



City of South Lake Tahoe

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City of South Lake Tahoe Design Review

By: Hilary Hodges, Planning Manager

Project Number: #08-100

Project Name: El Dorado Beach Improvement Project at Lakeview Commons

Application Type: Design Review

Location: 1004 Lakeview Avenue (APN 026-050-06)

Applicant: City of South Lake Tahoe/El Dorado County/California Tahoe
Conservancy

Property Owner: El Dorado County

PROJECT DESCRIPTION

The approved project consists of:

- Major Design Review application received October 23, 2008
- Citywide Design Standards Checklist received October 23, 2008
- Plan set received October 23, 2008 with revisions received December 2, 2008 and April 7, 2009
- Building and Materials Board received December 19, 2008
- Bijou/Al Tahoe Community Plan consistency Analysis received October 23, 2008
- Recreational Capacity Analysis received April 7, 2009.
- Supporting material contained in File #08-100

Conditions of Approval

General:

1. All pertinent statutes related to State, County, City or other agencies, whether noted or not, shall be applicable to the project.
2. If the project is developed in phases, all conditions of approval that are relevant to each phase of the project must be satisfied before issuing building permits or certificates of occupancy for each phase.

Prior to Staff Acknowledgement of this Permit:

3. Within five working days of adoption of the Negative Declaration and approval of the project, the applicant shall file a Notice of Determination along with a \$1,993.00 Department of Fish and Game filing fee in accordance with CEQA (California Code of Regulations §15094). The Notice of Determination along with evidence of fee payment must also be mailed to the Governor's Office of Planning and Research State Clearinghouse within five working days of project approval and copies provided to the City Planning Division.
4. The applicant shall acknowledge this permit and the conditions contained within by satisfying all conditions of approval and signing below.

Prior to Issuance of a Building Permit:

5. Applicant shall submit all necessary information for a complete Building Permit application.
6. Applicant shall obtain the appropriate permit approval from Caltrans as described in their letter dated May 5, 2009. Agreements with Caltrans for maintenance of the Lakeview Commons project must be included in the permit or other document. A copy of the approved permit must be submitted with the Building Permit application.
7. Applicant shall submit a copy of the approved TRPA permit.
8. Applicant shall obtain the appropriate permit approval from the California Regional Water quality Control Board as described in their letter dated May 4, 2009. A copy of approved permits must be submitted with the Building Permit application.
9. Applicant shall provide copies of LEED application and certification documents.
10. Plans shall be revised and enhanced to address the following:
 - a. Provide a loading/unloading/drop off turn out on Lakeview Avenue and provide a kiosk that will provide drivers with parking information.
 - b. Show snow storage areas for snow that may be removed from the bike path, walkways, and plaza area.
 - c. Provide a detailed irrigation plan.
 - d. Provide specifications for all light fixtures. Fixtures must be in compliance with City Code Section 5-25.
 - e. Provide justification for elimination of ADA access to look out area.
 - f. Provide a clear designation of the accessible route with elevations and percentage of slope.
 - g. Provide correct cross section designation for A2.01 (not A3.10).
 - h. Provide a code data sheet.

- i. Proposed concrete retaining wall should be reviewed by Caltrans with regard to retaining the roadway structure & fill.
- j. Coordination between Caltrans US 50 Trout Creeks to Ski Run Project and the City's Lakeview Commons Project needs to occur with regard to intersection improvements at Lakeview and Rufus Allen Blvd.
- k. Storm water infrastructure plans and details need to be approved by Lahontan.
- l. All drop inlets shall be per City Standards and include weep holes.
- m. All drop inlets shall be set on and surrounded by $\frac{3}{4}$ " minus clean drain rock & filter fabric. Drain rock shall be 1' in with on all sides and bottom of the drop inlet to within 1' of finished grade.
- n. Provide details as to how cleaning of the infiltration galleries will occur. Vehicle access?
- o. Due to the proximity of surface water, separator vaults should be installed prior to the infiltration galleries.
- p. Why isn't the project including roadway storm water infrastructure on Lakeview, and the Boat Ramp?
- q. Provide concrete @ ramp conform, not A.C. as shown.
- r. Identify Pedestrian routes to and from project area to adjacent parking and public facilities including campground.
- s. Full width grind and paving overlay will be required on Lakeview from west side of Harrison (including limits of water line construction) to US Hwy 50.
- t. Provide detail to soil stabilization on slope behind the proposed rock revetment.
- u. Provide staging plans with regard to driving the concrete pile (lake staging or Highway staging of equipment).
- v. Provide utility trench layout and details for utilities to proposed facilities.
- w. Identify all electrical facilities and features.
- x. Provide bollard details and schematics, provide lumen spread.
- y. Show proposed locations of Caltrans storm water vaults.
- z. Provide shoring plans for excavations, particularly at the location of the boathouse facility. Provide detail as to the functionality of the boat ramp access during construction.
- aa. Identify and detail the re-construction of the Storm water infrastructure outfall located within the project limits.
- bb. Provide estimation of photovoltaic installation and maintenance costs versus payback.
- cc. Provide drawings showing staging areas.
- dd. Provide pedestrian detour plans.
- ee. Provide turbidity control plans for work adjacent to shoreline.
- ff. The boat ramp parking area in which the proposed water lines are being installed was just repaved with City funds in 2007. Provide new paving for parking area. In addition, drawings submitted do not

accurately reflect storm drain infrastructure within the parking area.
Confirm that new waterlines will not conflict.

