



**TAHOE
REGIONAL
PLANNING
AGENCY**

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
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January 15, 2013

Coleen Shade
RO Anderson
595 Tahoe Keys Blvd. Suite A.2
South Lake Tahoe, CA

**HARRISON AVENUE STREETScape AND WATER QUALITY IMPROVEMENT PROJECT,
ENVIRONMENTAL IMPROVEMENT PROGRAM NUMBER 01.01.01.01, CITY OF SOUTH
LAKE TAHOE, CALIFORNIA, TRPA PROJECT NUMBER 026-080-02, TRPA FILE NUMBER
EIPC2012-0002**

Dear Coleen Shade:

Enclosed please find a Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. **TRPA will acknowledge the permit after all standard and special conditions of approval have been satisfied.**

Please schedule an appointment with me to finalize your project. Feel free to call me if you have any questions regarding this letter or your permit in general.

Sincerely,

Shannon Friedman
Associate Environmental Specialist II
Environmental Improvement Branch

/sf

Enclosures

imagine. plan. achieve.



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PERMIT

PROJECT DESCRIPTION: Harrison Ave. Streetscape and Water Quality Improvement Project

TRPA PROJECT NUMBER: 026-080-02

FILE #: EIPC2012-0002

PERMITTEE(S): City of South Lake Tahoe

COUNTY/LOCATION: El Dorado / Harrison Ave.

Having made the findings required by Agency ordinances and rules, TRPA approved the project on January 15, 2013, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on January 15, 2016 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. 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, TREE REMOVAL, 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) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.



TRPA Executive Director/Designee

1-15-13

Date

PERMITTEE'S 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 _____

/sf

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**TRPA PROJECT NUMBER 026-080-02
FILE NO. EIPC2012-0002**

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:

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit specifically authorizes the installation of erosion control and water quality improvements, streetscape improvements, improved vehicle, bicycle and pedestrian circulation and parking improvements within the City of South Lake Tahoe's right of way and three public parcels within the Harrison Avenue portion of the Al Tahoe neighborhood. Specifically the project area is bounded by U.S. Highway 50 to the east, Lakeview Avenue to the north, Riverside Avenue to the west and Los Angeles Avenue to the South and includes Harrison Avenue, Riverside Avenue, San Jose Avenue, Alameda Avenue, Tallac Avenue, San Francisco Avenue, Modesto Avenue and the following public parcels, Assessor Parcel Numbers 026-050-06, 026-049-01, 026-049-02, 026-113-07, 026-113-08, 026-113-09, 026-113-10 and 026-113-11.

The project treats stormwater runoff from the private parcels within the project area. Once the project is complete parcels that have installed required source control BMPs will be eligible to receive a BMP Certificate of Completion. The City of South Lake Tahoe shall notify TRPA when parcels have complied with the special assessment approved by the City prior to TRPA issuing the BMP Certificates. These parcels include Assessor Parcel Numbers 026-083-03, 026-083-05, 026-083-07, 026-083-09, 026-083-10, 026-086-02, 026-086-05, 026-086-06, 026-086-08, 026-086-10, 026-086-11, 026-089-06, 026-089-07, 026-089-09, 026-089-10 and 026-113-14.

2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the permittee shall submit three sets of final construction plans incorporating the following changes:

PERMIT CONTINUED ON NEXT PAGE

**TRPA PROJECT NUMBER 026-080-02
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- A. The City right of way and the following parcels shall be permanently consolidated through a covenant running with the land to assure that the coverage calculations for the parcels shall always be made as if the parcels had been legally consolidated. Said parcels include Assessor Parcel Numbers 026-050-06, 026-049-01, 026-049-02, 026-113-07, 026-113-08, 026-113-09, 026-113-10 and 026-113-11.
- B. Change the coverage calculations for the triangular parking lot (APN 026-050-06) from 32203 square feet to 29938 square feet.
- C. Identify all tree species on tree removal sheets 2 and 3.
- D. The final coverage calculations should include coverage for the entire El Dorado County parcel (APN 026-050-06), not just the small triangular portion that is within the project area.
- E. On sheet C9 show construction boundary fencing to limit the area of construction and protect the trees instead of the individual tree protection fencing that is currently on the plan.
- F. On sheet C11 show the existing stormwater treatment infrastructure that is on the El Dorado County Parcel (APN 026-050-06).
- G. On sheet C11 include additional parking barriers to prevent vehicles from parking off the pavement.
- H. On sheet C13 include stabilized inlet(s) into the basin.
- I. On sheet L1-6 remove the callout 1.5.
- J. On sheet L2 include a legend for all hatch marks.
- K. On sheet L2 include fertilizer management, topsoil salvage where necessary, and tilling the soil to a minimum depth of 6" with soil amendments to the revegetation specifications.
- L. Provide details for the basins being proposed on the boat trailer parking lot (APN's 026-049-01 and 026-049-02) and the Modesto parking lot (APN's 026-113-07, 026-113-08, 026-113-09, 026-113-10, and 026-113-11).
- M. Include more bike racks throughout the project area. Refer to table 9.1 of the Lake Tahoe Bicycle and Pedestrian Plan which recommends providing 8 bicycle parking spaces per 10,000 gross square feet of commercial floor area and 8 bicycle parking spaces per park.

