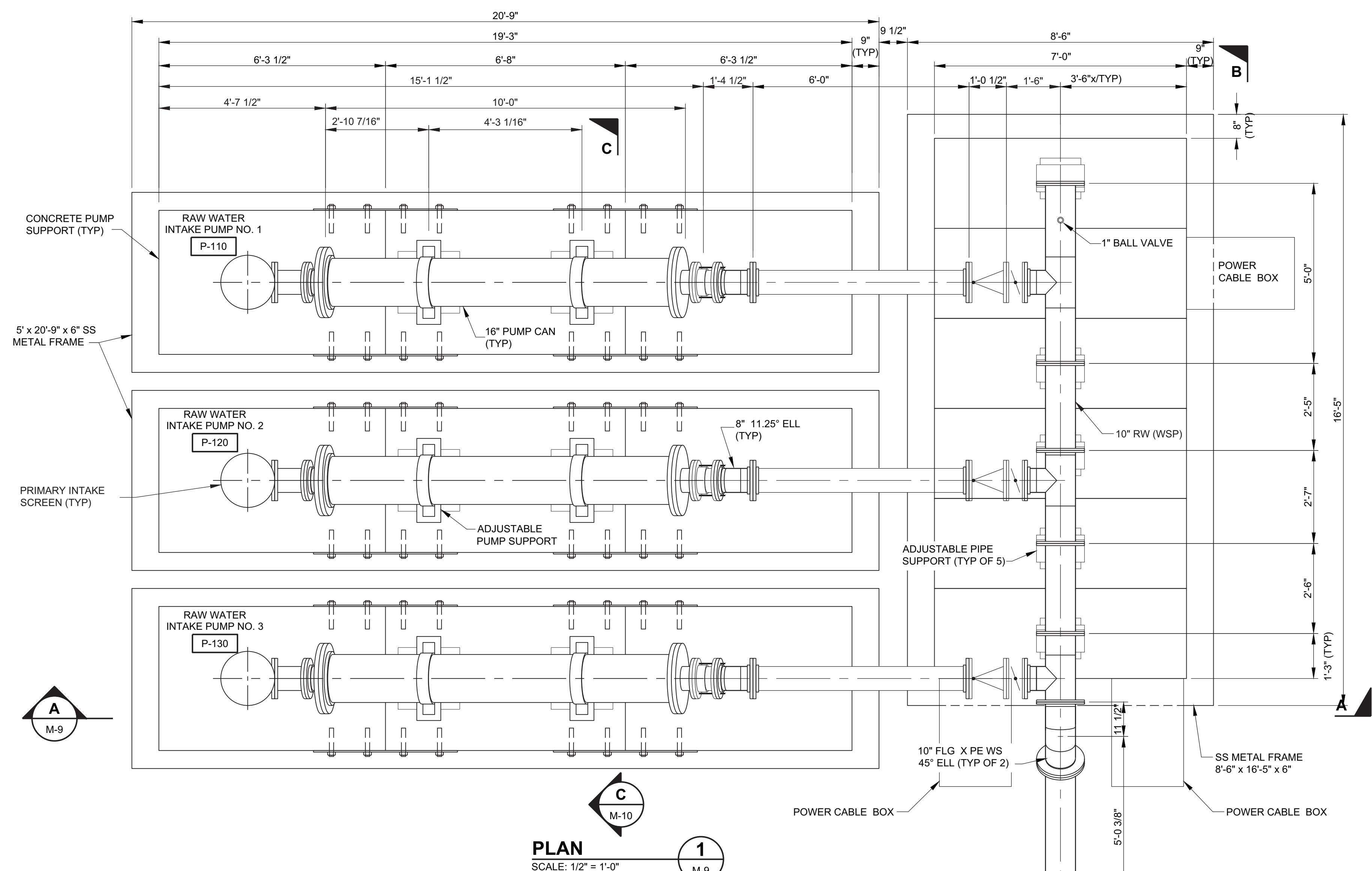
PROJECT NUMBER:
 SURVEY DATE:
 DESIGN BY: JPP
 DRAFTING BY: JPP
 CHECKED BY:
 DATE: 9/27/2019

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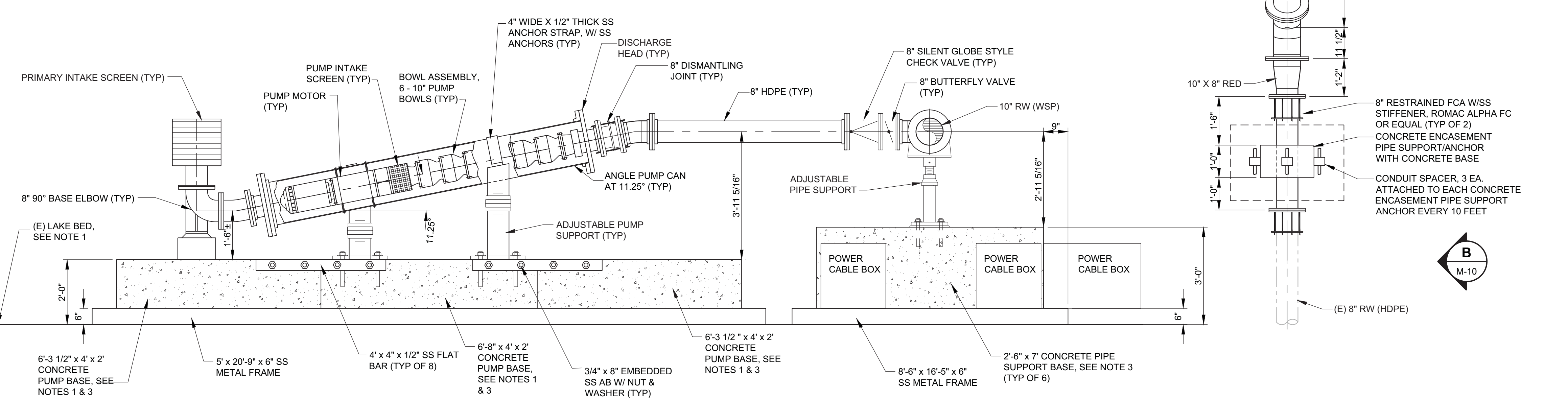
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TRPA SUBMITTAL
LS-1
 SHEET: _____ of _____

