City of South Lake Tahoe
City Council
Meeting Agenda
Tuesday, May 02, 2023 at 9:00 AM
City Hall - Council Chambers - 1901 Lisa Maloff Way, South Lake Tahoe

---

Councilmember Friedrich will be participating via teleconference from Hyatt House at Anaheim Resort/Convention Center, 1800 S Harbor Blvd., Anaheim, CA 92802, a location accessible to the public.

City Council
Cristi Creegan, Mayor
Cody Bass, Mayor Pro Tem
John Friedrich, Councilmember
Tamara Wallace, Councilmember
Scott Robbins, Councilmember

Mission of the City Council
The City was established to provide essential, outstanding and cost-effective services that enhance environmental sustainability, economic vitality and the quality of life for our residents, businesses and guests.

Public Participation
City Council meetings are held in person at the time and location listed on this agenda. Meetings are live-streamed on Channel 21, City website at www.cityofslt.us, YouTube at https://www.youtube.com/channel/UC3LYne8lh-kTPLnnuyJW9SQ/live and via ZOOM at this link https://us06web.zoom.us/j/85152180469

A public agenda packet is available for review at City Hall, 1901 Lisa Maloff Way, on the City's Website at www.cityofslt.us, or by contacting the City Clerk's Office, (530) 542-6005 or sblankenship@cityofslt.us

Providing Public Comment:
In Person: Every agenda for regular meetings provides an opportunity for members of the public to directly address the legislative body (City Council), on any item of public interest which is within the jurisdiction of the City Council during Public Communications. For items on the agenda or in connection with any item which the City Council will consider, the public is given the opportunity to comment before or during the City Council's consideration of the item [Government Code Section 54954.3(a)].

By Phone: If you are joining the meeting via ZOOM and would like to make a comment, press the "raise a hand" button. If you are joining the meeting via Channel 21 or live stream and would like to make a comment, please call (530)

542-6500. The meeting ID is ID: 851 5218 0469 press *9 to indicate a desire to make a comment. Press *6 to unmute your phone. The Clerk will call you by the last three digits of your phone number when it is your turn to speak.

In Writing: Written comments received by 3 p.m. the day before the meeting will be distributed to City Council prior to the meeting. Written public comment regarding any item on this agenda may be sent to PublicComment@cityofslt.us. When emailing comments, identify the agenda item number in the subject line to which your comments relate. Any such comment that is a public record and is emailed to PublicComment@cityofslt.us or otherwise provided to a majority of the City Council before the meeting will be made available for public inspection during normal business hours at the City Clerk's Office located at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe [Government Code Section 54957.5(b)]. Written comments will not be read out loud during the meeting.

The City Council Chambers meeting facility is accessible to people with disabilities. Every reasonable effort will be made to accommodate any person needing special assistance to attend this meeting. Contact the City Clerk at (530) 542-6005 at least 48 hours in advance of the meeting for assistance [28 CFR 35.102.35.104 ADA Title II and Brown Act Government Code Sections 54953.2, 54954.1, 54954.2, and 54957.5].

Spanish Interpretations: The public may access Spanish interpretation using the ZOOM link listed on the front of the Agenda from an internet device (smartphone, laptop, tablet, home computer) with audio capabilities and selecting the Spanish language option. Persons without an internet device may attend the meeting in-person and a device will be provided while supplies last. Requests for interpreter services to offer public comment may be made by contacting the City Clerk.

Call to Order/Pledge of Allegiance

Roll Call

Proclamations

1. Proclamation Recognizing May as "Child Abuse Prevention Month"

Requested Action / Suggested Motions: Issue a Proclamation to the El Dorado County Office of Education recognizing May as "Child Abuse Prevention Month".
Responsible Staff Member: Susan Blankenship, City Clerk

Item 1 - Executive Summary.pdf
Child Abuse Prevention Month.pdf

City Employee Recognition

2. City Employee Recognitions

Requested Action / Suggested Motions: Three new employees will be introduced to City Council and two employees will be recognized for reaching 10 Years-Service and two employees will be recognized for reaching 15 Year-Service.
Responsible Staff Member: Various

Item 2 - Executive Summary.pdf
01-Staff Report Employee Service 05 02 2023.pdf

Closed Session Report

Public Communications

This is the public's opportunity to speak on any topic NOT LISTED on this agenda. Comments shall be limited to four (4) minutes. In accordance with the Brown Act, the City Council cannot deliberate or vote on any matter raised under public communications, but may briefly respond to statements made or questions posed. (Government Code Sections 54954.2)

City Commission Reports

Consent Agenda

Public Comment - This is the public's opportunity to speak on any topic listed on the Consent Agenda. Comments shall be limited to three (3) minutes.

The consent agenda consists of items of a repeating or routine nature considered under a single action. Any Councilmember may have an item on the consent agenda removed and considered separately upon request.

Pass a Motion to adopt the Consent Agenda in one motion except as indicated at each item.

3. City Council Meeting Minutes

Requested Action / Suggested Motions: Pass a Motion approving the March 14, 2023 and March 28, 2023 City Council meeting minutes.
Responsible Staff Member: Susan Blankenship, City Clerk

Item 3 - Executive Summary.pdf
03 28 2023 CC MInutes.pdf
03 14 2023 CC Minutes.pdf

4. Acceptance of Grant of $550,000 from California Tahoe Conservancy for Tahoe Valley Stormwater and Greenbelt Improvement Project

Requested Action / Suggested Motions: Pass a Resolution accepting and appropriating $550,000 in Proposition 1 grant funding from the California Tahoe Conservancy for the Tahoe Valley Stormwater and Greenbelt Improvement Project.
CEQA Determination: The Planning Commission approved a Mitigated Negative Declaration (MND) for the Tahoe Valley Stormwater and Greenbelt Improvement Program on May 9, 2019. Accepting grant funds to construct the project is within the scope of the MND and does not require further environmental review under CEQA Guidelines section 15162.
Responsible Staff Members: Stan Hill, Engineering Manager and Jason Burke, Complete Streets Program Manager

Item 4 - Executive Summary.pdf
01-Staff Report - CTC Grant Funding.docx
02-Project Location Map.pdf
03-Resolution-California Tahoe Conservancy Grant Acceptance.docx
04-Grant Agreement_CTA22012L_CSLT_TV-Greenbelt.pdf

5. Agreement with LaFleur Excavating, Inc. for Construction of Barton Avenue & 2nd Street Storm Drain Project

Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute an agreement with LaFleur Excavating, Inc. for an amount of $1,993,999 and 10% construction contingency of $199,400 to construct the Barton Avenue & 2nd Street Storm Drain Project improvements.
CEQA Determination: The Barton Avenue & 2nd Street Drainage Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15304 (Minor Alterations to Land).
Responsible Staff Members: Stan Hill, Engineering Manager, City Engineer and Jason Burke, Complete Streets Program Manager

Item 5 - Executive Summary.pdf
01-Staff Report - Barton and 2nd Storm Drain Project.docx
02-Barton and Second - Location Map and Photos.pdf
03-LaFleur Contract.docx
04-Res 2022-006 - Grant Match.pdf

6. 2022 Annual Comprehensive Financial Report

Requested Action / Suggested Motions: Receive and file.
Responsible Staff Member: Olga Tikhomirova, Director of Finance

Item 6 - Executive Summary.pdf
01-Staff Report - ACFR.docx
02- ACFR -2022
03-City of South Lake Tahoe 2022 GANN Limit AUP.pdf

7. Ratification of Consent to Assignment of Flight Deck Restaurant Lease

Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute the Ratification of Consent to Assignment of Lease consenting to the transfer of a controlling interest in Flight Deck Sports Bar & Grill, LLC from John Ross to Sheila Benson.
Responsible Staff Member: John Dickinson, Airport Manager

Item 7 - Executive Summary.pdf
01-Staff Report - Flight Deck Assignment of Lease.docx
02-Ratification to Consent of Assignment.docx
03-C-168-2021 Suite 105 Airport Restaurant Lease Agreement.pdf

8. Police E-Bike Patrol Program

Requested Action / Suggested Motions: Pass a Resolution authorizing the purchase of 4 Police E-Bikes with training for 8 Officers and the transfer of Prop 172 Public Safety Sales Tax Funding in an amount up to $28,398.00 for the Police E-Bike Patrol Program.
Responsible Staff Member: Lt. Scott Crivelli

Item 8 - Executive Summary.pdf
01-Staff Report - Police E-Bike Program.docx

02-Resolution Police E-Bike Program.docx
03-Police E-Bike Quotes 041223.pdf

9. Grant Application to the Federal Aviation Administration and Caltrans for $550,000 to Update Lake Tahoe Airport Master Plan

Requested Action / Suggested Motions: Pass a Resolution authorizing and directing the Airport Manager to apply for a FY 2023 FAA grant and Caltrans Airport Improvement Program Matching Grant to fund an Airport Master Plan update for the Lake Tahoe Airport in an amount up to $550,000.00.
Responsible Staff Member: John Dickinson, Airport Manager

Item 9 - Executive Summary.pdf
01-Staff Report - Airport Master Plan Grants.docx
02-Resolution to Apply For FAA and Grants.docx

Public Hearing

10. Ski Run Business Improvement District to Levy Assessment for Business License Year 2023/2024

Requested Action / Suggested Motions: Pass a Resolution confirming the Ski Run Business Improvement District annual report and levying the assessment for business license year 2023/2024.
Responsible Staff Member: Ben Hannah, Accountant II

Item 10 - Executive Summary.pdf
01-Staff Report Ski Run BID.docx
02-Resolution.docx
03-Ski Run BID 2023-2024 Budget Proposal.pdf
04-Ski Run BID 2023-2024 Budget Proposal Prior Year vs Proposed.pdf
05-Ski Run BID 2023-2024 Budget Proposal Includes Measure S Recreation.pdf
06-Ski Run BID 2023 Report 01.31.2023.pdf
07-2023 Friends of Ski Run Report 02.07.2023.pdf
08-Notice of Intent - Ski Run BID.pdf

Regular-Unfinished Business

11. Citizen Appointment to Arts, Culture and Tourism Commission

Requested Action / Suggested Motions: Interview applicant and Pass a Motion appointing: 1 member to serve a two-year term to the Arts, Culture and Tourism Commission as a non-voting representative of the Boys and Girls Club Organization.
Responsible Staff Member: Susan Blankenship, City Clerk

Item 11 - Executive Summary.pdf
01-Staff Report - Citizen Appointment to the ACT Commission.docx
02-ACT Xstra-Rich_Redacted.pdf

12. Housing Initiatives Local Funding Source Study – Stakeholder Engagement Update on Potential Transient Occupancy Tax (TOT) Increase and Real Estate Vacancy Tax

Requested Action / Suggested Motions: Receive presentation and provide direction to staff as to the next steps regarding a potential increase to the Transient Occupancy Tax (TOT) and/or establishment of a Real Estate Vacancy Tax to fund housing initiatives.
Responsible Staff Member: Zach Thomas, Housing Manager and Jessica Wackenhut, Associate Housing Planner

Item 12 - Executive Summary.pdf
01-Staff Report - Community Engagement Housing Funding.docx
02-Stakeholder Presentation - Housing Funding.pdf
03-Community Engagement Notes_Public Comments.pdf
04-Stakeholder Outreach - Documentation.pdf
05-Funding Study Engagement Plan.pdf
06-Housing Income Limits Information.pdf

13. Supplemental Analysis For Inclusionary Housing Requirement and In-Lieu Fee

Requested Action / Suggested Motions: Receive presentation and provide direction to staff regarding the establishment of an inclusionary housing requirement and in-lieu fee.
Responsible Staff Member: Zach Thomas, Housing Manager

Item 13 - Executive Summary.pdf
01-Staff_Report_Supplemental__1___1_.docx
02- Table 1 Inclusionary Percentage.pdf
03-01 24 2023 Staff Report
04- Supplemental Nexus Analysis.pdf
05-Local Housing Funding Feasibility Study.pdf

Regular-New Business

14. Amendments to Social Media Policy

Requested Action / Suggested Motions: Pass a Resolution amending the Social Media Policy to allow members of the City Council, Boards, and Commissions to share posts from the City's social media platforms to their respective social media pages.
Responsible Staff Member: Lindsey Baker, Assistant City Manager, and Heather Stroud, City Attorney

Item 14 -Executive Summary.pdf
01-Staff Report - Social Media Policy Amendment.docx
02-Social Media Policy (red line).pdf
03-Resolution Amending Social Media Policy.docx

15. Bicycle Amenities and Wayfinding Signage Update

Requested Action / Suggested Motions: Receive and File.
CEQA Determination: This proposed project is categorically exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301(c) Existing Facilities. The project involves negligible or no expansion of an existing use on existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

Responsible Staff Member: Emily Dougherty, Engineering Technician

Item 15 - Executive Summary.pdf
01-Staff Report - Bicycle Amenities and Wayfinding Signs.docx
02-Bicycle Transportation Signage System Plan_2013.pdf

16. Capital Improvement Program/Activities Update 2023

Requested Action / Suggested Motions: Receive and File.
Responsible Staff Member: Anush Nejad, Director of Public Works

Item 16 - Executive Summary.pdf
01-Staff Report - CIP Update 2023.docx
02 - CIP Presentation.pptx

17. Painted Crosswalk to Celebrate Pride Month

Requested Action / Suggested Motions: Pass a Motion directing the Public Works Director on whether to re-paint crosswalk to celebrate Pride Month for 2023-24.
CEQA Determination: Painting of a crosswalk area is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15301 (Existing Facilities) because it is the maintenance or minor alteration of existing public facilities involving negligible or no expansion of existing or former use.
Responsible Staff Member: Anush Nejad, Director of Public Works

Item 17 - Executive Summary.pdf
01-Staff Report - Crosswalk Art.docx

18. City Clerk Compensation Increase

Requested Action / Suggested Motions: Pass a Resolution setting City Clerk Compensation at Step 5 ($9,615 per month).
Responsible Staff Member: Ember Buckman, Human Resources Manager

Item 18 - Executive Summary.pdf
01-Staff Report - City Clerk Compensation.docx
02-Resolution-City Clerk Compensation.docx

19. Mayor and Mayor Pro Tempore Term Discussion and City Council Protocols Update

Requested Action / Suggested Motions: Discuss whether to change the term of Mayor and Mayor Pro Tempore from one year to 9 months and provide direction to staff; and Pass a Motion approving the City Council Protocols as presented.
Responsible Staff Member: Susan Blankenship, City Clerk and Heather Stroud, City Attorney

Item 19 - Executive Summary.pdf
01-Staff Report-Protocols.docx
02-City Council Protocols (redline).pdf
03-City Council Protocols.docx

Agenda Planning Calendar

20. Agenda Planning Calendar

Requested Action / Suggested Motions: A Councilmember may request that an item be placed on a future agenda. Upon the support of one (1) additional Council Member, direction shall be given to the City Manager to calendar the item for a convenient future agenda, but no sooner than the second meeting after the request was made, and/or modify the Agenda Planning Calendar as desired. Responsible Staff Member: Joseph Irvin, City Manager

Item 20 - Executive Summary.pdf
APC -04 26 2023.pdf

Updates and Announcements (City Attorney, City Clerk, City Manager)

Councilmember Reports and Comments - Assignments to Boards, Committees, and Commissions

Adjournment

I, Susan Blankenship, City Clerk for the City of South Lake Tahoe, declare that the foregoing agenda for the Tuesday May 2, 2023 meeting of the City of South Lake Tahoe City Council was posted and available for review on Thursday, April 27, 2023 at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150. The agenda was also available on the City website at https://www.cityofslt.us.

Signed April 27, 2023
\\sb\\
Susan Blankenship, Elected City Clerk

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 1

Agenda Item: Proclamation Recognizing May as "Child Abuse Prevention Month"

Executive Summary:

Requested Action / Suggested Motions: Issue a Proclamation to the El Dorado County Office of Education recognizing May as "Child Abuse Prevention Month".
Responsible Staff Member: Susan Blankenship, City Clerk

Responsible Staff Member:

Reviewed and Approved By:

Attachments:

Child Abuse Prevention Month.pdf

City of South Lake Tahoe
Proclamation
Recognizing May 2023 as
"Child Abuse Prevention Month"

Whereas, in 2022 there were 392 reports of abuse and/or neglect in the City of South Lake Tahoe made to El Dorado County Child Protective Services, of which 205 were investigated and 42 were found to be substantiated; and

Whereas, those statistics are part of county-wide reports made to El Dorado County Child Protective Services in 2022, where 2,012 reports of abuse and/or neglect were made, of which 918 were investigated and 163 were found to be substantiated; and

Whereas, the two major risk factors leading to child abuse and neglect, family isolation and stress, have been experienced by our families in ways never imagined in recent years, from lasting effects of isolation during the pandemic, unprecedented evacuations of homes during massive wildfires, extended winter storms and power outages in our community, and pressure of relentless inflation; and

Whereas, over the past 20 months our county has undertaken the development of a Comprehensive Countywide Child Abuse Prevention Plan. Community stakeholders have shared and studied data and trends that affect families and children in El Dorado County; and

Whereas, the City of South Lake Tahoe and the South Lake Tahoe Police Department are fully invested in partnering with the El Dorado County Child Abuse Prevention Council to bring awareness to this issue and highlight prevention activities in our community; and

Whereas, child abuse and neglect can put a child's stress system permanently on high alert and prime the brain for future mental health issues and can become a cycle that may be passed down through generations. Children who grow up exposed to violence may consider it to be acceptable. Children who have experienced abuse are nine times more likely to become involved in criminal activities; and

Whereas, protective factors are conditions that reduce or eliminate risk and promote the social, emotional, and developmental well-being of children. Protective factors have been shown to strengthen families and reduce the likelihood that abuse, and neglect will occur; and

Whereas, we acknowledge that we must work together as a community to increase awareness about child abuse and promote the social and emotional well-being of children and families in a safe, stable, and nurturing environment. Prevention remains the best defense for children and families; and

Whereas, we all have a role to play to stand up, speak out, and create a community where every child in the City of South Lake Tahoe and in all of El Dorado County has the opportunity to reach their full potential.