PERMIT CONTINUED ON NEXT PAGE

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- N. Include provisions for where snow will be stored on-site or if it will be taken off-site.
 - O. Include a maintenance and monitoring plan for all permanent BMPs.
 - P. Include a vegetation monitoring plan including provisions if vegetation is not successful.
4. Prior to the pregrade inspection submit a construction schedule. Said schedule shall include completion dates for each item of construction. The construction schedule shall be phased to minimize excavation within areas where construction will not be immediately completed.
 5. Prior to the pregrade inspection submit a monitoring plan for the Riverside Avenue intersections to be implemented once the project is complete. The plan should look at bicycle and pedestrian safety at each intersection. If the results of the monitoring show that the intersections have unsafe elements or traffic right-of-way is unclear, additional controls shall be placed at those intersections such as additional signage or striping.
 6. An onsite inspection by TRPA staff is required prior to any construction or grading activity. TRPA staff shall determine if the onsite improvements required by Attachment Q (Standard Conditions of Approval) have been properly installed. No grading or construction shall commence until TRPA pre-grade conditions of approval are met.
 7. In order for an area to meet coverage reduction criteria the area must infiltrate stormwater and be permanently blocked off to prevent future disturbance.
 8. All above ground facilities, new or currently existing, such as sign posts, the back of signs, electrical boxes, etc. shall be colored dark green or brown, unless an alternative color is approved by TRPA.
 9. Temporary Best Management Practices (BMPs) are to be installed and maintained prior to excavation and during all phases of the proposed project.
 10. All new and existing conveyance and treatment facilities shall be fitted with temporary Best Management Practices (BMPs) to prevent the transport of sediment during storm events occurring during construction.
 11. Any trees to be removed shall be shown on the approved drawings. All other trees within areas of construction not shown to be removed shall be retained and protected from damage during construction. In no case shall any additional trees be removed without the written approval of the TRPA.

PERMIT CONTINUED ON NEXT PAGE

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12. 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.
13. Grading is prohibited any time of the year during periods of precipitation and for the resulting period of time when the site is covered with snow, or is in a saturated, muddy, or unstable conditions (pursuant to Subsection 64.2.C of the TRPA Code of Ordinances). If a storm event is predicted to occur during active construction, immediately stop work and ensure that all temporary BMPs are in place and functioning.
14. This site shall be winterized in accordance with the provisions of Attachment Q by October 15th of each construction season. All disturbed areas shall be stabilized with a 3-inch layer of mulch or covered with an erosion control blanket.
15. Vegetation shall not be disturbed, injured or removed except in accordance with the TRPA Code or the conditions of project approval. All trees, major roots, and other vegetation, not specifically designated or approved for removal shall be protected according to methods approved by TRPA. All vegetation outside the construction site/project area boundary shall not be disturbed.
16. All rock material (gravel, cobble, and boulders) shall be clean and thoroughly washed prior to arrival at the site to ensure that the rock is free of any silt or clay particles.
17. Drop inlets and storm water conveyance and treatment facilities located downslope of excavated material shall be protected by temporary erosion control fences or fiber roll logs (minimum 12 inch diameter).
18. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Region is prohibited. All surplus construction waste materials shall be removed from the project site and disposed of at approved points of disposal.
19. 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.
20. 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.
21. Any modifications to the TRPA approved plans shall be submitted to TRPA for review and approval.

PERMIT CONTINUED ON NEXT PAGE

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22. 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. 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.

END OF PERMIT



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MITIGATED FINDING OF NO SIGNIFICANT EFFECT

PROJECT DESCRIPTION: Harrison Avenue Streetscape and Water Quality Improvement Project

TRPA PROJECT NUMBER: 026-080-02

FILE #: EIPC2012-0002

PERMITTEE(S): City of South Lake Tahoe

COUNTY/LOCATION: El Dorado / Harrison Ave.

Staff Analysis: In accordance with Article IV of the Tahoe Regional Planning Compact, as amended, and Section 6.3 of the TRPA Rules and Regulations of Practice and Procedure, the TRPA staff has reviewed the information submitted with the subject project. On the basis of this initial environmental evaluation, Agency staff has found that the subject project will not have a significant effect on the environment.

Determination: Based on the above-stated finding, the subject project is conditionally exempt from the requirement to prepare an Environmental Impact Statement. The conditions of this exemption are the conditions of permit approval.

Shannon Medina
TRPA Chairman or Executive Director

1/15/13
Date