- NOTES:**
- CONTRACTOR SHALL MOVE ROCKS IF ANY ARE LOCATED UNDER (N) CONCRETE SUPPORTS AND PLACE AT LEAST 5 FEET AWAY FROM PUMP OR DISCHARGE PIPE SUPPORTS.
 - CONTRACTOR SHALL REMOVE (E) PUMP SUCTION SCREEN ASSEMBLY (PHOTOS 1, 2, & 3 ON M-10 DRAWING) AND DISPOSE OF PROPERLY
 - REINFORCE CONCRETE WITH #5 REBAR @ 12" EA.



PLAN
SCALE: 1/2" = 1'-0"
M-9



SECTION
SCALE: 1/2" = 1'-0"
M-9

REV	DATE	BY	REVISIONS

RECORD DRAWING
DATE: _____ ENGINEER INITIAL: _____



Kennedy/Jenks Consultants
Engineers & Scientists
10850 GOLD CENTER DRIVE, SUITE 350
RANCHO CORDOVA, CALIFORNIA, 95670

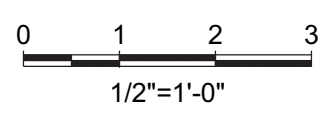
AUERBACH ENGINEERING CORP.
P.O. BOX 5339 • 645 W. LAKE BLVD. • TAHOE CITY • CALIFORNIA 96145
VOICE (530) 581-1116 • FAX (530) 581-3162
WWW.AUERBACHENGINEERING.COM

TAHOE CITY PUBLIC UTILITY DISTRICT
WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT
LAKE INTAKE PUMP STATION
PLAN AND SECTION

TAHOE CITY PLACER COUNTY CALIFORNIA

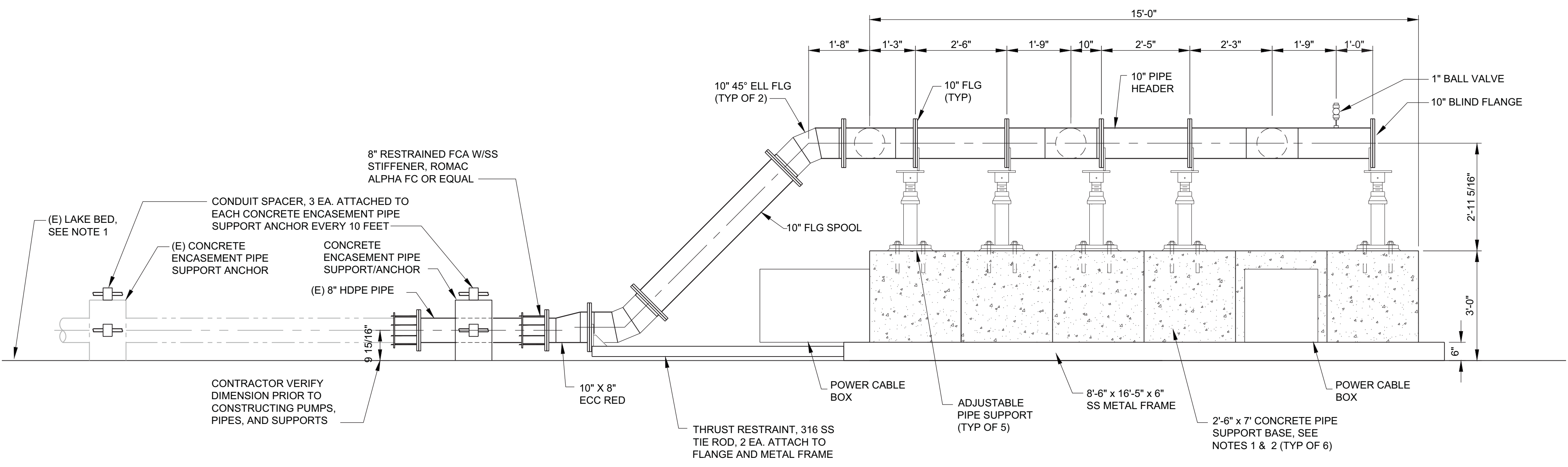
PROJECT NUMBER:	1470010.00
SURVEY BY:	AEC
DESIGN BY:	TLW
DRAFTING BY:	VALUE
CHECKED BY:	VALUE
DATE:	DECEMBER 2019
SCALES:	AS NOTED
HORIZONTAL:	M-9
VERTICAL:	SHEET: _____ of _____

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- NOTES:**
- CONTRACTOR SHALL MOVE EXISTING ROCKS IF ANY ARE LOCATED UNDER (N) CONCRETE SUPPORTS AND PLACE AT LEAST 5 FEET AWAY FROM PUMP OR DISCHARGE PIPE SUPPORTS
 - REINFORCE CONCRETE WITH #5 REBAR @ 12" EA. WAY.