Now, therefore, the City Council of the City of South Lake Tahoe does hereby proclaim the month of May 2023 as Child Abuse Prevention Month and urge all citizens to come together to build caring connections, supportive environments, and positive experiences for children and families.

Cristi Creegan, Mayor

Susan Blankenship, City Clerk

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 2

Agenda Item: City Employee Recognitions

Executive Summary: New City employees and long-serving City employees who reach the 5, 10, 15, 20, & 25 year service milestone will be recognized at each monthly meeting.

Requested Action / Suggested Motions: Three new employees will be introduced to City Council and two employees will be recognized for reaching 10 Years-Service and two employees will be recognized for reaching 15 Year-Service.
Responsible Staff Member: Various

Responsible Staff Member: Various Departments

Reviewed and Approved By:
Susan Blankenship, City Clerk

Attachments:

01-Staff Report Employee Service 05 02 2023.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: City Employee Recognition

Location: Citywide

Responsible Staff Member: Various Department Directors

Background: As part of the City's Employee Recognition Program, employees who have reached five, ten, fifteen, twenty and twenty-five years of service are recognized for their achievements and contributions to the City.

New Regular City Employees:

Police Department

Jaqueline Villa – Parking Ambassador

Aaron Scheib – Parking Ambassador

Savannah Roberson – Police Officer

Service Awards:

Police Department

Christopher Webber – 15 Years

Maureen Stuhlman – 10 Years' Service

Public Works

Travis Shindelbower – 15 Years' Service

Fire Department

Michael Taormina – 10 Years' Service

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 3

Agenda Item: City Council Meeting Minutes

Executive Summary: City Council is asked to formally approve the March 14, 2023, and the March 28, 2023 City Council meeting minutes.

Requested Action / Suggested Motions: Pass a Motion approving the March 14, 2023 and March 28, 2023 City Council meeting minutes.
Responsible Staff Member: Susan Blankenship, City Clerk

Responsible Staff Member: Susan Blankenship, City Clerk (530) 542-6005

Reviewed and Approved By:

Attachments:

03 28 2023 CC MInutes.pdf
03 14 2023 CC Minutes.pdf

City of South Lake Tahoe
City Council
Meeting Minutes
Tuesday, March 28, 2023 at 5:30 PM
City Hall - Council Chambers - 1901 Lisa Maloff Way, South Lake Tahoe

City Council
Cristi Creegan, Mayor
Cody Bass, Mayor Pro Tem
John Friedrich, Councilmember
Tamara Wallace, Councilmember
Scott Robbins, Councilmember

Mission of the City Council
The City was established to provide essential, outstanding and cost-effective services that enhance environmental sustainability, economic vitality and the quality of life for our residents, businesses and guests.

NOTE: The Meeting Minutes represent actions taken during the meeting of the City Council. Complete Council members discussions on Regular Session meeting items can be viewed in archived video recordings on the City's website at http://www.cityofslt.us *Public submittals on items are retained in the administrative record and can be viewed in the City Clerk's repository at* http://www.cityofslt.us

Proclamation

1. **Proclamation Recognizing Local Middle School Student as "Honorary Mayor for a Day"**
   Action: Issued a Proclamation recognizing Emilie Tieslau as "Honorary Mayor for the Day".
   Written comment was received from the following people:
   1. @caramall.com
   2. @gmx.com
   3. @mail.com
   4. @tutanova

Call to Order/Pledge of Allegiance

At 5:34 p.m. Honorary Mayor for a Day Tieslau called the meeting to order. Tieslau then led the pledge of allegiance to the flag.

Roll Call

Present were Mayor Creegan, Councilmembers Bass, Friedrich, Robbins and Wallace.

Also present were City Manager Irvin, City Attorney Stroud and City Clerk Blankenship.

Closed Session Report – 03 28 2023

Conference with Labor Negotiator – Government Code section 54957.6(a)
Action: No reportable action.

Public Communications

Public Comment was heard from the following people:

1. Noel Farmer – Heavenly area parking *written material distributed
2. Anna Wygant – Heavenly area parking
3. Oliver Starr – Heavenly parking on Ski Run Blvd. *written comment also received
4. Ed Mosur – Student government involvement, Heavenly area parking

5. Jenna Langer – Heavenly area parking
6. Nick Speal – Heavenly transportation

Written comment was received from the following people:

7. Gerald O. Barney – cell towers
8. Mabel Bell – cell towers
9. Jim Bohlen – Diana Madson
10. Asa Briggs – cell towers
11. Shirley Briggs – cell towers
12. Margaret Byers – internet access
13. John Carlos – over tourism
14. Edith Chase – cell towers
15. Ernest Coe – cell towers
16. Thoe Colborn – cell towers
17. Ralph Digia – Verizon/cell towers
18. Granville Fortescue – scenic corridor
19. Sydney Griffin – Sugar Pine Village
20. Steven Hart – cell towers
21. Patrick Henry – cell towers
22. Polly Higgins – cell towers
23. Mike Judge – cell towers
24. Peter Lesgaft – cell towers
25. Phillip McGraw – cell towers
26. Peter Norman – over tourism
27. Renuka Ray – cell towers
28. David Sive – cell towers
29. Edgar Wayburn – Danielle Hughes
30. Dennis Weaver – Councilmember Wallace
31. Brent Wisner – Verizon/cell towers

City Commissioner Reports

None.

Consent Agenda

Action: Moved/Seconded: Friedrich/Wallace
Yes: Bass, Creegan, Friedrich, Robbins and Wallace
Action: Passed Consent Agenda

2. City Council Meeting Minutes

Action: Passed **Motion 2023-030** approving the March 7, 2023 Joint City Council & Planning Commission Ethics Training meeting minutes.

3. Amendment 4 to Professional Services Agreement with Jviation for Hangar Build Request for Proposals and Hangar Lane Repair Request for Bids

Action: Passed **Resolution 2023-027** authorizing and directing the Mayor to execute **C-038-2023** Amendment 4 with Jviation for Hangar Build Request for Proposals, Hangar Lanes Repair Request for Bids, and Appropriation of funds from cash balance, with a not-to-exceed amount of $155,037.00.

Public Comment was heard from the following people:

1. Seth Dallob
2. Jared Yoshiki, Aircraft Owners and Pilots Association

4. Ordinance Amending South Lake Tahoe City Code Section 6.55.230 (Temporary Activities and Uses) (Second Reading)

Action: Passed **Ordinance 2023-1172** amending the South Lake Tahoe City Code Section 6.55.230 for Special Events and Temporary Uses.

Regular-Unfinished Business

5. Citizen Appointments to Commissions and Boards

Action: Moved/Seconded: Wallace /Friedrich
Yes: Bass, Creegan, Friedrich, Robbins and Wallace
Action: Passed **Motion 2023-031** appointing applicants as follows: Jude Wood to serve a four-year term to the Independent Citizens' Oversight Committee (Measure P), Fernando Manfredi to serve a two-year term to the Airport Land Use Commission and directed the City Clerk to continue soliciting for applications for the remaining vacancy.

6. Discussion of South Lake Tahoe City Code Section 6.10.450 (Temporary Arts and Craft Shows)

Action: Received report from staff. **Council provided direction** to staff to add Temporary Arts and Craft Shows as amendment into existing Ordinance and bring back for a first reading.

Regular-New Business

7. Ski Run Business Improvement District Annual Report and Budget

Note: Councilmember Robbins recused himself from this item due to property interest in the area and left the meeting.
Action: Moved/Seconded: Wallace/Bass
Yes: Bass, Creegan, Friedrich and Wallace
Absent (recused): Robbins
Action: Passed **Resolution 2023-026** approving a letter of intent to levy an assessment to the Ski Run Business Improvement District members and setting May 2, 2023 for a public hearing whereby members of the Ski Run Business Improvement District can provide written protests on the content of the Annual Report for the upcoming fiscal year.
Public Comment was heard from the following people:

1. Devin Middlebrook, Friends of Ski Run

8. Police Department Annual Report 2022

Action: Received and Filed.

9. City Development Rights Annual Report

City Attorney Stroud noted a correction to Exhibit 1, STRSA TAU's from "$5,000" to "market value".
Action: Moved/Seconded: Wallace/Creegan
Yes: Bass, Creegan, Friedrich, Robbins and Wallace
Action: Passed **Resolution 2023-028** accepting the development rights appraisal prepared by Johnson Valuation Group Limited and establishing a price point for the calendar year 2023 at one-third of the recommended fair market value outlined in the appraisal with noted correction.
Council directed staff to bring back a policy discussion.
Public Comment was heard from the following person:

1. Chad Haze
2. Nick Speal

10. Appropriation of $3,500,000 for Design/Build Services Fire Station 3 Renovation

Action: **City Council directed** staff to bring back rough numbers to rebuild Fire Station 3 in 4-6 months. At that time, Council may decide to appropriate $3,500,000 from ARPA Funds and General Fund Undesignated Excess Reserves for Design/Build Services for the renovation of Fire Station 3 or direct staff to move forward with rebuilding. **Council provided direction** to staff to bring back a list of upgrades that could be scheduled immediately to improve living conditions.

Public Comment was heard from the following person:

1. Dianne Reese *provided photos
2. Nick Speal

Written Comment was heard from the following people:

3. Matt Mora

11. Financing Agreement with Banc of America Public Capital Corp for Snow Removal Equipment

Action: Moved/Seconded: Bass/Friedrich

Yes: Bass, Creegan, Friedrich, Robbins and Wallace

Action: Passed **Resolution 2023-029** authorizing and directing the Mayor to enter into a Master Lease Schedule of Property, Acquisition Fund and Account Control Agreement **C-050-2023** and related documents with Banc of America Public Capital Corp in the principal amount not to exceed $2,700,000 for the purchase of Snow Removal Equipment.

Agenda Planning Calendar

12. Agenda Planning Calendar

Action: Received.

Updates and Announcements (City Attorney, City Clerk, City Manager)

City Manager:

1. Thank you to Lauren Thomaselli for her service to the City.
2. Recruitment for new Director of Parks and Recreation, Kelly Edwards will be Interim Director.
3. Scheduling South Shore Transit Subcommittee meeting.
4. Parking Agreement with Heavenly

City Clerk:

1. Rabbi Richler Proclamation request for Education and Sharing day April 3 (Council consensus)
2. Keep Tahoe Blue presentation request (Council consensus)
3. Arts, Culture and Tourism Commissioner Tony Lyle resignation
4. Ethics Training and FPPC Form 700 completion reminder
5. City Council meetings live-streamed on YouTube

Councilmember Reports and Comments - Assignments to Boards, Committees, and Commissions

Councilmember Friedrich:

1. Washoe Tribe Presentation (Bass second)
2. Tahoe Regional Planning Agency 100unit Student Housing project
3. Thank you for public participation
4. Omar Garcia condolences

Councilmember Wallace:

1. Attended LAFCO meeting
2. Attended Clean Tahoe meeting
3. Attended California Tahoe Conservancy meeting

Councilmember Bass:

1. Waitlist data for housing needs (Wallace second)

Mayor Creegan:

1. Upcoming Emergency Preparedness event
2. Upcoming Supervisor Laine County Advisory Council meeting

Adjournment

At 9:51 p.m. Mayor Creegan adjourned the meeting.

_____ _____

Cristi Creegan, Mayor Date

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe
City Council
Meeting Minutes
Tuesday, March 14, 2023 at 9:00 AM
City Hall - Council Chambers - 1901 Lisa Maloff Way, South Lake Tahoe
Pursuant to Gov. Code 54953(e)(1)(c) this City Council meeting was held via video/teleconference and the public participated via email or telephone.

City Council
Cristi Creegan, Mayor
Cody Bass, Mayor Pro Tem
John Friedrich, Councilmember
Tamara Wallace, Councilmember
Scott Robbins, Councilmember

Mission of the City Council
The City was established to provide essential, outstanding and cost-effective services that enhance environmental sustainability, economic vitality and the quality of life for our residents, businesses and guests.

NOTE: The Meeting Minutes represent actions taken during the meeting of the City Council. Complete Council members discussions on Regular Session meeting items can be viewed in archived video recordings on the City's website at http://www.cityofslt.us *Public submittals on items are retained in the administrative record and can be viewed in the City Clerk's repository at* http://www.cityofslt.us

Call to Order/Pledge of Allegiance
At 9:02 a.m. Mayor Creegan called the meeting to order. Creegan then led the pledge of allegiance to the flag.

Roll Call
Present were Mayor Creegan, Councilmembers Friedrich, Robbins and Wallace.
Mayor Pro Tem Bass joined the meeting at 9:06 a.m.

Also present were City Manager Irvin, City Attorney Stroud and City Clerk Blankenship.

Urgency Item

Suggested Motion: Pass a Motion adding an urgency item to the agenda, making findings to hold an all virtual meeting.
Action: Moved/Seconded: Wallace/Friedrich
Yes: Creegan, Friedrich, Robbins and Wallace
Absent: Bass
Action: Passed **Motion 2023-015**

Note: Mayor Pro Tem Bass joined the meeting.

Virtual Meeting Findings

Suggested Motion: Pass a Motion making findings under Gov. Code 54953 E1C that having an in-person meeting would present imminent risk to health and safety of attendees due to the continuing storm effects causing an emergency situation and approving an all virtual meeting.
Action: Moved/Seconded: Friedrich/Bass
Yes: Bass, Creegan, Friedrich, Robbins and Wallace
Action: Passed **Motion 2023-016**

Amendments to the Agenda to postpone items:

Suggested Motion: Pass a Motion to postpone Items 1, 22, 28 and 29 to a later date.
Action: Moved/Seconded: Wallace/Friedrich
Yes: Bass, Creegan, Friedrich, Robbins and Wallace
Action: Passed **Motion 2023-017**

City Employee Recognition

1. City Employee Recognitions
Action: This item was postponed.

City Commission and Student Advisory Reports

None.
Note: Milo King, Student Advisory, will present April 4.

Public Communications

Public Comment was heard from the following people:

1. Ed Mosur – potholes, Raley's closure, Lake Link

Written Comment was received from the following people:

2. @tutanota.com -Mayor for the Day
3. Shirley Briggs – cell towers
4. David Jinkens – interest disclosures for officials
5. A.E. Neuman – government corruption
6. FU - comment redacted for content

Consent Agenda:

City Clerk Blankenship noted a correction to Item 18: project additional amount should read "$323,000.72"
Note: Councilmember Friedrich recused himself from Items 18 and 19 due to property interest in the area.
Councilmember Robbins recused himself from Item 13 due to property interest in the area.
Councilmember Bass recused himself from Item 7 due to financial interest in the Cannabis industry.
Mayor Creegan recused herself from Items 15, 18 and 19 due to property interest in the area.
Action: Moved/Seconded: Wallace/Bass
Yes: Bass, Creegan, Friedrich, Robbins and Wallace
Action: Passed Consent Agenda with noted recusals and correction to Item 18.

2. City Council Meeting Minutes
Action: Passed **Motion 2023-018** approving the January 31, 2023 City Council Strategic Planning Retreat minutes and the February 14, 2023 Regular City Council meeting minutes.

3. **City Boards, Commissions and Committees Resolution**
Action: Passed **Resolution 2023-013** outlining the structure, duties, qualifications and responsibilities of City Boards, Commissions and Committees that incorporates the Independent Citizens' Oversight Committee (replaces Resolution 2018-111), adds an additional non-voting representative selected from the Boys and Girls Club Organization to the Arts, Culture, and Tourism Commission, and makes other minor corrections as needed.
Public Comment was heard from the following person:
1. Ed Mosur

4. **Fiscal Year 2022-23 Quarterly Financial Status Report - Quarter Ending December 2022**
Action: Received and filed.

5. **Investment Portfolio Report - December 31, 2022**
Action: Received and filed.

6. **Annual Report and Ordinance Renewal for Military Equipment Use (AB 481)**
Action: Passed **Resolution 2023-015** accepting receipt of the "AB 481 2022 Annual Report" and approving renewal of Ordinance 2022-1163, "Adoption of 'Military Equipment' Use Policy" Including Updated Equipment List.
Public Comment was heard from the following person:
1. Ed Mosur

7. **2023 Cannabis Revenue Policy, Grant Program Process, and Guidelines**
Action: Passed **Resolution 2023-016** adopting the 2023 Cannabis Revenue Policy, Grant Program Process and Guidelines.
Public Comment was heard from the following person:
1. Ed Mosur

8. **City of South Lake Tahoe General Plan Annual Report and Surplus Land Inventory for 2022**
Action: 1) Passed **Resolution 2023-017** accepting the 2022 General Plan Annual Progress Report; and 2) Passed **Resolution 2023-018** declaring surplus land inventory.

9. **Application to Tahoe Regional Planning Agency for Lake Tahoe Restoration Act Grant Funding up to $725,000 for Tahoe Valley Stormwater & Greenbelt Improvement Project, Phase 2**
Action: Passed **Resolution 2023-019** authorizing and directing the Director of Public Works to file an application for a TRPA administrated Lake Tahoe Restoration Act grant for watershed improvements and acceptance of the award of up to $725,000 with a 20% local match contribution of $145,000 for the Tahoe Valley Stormwater & Greenbelt Improvement Project, Phase 2.