11. Construction plans shall be reviewed by the City Fire Marshal for conformance with Fire Code access, safety, and defensible space requirements.

Ongoing:

12. Construction activities shall comply with all applicable TRPA and El Dorado County AQMD Codes (Rule 223-1, Fugitive Dust Construction Activities and BMPs, TRPA Code of Ordinances Chapters 25, 64, and 91).
13. The prime contractor shall provide the City Planning Division with an approved plan demonstrating that heavy-duty (i.e. greater than 50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or subcontractor, will achieve at a minimum, a fleet-averaged 20% NOx reduction compared to the most recent CARB fleet average (See Section 4.3.3.1 of the El Dorado County APCD Guide). The prime contractor shall submit an inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory must include the horsepower rating, engine production year and hours of use or fuel throughput for each piece of equipment.
14. During construction, the following dust control measures shall be taken:

Land Clearing/Earth Moving:

- A) Water shall be applied by means of truck(s), hoses and/or sprinklers prior to any land clearing or earth movement to minimize dust emissions.
- B) Haul vehicles transporting soil into or out of the property shall be covered.
- C) A water truck will be available for necessary water applications throughout the duration of the construction phase of the project.
- D) Project staff will be scheduled to monitor the project site to prevent entry of unauthorized vehicles during non-working hours and weekends.
- E) Existing roads and streets adjacent to the project will be washed down as necessary to prevent transport of particulates off of the site.
- F) The contractor shall keep a record of measures taken to control fugitive dust in accordance with this plan.
- G) A copy of said record will be available throughout the duration of the construction project for inspection at the job site for the City of South Lake

Tahoe, the Compliance Division of Tahoe Regional Planning Agency and any other responsible regulatory agency.

- H) Equipment speeds shall not exceed 15 mph. Speed signs shall be posted at 1,000 foot intervals.
- I) The disturbed work shall be sprayed down at the end of the work shift to form a thin crust. This application shall be in addition to the minimum rate of application (4 times per day.)
- J) A security gate shall be installed at the project entrance to prevent the entry of unauthorized vehicles during non-working hours and weekends.
- K) No spoil materials shall be transported off-site, except to approved sites.

Visibly Dry Disturbed Soil Surface Areas:

- A) All visibly dry disturbed soil surface areas of operation shall be watered to minimize dust emissions. A layer of mulch will be used over exposed soil to keep the soil moisture in and prevent wind erosion.
- B) The water truck will be available throughout construction to minimize dust. Spraying will occur as necessary. Water shall be the sole spray medium.

Paved Road Track-Out:

- A) Existing roads and streets adjacent to the project shall be washed down at least once per day unless conditions warrant a greater or lesser frequency. Inspectors, in cooperation with the contractor, shall consistently monitor the off-site road conditions for the formation of fugitive dust.

Visibly Dry Disturbed Unpaved Driveways:

- A) All visibly dry disturbed unpaved driveway surface areas of operation shall be watered to minimize dust emissions.
- B) Unpaved driveways may be graveled to reduce dust emissions.
- C) Unpaved driveways shall be washed down at least once per day unless conditions warrant a greater or lesser frequency.
- D) Haul road speed shall not exceed 15 mph Speed limit signs shall be posted at 1,000 foot intervals.
- E) The contractor shall keep a daily record of measures taken to control fugitive dust in accordance with this plan.
- F) A copy of said record shall be available throughout the duration of the construction project for inspection at the job site for the City of South Lake Tahoe, the Compliance Division of Tahoe Regional Planning Agency and any other responsible regulatory agency.

Vehicles Entering/Exiting Construction Area:

- A) Vehicles entering or exiting construction area shall travel at a speed which minimizes dust emissions.

Employee Vehicles:

- A) Construction workers shall park in designated parking area(s) to help reduce dust emissions.

Soil Piles:

- A) Soil pile surfaces shall be moistened if dust is being emitted from the pile(s). Adequately secured tarps, plastic or other material may be required to further reduce dust emissions.
- B) Coir logs shall be placed around the spoil pile to prevent any runoff that may occur from the spraying.

15. During construction, if human remains are discovered during any construction activities within the City, the contractor is required to inform the City verbally and in writing. Concurrently, all work shall stop in the immediate area of the human remains, and the City will contact the County Coroner. If the remains are determined to be of Native American origin, both the Native American Heritage Commission and any identified descendants should be notified.

16. Project construction shall comply with the recommendations of the Erosion and Sedimentation Modeling Report as follows:

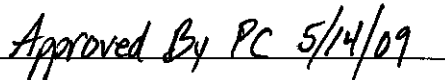
During Construction:

- A) Install appropriate temporary BMPs per TPRA.
- B) Create a 10 ft "no construction zone" from high water line 6229.1 uphill.
- C) Use double silt fence, spaced 4 ft apart, positioned above the wave-run up elevation of 6230.28 ft. This position should allow silt fence to function during a storm event unaffected by wave run up. This positioning could be adjusted based on lake level at time of construction.

17. Construction that utilizes noise generating equipment shall be limited to the hours of 8:00am to 6:30pm.

18. A bicycle route through the project area shall be maintained during construction.


City Approval Signature


Date of Decision

APPLICANT'S ACKNOWLEDGEMENTS

I have read and understand the above conditions and agree to implement them. I have read and understand the appeal process.

Applicant's Signature

Date

STAFF ACKNOWLEDGEMENT

The applicant has submitted the necessary documentation of compliance with the above permit conditions.

Planner's Signature

Date