REMOVE AS REQUIRED TO INSTALL NEW EQUIPMENT, PIPE AND FITTINGS

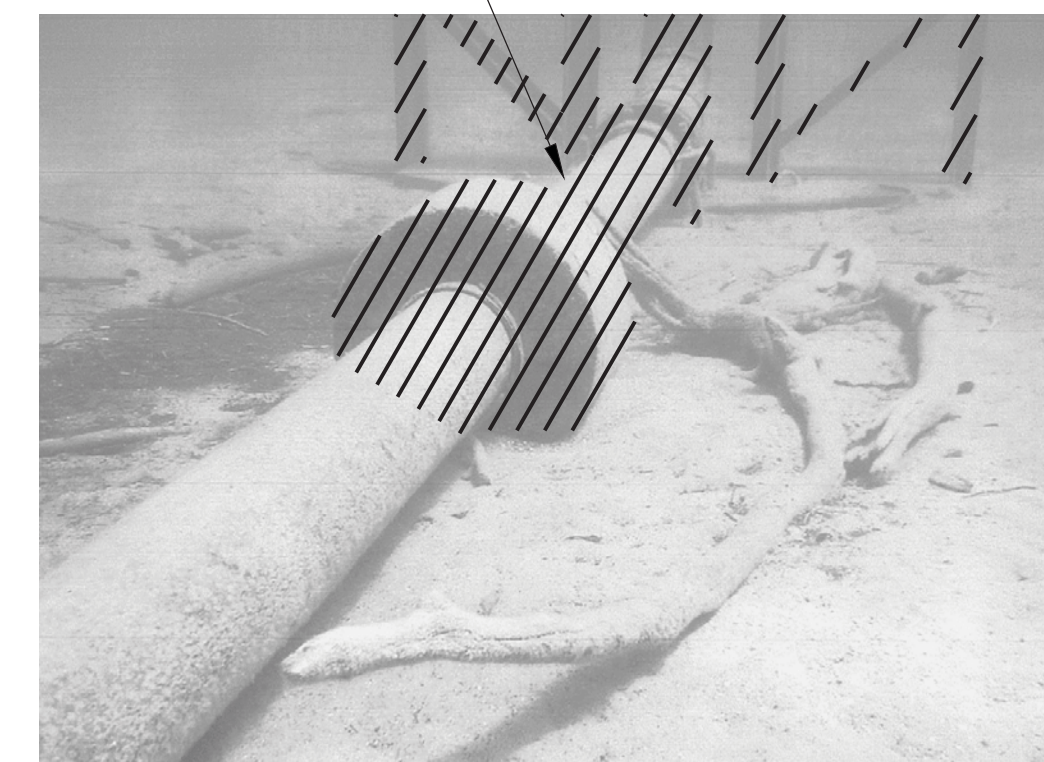


PHOTO 1
M-10

REMOVE AS REQUIRED TO INSTALL NEW EQUIPMENT, PIPE AND FITTINGS

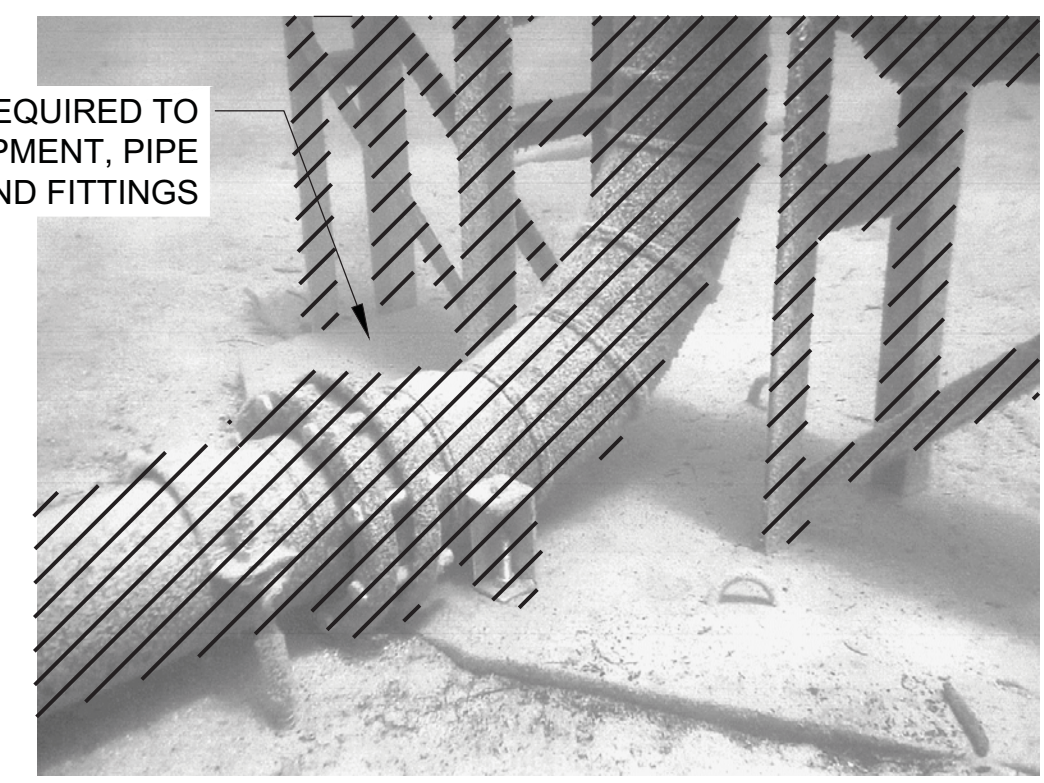