10. **Acceptance of Grant for Officer Wellness and Mental Health from California Board of State and Community Corrections for $28,000**
Action: Passed **Resolution 2023-020** authorizing acceptance of an Officer Wellness and Mental Health Grant from the California Board of State and Community Corrections and appropriate grant amount of $28,000.

11. Parking Ambassador Allocation Increase

Action: Passed **Resolution 2023-021** authorizing amendment to FY 2022-2023 List of Allocated Permanent Positions adding two Parking Ambassadors and approving corresponding adjustments to FY 2022-2023 budget.

Public Comment was heard from the following person:

1. Ed Mosur

12. Acceptance of $35,000 Grant from California Department of Fish and Wildlife's Office of Spill Prevention and Response

Action: Passed **Resolution 2023-022** allowing the Fire Department to receive grant funds from California Department of Fish and Wildlife for up to $35,000 for the purchase of oil spill response equipment and to secure required training.

13. Amendment 1 to Agreement with Wildscape Engineering, Inc. for Additional Services for the Bijou Creek Watershed Restoration Project

Action: Passed **Motion 2023-019** authorizing and directing the Mayor to execute **C-028-2023** Amendment 1 to Professional Service Agreement with Wildscape Engineering, Inc. for additional services related to Bijou Creek Watershed Restoration Project in an amount not to exceed $22,414, for a total not-to-exceed contract amount of $483,320.69.

14. Memorandum of Understanding between the City of South Lake Tahoe and Barton Healthcare System for 340B Drug Discount Program

Action: Passed **Motion-2023-020** authorizing and directing the Mayor to execute Memorandum of Understanding **C-029-2023** with Barton Healthcare System for 340B Drug Discount Program.

15. Application to California State Lands Commission to Extend Lease for El Dorado Boat Launch

Action: Passed **Motion 2023-021** authorizing staff to submit an application to the California State Lands Commission to extend Lease 5222 for continued use of the El Dorado Boat Launch.

16. Amendment 5 to Airport Master Professional Services Agreement with Environmental Sciences Associates for Preparation of a Section 163 Analysis and Spill Prevention, Control and Countermeasures Plan

Action: Passed **Motion 2023-022** authorizing and directing the Mayor to execute **C-005-2023** Amendment 5 with Environmental Sciences Associates for preparation of a Section 163 Analysis and Spill Prevention, Control and Countermeasures Plan for the Airport, for an amount of $16,927.

17. Amendment 3 to Professional Services Agreement with Jviation for Pavement Maintenance Management Plan (PMMP) Grant 47 and Grant Acceptance

Action: Passed **Resolution 2023-023** authorizing the Airport Manager to accept FAA Grant 47 in the amount of up to $150,000 and appropriating funding for the project, which includes Federal Aviation Administration, City, and State matching funds, and authorizing and directing the Mayor to execute **C-009-2023** Amendment 3 with Jviation for Pavement Maintenance Management Plan, with a not-to-exceed amount of $140,558.

18. Amendment 2 to Agreement for Construction Management Services with SierraCon/CORE for the Multigenerational Recreation and Aquatics Center Project

Action: Passed **Motion 2023-023** authorizing and directing the Mayor Pro Tem to execute **C-030-2023** Amendment 2 to the Professional Services Agreement with SierraCon/CORE for additional services for preconstruction and rebidding of Phase 2 for the Multigenerational Recreation and Aquatics Center Project at an additional amount of $323,000.72 and a total not-to-exceed amount of $1,444,545.

19. Amendment 6 to Agreement for Architectural and Engineering Services with Jordan Knighton Architecture Engineering for the Multigenerational Recreation and Aquatics Center

Action: Passed **Motion 2023-024** authorizing and directing the Mayor Pro Tem to execute **C-031-2023** Amendment 6 to the Professional Services Agreement with Jordan Knighton Architecture Engineering for an additional $144,550 and total not-to-exceed amount of $4,951,383 for added scope of services for the Multigenerational Recreation and Aquatics Center.

20. Agreement with Lake Tahoe Community College for No-Cost Loan of City-Owned Tahoe Regional Planning Agency Development Rights for Student Housing

Action: Passed **Motion 2023-025** authorizing and directing the Mayor to execute Agreement **C-032-2023** with Lake Tahoe Community College to loan at no cost 21 multi-family residential units of use for a 33 unit/100 bed student housing project.

Public Hearing

21. 2022-2023 Master Fee Schedule

Action: City Council provided feedback to the City Manager and staff on the 2022-2023 Master Fee Schedule related to Qualified Vacation Home Rental fees.

Regular-Unfinished Business

22. Citizen Appointments to Commissions and Boards

Action: This item was postponed.

23. Ordinance Amending South Lake Tahoe City Code Section 6.55.230 (Temporary Activities and Uses) (First Reading)

Action: Moved/Seconded: Bass/Wallace
Yes: Bass, Creegan, Friedrich, Robbins and Wallace
Action: Passed **Motion 2023-026** to hold a first reading (by title only) of an Ordinance amending the South Lake Tahoe City Code Section 6.55.230 (Temporary Activities and Uses) to modify permit criteria for special events and refer second reading and adoption to the March 28, 2023 meeting.

24. 2023-2028 Strategic Plan Adoption

Action: Moved/Seconded: Friedrich/Bass
Yes: Bass, Creegan, Friedrich, Robbins and Wallace
Action: Passed **Motion 2023-027** adopting the 2023-2028 Strategic Plan.

Regular-New Business

25. Ratification of Proclamation of Local Emergency Due to Severe Winter Storms

Action: Moved/Seconded: Bass/Friedrich
Yes: Bass, Creegan, Friedrich and Wallace
No: Robbins
Action: Passed **Resolution 2023-014** ratifying a Proclamation of Local Emergency Due to Severe Winter Storms.

26. Fiscal Year 2022-2023 Mid-Year Budget Review, Amendments to the Allocated Permanent Position Listing, and Five-Year Financial Plan Update.
Note: Staff provide a PowerPoint presentation.
Action: Moved/Seconded: Friedrich/Bass
Yes: Bass, Creegan, Friedrich, Robbins and Wallace
Action: Passed **Resolution 2023-024** approving FY 2022-2023 Mid-Year Budget Adjustments and Amendments to the Allocated Permanent Position Listing for Changes Made during Mid-Year.
Public Comment was heard from the following person:
1. Ed Mosur

27. Purchase of Various Snow Removal Equipment and Update to Snow and Ice Removal Plan
Action: Moved/Seconded: Bass/Wallace
Yes: Bass, Creegan, Friedrich, Robbins and Wallace
Action: (1) Passed **Resolution 2023-025** authorizing purchase of 1) one (1) Trackless Snow Blower for Parks Maintenance from Shafer Equipment Company, Inc. through Houston Galveston Area Council (HGAC) Cooperative Agreement for $167,680.54; 2) four (4) John Deer Graders from Pape Machinery through Sourcewell Cooperative Agreement for $2,168,360.76 and, 3) two (2) Zaugg Rolba 3000 Snow Blowers for a total of $1,200,212 from Hardline Equipment based on Emergency Purchase Sole-source Justification for Specialized Equipment, per City SLTCC § 3.45.070, and approving related Fiscal Year 2022-2023 budget amendments; and (2) Received report from Staff regarding Update to Snow Operational Plan. **Councilmember Friedrich requested** an item be brought back to Council regarding snow removal from City sidewalks. (Wallace second)
Public Comment was heard from the following person:
1. Ed Mosur

28. Supplemental Residential Inclusionary Analysis
Action: This item was postponed.

29. City Development Rights Annual Report
Action: This item was postponed.

30. Ratification of Amendment 1 to Concessionaire Agreement with On Course Events for Live at Lakeview Summer Concert Series
Note: Mayor Creegan recused herself from this item due to property interest in the area and left the meeting.
Action: Moved/Seconded: Friedrich/Wallace
Yes: Bass, Friedrich, Robbins and Wallace
Absent (recused): Creegan
The following person addressed the Council:
1. Rob Guistina, On Course Events

Action: Passed **Motion 2023-028** authorizing and directing the Mayor Pro Tem to execute the Ratification of **C-033-2023** Amendment 1 to the Agreement with On Course Events to extend the Agreement for 2 years and for $5000 of additional funding annually for 2023 and 2024 to produce Live at Lakeview Summer Concert Series.

31. City Council South Shore Transit Subcommittee

Action: Moved/Seconded: Friedrich/Wallace
Yes: Bass, Creegan, Friedrich, Robbins, and Wallace
Action: Passed **Motion 2023-029** to establish an ad hoc South Shore Transit Subcommittee and appoint Councilmember Bass and Councilmember Wallace to serve on this subcommittee for a two-year term. This subcommittee will meet with representatives from the South Shore Transportation Management Association, El Dorado County Board of Supervisors and Heavenly/Vail, to build on the Comprehensive Transit Analysis of Current Mobility Services in the South Shore presented by Via Mobility, LLC at the October 4, 2022 meeting.
Public Comment was heard from the following person:

1. Ed Mosur

Agenda Planning Calendar

32. Agenda Planning Calendar

Action: Received.

Updates and Announcements (City Attorney, City Clerk, City Manager)

City Manager

1. Stay safe
2. Emergency Operations Center
3. Discussions with CalTrans regarding Hwy 50

Fire Chief Drennan

1. Update on critical structural issues in the City

Councilmember Reports and Comments - Assignments to Boards, Committees, and Commissions

Councilmember Robbins:

1. Snow removal cost reimbursement (Friedrich second)

Councilmember Friedrich:

1. Thank you to emergency responders
2. Thank you to Mayor Pro Tem Bass for attending Tahoe Regional Planning Agency Board meeting

Councilmember Bass:

1. Attended Tahoe Regional Planning Agency Board meeting
2. Attended Lake Tahoe Visitors Authority meeting
3. Highway 50 concrete discussion (Robbins second)

Mayor Creegan:

1. Upcoming Clean Tahoe meeting
2. Thank you to everyone for their support

Adjournment

At 12:59 p.m. Mayor Creegan adjourned the meeting.

_____ _____

Cristi Creegan, Mayor Date

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 4

Agenda Item: Acceptance of Grant of $550,000 from California Tahoe Conservancy for Tahoe Valley Stormwater and Greenbelt Improvement Project

Executive Summary: On September 30, 2021, Public Works submitted a grant application to the California Tahoe Conservancy (Conservancy) for Proposition 1 grant funding for the Tahoe Valley Stormwater and Greenbelt Improvement Project. The Conservancy Board awarded $550,000 to the City at their March 2022 meeting. Public Works and the Conservancy delayed the execution of the grant agreement for the past year in the interest of assuring maximum flexibility of the funding. The grant does not require a local match.

Requested Action / Suggested Motions: Pass a Resolution accepting and appropriating $550,000 in Proposition 1 grant funding from the California Tahoe Conservancy for the Tahoe Valley Stormwater and Greenbelt Improvement Project.
CEQA Determination: The Planning Commission approved a Mitigated Negative Declaration (MND) for the Tahoe Valley Stormwater and Greenbelt Improvement Program on May 9, 2019. Accepting grant funds to construct the project is within the scope of the MND and does not require further environmental review under CEQA Guidelines section 15162.
Responsible Staff Members: Stan Hill, Engineering Manager and Jason Burke, Complete Streets Program Manager

Responsible Staff Member: Stan Hill, Engineering Manager
Jason Burke, Complete Streets Program Manager

Reviewed and Approved By:
Anush Nejad, Director of Public Works
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report - CTC Grant Funding.docx
02-Project Location Map.pdf
03-Resolution-California Tahoe Conservancy Grant Acceptance.docx
04-Grant Agreement_CTA22012L_CSLT_TV-Greenbelt.pdf

City of South Lake Tahoe
Report to City Council

Meeting Date: May 2, 2023

Title: California Tahoe Conservancy Grant Funding Acceptance

Location: Tahoe Valley drainage watershed, inclusive to the "Greenbelt" area located behind The Crossing (AKA "factory stores") at the South Y and the drainage watershed extending between west F Street down to Tahoe Keys Blvd (see Attachment 02 - Project Location Map)

Responsible Staff Members: Stan Hill, Engineering Manager/City Engineer (530) 542-6039
Jason Burke, Complete Streets Manager (530) 542-6038

Background: Based on the results of community participation, visioning, and planning enabled under the Regional Plan Town-Center goals, City Council adopted the Tahoe Valley Area Plan on June 2, 2015, which includes the Tahoe Valley Greenbelt and Stormwater Improvement Project (Tahoe Valley) as a vital community and environmental improvement project. Based on feedback from the public received during the Area Plan process, and subsequent design meetings and public survey for the Greenbelt area, the project has been developed to provide the following benefits requested by the community and stakeholders:

- Improved connectivity for bicyclists and pedestrians between neighborhoods and Town Center amenities, including bridges over flooded portions of the trails.
- Safety lighting that is dark sky compatible improves active transportation safety.
- Area-wide stormwater treatment compliance to facilitate commercial and attainable housing development on Area Plan Town-Center parcels.
- Public gathering space for public art and educational signage to provide enhanced amenities for increased residential development in and around the Town-Center.
- New community park improvements and features to serve residents and visitors.
- New bicycle and pedestrian path connections to the Y area and public gathering space to facilitate private investment on adjacent commercial and residential properties.
- Expanded floodplain and Stream Environment Zone (SEZ) riparian habitat to provide for increased climate resiliency.
- Natural treatment, permeable pavements, and source control to reduce sediment and nutrients carried in urban stormwater runoff, as required by the Lake Tahoe Total Maximum Daily Load (TMDL) and associated Municipal Stormwater Permit.

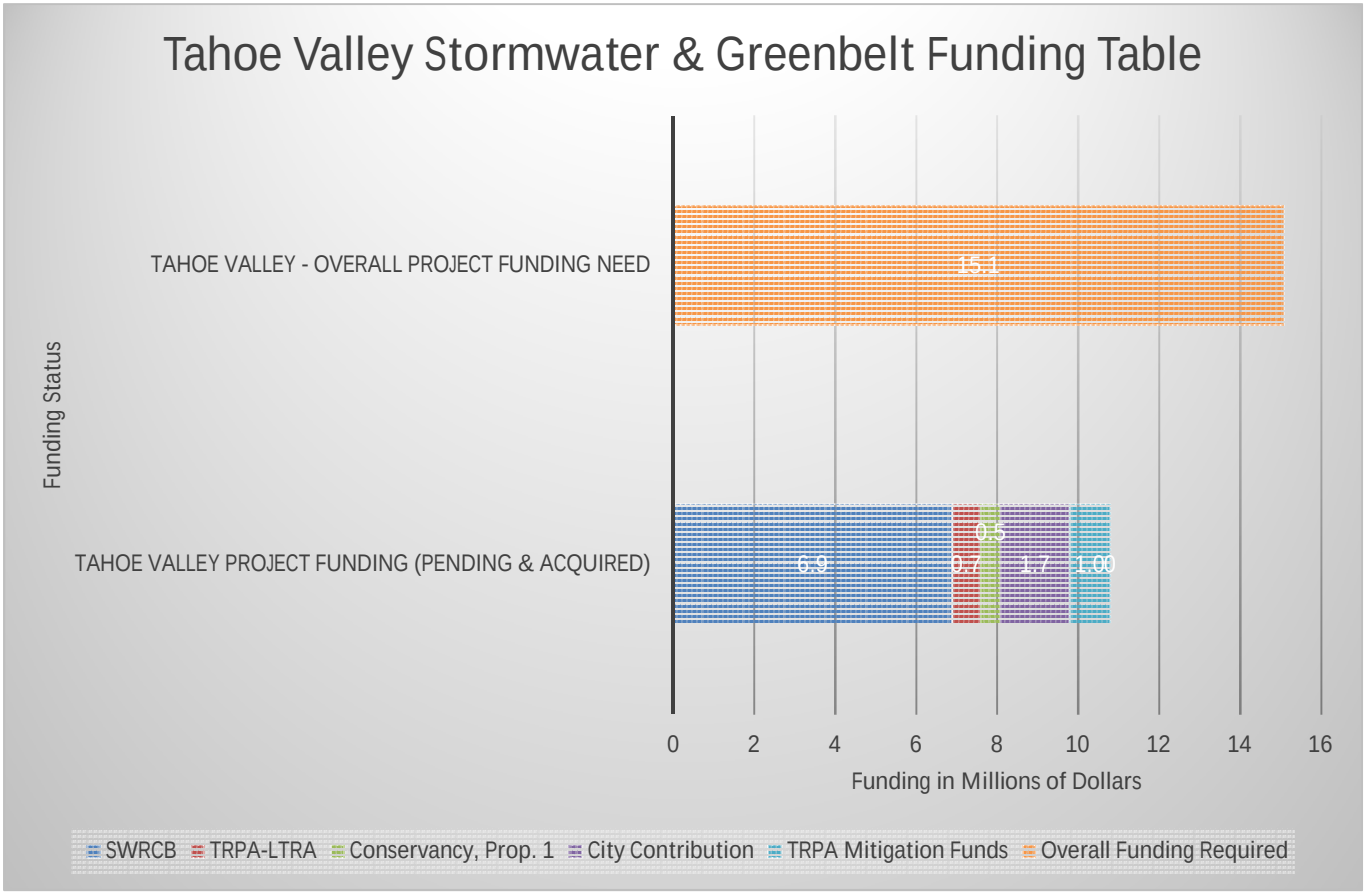
Due to the size and diversity of the overall project, the City has split the project into two phases to secure funding from a variety of eligible and applicable funding sources.