PHOTO 2
M-10

REMOVE AS REQUIRED TO INSTALL NEW EQUIPMENT, PIPE AND FITTINGS

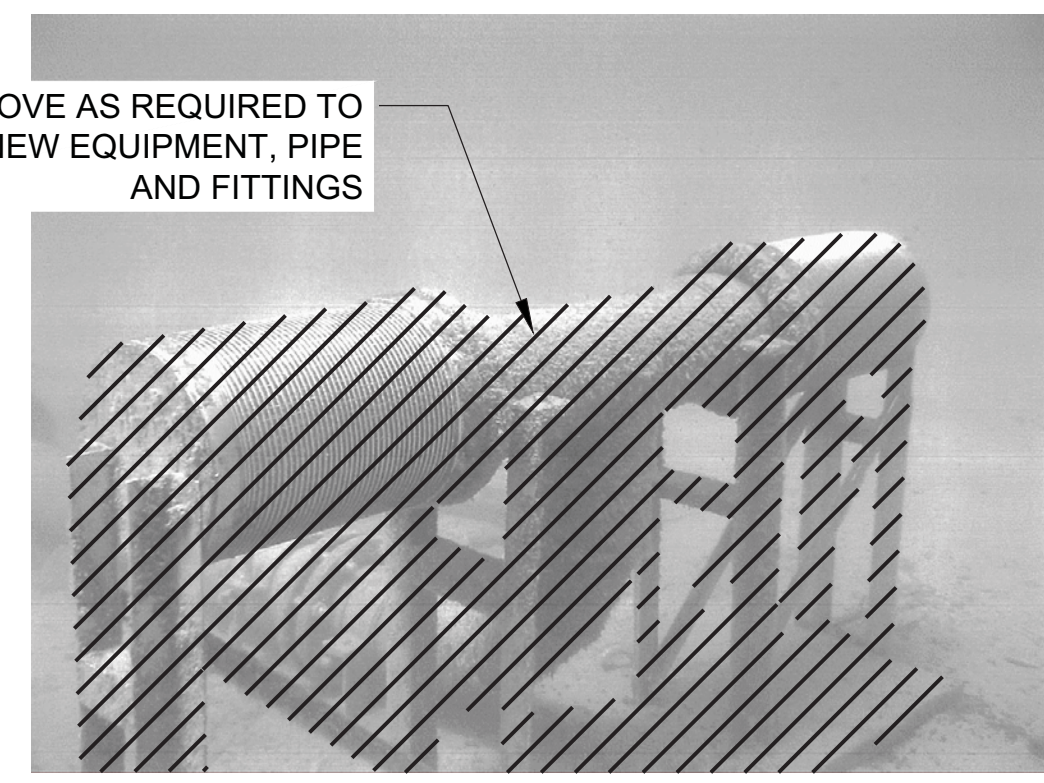
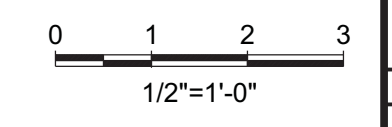
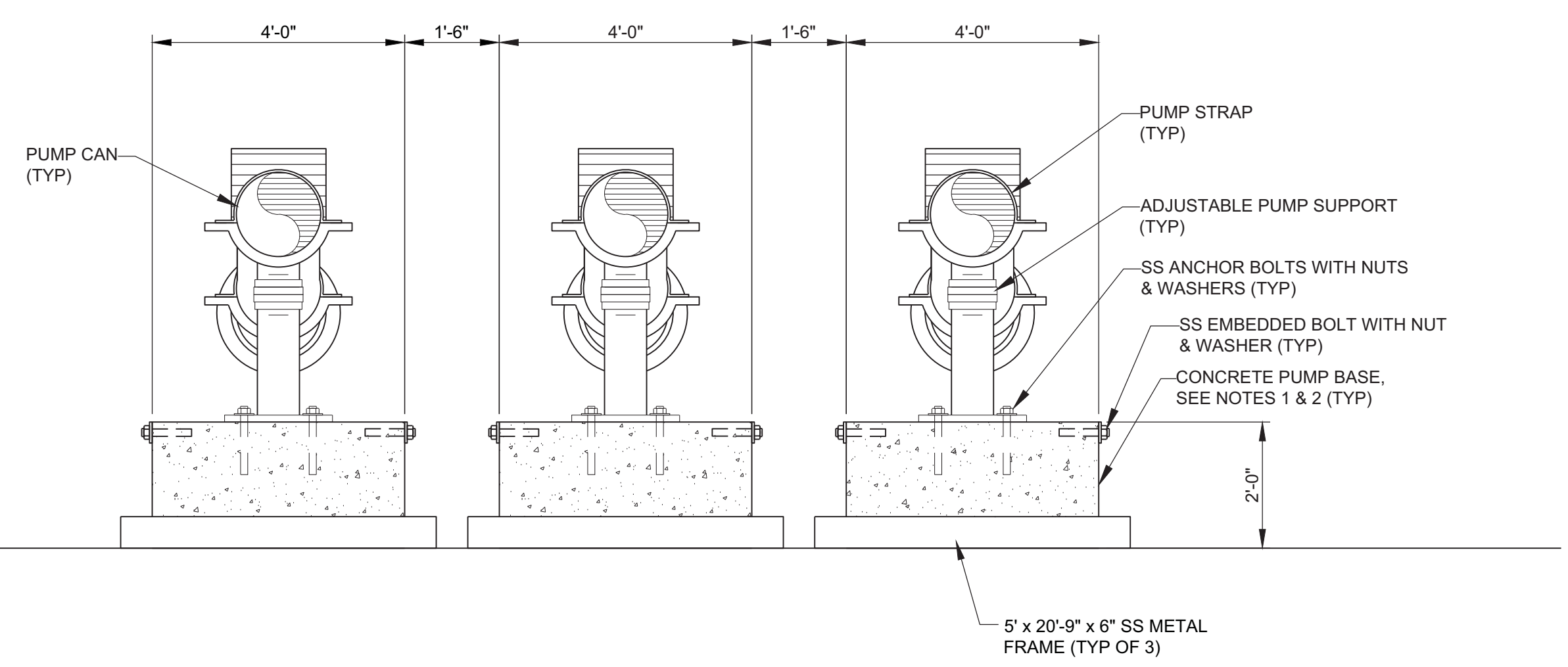