1. Phase 1 consists of stormwater and water quality improvement work within the Bonanza neighborhood and downstream of James Avenue at 3rd Street to Tahoe Keys Blvd.
2. Phase 2 consists of the Central Greenbelt Area (behind the Crossings) spanning between Emerald Bay Road at B Street down to Highway 50 at 4th Street.

Issue and Discussion: Public Works submitted a competitive Proposition 1 grant application to the California Tahoe Conservancy (Conservancy) on September 30, 2021. At their March 2022 Board meeting, the Conservancy Board awarded the City a $550,000 implementation grant to assist with funding the construction of the Tahoe Valley project. Execution of the grant agreement was purposefully delayed preserving possible funding options. The City and the Conservancy staff have agreed to move forward with grant execution to allow the City to accept the construction grant funding and appropriate the funding to the Tahoe Valley project.

Financial Implications: The addition of $550,000 to the Tahoe Valley project takes the City one more step closer to securing enough funding to construct Phase 1 and Phase 2. Following the $550,000 Conservancy grant award, Phase 2 of the Project will remain $3.9 million underfunded. Public Works continues to search for funding and will be submitting grant applications over the next few months to close the funding shortfall. The $550,000 Conservancy grant does not require a local match contribution.

Overall project funding for the entire project is estimated to be $15.1 million. Phase 1 is fully funded, bid, awarded, and under construction. Phase 2 is partially funded with a $3.9 million shortfall. Public Works staff is working on potential grant funding sources to close the Phase 2 funding gap.



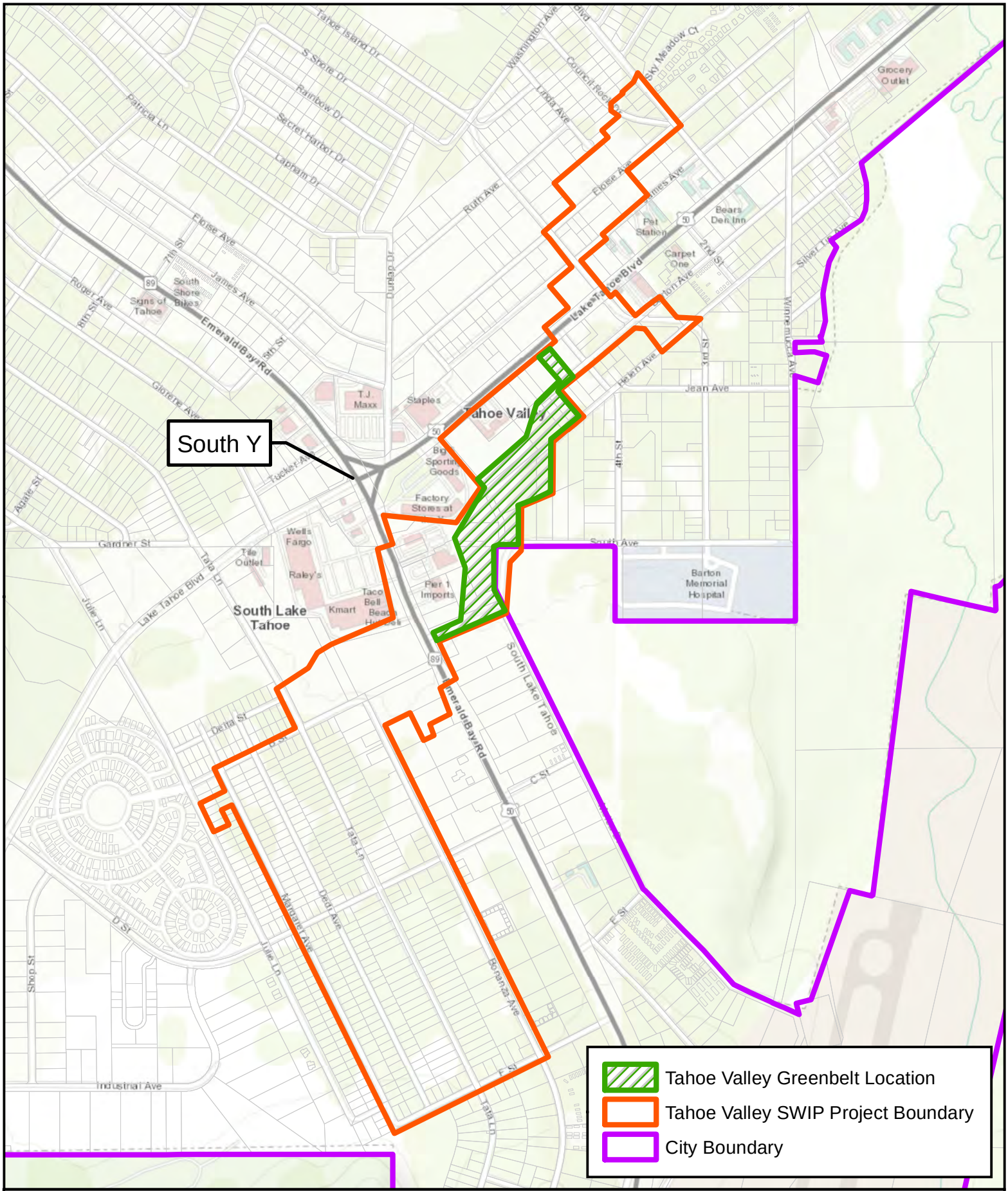
The City's local match contribution consists of approved General Fund (Undesignated Reserve and Grant Match Set Aside) and the Annual Roadway Rehabilitation Program, which will fund pavement reconstruction following the installation of subsurface stormwater collection and conveyance improvements within the public streets.

Environmental Considerations: The Planning Commission approved a Mitigated Negative Declaration (MND) for the Greenbelt and Stormwater Improvement Project on May 9, 2019, SCH# 20190292152. Accepting grant funds to construct the Project is within the scope of the MND and does not require further environmental review under CEQA Guidelines section 15162. The Project TRPA and Lahontan permitting is completed and ready for construction of the Project improvements.

Policy Implications: Completing project improvements will assist with meeting the sediment and nutrient reductions mandated by the Lake Tahoe Total Maximum Daily Load (TMDL) program. Fulfilling mandated TMDL reduction goals will assist with maximizing residential housing allocations under TRPA Code section 50.5.2.E.2 (Distribution and Administration of Residential Allocations – TMDL Implementation). The Project advances the City Council Strategic Priorities and Goals, specifically:

- **Action Item 1.4 (Transportation)** to prioritize implementation of mixed-use recreational trails and Class 1 bike trails and closing gaps in the bicycle trail system.
- **Action Item 2.3 (Connectivity)** to facilitate implementation of trail infrastructure prioritizing the connection of bicycle and walking trails from neighborhoods near the Greenbelt to the South Y commercial area and beyond.
- **Action Item 5.3 (Infrastructure and Maintenance)** by actively seeking funding to develop sustainable infrastructure projects based on the prioritized capital improvement project list.

The project will also provide greenhouse gas reduction benefits, providing progress on Action #WB-1 of the 2020 Climate Action Plan: Improve bicycle and pedestrian networks.



CITY OF SOUTH LAKE TAHOE

Department of Public Works - Engineering Division

Tahoe Valley Storm Water Improvement Project Area Map

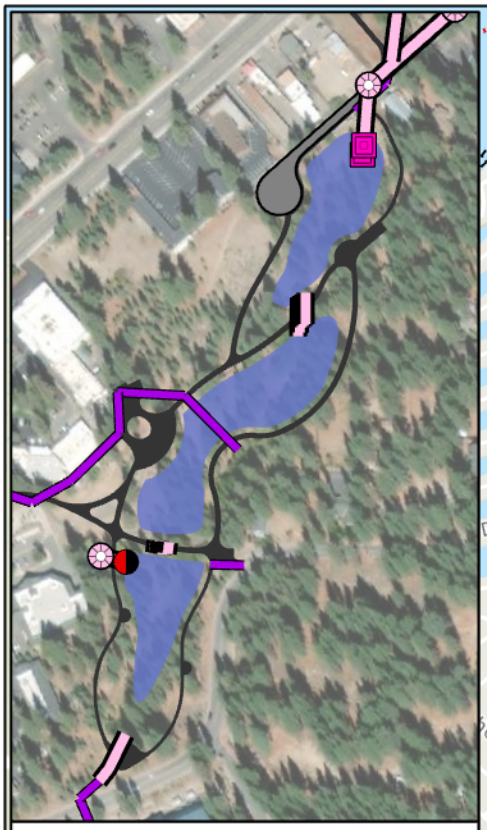
N

0 500 1,000

Feet

30

Document Path: \\sltpublicworks\public works\GIS files\Projects\Engineering\TahoeValleyGreenbelt\TahoeValleyGreenbeltProjectMap.mxd 12/1[illegible]



Detailed view of Greenbelt

Tahoe Valley Stormwater and Greenbelt Improvement Project
Stormwater Treatment and Benefit Areas

Public Works Department - Engineering

CITY OF SOUTH LAKE TAHOE

Resolution 2023-XXX

Adopted by the City of South Lake Tahoe
City Council

May 2, 2023

Accept and Appropriate Proposition 1 Grant Funding from the California Tahoe Conservancy

BACKGROUND

A. The Tahoe Valley Stormwater and Greenbelt Improvement Project (EIP # 01.01.01.0033) is included on the priority list for watershed and water quality improvement projects within the Lake Tahoe basin.

B. On November 2, 2021, City Council adopted Resolution 2021-089 ratifying Public Works submittal of a Proposition 1 grant applications for the Tahoe Valley Stormwater and Greenbelt and Improvement Project (Project).

C. Resolution 2021-089 authorized and designated the Director of Public Works, or designee to sign for, on behalf of the City of South Lake Tahoe (City), the grant application for the Project.

D. Public Works submitted a Proposition 1 grant application to the California Tahoe Conservancy (Conservancy) on September 30, 2021.

E. Resolution 2021-089 confirms the City's commitment to the Tahoe Valley Stormwater and Greenbelt Improvements Project and the City's commitment to operate and maintain Project improvements throughout the useful life of the Project.

F. At their March 2022 Conservancy Board meeting, a $550,000 Proposition 1 implementation grant was awarded to the City for the Tahoe Valley Stormwater and Greenbelt Improvement Project (Tahoe Valley) to fund construction of watershed improvements leading to water quality enhancement and improvements to riparian habitat.

G. The City of South Lake Tahoe desires to acquire implementation grant funding and is committed to completing construction of Phase 1 and Phase 2 of the Tahoe Valley Stormwater and Greenbelt Improvement Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Accepts $550,000 in Proposition 1 implementation grant funding from the California Tahoe Conservancy for construction of the Tahoe Valley Greenbelt and Stormwater Improvement Project.
2. Appropriates the accepted Proposition 1 grant funding to the following Tahoe Valley account.
3. Authorizes the Director of Public Works, or designee to sign for, on behalf of the City, the grant agreement.
4. Hereby Modifies the Annual Operating and Capital Improvement Project (CIP) Budget for Fiscal Year 2022-2023 as follows:

REVENUE
301-40030 Revenue (33212) - California Tahoe Conservancy (+) $550,000

EXPENSE
301-40030 Expense (48030) – Tahoe Valley Stormwater & Greenbelt Project - Construction (+) $550,000

Adopted by the City of South Lake Tahoe City Council on May 2, 2023, by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date:_____
Cristi Creegan, Mayor

Attest:

_____
Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

SCO ID: 3125-CTA22012L

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

STANDARD AGREEMENT

STD 213 (Rev. 04/2020)

AGREEMENT NUMBER	PURCHASING AUTHORITY NUMBER (If Applicable)
CTA22012L	TAH-3125

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME

California Tahoe Conservancy

CONTRACTOR NAME

City of South Lake Tahoe

2. The term of this Agreement is:

START DATE

4/1/2023 or upon signature by all parties, whichever is later

THROUGH END DATE

2/28/2026

3. The maximum amount of this Agreement is:

$550,000.00 Five Hundred Fifty Thousand Dollars

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibits		Title	Pages
		Grant Agreement	12
	Exhibit A	Scope of Work and Schedule	2
	Exhibit B	Budget Detail and Payment Provisions	3
+ -	Exhibit C	Grantee's List of Assurances	2
+ -	Exhibit D	Request for Disbursement Form	2
+ -	Exhibit E	Eligible and Ineligible Costs	2
+ -	Exhibit F	Reporting and Data Requirements	4
+ -	Exhibit G	Mandatory Insurance Provisions	4
+ -	Exhibit H	Proposition 1 Sign Guidelines	3
+ -	Exhibit I	Proposition 1 Grant Application	51
+ -	Exhibit J	License Agreement; and Final Project Plans and Specifications (Final Plans)	163

Items shown with an asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto.
These documents can be viewed at https://www.dgs.ca.gov/OLS/Resources

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

City of South Lake Tahoe

CONTRACTOR BUSINESS ADDRESS	CITY	STATE	ZIP
1901 Lisa Maloff Way	South Lake Tahoe	CA	96150

PRINTED NAME OF PERSON SIGNING	TITLE
Anush Nejad	Director of Public Works or appointed designee

CONTRACTOR AUTHORIZED SIGNATURE	DATE SIGNED

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES
STANDARD AGREEMENT
STD 213 (Rev. 04/2020)

AGREEMENT NUMBER	PURCHASING AUTHORITY NUMBER (If Applicable)
CTA22012L	TAH-3125

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME			
California Tahoe Conservancy			
CONTRACTING AGENCY ADDRESS	CITY	STATE	ZIP
1061 Third Street	South Lake Tahoe	CA	96150
PRINTED NAME OF PERSON SIGNING	TITLE		
Jane Freeman	Deputy Director		
CONTRACTING AGENCY AUTHORIZED SIGNATURE	DATE SIGNED		
CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL	EXEMPTION (If Applicable)		
	SCM Vol.1 5.80.B.2.b		

GRANT AGREEMENT

THIS AGREEMENT (Agreement) is entered into between the California Tahoe Conservancy (Conservancy) and the City of South Lake Tahoe (Grantee) effective upon the date this Agreement has been fully executed by both parties (Effective Date).

1. Scope of Agreement

The Conservancy, pursuant to resolution 22-03-05.2, dated March 17, 2022, and Section 66907.7 of the Government Code, grants to the Grantee, a sum not to exceed **Five Hundred Fifty Thousand Dollars ($550,000)**, subject to the terms and conditions set forth below.

These funds shall be used for the Scope of Work described in **Exhibit A**, as part of the Tahoe Valley Stormwater and Greenbelt Improvement Project (Project).

The Grantee hereby agrees to complete the Scope of Work in accordance with:

a. The terms and conditions of this Agreement;
b. The Scope of Work and Grant Schedule as forth in **Exhibit A**;
c. The Budget Detail as set forth in **Exhibit B**; and
d. The Final Project Plans and Specifications (Final Plans) approved by the Executive Director of the Conservancy (the Executive Director) or designee pursuant to the paragraph entitled “Project Plans and Specifications” below.

The Grantee shall at all times exercise responsibility over the Scope of Work.

2. Incorporation of Documents by Reference

The following exhibits and other documents are incorporated by reference into this Agreement and made a part hereof:

- **Exhibit A**, Scope of Work and Schedule;
- **Exhibit B**, Budget Detail and Payment Provisions;
- **Exhibit C**, Grantee's List of Assurances;
- **Exhibit D**, Request for Disbursement Form;
- **Exhibit E**, List of Eligible and Ineligible Costs;
- **Exhibit F**, Reporting and Data Requirements;
- **Exhibit G**, Mandatory Insurance Provisions;
- **Exhibit H**, Proposition 1 Sign Guidelines;
- **Exhibit I**, Proposition 1 Grant Application;
- **Exhibit J**, License Agreement; and
- Final Project Plans and Specifications (Final Plans) upon approval by the Executive Director.

In the event of any inconsistency between or among the main body of this Agreement and the above documents, the inconsistency shall be resolved, except as otherwise provided herein, by giving precedence in the following order: (1) the body of this Agreement; (2) the Scope of Work; (3) the Final Plans (4) the Budget Detail and Grant Schedule; (5) the List of Assurances; (6) the Grant Application; (7) the License Agreement; (8) the Eligible and Ineligible Costs; (9) the Mandatory Insurance Provisions; (10) the Proposition 1 Sign Guidelines; (11) the Reporting and Data Requirements; and (12) the Request for Disbursement Form.

The area in which the Project will be carried out includes a number of Conservancy-owned properties, as described in the License Agreement attached as **Exhibit J**, and including any and all future amendments to the License Agreement attached as **Exhibit J**. All tasks described in the **Exhibit A**, the Scope of Work on the Conservancy-owned properties listed in the License Agreement will be carried out according to the terms of such License Agreement.

3. Scope of Work

The Scope of Work, **Exhibit A**, describes the tasks and deliverables funded by this grant. The Scope of Work may be modified upon the Grantee's submission of a modified Scope of Work and the Executive Director's (or his or her designee's) written approval.

The Grantee shall complete the Scope of Work by the completion dates provided in the Grant Schedule in **Exhibit A.** Upon completion of the Scope of Work, the Grantee shall supply the Conservancy with evidence of completion by submitting: (1) the work products specified in **Exhibit A**; (2) the Final Report; and (3) a fully executed final "Request for Disbursement" form, **Exhibit D**. Within thirty (30) days of the Grantee's compliance with this Section, the Conservancy shall determine whether the Scope of Work has been satisfactorily completed. If the Conservancy determines that the Scope of Work has been satisfactorily completed, the Conservancy shall approve the final "Request for Disbursement" form and issue to the Grantee a Letter of Acceptance of the Scope of Work. The Scope of Work shall be deemed complete as of the date of the Letter of Acceptance.