PHOTO 3
M-10



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BY											
REVISIONS											
REV DATE											
RECORD DRAWING											
DATE	ENGINEER INITIAL										
<p>Kennedy/Jenks Consultants Engineers & Scientists 10850 GOLD CENTER DRIVE, SUITE 350 RANCHO CORDOVA, CALIFORNIA, 95670</p> <p>AUERBACH ENGINEERING CORP. P.O. BOX 53399 • 645 W. LAKE BLVD. • TAHOE CITY, CALIFORNIA 96145 VOICE (530) 581-1116 • FAX (530) 581-3162 WWW.AUERBACHENGINEERING.COM</p>											
<p>TAHOE CITY PUBLIC UTILITY DISTRICT WEST LAKE TAHOE REGIONAL WATER TREATMENT PLANT LAKE INTAKE PUMP STATION SECTIONS AND PHOTOS</p> <p>TAHOE CITY PLACER COUNTY CALIFORNIA</p>											
<p>BAR IS ONE INCH ON ORIGINAL DRAWING</p> <table border="1"> <tr> <td>PROJECT NUMBER:</td> <td>1470010.00</td> </tr> <tr> <td>SURVEY BY:</td> <td>AEC</td> </tr> <tr> <td>DESIGN BY:</td> <td>TLW</td> </tr> <tr> <td>DRAFTING BY:</td> <td>MTM</td> </tr> <tr> <td>CHECKED BY:</td> <td>VALUE</td> </tr> </table> <p>DATE: DECEMBER 2019</p> <p>SCALE: AS NOTED HORIZONTAL: M-10 VERTICAL: SHEET: of</p>		PROJECT NUMBER:	1470010.00	SURVEY BY:	AEC	DESIGN BY:	TLW	DRAFTING BY:	MTM	CHECKED BY:	VALUE
PROJECT NUMBER:	1470010.00										
SURVEY BY:	AEC										
DESIGN BY:	TLW										
DRAFTING BY:	MTM										
CHECKED BY:	VALUE										

Attachment D

Initial Environmental Checklist



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Mon. Wed. Thurs. Fri
9 am-12 pm/1 pm-4 pm
Closed Tuesday
New Applications Until 3:00 pm

Print Form

**INITIAL ENVIRONMENTAL CHECKLIST
FOR DETERMINATION OF ENVIRONMENTAL IMPACT**

I. Assessor's Parcel Number (APN)/Project Location

APNs 098-330-001, 004, 015, 023, and
098-350-015

Project Name

West Lake Tahoe Regional Water Treatment



County/City

Placer County

Brief Description of Project:

The project includes the construction of a permanent Water Treatment Plant (WTP) to replace the seasonal WTP at Chamber's Landing for the purpose of providing a year-around reliable water source for the west shore communities of Lake Tahoe. The West Lake Tahoe Regional WTP along with the rehabilitation of the lake intake system will augment fire protection capabilities and reliability throughout the region, replace water supply currently provided by seasonal and antiquated facilities, and supplement groundwater production helping TCPUD meet the California Department of Public Health requirements for their overall system. In addition, the project will provide a robust and sustainable source of supply for other water districts and private water companies in the future. The project includes the following modernizations:

- o Install three submersible pumps at the existing Chamber's Landing lake intake structure to replace the pumps currently located in a vault (pump house) on the Chamber's Landing Beach.
- o Install a connecting power cable from the new submersible pumps to a new Lake Intake Pump Station, to be located where current seasonal WTP and McKinney Sewer Pump Station is.
- o Construct a new WTP building on an undeveloped parcel located across SR 89 from Chambers Landing.
- o Install a new 10-inch diameter raw water pipe to replace the existing 6-inch pipe from the location of the Lake Intake Pump Station lakeward to where it will be coupled to the existing 8-inch pipe.
- o Demolish existing pump house on Chamber's Landing beach; restore to natural beach.
- o Decommission current interim WTP; retain existing sewer lift station.
- o Construct a new Lake Intake Pump Station at the existing seasonal WTP/McKinney Sewer Pump Station site.