If the Grantee is not able to meet the Grant Schedule and requires additional time, a written request must be submitted to the Grant Coordinator no less than ninety (90) days prior to the End Date of the Agreement. Approval of a time extension is at the sole discretion of the Conservancy.

4. Other Contractors

Nothing in this Agreement shall create any contractual relationship between any third party contractor and the Conservancy. All Grantee agreements with consultants or contractors shall be reviewed by the Grant Coordinator prior to execution.

5. California Conservation Corps

The City will utilize California Conservation Corps (CCC) crews where possible consistent with the approved Final Plans.

6. Publicity and Acknowledgment

The Grantee agrees that it will acknowledge the Conservancy's support whenever work funded in whole or in part by this Agreement is publicized in any news media, brochures, articles, seminars, or other type of promotional material.

7. Project Plans and Specifications

The Grantee agrees to consult with the Conservancy and other appropriate agencies with respect to the design of the Project and to submit Final Plans for review and approval by the Executive Director or designee. Approval by the Executive Director or designee shall be by way of a written determination that Final Plans are consistent with this Agreement, and shall be a precondition of all of the following actions by the Grantee: (i) advertising for construction bids, (ii) entering into agreements with the CCC, and (iii) undertaking construction where no contractors are to be hired.

The Final Plans submittal to the Conservancy shall include:

- Final Hydro/Hydraulic Memorandum and Design Report;
- Pollutant Load Reduction Modeling;
- Final Permits;
- 100% Construction Plans and Specifications (which have been stamped by a licensed engineer, or approved by the Public Works Director, Chief Engineer or Project Engineer);
- Engineer's Estimate;
- Bid Documents;
- The wording and location of all signs to be erected pursuant to the paragraph "signage," below and pursuant to **Exhibit H**, Proposition 1 Sign Guidelines; and
- Any other item not listed above which are contained in the final bid package.

8. Progress Reports and Final Report

Grantee shall submit progress reports and a Final Report consistent with **Exhibit F** to the Grant Coordinator. Progress reports shall be submitted at least semi-annually (April and October). The Final Report shall be submitted on or before the completion date listed in

the Grant Schedule as described in **Exhibit A**. A request for final payment shall be submitted in conjunction with, but not as a portion of, the Final Report.

9. Copies of Data, Plans and Specifications, Reports

The Grantee shall provide the Conservancy with copies of all data, design plans, specifications, photographs, negatives, audio and video productions, films, recordings, reports, findings, and recommendations of every description or any part thereof, prepared under this Agreement in accordance with the Reporting and Data Requirements, **Exhibit F**.

All material, data, information, and written, graphic, or other work produced or developed, and formally or informally produced or delivered for or to the Conservancy under this Agreement is subject to the unqualified and unconditional right of the State of California to use, reproduce, publish, display, and make derivative use of all such work, or any part of it, for or on behalf of the State or to carry out State objectives, free of charge and to authorize others to do so. Upon issuance of a trademark, service mark, or patent claiming such work, the Conservancy shall be granted a perpetual, royalty-free, nonexclusive, and irrevocable license to use, reproduce, and publish the work or any part of it, and use the work or any part of it in the creation of derivative works for or on behalf of the State, or to carry out State objectives, and to grant to any third party a comparable and coextensive sublicense. If any such work is subject to copyright, Grantee will not assert its rights under copyright against the Conservancy, or against any third party, through the Conservancy, to use, reproduce, publish, create derivative works, display, or perform the work or any part of it for or on behalf of the State or to carry out State objectives.

Grantee shall submit all electronic data collected and created under this Agreement to the Conservancy. A condition of final payment under this Agreement includes delivery of all related data in the format requested. The Conservancy reserves the right to conduct technical review of interim or final grant deliverables prior to making reimbursement or final payments.

10. Expenditure of Funds and Allocation of Funding Among Budget Items

Except as otherwise provided herein, the Grantee shall expend funds in the manner described in **Exhibit B,** Budget Detail and Payment Provisions.

11. Costs and Disbursements

The Grantee shall request disbursement by filing with the Conservancy a fully executed "Request for Disbursement" form (**Exhibit D**) which contains:

- The invoice number;

- Grantee's name and address;
- The number of the Agreement (i.e., CTA22012L);
- The date of the submittal;
- The amount of the invoice;
- Contact person and phone number;
- The expenditures broken down by task;
- The itemized documentation of all work done for which disbursement is requested, including complete timesheets and receipts; and
- The signature of an official authorized by the Grantee to sign such invoices certifying that the invoiced work has been completed.

Additionally, each form shall be accompanied by:

- Any supporting invoices or other source documents from contractors hired by the Grantee to complete any portion of the Scope of Work funded under this Agreement; and
- Documentation of the completion of the portion of the Scope of Work for which disbursement of grant funds is requested.

All requests for dispursement shall be consistent with **Exhibit E**, the List of Eligible and Ineligible Costs. Any invoice that is submitted without the required itemization and documentation will not be authorized for payment. If the payment request package is incomplete, inadequate, or inaccurate, the Conservancy will dispute the invoice for reasonable cause and hold all or a portion of the payment request until all required information is received or corrected. Any penalties imposed on the Grantee by a contractor, or other consequence because of delays in payment or other breach of the Agreement between the Grantee and the contractor, are the responsibility of the Grantee and are not reimbursable under this Agreement.

The Conservancy will use best efforts to forward each completed and approved invoice to the State Department of General Services or to the Office of the State Controller, as the case may be, within thirty (30) working days of receipt by the Conservancy.

Upon determination by the Conservancy that all conditions precedent to disbursement have been fully met, the Conservancy shall disburse to the Grantee, in accordance with the approved Grant Budget described in **Exhibit B**, a total amount not to exceed the amount of this grant, as follows:

Disbursements of grant funds shall be made incrementally as separate components of the Scope of Work are satisfactorily completed and shall be on the basis of costs incurred. The final ten percent (10%) of the total grant amount shall be withheld to ensure satisfactory completion of the Scope of Work. Upon substantial completion of the Scope of Work, the amount withheld may be reduced by the Conservancy to not less than five percent (5%).

The final payment shall be disbursed upon (1) Grantee's satisfactory completion of the Scope of Work, submittal of a Final Report, Operations and Maintenance Plan, and a fully executed final Request for Disbursement substantially in the form of **Exhibit D**; and (2) final approval of the completed Scope of Work by the Grant Coordinator.

The final invoice must be submitted on or before April 15, 2026

12. Term of Agreement; Termination

This Agreement shall take effect on the Effective Date. The term of the Agreement shall run from the Effective Date through the point of completion of construction of all Project improvements and terminate upon **November 30, 2046** (End Date) or the end of the useful life of the improvements (typically 20 years), whichever is sooner, unless otherwise terminated or amended as provided herein.

All work shall be completed by the completion date(s) shown in the Grant Schedule in **Exhibit A**, Scope of Work and Schedule. The Grantee agrees to submit all work products identified in **Exhibit A** by the date set forth in the Grant Schedule for each task by the stated completion date. For good cause shown, a completion, as well as any other dates set forth in the Grant Schedule, may be extended by the Executive Director upon written request by the Grantee. Such extension shall be at the sole discretion of the Conservancy.

Prior to completion of the grant, for any discrete component of the Scope of Work, either party may indicate its intent to terminate its obligations under this Agreement with respect to that component, for any reason, by providing the other party with sixty (60) days' notice in writing.

In the event of termination by the Conservancy, the Grantee agrees to take all reasonable measures to prevent further costs to the Conservancy under this Agreement, and the Conservancy shall be responsible for any reasonable and non-cancellable (binding) obligations incurred by the Grantee in the performance of this Agreement until the date of actual termination, but in any case not to exceed the undisbursed balance of funding authorized in this Agreement.

If, other than for reasons beyond Grantee's control, Grantee fails to complete the work in accordance with this Agreement, or fails to fulfill another material term or obligation of this Agreement, Grantee shall repay to the Conservancy all amounts disbursed by the Conservancy hereunder. The Conservancy may, in its discretion, waive such repayment, in whole or in part, on the basis of Grantee's written statement of reasons. If the Executive Director (or designee) does not approve such waiver, the matter shall be referred to the Conservancy's governing board for its decision.

Following notice of intent to terminate, the Conservancy and the Grantee shall enter into a written termination agreement establishing the effective date for termination of the Scope of Work, the basis for settlement of any outstanding obligations, and the amount and the date of payment of any sums due to either party.

This Section shall not be deemed to limit any legal or equitable remedies which either party may have for breach of this Agreement.

13. Signage

The Grantee shall erect and maintain signs in accordance with the Final Plans. Signs must identify the Project and the respective roles of the Conservancy and the Grantee, and acknowledge the funding assistance from the Conservancy. Projects funded by "The Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Proposition 1)" must comply with the sign guidelines set forth in **Exhibit H**, Proposition 1 Sign Guidelines.

14. Conditions Precedent to Construction and/or Disbursement

In addition to any other conditions contained herein, no construction of the Project or other work on site shall be undertaken until written evidence has been provided to the Conservancy:

a. that each contractor has furnished a performance bond in favor of the Grantee, in the following amounts: for faithful performance, one hundred percent (100%) of the contract value; and for labor and materials, one hundred percent (100%) of the contract value;
b. that all permits and approvals necessary to begin construction under applicable local, State, and Federal laws and regulations have been obtained;
c. that Grantee has complied with the requirements set forth in the paragraph entitled "Insurance", below; and
d. that the Grantee has obtained ownership or sufficient control of the Project site to ensure implementation and maintenance of the Project.

15. Operation and Maintenance

Grantee must develop an Operations and Maintenance (O&M) Plan, as described in the Scope of Work, and submit to the Grant Coordinator for review and approval. The O&M Plan shall remain in effect through the End Date of this Agreement. Grantee agrees to operate and maintain the Project in a manner consistent with the O&M Plan and submit annual O&M reports starting after Project construction through the End Date of this Agreement.

The Grantee agrees to assume all operation and maintenance costs of the Project. The Conservancy and the State shall not be liable for any cost of such operation and

maintenance. Nothing in this Agreement shall prevent the Grantee from receiving additional grants for such purposes to the full extent of the law. Grantee may only be excused from its obligations for operation and maintenance of the Project site during the term of this Agreement upon written approval by the Executive Director for good cause shown. “Good cause” includes, but is not limited to, natural disasters which destroy the Project improvements and render the Project obsolete or impracticable to rebuild. The Executive Director’s decision to excuse Grantee for good cause shall not be unreasonable denied.

16. Liability

The Grantee shall be responsible for, indemnify, and save harmless the Conservancy, its Director(s), agent(s), and employee(s) from any and all liabilities, claims, demands, damages, or costs resulting from, growing out of, or in any way connected with or incident to this Agreement, except for active negligence of the Conservancy, its Director(s), agent(s), or employee(s). The duty of the Grantee to indemnify and save harmless includes the duty to defend as set forth in Civil Code Section 2778.

The parties expressly acknowledge that this Agreement is an agreement for the subvention of public funds from the Conservancy to the Grantee, and is not an "agreement" as that term is defined in Government Code Section 895 or a "construction contract" under Civil Code Sections 2782 or 2783. Accordingly, it is acknowledged Grantee does not, in matters arising under this Agreement, have any right to contribution and indemnity from the Conservancy and/or the State of California arising under Government Code Sections 895.2 and 895.6.

Grantee waives any and all rights to any type of express or implied indemnity or right of contribution from the State, its Director(s), agent(s) or employee(s), for any liability resulting from, growing out of, or in any way connected with or incident to this Agreement, except such liability as results from the Conservancy's active negligence or the intentional wrongdoing of Conservancy, its member(s), Director(s), agent(s), or employee(s), and, in the case of joint negligence, is in direct proportion to the Conservancy's share of fault.

The Conservancy assumes no responsibility for assuring the safety of the Project improvements and the Project site. The Conservancy’s rights under this Agreement to review, inspect, or approve the Final Plans and Project improvements and/or its election to exercise or not to exercise those rights, shall not give rise to any warranty or representation that the Final Plans, Project improvements, or the Project site are free of defects and hazards.

17. Nondiscrimination

During the performance of this Agreement, the Grantee and its contractors shall not unlawfully discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical handicap, medical condition, marital status, age or sex. The Grantee and its contractors shall ensure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. The Grantee and its contractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code Section 12900 et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Division 4.1). The applicable regulations of the Fair Employment and Housing Council, implementing Government Code Section 12990 et seq., set forth in Subchapter 5, Chapter 5 of Division 4.1 of Title 2 of the California Code of Regulations are incorporated into this contract by reference and made a part hereof as if set forth in full. The Grantee and its contractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. This nondiscrimination clause shall be included in all contracts entered into by the Grantee for the performance of work within the scope of this Agreement.

18. Travel

Travel related expenses may not exceed the State travel reimbursement rate. For details, see the Department of Human Resources (CalHR) Travel Reimbursements website at http://www.calhr.ca.gov/employees/Pages/travel-reimbursements.aspx.

Due to budget constraints and in the spirit of fiscal responsibility, all in-person meetings shall be located within a 100-mile radius of Lake Tahoe, California, unless approved in advance by the Conservancy. Any travel required by the Conservancy staff in relation to the production of work outside of the 100-mile radius shall be paid for by the Grantee unless specifically authorized. These travel costs shall include airfare, rental car, and overnight accommodations, if necessary.

19. Audits/Accounting/Records

The Grantee shall establish an official file for the grant. The file shall contain adequate documentation of all actions that have been taken with respect to the grant Scope of Work.

The Grantee shall establish separate accounting records for receipt, deposit, and disbursement of all grant funds. All funds received by the Grantee shall be deposited into separate fund accounts that identify the funds and clearly show the manner of their disposition. The Grantee agrees that adequate supporting documentation shall be maintained in such detail so as to provide an audit trail which will permit tracing transactions from support documentation to the accounting records to the financial reports and billings. The Grantee shall promptly report to the Conservancy the application for or the receipt of any new funds from other funding sources.

The Grantee shall maintain books, records, documents, and other evidence sufficient to reflect properly the amount, receipt, and disposition of all grant funds. The maintenance requirements extend to books of original entry, source documents supporting accounting transactions, the general ledger, subsidiary ledgers, personnel and payroll records, canceled checks, and related documents and records. Source documents include copies of all awards, applications, and required financial and narrative reports. Personnel and payroll records shall include the time and attendance reports for all individuals reimbursed under the award, whether they are employed full-time or part-time. Time and effort reports are also required for consultants and contractors. Adequate supporting documentation shall be maintained in such detail so as to provide an audit trail which will permit tracing transactions from the invoices to the financial statement, to the accounting records, and to the supporting documentation.

All Grantee records relevant to the Scope of Work must be preserved a minimum of three (3) years after the final payment of the contract or the final audit, whichever is later, and shall be subject at all reasonable times to inspection, examination, monitoring, copying, excerpting, transcribing, and audit by the State of California.

The State of California and the Conservancy reserve the right to call for a program audit or a financial audit at any time between the execution of this Agreement through the End Date defined above. At any time, the Conservancy may disallow all or part of the cost of the activity or action determined to be not in compliance with the terms and conditions of this Agreement.

20. Independent Status of Grantee and Conservancy

The Grantee, its agent(s), and employee(s), and the Conservancy, its agent(s), and employee(s), in the performance of this Agreement, shall act in an independent capacity and not as Directors or employees or agents of the respective parties.

21. Assignability

Without the written consent of the Conservancy or its successors, the Grantee's interest in, and responsibilities under this Agreement shall not be assignable by the Grantee either in whole or in part.

22. Time of the Essence

Time is of the essence as to the date upon which Grantee has agreed to complete the Scope of Work. With respect to all other dates set forth herein, Grantee shall use best efforts to accomplish the tasks on the specified date.

23. Amendment

Except as otherwise provided herein, no alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto, and no oral understanding or agreement to be incorporated herein shall be binding on any of the parties hereto.

Should an amendment become necessary, a written request must be submitted to the Grant Coordinator no later than ninety (90) days prior to the term of this Agreement. The approval of an amendment is at the sole discretion of the Conservancy and may require additional authorization from the Conservancy's governing board.

24. Grant Coordinator(s)

Scott Cecchi, (or such other person(s) as the Executive Director may designate from time to time), is designated the Conservancy's Grant Coordinator for this grant. The Grantee's officer with responsibility for administering this Agreement is Stan Hill, Project Lead, or their designee.

25. Conservancy Approvals

All actions and approvals, required to be taken by the Conservancy under this Agreement, may be taken by the Executive Director or a designee.

26. Grantee Approvals

All actions and approvals, required to be taken by the Grantee under this Agreement, may be taken by the Grantee's Project Lead, Stan Hill, or their designee.

27. Sections and Headings

The headings and captions of the various sections of this Agreement have been inserted only for the purpose of convenience and are not a part of this Agreement and shall not be deemed in any manner to modify, explain, or restrict any of the provisions of this Agreement.

28. Severability

The provisions of this Agreement are intended to be severable, separate, and distinct from each other. If any provision hereof is determined to be invalid or for any reason becomes unenforceable, no other shall be thereby affected or impaired.

29. Entire Agreement

This Agreement, and the attached exhibits, constitutes the entire contract between the

parties hereto, relating to the Scope of Work and may not be modified except by an instrument in writing signed by all parties to the Agreement.