The following questionnaire will be completed by the applicant based on evidence submitted with the application. All "Yes" and "No, With Mitigation" answers will require further written comments. Use the blank boxes to add any additional information. If more space is required for additional information, please attach separate sheets and reference the question number and letter.

II. ENVIRONMENTAL IMPACTS:

1. Land

Will the proposal result in:

a. Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?

- Yes No
 No, With Mitigation Data Insufficient

b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?

- Yes No
 No, With Mitigation Data Insufficient

c. Unstable soil conditions during or after completion of the proposal?

- Yes No
 No, With Mitigation Data Insufficient

d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?

The proposed depth for an element of the water treatment plant is 12 feet. TCPUD received approval from TRPA to grade to that depth.

- Yes No
 No, With Mitigation Data Insufficient

e. The continuation of or increase in wind or water erosion of soils, either on or off the site?

- Yes No
 No, With Mitigation Data Insufficient

f. Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?

- Yes No
 No, With Mitigation Data Insufficient

g. Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?

- Yes No
 No, With Mitigation Data Insufficient

2. Air Quality

Will the proposal result in:

a. Substantial air pollutant emissions?

- Yes No
 No, With Mitigation Data Insufficient

b. Deterioration of ambient (existing) air quality?

- Yes No
 No, With Mitigation Data Insufficient

c. The creation of objectionable odors?

- Yes No
 No, With Mitigation Data Insufficient

d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

- Yes No
 No, With Mitigation Data Insufficient

e. Increased use of diesel fuel?

Diesel fuel will be used during construction. Existing diesel fuel generators used for backup power are being replaced.

- Yes No
 No, With Mitigation Data Insufficient

3. Water Quality

Will the proposal result in:

a. Changes in currents, or the course or direction of water movements?

- Yes No
 No, With Mitigation Data Insufficient

b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site?

- Yes No
 No, With Mitigation Data Insufficient

c. Alterations to the course or flow of 100-yearflood waters?

The existing seasonal WTP and pump station are located within the 100 year floodplain. They will be replaced and expanded using flood resistant elements.

- Yes No
 No, With Mitigation Data Insufficient

d. Change in the amount of surface water in any water body?

- Yes No
 No, With Mitigation Data Insufficient

e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

Approximately 125 feet of buried 6-inch pipe will be dredged and excavated. All construction will be done from an aquatic barge and inside a turbidity curtain.

- Yes No
 No, With Mitigation Data Insufficient

f. Alteration of the direction or rate of flow of ground water?

- Yes No
 No, With Mitigation Data Insufficient

g. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

- Yes No
 No, With Mitigation Data Insufficient

h. Substantial reduction in the amount of water otherwise available for public water supplies?

- Yes No
 No, With Mitigation Data Insufficient

i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?

- Yes No
 No, With Mitigation Data Insufficient

j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?

- Yes No
 No, With Mitigation Data Insufficient

k. Is the project located within 600 feet of a drinking water source?

The proposed project is the rehabilitation of an existing water intake.

- Yes No
 No, With Mitigation Data Insufficient

4. Vegetation

Will the proposal result in:

- a. Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?

- Yes No
 No, With Mitigation Data Insufficient

- b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?

- Yes No
 No, With Mitigation Data Insufficient

- c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?

- Yes No
 No, With Mitigation Data Insufficient

- d. Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora and aquatic plants)?

- Yes No
 No, With Mitigation Data Insufficient

- e. Reduction of the numbers of any unique, rare or endangered species of plants?

A pre-construction Tahoe Yellow Cress survey will be completed to identify any existing populations.

- Yes No
 No, With Mitigation Data Insufficient

f. Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?

- Yes No
 No, With Mitigation Data Insufficient

g. Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?

- Yes No
 No, With Mitigation Data Insufficient

h. A change in the natural functioning of an old growth ecosystem?

- Yes No
 No, With Mitigation Data Insufficient

5. Wildlife

Will the proposal result in:

a. Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?

- Yes No
 No, With Mitigation Data Insufficient

b. Reduction of the number of any unique, rare or endangered species of animals?

A Biological Assessment was completed for the project. No rare or endangered species of animals are thought to reside in the project area to be disturbed.

- Yes No
 No, With Mitigation Data Insufficient

c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?

- Yes No
 No, With Mitigation Data Insufficient

d. Deterioration of existing fish or wildlife habitat quantity or quality?

The intake pipe that will be replaced is in feed/cover and the new submersible pumps will be placed in marginal fish habitat. Mitigation is proposed.

- Yes No
 No, With Mitigation Data Insufficient

6. Noise

Will the proposal result in:

a. Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Plan Area Statement, Community Plan or Master Plan?

The new emergency backup generator at the WLTRWTP would exceed nighttime noise limits, so it is to be tested during the day, where it meets limits.

- Yes No
 No, With Mitigation Data Insufficient

b. Exposure of people to severe noise levels?

- Yes No
 No, With Mitigation Data Insufficient

c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?

- Yes No
 No, With Mitigation Data Insufficient

d. The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?

- Yes No
 No, With Mitigation Data Insufficient

e. The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?

- Yes No
 No, With Mitigation Data Insufficient

f. Exposure of existing structures to levels of ground vibration that could result in structural damage?

- Yes No
 No, With Mitigation Data Insufficient

7. Light and Glare

Will the proposal:

- a. Include new or modified sources of exterior lighting?