30. Russian Sanctions

On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate contracts with, and to refrain from entering any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the Conservancy determine Grantee is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this agreement. The Conservancy shall provide Grantee advance written notice of such termination, allowing Grantee at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the Conservancy.

EXHIBIT A

Scope of Work and Schedule

Project: Tahoe Valley Stormwater and Greenbelt Improvement

This Scope of Work is for activities to be carried out by the City of South Lake Tahoe (City) for the Tahoe Valley Stormwater and Greenbelt Improvement Project (Project), as fully described in the City's Final Initial Study/Mitigated Negative Declaration/Initial Environmental Checklist, dated May 9, 2019 (IS/MND) and any and all addenda to the IS/MND. The Project includes multi-benefit stormwater quality, stream environment zone (SEZ), bicycle and pedestrian, and recreational improvements. Stormwater improvements and SEZ enhancements include improving existing drainage-ways and stormwater systems and using natural SEZ treatment where possible. Pedestrian and bicycle improvements include improving connectivity of the Project Area to the regional network with pedestrian pathways and a Class I shared-use trail. Recreational improvements include open space, view corridors, and passive seating areas, along with opportunities to enhance natural play areas and engage public art.

As stated above, the Project is described in the City's IS/MND, and therefore all tasks described below must comply with the IS/MND and any/ all CEQA addenda to the IS/MND.

The Project covers the following three distinct areas within the City (Project Area):

- The West Project area (west of U.S. Highway 50, between B Street to F Street): improvements are primarily storm water basins and infrastructure to convey water in a way that reduces the amount of pollutants in runoff.
- The Central Greenbelt (open space east of The Crossing at Tahoe Valley retail center, from B Street to Lake Tahoe Boulevard): improvements include storm water basins, all-weather crossing of seasonally flooded areas, a public gathering space, passive recreation, and signage.
- The North Project area (north of Lake Tahoe Boulevard to Tahoe Keys Boulevard.): improvements include storm water basins, expansion of SEZ and floodplain.

The Project Area includes a number of Conservancy-owned properties, as described in the License Agreement attached as **Exhibit J**, and including any and all future amendments to the License Agreement attached as **Exhibit J**. All tasks described below on the Conservancy-owned properties listed in the License Agreement will be carried out according to the terms of such License Agreement.

Work Tasks:

Task 1 – Project Construction

The City's implementation contractor will construct the Project consistent with the Final Plans. The City will use this grant funding to construct multi-benefit SEZ, bicycle and pedestrian, and recreational improvements consistent with the 2019 City-authored IS/MND,

and the 2023 Conservancy-authored addendum. Stormwater improvements and SEZ enhancements include improving existing drainage-ways and stormwater systems and using natural SEZ treatment where possible. Pedestrian and bicycle improvements include improving connectivity of the Project Area to the regional network with pedestrian pathways and a Class I shared-use trail. Recreational improvements include open space, view corridors, and seating areas.

The Operations and Maintenance (O&M) Plan must include annual reporting related to inspections and ongoing maintenance activities. The plan should address the frequency of inspection, maintenance of Best Management Practices, and other day-to-day operations throughout the term of the agreement.

Task 1 Deliverables:

1. Progress Reports;
2. Project Construction;
3. Tailgate meeting minutes;
4. Picture of Proposition 1 Project sign;
5. As Built Plans and Project photos;
6. Operations and Maintenance Plan; and
7. Final Report.

Grant Schedule

The schedule below indicates anticipated completion dates for grant deliverables. The Grant Coordinator must be notified of any delay in completion of the deliverables 45 days prior to the date of the Grant Schedule.

Deliverables Schedule	**Completion Dates**
Progress Reports (until final report is submitted)	April and October
Project Construction	December 30, 2025
Tailgate meeting minutes	Within two weeks following each meeting
Picture of Proposition 1 Project sign	April 15, 2026
As Built Plans and Project photos	April 15, 2026
Operations and Maintenance Plan	April 15, 2026
Final Report and Plan	April 15, 2026

EXHIBIT B

BUDGET DETAIL and PAYMENT PROVISIONS

Project: Tahoe Valley Stormwater and Greenbelt Improvement Project Grant

Grant Budget

The budget has been authorized for a maximum of Five Hundred and Fifty Thousand Dollars ($550,000).

Task	Milestones/Deliverables	Budget
1	Project Construction	$550,000
	Total	**$550,000**

1. Expenditure of Funds and Allocation of Funding Among Budget Items

Except as otherwise provided herein, the Grantee shall expend funds in the manner described in the Grant Budget above. If necessary, the Grantee shall submit a written request to revise the dollar amount of an item which may be increased by up to ten percent (10%) in the Grant Budget through a reallocation of funds from another item(s). The Grantee shall notify the Conservancy in writing at the time of requesting any such reallocation, and shall identify both the item(s) being increased and those being decreased. For any increase of more than ten percent (10%), the Grantee must include a reasonable justification for the reallocation of funds, and shall not proceed without written approval of the change by the Conservancy.

2. Invoicing and Payment

A. For services satisfactorily rendered, and upon receipt and approval of the invoices, the State agrees to compensate the Grantee for actual expenditures incurred in accordance with the rates specified herein, which is attached hereto and made a part of this Agreement.

B. The Grantee shall request disbursement in accordance with **Exhibit B**, by filing with the Conservancy a fully executed "Request for Disbursement" form which contains:

- The invoice number;
- Grantee's name and address;
- The number of the Agreement (i.e., CTA22012L);
- The date of the submittal;
- The amount of the invoice;

- Contact person and phone number;
- The expenditures broken down by task as shown in **Exhibit B;**
- The itemized documentation of all work done for which disbursement is requested, including complete timesheets and receipts; and
- The signature of an official authorized by the Grantee to sign such invoices certifying that the invoiced work has been completed.

Additionally, each form shall be accompanied by:

- Any supporting invoices or other source documents from contractors hired by the Grantee to complete any portion of the Scope of Work funded under this Agreement; and
- Documentation of the completion of the portion of the Scope of Work for which disbursement of grant funds is requested.

C. Invoices shall be submitted not more frequently than monthly, but no less than quarterly, in arrears to accounts.payable@tahoe.ca.gov.

D. Final invoice must be clearly marked as "FINAL". **Final invoice must be submitted no later than April 15, 2026.**

E. Invoices must be received within 14 days of the date on the invoice. Invoices received more than 14 days from invoice date may be rejected and a new invoice required.

F. Invoices submitted without proper documentation or other deficiency will be disputed within 10 days of receipt of the invoice. Payment will be withheld until the deficiency is cured.

3. Costs and Disbursements

Upon determination by the Conservancy that all conditions precedent to disbursement have been fully met, the Conservancy shall disburse to the Grantee, in accordance with the approved Grant Budget, a total amount not to exceed the amount of this grant, as follows:

Disbursements of grant funds shall be made incrementally as separate components of the Scope of Work are satisfactorily completed and shall be on the basis of costs incurred. The final ten percent (10%) of the total grant amount shall be withheld to ensure satisfactory completion of the Scope of Work. Upon substantial completion of the Scope of Work, the amount withheld may be reduced by the Conservancy to not less than five percent (5%).

The remaining amounts withheld shall be disbursed upon (1) Grantee's satisfactory completion of the Scope of Work and submittal of a Final Report and a fully executed final Request for Disbursement substantially in the form of **Exhibit D**; and (2) final approval of the completed Scope of Work by the Conservancy's designated representative(s).

Any Request for Payment that is submitted without the required itemization and documentation will not be authorized for payment. If the payment request package is incomplete, inadequate, or inaccurate, the Conservancy will dispute the invoice for

reasonable cause and hold all or a portion of the payment request until all required information is received or corrected. Any penalties imposed on the Grantee by a contractor, or other consequence because of delays in payment or other breach of the Agreement between the Grantee and the contractor, are the responsibility of the Grantee and are not reimbursable under this Agreement.

Conservancy will make best efforts to forward each completed and approved Request for Disbursement form to the State Department of General Services or to the Office of the State Controller, as the case may be, within thirty (30) working days of receipt by the Conservancy.

4. <u>Budget Contingency Clause</u>

A. It is mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this Agreement does not appropriate sufficient funds for the program, this Agreement shall be of no further force and effect. In this event, the State shall have no liability to pay any funds whatsoever to Grantee or to furnish any other considerations under this Agreement and Grantee shall not be obligated to perform any provisions of this Agreement.

B. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, the State shall have the option to either cancel this Agreement with no liability occurring to the State, or offer an agreement amendment to Grantee to reflect the reduced amount.

C. In the event of termination, the parties agree to take all reasonable measures to prevent further costs under this Agreement, and the Conservancy shall be responsible for any reasonable and non-cancellable (binding) obligations incurred by the City of South Lake Tahoe in the performance of this Agreement until notice of termination.

4. <u>Prompt Payment Clause</u>

Payment will be made in accordance with, and within the time specified in, Government Code Chapter 4.5, commencing with Section 927.

EXHIBIT C

List of Assurances

By entering into the foregoing Agreement, the Grantee assures and certifies that it will comply with Conservancy regulations, policies, guidelines, conditions, and requirements as they relate to the acceptance and use of Conservancy funds for the Project. Also, the Grantee gives assurance and certifies with respect to the grant that:

1. Grantee possesses legal authority to apply for and receive the grant funds and that where appropriate, a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

2. Grantee has sufficient funds or commitments for sufficient funds to complete the Scope of Work, over and above the portion to be borne by the Conservancy.

3. Except as otherwise provided by law, Grantee will give the Conservancy, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the grant.

4. Grantee ensures that any publications, studies, reports, or brochures which are made possible by or derived in whole or in part from the Project shall acknowledge the assistance of the Conservancy as follows: "Funding for this project has been provided in part by the California Tahoe Conservancy."

5. Grantee will cause work on the Scope or Work to be commenced within a reasonable time after receipt of notification from the Conservancy that funds have been approved, and will carry the work to completion with reasonable diligence.

6. Grantee agrees to use licensed professionals to perform services under this Agreement where such services are called for including legal, engineering, architectural and environmental sciences, qualified and licensed in the State of California.

7. Grantee shall comply with applicable State laws which may include (1) the Public Contract Code, including the State Contract Act; (2) the payment of workers compensation and where applicable the payment of prevailing wages; (3) building and health and safety code and disabled access law; and (4) the applicable requirements of the California Environmental Quality Act.

8. Grantee certifies that its employees and the officers of its governing body shall avoid

any actual or potential conflicts of interest, and that no officer or employee who exercises any functions or responsibilities in connection with this Agreement shall have any personal financial interest or benefit which either directly or indirectly arises from this Agreement.

Grantee shall establish safeguards to prohibit its employees or its officers from using their positions for a purpose which could result in private gain or which gives the appearance of being motivated for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

Any individual who has participated in planning or setting priorities for a project funding solicitation or who will participate in any part of the grant development and negotiation process on behalf of the public is ineligible to receive funds or personally benefit from funds awarded through that solicitiaton.

Failure to comply with conflict of interest laws, including business and financial disclosure provisions may result in the Agreement being declared void or other legal action.

9. Grantee maintains a drug-free workplace in accordance with Government Code Section 8355 et seq., by doing all of the following:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the person's or organization's workplace and specifying the actions that will be taken against employees for violations of this prohibition;

(b) Establishing a drug-free awareness program to inform employees about (1) the dangers of drug abuse in the workplace; (2) the person's or organization's policy of maintaining a drug-free workplace; (3) any available drug counseling, rehabilitation, and employee assistance programs; and (4) the penalties that may be imposed upon employees for drug abuse violations.

(c) Submitting a drug-free workplace certification California State Form STD-21; and

(d) Requiring that each employee engaged in the performance of the agreement to comply with the certification.

EXHIBIT D
Request for Disbursement

CALIFORNIA TAHOE CONSERVANCY
GRANT PROGRAM INVOICE

(Reference Instructions on following page - Failure to follow instructions may result in non-payment of invoice)
THIS OFFICIAL INVOICE FORMAT MAY NOT BE MODIFIED

From:	**To:**
City of South Lake Tahoe	Accounts Payable
Address	California Tahoe Conservancy
City, State Zip	1061 Third Street
Email/phone	South Lake Tahoe, CA 96150
	accounts.payable@tahoe.ca.gov

CTC Grant Agreement No: CTA22012L

① Grantee Invoice No.: 22012-1

② Billing Period:

③ Submittal Date:

	GRANT FUNDS ONLY					
Line Items	**Grant Allotment** (per line item of N/A)	④ **Previous Expenditures to Date** (From previous invoice)	⑤ **Current Expenditures** Grant Funds Only	⑥ **Total Expenditures to Date** ④ + ⑤ = ⑥	**% of Line Item Budget Spent to Date** ⑥ ÷ Grant Allotment = %	⑦ **If Applicable: Match For This Reporting Period Only**
100% Construction Documents	$50,000	$0.00	$0.00	$0.00	0.00%	$0.00
Advertise and Award	$50,000	$0.00	$0.00	$0.00	0.00%	$0.00
Construction	$400,000					
Plant Establishment	$50,000					
TOTALS	$550,000.00	$0.00	$0.00	$0.00	0.00%	$0.00

FOR CTC STAFF
CTC Initials/Date

FOR DGS-CFS STAFF
Date Received from DWQ
Date to Accounting

⑧ **Total Amount Due This Invoice**

⑨ ☐ **Final Invoice**

10% Withheld (Retention)
10% of total grant award will be held until final report is submitted, approved, and project is 100% complete.

CTC Date Stamp	DGS-CFS Date Stamp

GRANTEE SIGNATURE

⑩

Grantee Project Director or Designated Representative **Date**

By signing this invoice I certify, under penalty of law, that this document and any attachment was prepared by me or under my direction in accordance with the terms and conditions of each Grant Agreement Exhibit and, to the best of my knowledge and belief, is accurate. I certify that any and all fees due to the California Tahoe Conservancy have been paid. I am aware that there are significant penalties for submitting false or misleading information.

FOR STATE USE ONLY

⑪ **Grant Manager** **Date**

I certify this invoice, to the best of my knowledge and belief, is accurate and complete and I approve this invoice payment.

Rev. 2-11-14

EXHIBIT D
Request for Disbursement

Instructions for Grant Program Invoice

Information pertaining to this Grant program Invoice template is located in Exhibit B of the executed Grant Agreement.

FOR STATE USE ONLY

Line Item: Line Item listed per Exhibit B - Line Item Budget

Grant Allotment: Amounts allotted to Line Item Budget per Exhibit B of Grant Agreement.

% of Line Item Budget spent to date: Calculation of total expenditures divided by Grant Allotment. Shouldn't exceed 100%

TO BE COMPLETED BY GRANTEE/PROJECT DIRECTOR

① **Grant Invoice Number:** Assign a sequential invoice number, for example: 1, 2, 3.

② **Billing Period:** Enter Billing Period of work performed. Example for quarterly billing: Jan 1, 2015 to Mar 31, 2015. Example for monthly billing: Jan 1, 2015 to Jan 31, 2015.

③ **Date:** Enter the Date invoice is submitted.

④ **Previous Expenditures to Date:** From the last invoice, enter line item amounts from **"Total Expenditures to Date."** If first invoice, enter zero (0).

⑤ **Current Expenditures** (Grant Funds Only): Enter the current grant fund charges for this billing period.

⑥ **Total Expenditures to Date:** This is calculated by adding the Previous Expenditures and Current Expenditures.

⑦ **If Applicable:** Match Amount For This Invoice: COMPLETE ONLY IF MATCH IS INCLUDED IN THE GRANT AGREEMENT BUDGET. Enter the match dollars applied to this invoice billing period.

⑧ **Total Amount Due This Invoice:** The amount due is the Total Current Expenditures.

⑨ **Final Invoice:** Check this box for final invoice only.

⑩ **Grantee Program Director or Designated Representative:** Original signature and date (in ink).

FOR STATE USE ONLY

⑪ **Grant Manager:** Original signature and date (in ink).

EXHIBIT E

Eligible and Ineligible Costs

For costs to be eligible for reimbursement, the costs must be within the scope of the project, supported by appropriate documentation, and completed by the required deadline as identified in the grant agreement. Costs related to project-specific performance measures and project reporting are eligible, and if requested, must be included in the project budget. Grant funds must be spent consistent with General Obligation Bond Law, Government Code section 16727.

Eligible expenses may be incurred by the Grantee on or after the Effective Date. The following represents a non-exclusive list of the types of activities and/or expenses that are generally eligible for reimbursement (subject to further negotiation and the type of grant agreement):

- Direct project management/administration, including detailed, well-documented staff costs agreed to during the development of the grant agreement
- Review of existing data
- Site analysis and base mapping
- Preliminary project design necessary for environmental documentation
- Opportunities and constraints analysis
- Environmental review and documentation (including surveys and other environmental assessments)
- Interagency and public coordination and consultation
- Preliminary specifications and cost estimates
- Pre-acquisition activities (such as obtaining title reports, appraisals, legal descriptions, and initial coordination with the property owners to determine if they are willing sellers)
- Pre-construction monitoring related to the goals of the project
- Preparation of permit applications
- Preparation of contract documents, including final design plans
- Preparation of grant-required documents
- Project specifications, engineering, and cost estimates
- Preparation and processing of permit applications, including SWPPPs
- Preparation of construction bid packages, project bidding, and award
- Other relevant costs approved by Conservancy staff

Ineligible activities and expenses generally include, but are not limited to:

- All costs incurred before Conservancy Board authorization of grant award
- All costs related to the preparation and submittal of the grant application
- Membership fees and associated costs for attendance at conferences
- Ongoing project site operations and maintenance
- Travel not expressly identified in the grant budget
- Per diem and mileage expenditures at levels above State-authorized per diem amounts. Current rates are available online in chapter 700 (Travel) of the *California State Administrative Manual*
- Food, refreshments, and decorations not associated with per diem or travel expenses

- Funding for a purchase price above the appraised fair market value
- Equipment that will be used for purposes that are unrelated to the project
- Costs that are not substantially related to the project
- Indirect costs (i.e., costs not directly attributable to the project such as shared costs or office space)

EXHIBIT F

Reporting and Data Requirements

SEMI-ANNUAL PROGRESS REPORT

a. Project Name, CTA#;
b. Date Submitted, Reporting Period, Prepared by;
c. Invoice Number;
d. Summary of work completed during reporting period;
e. Discussion of any challenges or opportunities encountered in accomplishing the Scope of Work;
f. Schedule Assessment (describe extent to which project is on track with the schedule of deliverables);
g. A narrative financial report comparing costs to date and the approved Scope of Work and budget. This report should state whether or not the Scope of Work is progressing within the approved budget, including an explanation of any potential deviations;
h. Draft products, reports, interim findings, or other relevant data or materials produced, including a statement of task or milestones and a report of the status on each, and including as applicable, any public and agency meetings and the results of such meetings;
i. Copies of any other relevant materials produced under the terms of the agreement; and
j. Production Summary Table:

Product	Scheduled delivery date	Actual delivery date	Amount expended this period	Total amt. expended to date	% of total budget expended to date	Percent of task complete	Status

FINAL REPORT

a. Project Name, CTA#;
b. Date Submitted, Prepared by;
c. Brief summary of the objectives of the Scope of Work and how these objectives were accomplished;
d. Findings, conclusions, data or recommendations for follow-up or ongoing activities;
e. Financial Analysis (Final project costs for all funding sources; e.g., identify cost overruns compared to the approved budget, any cost savings, unused funding to be returned, etc.);
f. Statement, if applicable, of future intent of public and/or private support to maintain or further develop the project, including proposed submittal dates for future funding;
g. Copies of all news articles and any other media coverage, as well as all promotional and educational materials produced as a result of this agreement; and
h. The work products identified in the Scope of Work, including summaries of any public and agency meetings conducted in relation to the project.

ANNUAL EIP REPORTING

Grantees must submit their project to the Environmental Improvement Program (EIP) tracker

(https://eip.laketahoeinfo.org/) within three months of grant agreement start date. Consult with the Tahoe Regional Planning Agency (TRPA) on EIP reporting, tracking, and performance requirements and complete reporting requirements (as applicable).

DATA REPORTING FORMATS

Grantee shall submit all data required by the Agreement in one or more of the following formats, as applicable:

Tabular Data: Excel Spreadsheets, Access databases, or Comma, Space, Value (CSV) are acceptable for all tabular data that does not include spatial references associated with a latitude/longitude, mapped boundary, or imagery/raster/data used in remote sensing.

Spatial Data: ESRI-usable format, meaning the data must have special reference (coordinate system-geographic or projected, and a special extent) and include metadata, at minimum in accordance with Biogeographic Information and Observation System (BIOS) metadata standards (http://desktop.arcgis.com/en/desktop/latest/manage-data/metadata/metadata-standards-and-styles.htm). Grantee acknowledges that the Conservancy will enter spatial data into the State's BIOS, where applicable. BIOS is designed to enable the management, visualization, and analysis of biogeographic data collected by the Department of Fish and Wildlife and its partner organizations.

ACCESSIBILITY

In accordance with California's Assembly Bill 434, documents prepared for publication on California State agency websites must comply with Level AA success criteria found in Web Content Accessibility Guidelines 2.0, or a subsequent version, published by the Web Accessibility Initiative of the World Wide Web Consortium (Gov. Code, § 11546.7., 7405 and 11135). Visit the California Department of Rehabilitation website for more details: https://www.dor.ca.gov/Home/AB434.

All deliverable documents must be submitted in Adobe PDF format, with a copy of a successful accessibility check report from Adobe Acrobat Pro CC. In addition, all original source documents (MS Office, Adobe Creative Cloud, etc.) must be delivered. For documents originating in Word, the original MS Word document in DOCX format must be provided, using the most recent version of MS Word, with a copy of a successful accessibility check report from Microsoft Word.

METADATA STANDARD

The standard for GIS metadata in the State of California will adhere to the Federal Geographic Data Committee (FGDC) Standard. Organizations are free to develop, edit and enhance their organizational metadata based on the full FGDC standard, but as a minimum, the California Minimum Metadata Data Standard will provide organizations that ability to comply and document GIS data with the elements outlined below.

The FGDC Standard and the California Minimum Metadata Standard will apply to all authoritative and finalized GIS data products – to include both Raster and Vector data formats.

Abstract: Briefly describe what the dataset is about (who, what, where, when). Include any limitations of the dataset, assumptions made, and if there is anything special that the user of these data should be aware of.

Name: Uniquely identifies the dataset

Purpose: Briefly describe why the dataset was created.

Date: The date or range of dates when the data were gathered, or the date the photos, maps or other items at the core of the data set, were created.

Contact: Contact information for an individual or organization that is knowledgeable about the data set.

Organization's Name: Program, administrative unit, and agency, company, or group name
Telephone Number: Including Area Code, E-Mail address

Field Definitions: List and define each field.

Abbreviation Definitions: For any field that contains numeric or alphabetic codes (e.g., SAC = Sacramento County), list each code/abbreviation and provide an unabbreviated definition.

Access/Use Constraints: Is there a need to limit who has access to see or read this dataset? If so, specify. If not, put "None". Also include how the data should be cited, if you want something specific.

Distribution: Define distribution constraints. Also designate the location of the data. If the data is distributed as a web service or end point, provide the url or link to the service.

Progress: Complete or Incomplete.

Update Frequency: Possible values are: Continually, Daily, Weekly, Monthly, Annually, Unknown, As Needed, Irregular, None, or Planned.

Projection: What is the Projected Coordinate System name? Please define the *complete* projection information for your data here.

Datum Which Datum is the projection in?
NAD83 (GCS_North_American_1983) (preferred)
NAD27 (GCS_North_American_1927)
WGS84 (WGS_1984)

ISO Topic Category and Category Code:

Farming	001
Biota	002
Boundaries	003
Climatology/ Meteorology/ Atmosphere	004

Economy	005
Elevation	006
Environment	007
Geoscientific Information	008
Health	009
Imagery/BaseMaps/ EarthCover	010
Intelligence/Military	011
Inland Waters	012
Location	013
Oceans	014
Planning / Cadastre	015
Society	016
Structure	017
Transportation	018
Utilities / Communication	019

Keywords: keyword tags that define the data. Example: Forest Cover – trees, canopy, woodland, coniferous, etc.

EXHIBIT G

MANDATORY INSURANCE PROVISIONS
For Grantees and Contractors

Does not apply to State of California and Nevada Departments or to Self-Insured agencies or districts. These insurance provisions apply to ALL other Grantees, Contractors, and Subcontractors. PROOF OF INSURANCE OR SELF-INSURANCE IS REQUIRED.

INSURANCE. Throughout the time period of this agreement, the CONTRACTOR/GRANTEE shall provide the following minimum insurance coverage as listed below. Contemporaneous with the signing of this agreement, the CONTRACTOR/GRANTEE shall file with a Certificate of Insurance, with a Best's Rating of no less than A:VII for Professional Liability Insurance and A:V for all other insurance showing. Documentation of such rating shall be provided at the same time Insurance Certificates are submitted.

In the event any policy is canceled prior to the completion of the project and the CONTRACTOR/GRANTEE does not furnish a new certificate of insurance prior to cancellation, the insurance shall be obtained on Contractor's behalf and the cost of the premium(s) shall be deducted from contract monies due the CONTRACTOR/GRANTEE.

Worker's Compensation and Employers Liability Insurance:

By their signature hereunder, as CONTRACTOR/GRANTEE, each person signing this agreement on behalf of the CONTRACTOR/GRANTEE certifies that he or she is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and he or she will comply with such provisions before commencing the performance of the work of this contract.

If such insurance is underwritten by any agency other than State Compensation Fund, such agency shall be a company authorized to do business in the State of California.

Worker's Compensation Insurance shall be provided as required by any applicable law or regulation. Employer's liability insurance shall be provided in amounts not less than ONE MILLION DOLLARS ($1,000,000) each accident for bodily injury by accident, ONE MILLION DOLLARS ($1,000,000) policy limit for bodily injury by disease, and ONE MILLION DOLLARS ($1,000,000) each employee for bodily injury by disease.

If there is an exposure of injury to CONTRACTOR/GRANTEE'S employees under the U.S. Longshoremen's and Harbor Worker's Compensation Act, the Jones Act, or under laws, regulations, or statutes applicable to maritime employees, coverage shall be included for such injuries or claims.

Each Worker's Compensation policy shall be endorsed with the following specific language:

> Cancellation Notice - "This policy shall not be canceled or materially changed without first giving thirty (30) days' prior written notice to California Tahoe Conservancy"

CONTRACTOR/GRANTEE shall require all SUBCONTRACTOR to maintain adequate Workers' Compensation insurance. Certificates of Workers' Compensation shall be submitted upon demand.

General Liability Insurance:

CONTRACTOR/GRANTEE shall maintain Comprehensive General Liability or Commercial General Liability insurance covering all operations by or on behalf of CONTRACTOR/GRANTEE, providing insurance for bodily injury liability and property damage liability for the limits of liability indicated below and including coverage for:

(1) Contractual liability insuring the obligations assumed by CONTRACTOR/GRANTEE in this Agreement.

One of the following forms is required:

(1) Comprehensive General Liability;
(2) Commercial General Liability (Occurrence); or
(3) Commercial General Liability (Claims Made).

If CONTRACTOR/GRANTEE carries a Comprehensive General Liability policy, the limits of liability shall not be less than a Combined Single Limit for bodily injury, property damage, and Personal Injury Liability of:

- TWO MILLION DOLLARS ($2,000,000) each occurrence
- TWO MILLION DOLLARS ($2,000,000) aggregate

If CONTRACTOR/GRANTEE carries a Commercial General Liability (Occurrence) policy:

(1) The limits of liability shall not be less than:

- TWO MILLION DOLLARS ($2,000,000) each occurrence (combined single limit for bodily injury and property damage)
- TWO MILLION DOLLARS ($2,000,000) Personal Injury Liability
- TWO MILLION DOLLARS ($2,000,000) for Products-Completed Operations
- TWO MILLION DOLLARS ($2,000,000) General Aggregate

(2) If the policy does not have an endorsement providing that the General Aggregate Limit applies separately, or if defense costs are included in the aggregate limits, then the required aggregate limits shall be THREE MILLION DOLLARS ($3,000,000).

Special Claims-Made Policy Form Provisions:

CONTRACTOR/GRANTEE shall not provide a Commercial General Liability (Claims Made) policy without the express prior written approval which consent, if given, shall be subject to the following conditions:

(1) The limits of liability shall not be less than:

- TWO MILLION DOLLARS ($2,000,000) each occurrence (combined single limit for bodily injury and property damage)
- TWO MILLION DOLLARS ($2,000,000) aggregate for Products Completed Operations
- TWO MILLION DOLLARS ($2,000,000) General Aggregate

(2) The insurance coverage provided by CONTRACTOR/GRANTEE shall contain language providing coverage up to six (6) months following the completion of the contract in order to provide insurance coverage for the hold harmless provisions herein if the policy is a claims-made policy.

Conformity of Coverage:

If more than one policy is used to meet the required coverage, such as a separate umbrella policy, such policies shall be consistent with all other applicable policies used to meet these minimum requirements. For example, all polices shall be Occurrence Liability policies or all shall be Claims Made Liability policies, if approved as noted above. In no cases shall the types of policies be different.

Endorsements:

Each Comprehensive or Commercial General Liability policy shall be endorsed with the following specific language:

1) **"_____ and the State of California, California Tahoe Conservancy, *its* officers, agents, employees, and volunteers are to be covered as insured for all liability arising out of the operations by or on behalf of the named insured in the performance of this Agreement."**

2) "The insurance provided by the CONTRACTOR/GRANTEE, including any excess liability or umbrella form coverage, is primary coverage with respect to any insurance or self-insurance programs maintained by _____ and no insurance held or owned by the California Tahoe Conservancy shall be called upon to contribute to a CONTRACTOR/GRANTEE loss. This policy shall not be canceled or materially changed without first giving thirty (30) days' prior written notice to California Tahoe Conservancy.

Additional Liability Insurance

CONTRACTOR/GRANTEE. shall maintain automobile liability insurance covering bodily injury and property damage in an amount no less than two million dollars ($2,000,000) combined single limit for each occurrence.

Covered vehicles shall include owned, non-owned, and hired automobiles, trucks, and other vehicles.

Professional Liability Insurance (Errors & Omissions):

CONTRACTOR/GRANTEE shall maintain Professional Liability Insurance for Errors and Omissions coverage in the amount of not less than ONE MILLION DOLLARS ($1,000,000). If the policy does not have an endorsement providing that defense costs are excluded in the

aggregate limits, then the required aggregate limits shall be TWO MILLION DOLLARS ($2,000,000).

Additional Requirements

Premium Payments: The insurance companies shall have no recourse against the California Tahoe Conservancy and funding agencies, its officers and employees or any of them for payment of any premiums or assessments under any policy issued by a mutual insurance company.

Policy Deductibles: The CONTRACTOR/GRANTEE shall be responsible for all deductibles in all of CONTRACTOR/GRANTEE'S insurance policies. The amount of deductibles for insurance coverage required herein should be reasonable and subject to Grantor approval.

CONTRACTOR/GRANTEE'S Obligations: CONTRACTOR/GRANTEE'S indemnity and other obligations shall not be limited by the foregoing insurance requirements and shall survive the expiration of this agreement.

Material Breach: Failure of the CONTRACTOR/GRANTEE to maintain the insurance required by this agreement, or to comply with any of the requirements of this section, shall constitute a material breach of the entire agreement.

Exhibit H
Proposition 1 Sign Guidelines

Authority:
All projects funded by "The Water Quality, Supply, and Infrastructure Improvement Fund of 2014" (2014 Water Bond Act) must include a posted sign acknowledging the source of funds following guidelines developed by the Resources Agency.
Reference Section PRC 5096.309; Water Code Section 79700.

Purpose:
To Inform the public that the 2014 Bond Act that they voted for are providing public benefits throughout the State and that their Bond dollars are at work and helping make California a better place to live. This message will reinforce the need for additional funding for similar projects.

Universal Logo:
All signs will contain a universal logo that will be equated with the 2014 Bond Act statewide. The logo is on a template available through the internet at:
https://tahoe.ca.gov/conservancys-proposition-1-grant-program/

Tier I and Tier II:
For the purpose of sign guidelines only, all projects are divided into Tier I and Tier II projects:

Tier I: Projects using less than $750,000 of Water Bond Act Funds.

Tier II: Projects using more than $750,000 of Water Bond Act Funds and/or projects situated in areas of high public visibility (such as near a freeway intersection).

(Archeological sites are excluded).

Minimum Requirements: Tier I
The universal logo must be mounted in an area to maximize visibility and durability. The logo must be a minimum of 2' x 2'. There is no maximize size. Exceptions are permitted in the case of trails, historical sites, and other areas where these dimensions may not be appropriate. The logo must be posted no later than the project completion.

A larger sign that includes the logo, other wording, and acknowledgements may be posted. There is no maximum number of signs.

Minimum Requirements: Tier II
Two signs are required per project, one during construction and one upon completion.

Sign while under construction:

This sign will use a white background and will contain the logo and the following language:

(Description of Project)

Another project to improve
California's water quality, supply, and infrastructure

Funded by Proposition 1
The Water Bond Act of 2014

Gavin Newsom, Governor

Recommended size of signs while under construction; Minimum of 4.5' x 7.5'.

Project completion sign:

Upon completion of all Tier II projects, a sign will be posted that includes the Bond logo. The logo on the sign must be a minimum of 2' x 2' and include the following wording:

(Description of Project)

Another project to improve
California's water quality, supply, and infrastructure

Funded by Proposition 1
The Water Bond Act of 2014

Wade Crowfoot, Secretary for Natural Resources Agency

Gavin Newsom, Governor

The name of the director of the local agency or other governing body may also be added. The sign may also include the names and/or logos of other partners, organizations, individuals, and elected representatives as deemed appropriate by those involved in the project.

Sign Construction:

All materials used shall be durable and able to resist the elements and graffiti. State Parks and Cal Trans standards can be used as a guide fro gauge of metal, quality of point used, mounting specifications, etc.

Sign Duration:

The goal is to have project signs in the place for a lengthy period of time, preferably a minimum of 2 years for Tier I project signs and 4 years minimum for Tier II project signs.

Sign Cost:

The cost of the sign(s) is an eligible project cost. Application should consider potential replacement as well. More durable signage encouraged; e.g. bronze memorials mounted in stone at trailheads, on refurbished historical monuments and buildings, etc.

Appropriateness of Signs:

For projects where the required sign may be out of place (such as some refurbished cultural and historical monuments and buildings), the project officer/grants administrator in consultation with the applicant may authorize a sign that is tasteful and appropriate to the project in question. Alternate signage must be immediately recognized as a Water Bond 2014 sign.

Sign on State Highways:

Signs placed within the state highway right-of-way may require a Caltrans encroachment permit. Contact your local Caltrans District Office early in the planning phases for more information.