Down lighting, compliant with TRPA rules and regulations have been incorporated into the design of the pump station and WLTRWTP.

- Yes No
 No, With Mitigation Data Insufficient

- b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?

- Yes No
 No, With Mitigation Data Insufficient

- c. Cause light from exterior sources to be cast off -site or onto public lands?

- Yes No
 No, With Mitigation Data Insufficient

- d. Create new sources of glare through the siting of the improvements or through the use of reflective materials?

- Yes No
 No, With Mitigation Data Insufficient

8. Land Use

Will the proposal:

- a. Include uses which are not listed as permissible uses in the applicable Plan Area Statement, adopted Community Plan, or Master Plan?

- Yes No
 No, With Mitigation Data Insufficient

b. Expand or intensify an existing non-conforming use?

- Yes No
 No, With Mitigation Data Insufficient

9. Natural Resources

Will the proposal result in:

a. A substantial increase in the rate of use of any natural resources?

- Yes No
 No, With Mitigation Data Insufficient

b. Substantial depletion of any non-renewable natural resource?

- Yes No
 No, With Mitigation Data Insufficient

10. Risk of Upset

Will the proposal:

a. Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?

- Yes No
 No, With Mitigation Data Insufficient

b. Involve possible interference with an emergency evacuation plan?

- Yes No
 No, With Mitigation Data Insufficient

11. Population

Will the proposal:

- a. Alter the location, distribution, density, or growth rate of the human population planned for the Region?

- Yes No
 No, With Mitigation Data Insufficient

- b. Include or result in the temporary or permanent displacement of residents?

- Yes No
 No, With Mitigation Data Insufficient

12. Housing

Will the proposal:

- a. Affect existing housing, or create a demand for additional housing?

To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:

- (1) Will the proposal decrease the amount of housing in the Tahoe Region?

- Yes No
 No, With Mitigation Data Insufficient

- (2) Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at rates affordable by lower and very-low-income households?

- Yes No
 No, With Mitigation Data Insufficient

Number of Existing Dwelling Units: 0

Number of Proposed Dwelling Units: 0

b. Will the proposal result in the loss of housing for lower-income and very-low-income households?

- Yes No
 No, With Mitigation Data Insufficient

13. Transportation/Circulation

Will the proposal result in:

a. Generation of 100 or more new Daily Vehicle Trip Ends (DVTE)?

- Yes No
 No, With Mitigation Data Insufficient

b. Changes to existing parking facilities, or demand for new parking?

- Yes No
 No, With Mitigation Data Insufficient

c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?

- Yes No
 No, With Mitigation Data Insufficient

d. Alterations to present patterns of circulation or movement of people and/or goods?

- Yes No
 No, With Mitigation Data Insufficient

e. Alterations to waterborne, rail or air traffic?

- Yes No
 No, With Mitigation Data Insufficient

f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

- Yes No
 No, With Mitigation Data Insufficient

14. Public Services

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?

a. Fire protection?

- Yes No
 No, With Mitigation Data Insufficient

b. Police protection?

- Yes No
 No, With Mitigation Data Insufficient

c. Schools?

- Yes No
 No, With Mitigation Data Insufficient

d. Parks or other recreational facilities?

- Yes No
 No, With Mitigation Data Insufficient

e. Maintenance of public facilities, including roads?

- Yes No
 No, With Mitigation Data Insufficient

f. Other governmental services?

- Yes No
 No, With Mitigation Data Insufficient

15. Energy

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

- Yes No
 No, With Mitigation Data Insufficient

b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

- Yes No
 No, With Mitigation Data Insufficient

16. Utilities

Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:

a. Power or natural gas?

- Yes No
 No, With Mitigation Data Insufficient

b. Communication systems?

- Yes No
 No, With Mitigation Data Insufficient

c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?

- Yes No
 No, With Mitigation Data Insufficient

d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?

- Yes No
 No, With Mitigation Data Insufficient

e. Storm water drainage?

- Yes No
 No, With Mitigation Data Insufficient

f. Solid waste and disposal?

- Yes No
 No, With Mitigation Data Insufficient

17. Human Health

Will the proposal result in:

a. Creation of any health hazard or potential health hazard (excluding mental health)?

- Yes No
 No, With Mitigation Data Insufficient

b. Exposure of people to potential health hazards?

- Yes No
 No, With Mitigation Data Insufficient

18. Scenic Resources/Community Design

Will the proposal:

- a. Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?

The WLTRWTP will be visible from SR 89. Proposed building material and landscaping have been designed to screen and blend with the surroundings.

- Yes
- No
- No, With Mitigation
- Data Insufficient

- b. Be visible from any public recreation area or TRPA designated bicycle trail?

The WLTRWTP will be visible from the West Shore Bike Trail. Building materials and landscaping will screen and blend with the surroundings.

- Yes
- No
- No, With Mitigation
- Data Insufficient

- c. Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?

- Yes
- No
- No, With Mitigation
- Data Insufficient

- d. Be inconsistent with the height and design standards required by the applicable ordinance or Community Plan?

Based on findings for public service the building will exceed the allowable height set forth in table 37.4.1-1 by 1'8", meeting the minimum amount necessary.

- Yes
- No
- No, With Mitigation
- Data Insufficient

- e. Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?

- Yes
- No
- No, With Mitigation
- Data Insufficient

19. Recreation

Does the proposal:

a. Create additional demand for recreation facilities?

- Yes
- No
- No, With Mitigation
- Data Insufficient

b. Create additional recreation capacity?

- Yes
- No
- No, With Mitigation
- Data Insufficient

c. Have the potential to create conflicts between recreation uses, either existing or proposed?

- Yes
- No
- No, With Mitigation
- Data Insufficient

d. Result in a decrease or loss of public access to any lake, waterway, or public lands?

- Yes
- No
- No, With Mitigation
- Data Insufficient

20. Archaeological/Historical

a. Will the proposal result in an alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object or building?

A Cultural Resources Assessment was completed by Peak & Associates in July, 2015 as part of the project. No supplementary mitigation was recommended.

- Yes
- No
- No, With Mitigation
- Data Insufficient

b. Is the proposed project located on a property with any known cultural, historical, and/or archaeological resources, including resources on TRPA or other regulatory official maps or records?

- Yes No
 No, With Mitigation Data Insufficient

c. Is the property associated with any historically significant events and/or sites or persons?

- Yes No
 No, With Mitigation Data Insufficient

d. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

- Yes No
 No, With Mitigation Data Insufficient

e. Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?

- Yes No
 No, With Mitigation Data Insufficient

21. Findings of Significance.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California or Nevada history or prehistory?

- Yes No
 No, With Mitigation Data Insufficient

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)

- Yes No
 No, With Mitigation Data Insufficient

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environmental is significant?)

- Yes No
 No, With Mitigation Data Insufficient

d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?

- Yes No
 No, With Mitigation Data Insufficient

DECLARATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: (Original signature required.)

Alyson Borawski

Digitally signed by Alyson Borawski
DN: cn=Alyson Borawski, o=TRPA, ou, email=aborawski@trpa.org,
c=US
Date: 2020.04.10 11:33:21 -0700

Person Preparing Application

At _____

Placer

County

Date: _____

Applicant Written Comments: (Attach additional sheets if necessary)

Print Form

FOR OFFICE USE ONLY

Date Received: _____ By: _____

Determination:

On the basis of this evaluation:

- a. The proposed project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with TRPA's Rules of Procedure.

Yes

No

- b. The proposed project could have a significant effect on the environment, but due to the listed mitigation measures which have been added to the project, could have no significant effect on the environment and a mitigated finding of no significant effect shall be prepared in accordance with TRPA's Rules and Procedures.

Yes

No

- c. The proposed project may have a significant effect on the environment and an environmental impact statement shall be prepared in accordance with Chapter 3 of the TRPA Code of Ordinances and the Rules of Procedure.

Yes

No

Signature of Evaluator

Date: _____

Alyson Borawski Senior Planner

Title of Evaluator

ADDENDUM FOR TRANSFERS/CONVERSIONS OF USE

The following is to be used as a supplemental checklist for the Tahoe Regional Planning Agency Initial Environmental Checklist (IEC). It is to be used when reviewing any development right transfer pursuant to Chapter 34 of the Code of Ordinances or Conversion of Use pursuant to Chapter 33 of the Code of Ordinances. Any question answered in the affirmative will require written documentation showing that the impacts will be mitigated to a less than significant level. Otherwise, an environmental impact statement will be required.

The asterisk (*) notes threshold subjects.

a) Land*

Does the proposal result in any additional land coverage?

- Yes No
 No, With Mitigation Data Insufficient

b) Air Quality*

Does the proposal result in any additional emission?

- Yes No
 No, With Mitigation Data Insufficient

c) Water*

Does the proposal result in any additional discharge that is in violation of TRPA discharge standards?

- Yes No
 No, With Mitigation Data Insufficient

d) Does the proposal result in an increase in the volume of discharge?

- Yes No
 No, With Mitigation Data Insufficient

e) Noise*

Does the proposal result in an increase in Community Noise Equivalency Level (CNEL)?

- Yes No
 No, With Mitigation Data Insufficient

f) Aesthetics

Does the proposal result in blockage of significant views to Lake Tahoe or an identified visual resource?

- Yes No
 No, With Mitigation Data Insufficient

g) Recreation*

Does the proposal result in a reduction of public access to public recreation areas or public recreation opportunities?

- Yes No
 No, With Mitigation Data Insufficient

h) Land Use

Does the converted or transferred use result in a use that is not consistent with the goals and policies of the Community Plan or Plan Area Statement?

- Yes No
 No, With Mitigation Data Insufficient

i) Population

Does the proposal result in an increase in the existing or planned population of the Region?

- Yes No
 No, With Mitigation Data Insufficient

j) Housing

Does the proposal result in the loss of affordable housing?

- Yes No
 No, With Mitigation Data Insufficient

k) Transportation

Does the proposal result in the increase of 100 Daily Vehicle Trip Ends (DVTE)?

- Yes
- No
- No, With Mitigation
- Data Insufficient

l) Does the proposal result in a project that does not meet the parking standards?

- Yes
- No
- No, With Mitigation
- Data Insufficient

m) Utilities

Does the proposal result in additional water use?

- Yes
- No
- No, With Mitigation
- Data Insufficient

n) Does the proposal result in the need for additional sewer treatment?

- Yes
- No
- No, With Mitigation
- Data Insufficient

o) Historical

Does the proposal result in the modification or elimination of a historic structure or site?

- Yes
- No
- No, With Mitigation
- Data Insufficient

DECLARATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: (Original signature required.)

_____ At _____ Date: _____
Person Preparing Application County

Applicant Written Comments: (Attach additional sheets if necessary)

Print Form