EXHIBIT I
Proposition 1 Grant Application

1. *Project Name*: Tahoe Valley Stormwater and Greenbelt Improvement Project (AKA Tahoe Valley Greenbelt and Stormwater Improvement Project)

2. Has your organization applied for, or does it intend to apply for, funding from another public agency for this project? **Yes**
If yes, indicate the agency/grant program/amount requested/date requested.

The City of South Lake Tahoe (City) understands Question 2 is in regard to implementation funding. Therefore, not all previously requested, received, and expended grant funding for planning, permitting, and design of the Project PS&E documents are listed within this grant application. If the review of this application requires the inclusion of all previous non-implementation funding, the City can provide that information upon request.

The City applied for an implementation grant from the State Water Resources Control Board (SWRCB) Proposition 1 grant on July 2, 2020. The City was advised of a SWRCB grant award in the sum of $6,922,904 on February 16, 2021. Conditions of grant acceptance require the City to contribute a 10% local match. The City's SWRCB, Proposition 1 implementation grant local match is $692,290. Coupled with the SWRCB Proposition 1 Implementation Grant, the pending Project construction funding is $7,615,194.

In addition to the SWRCB implementation grant, the City has received several planning grants from various agencies (USFS, CTC, SWRCB) and received approval from the TRPA Governing Board in July 2021 to expend $425,000 of Air Quality Mitigation funds to acquire an easement and real property needed for the Project. In addition, the TRPA Board approved $50,000 of Water Quality Mitigation Interest funding for additional PS&E work.

Construction of Project improvements is estimated to cost approximately $12.3 million (see attached Engineer's Estimate). A standard 10% construction contingency of $1.2 million indicates a needed construction plus contingency budget of $13.8 million. Therefore, the City is still seeking approximately $5.9 million to have sufficient implementation grant funding to complete the entire Project.

3. *Contact Information*

- **a. Applicant's Name (Official entity's name):** City of South Lake Tahoe
- **b. Official Mailing Address**: 1740 D Street, South Lake Tahoe, CA 96150
- **c. Other Address:** 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150
- **d. Authorized Signatory/Title**: Anush Nejad, Director of Public Works

e. Applicant Contact/Project Manager: Stan Hill, Engineering Manager
f. Contact's Phone: 530-542-6039
g. Contact's Email: shill@cityofslt.us
h. Other key personnel who may represent the application (list names and contact info): Jason Burke, Stormwater Program Coordinator, jburke@cityofslt.us
Lori Marino, Principal Management Analyst, lmarino@cityofslt.us

4. *Project Type*: Implementation

5. *Primary Focus Area*: Ecosystem and Watershed Management

Secondary Focus Area(s): Stormwater Quality, Sustainable Communities, Forest Health

6. Is this project on the current 5-year EIP list? Yes, EIP # 01.01.01.0033

7. *Project Description, including Project Benefits and Consistency with Statewide Priorities and the Lake Tahoe Environmental Improvement Program (EIP)*

Project's purpose and need statement
The existing Tahoe Valley drainage system has been impacted by upstream and downstream development, which results in increased peak flows from increased impervious surface during rain events.

The Project area is identified in the Lake Tahoe TMDL planning and implementation plans as a high pollutant load catchment that discharges directly to Lake Tahoe via the Upper Truckee River. Increased and concentrated peak runoff volumes from impervious surfaces flow at a high velocity into the project area, scouring road shoulders, overwhelms existing drainage infrastructure, and increases channel erosion and incision. The project will enhance long term water quality through capture, attenuation, and treatment of stormwater runoff that would otherwise pollute Lake Tahoe.

Climate change predictions indicate there will be more extreme weather (increased drought and flooding extremes) and the proposed project will provide improved flood mitigation and increase water supplies through groundwater recharge.

As noted within Item 1 of this application, Project implementation costs are estimated to be $13.8 million dollars. Implementation grant funding from the SWRCB is pending. The SWRCB grant is in the sum of $6,922,904 and includes a required 10% local match ($692,290) for a total pending implementation funding amount of $7,615,194. The City's request for CTC funding is $5,364,766, of which includes a 10% construction contingency. The City is prepared to find additional funding to provide the balance of needed construction contingency in the sum of $743,919. The attached Project Budget Leverage Funding worksheet details budget line-item costs, non-construction management & administration, and 10% construction contingency. The worksheet totals demonstrate the City's request for **$5,364,766** in CTC implementation grant funding.

The detailed Project Engineer's Estimate and the required Project Budget- Leveraged Funding work sheet are included with the attachments to this grant application.

Provide a short executive summary of the project.
The proposed multi-benefit watershed and ecosystem project incorporates stream environment zone (SEZ) restoration, rehabilitation of natural floodplain function, treatment and infiltration of urban runoff, groundwater recharge, pedestrian and bicycle network improvements, and community access, recreation and sustainability components.

Describe the Project's consistency with Proposition 1 Focus Area(s) and applicable Focus Area-Specific Guiding Documents.

The proposed project is a multi-benefit project that will achieve goals that have been developed by a collaboration of agencies in the Tahoe Basin. Goals of the TRPA Regional Plan, the Regional Transportation Plan, Tahoe Region Sustainable Communities Strategy, City General Plan, and the Tahoe Valley Area Plan focus efforts on environmental improvements, alternative transportation and economic sustainability.

Consistent with the California Water Action Plan, the proposed project will result in the restoration of important SEZ wildlife habitat, increase floodplain areas to spread and slow stormwater flooding from urban runoff, and increase water quality and supply through infiltration of runoff. Restoration of functioning SEZ and natural floodplains will provide the opportunity for wildlife activity that has historically been associated with SEZ areas. The designation of SEZs was developed by TRPA to denote perennial, intermittent and ephemeral streams and drainages, as well as marshes and meadows. SEZs include riparian vegetation that provides critical wildlife habitat in the Tahoe Basin. Along with the remaining portions of these undeveloped wet areas that are publicly owned, the project seeks to expand existing floodplain areas and wet stormwater detention areas in a mountain meadow theme.

The project is an example of a multi-benefit sustainable community project. It provides specific water quality and wildlife habitat improvement, improved pedestrian and bicycle network connectivity between the commercial area and surrounding residential neighborhoods and provides a social gathering place and recreational facilities. The project creates a community focal point for enjoyment of restored natural areas and social activity. The project is consistent with the vision of the California Strategic Growth Council for "healthy, vibrant, and resilient California communities, environment and economy."

List any required applicable environmental mitigation measures or compliance obligations related to the project, including TMDL, NPDES, etc.

The project area is identified in the Lake Tahoe TMDL planning and implementation plans as a high pollutant load catchment that discharges directly to Lake Tahoe via the Upper Truckee River. Increased and concentrated peak runoff volumes from impervious surfaces flow at a high velocity into the project area, scouring road shoulders, overwhelms existing drainage

infrastructure, and increase channel erosion and incision. The project enhances long term water quality through capture, detention, and low impact development treatment of stormwater runoff that would otherwise pollute Lake Tahoe. The Lake Tahoe TMDL noted that roadways and commercial areas contribute the highest concentrations and fine sediment particle load that impairs the clarity of Lake Tahoe. The project is focused on addressing these known sources of stormwater contamination in order to provide the most cost-effective approach to Lake Tahoe TMDL implementation.

Project specific mitigations for short-term construction impacts are listed in the CEQA Initial Study/Mitigated Negative Declaration.

Indicate how the project provides fisheries or ecosystem benefits or improvements that are greater than any environmental mitigation measures or compliance obligations. Emphasize significant benefits to sensitive ecosystems or special status wildlife.

The Upper Truckee River and the tributaries, which make up the Upper Truckee River Watershed comprise the largest contribution to the waters of Lake Tahoe. Lake Tahoe is an "Outstanding National Resource Water" under federal antidegradation regulations and has historically lost clarity at the rate of one- and one-half feet per year. The watershed for Tahoe Valley has been identified as a major source of fine sediment and nutrients flowing into Lake Tahoe, due in large part to the significant amount of urbanized land within the watershed and direct channel manipulations. The Upper Truckee River watershed has been heavily impacted by human activities. An important element of water quality protection in the Lake Tahoe basin is the preservation and protection of SEZs. Wetlands and meadows are important because these areas provide for a number of ecosystem services including flood attenuation, wildlife habitat diversity, groundwater recharge, water filtration, and aesthetic and recreational values.

The project will include restoration of SEZ areas and associated habitat enhancement. The SEZ will be a critical feature for improving water quality in the Upper Truckee River watershed. Located in an urban town center, the proposed project will be instrumental in achieving restoration of a critically located SEZ that serves as a refuge of natural habitat and will be viewed and enjoyed by the public.

Describe the project's multiple benefits, within or across Focus Areas, including any climate change benefits.

The Tahoe Valley Greenbelt Project is included on the Lake Tahoe Environmental Improvement Program list of projects as project # 01.01.01.0012. The project would result in significant EIP accomplishments. It will treat and infiltrate water runoff from a 320-acre watershed area. It will increase bicycle and pedestrian mobility for improved air quality and also provide urban green space and community amenities that are pivotal to a sustainable community. Increasing opportunities for the public to use alternative modes of transportation will reduce the use of motor vehicle miles travelled, which has a direct correlation to a reduction of greenhouse gas emissions.

The roadways, commercial and multi-family residential areas within the project area have been identified in the City's 2016 Baseline Pollutant Load Estimate Report as some of the highest pollutant load catchments that are directly connected to Lake Tahoe (via the Upper Truckee River).

The project would result in accomplishments in the following EIP priority areas:
• Treat stormwater to improve Lake clarity,
• Complete Basin-wide bike trail network,
• Restore Upper Truckee River and other key Tahoe watersheds,
• Implementing area-wide water quality treatments,
• Investing in mixed-use town centers served by reliable and convenient public transit, with complete streets that encourage biking and walking,
• Implementing local Area Plans, and
• Implementing the Sustainability Action Plan.

The project includes all weather crossings and other pedestrian path enhancements to provide improved bicycle and pedestrian links from residential neighborhoods to the Tahoe Valley commercial core. These enhancements will improve connections with existing active transportation networks to assist with reducing vehicle miles travelled and vehicle emissions associated with climate change.

8. *Project Schedule and Readiness/Feasibility*

Describe the current status of the project and the readiness to proceed (e.g., permit status, data needs, easements, etc.), completion dates for major project milestones/work products, and expected project completion date.

Plans, Specifications, and Engineer's Estimate (PS&E Documents):
Project Plans, Specifications, and Estimate are at the 95% level of completion. The City's retained design and permitting consultant, Cardno is currently working to acquire the TRPA permit, SWRCB 401 permit, Army Corp of Engineers 404 permit, and California Department of Fish and Wildlife Stream Alteration permit. The outstanding construction permits are scheduled to be issued in late 2021 or early 2022; before the onset of construction in 2022.

The City is still seeking sufficient implementation funding to complete the entire Project. The Project area can be characterized as three specifically defined regions as follows:

1. Upper Region – F Street to Emerald Bay Road;
2. Central Region – Greenbelt area between Emerald Bay Road and U.S. 50; and
3. Lower Region – U.S. 50 down to Tahoe Keys Blvd.

- Phase 1 of the Project includes the Upper Region (1) and the Lower Region (3) of the Project area.
- Phase 2 is the Central Region, Greenbelt area.

If the City options to break the project into two construction phases instead of bidding the entire project within a single bid, the Project plans and estimate will require rearrangement

of the PS&E documents into two sets of phased construction bid documents. The need to divide the project up into to construction phases may be necessitated by there being insufficient funding to bid and award the entire project in the winter-spring of 2022.

If the Project PS&E documents are split into two construction bid packages, the City's design consultant that prepared the PS&E documents will be directed to complete that work task as an amendment to the existing professional services agreement. The effort necessary to develop independent bid packages for a Phase 1 and a Phase 2 option can be completed in time to effectively bid Phase 1 in the Winter-Spring period of 2022 to allow construction to start in the spring of 2022.

The City Department of Public Works recognizes the overall Project will take at least two construction seasons to complete. Therefore, dividing the Project up into two construction bids will work with the short construction season of the Tahoe Basin. A single Project bid is preferable because a single bid award will involve less administrative work than awarding two separate project bids. The two-construction bid option will provide an extra year to acquire sufficient funding to complete the entire Project. However, there is no guarantee the City will be able to acquire the needed funding to award Phase 2 in time to complete the Project in 2023 as planned and mandated by the SWQCB Proposition 1 Implementation Grant.

Control of Property

Cardno's subconsultant Interwest is working to assist with one easement acquisition and two real property in fee acquisitions as follows:

1. Easement: Prince Harold Properties LLC (APN: 023-430-036 - CVS Pharmacy) - The needed easement acquisition is for a small area located behind the CVS Pharmacy. The property owner has expressed their support for the Project. The property appraisal is in progress and negotiations with the property owner have begun. Closing of the easement acquisition is anticipated before the end of 2021.
2. Property in Fee: McDonald's Corporation – (APNs 023-430-038 & 023-381-002) There are at least two properties required for construction of the Project improvements. In addition to the two required parcels, McDonald's has expressed interest in selling property located along the northerly side of the restaurant and drive-through aisle. The property appraisal is progressing and negotiations for the property purchase in fee have begun. Close of escrow is anticipated before mid-February 2022.

In addition to the property and easement purchases noted above, Project improvements are proposed on several CTC owned parcels (see attached "CTC Parcel List and Location Map"). The City is working closely with the CTC during the planning, permitting, and design of the Project. CTC staff have already acquired CTC Board approval to issue license agreements to the City for the proposed improvements located on CTC owned parcels. The CTC has scheduled completion of the needed license agreements during the winter of 2021-22 and will have executed and recorded license agreements before the onset of Phase 1 construction.

If project work extends beyond May 15, 2024, explain portions of work to be specifically funded by this grant.

Phase 1 construction is scheduled to occur in 2022. Phase 2 construction is scheduled to occur in the spring, summer, and fall of 2023. The entire Tahoe Valley Greenbelt and Stormwater Improvement Project is scheduled for completion in the fall of 2023.

9. *Innovation and Science*

The proposed project will incorporate Low Impact Development (LID) strategies that integrate innovative and effective principles that utilize natural processes to filter and infiltrate urban runoff and treat stormwater as a resource rather than a waste product.

Area-wide stormwater treatment facilities combined with LID practices that use natural processes to filter and infiltrate runoff provide the opportunity for multiple benefits to watersheds, ecosystems, and the community. Area-wide systems where contributing properties fund the construction and/or ongoing maintenance allow for centralized management and ensure consistent maintenance.

The most current Lake Tahoe Total Maximum Daily Load (TMDL) science identifies the project area as some of the highest pollutant load generating catchments that are directly connected to the Upper Truckee River, Upper Truckee Marsh and Lake Tahoe. Consistent with current TMDL science, the project targets these directly, connected, high pollutant load areas determined to generate the highest urban loads of fine sediment particles, nitrogen, and phosphorus. In addition to targeting the highest pollutant load catchments, the project integrates flood plain function and Town Center connectivity.

10. *Performance Measures*

Once the project is completed the following performance measures can be used to assess effectiveness:
- Pounds of fine sediment, nitrates, and phosphorous removed per year
- Acres of SEZ restored
- Acre feet per year of groundwater recharge
- Linear feet of improved or new pedestrian and bicycle paths

The Lake Tahoe TMDL included the development of the Pollutant Load Reduction Model (PLRM), which provides numeric annual average estimates for pollutant load reductions (FSP, TN and TP) and acre-feet/year of water infiltrated for groundwater recharge. SEZ restoration can be measured in acres, which is the standard reporting format in the EIP project tracking system.

In accordance with the requirements of the Lake Tahoe TMDL, the project will be registered in the Lake Clarity Tracker, the online tool used by the Lahontan Regional Water Quality Control Board to track and verify progress related to the reduction of fine sediment particles and nutrients in urban stormwater runoff. Performance monitoring is verified using the

Pollutant Load Reduction Model (PLRM), Lake Clarity Tracker, Lake Tahoe Regional Stormwater Monitoring Program (RSWMP), and associated BMP Rapid Assessment Methods (BMP RAM) required under the Lake Tahoe TMDL to verify long-term maintenance of the system.

Upon completion of construction, the project will be registered under the Lake Tahoe TMDL Lake Clarity Tracker, and baseline BMP RAM assessment will be completed. The Lake Tahoe TMDL Clarity Tracking tool is available online: https://stormwater.laketahoeinfo.org/. Project performance monitoring will be completed using the Lake Tahoe TMDL framework and as-built construction plans verifying the improvements have been completed in accordance with the 100% level construction bid documents and grant agreement in the Final Grant Report. Estimated performances measures provided by PLRM modelling are included in the attached Monitoring and Evaluation Plan, which leverages the existing PLRM, Lake Tahoe TMDL and EIP reporting and tracking systems.

11. *Project Budget; Leveraged Funding*

Provide a detailed budget for the funds requested (example layout below), as well as the total project cost, based upon estimates of eligible costs. *Attach detailed budget in Excel format including all columns in below example.*

EXAMPLE Budget Categories /Activities	**Conservancy Request "A"**	**Cost Share (secured) "B"**	**Unfunded Amount "C"**	**Total Project Cost A+B+C**
Project Administration				
Planning (add subcategories by task)				
Acquisition (add subcategories by task)				
Design (add subcategories by task)				
Construction (add subcategories by task)				
Monitoring (add subcategories by task)				
TOTAL				

SEE PROJECT BUDGET-LEVERAGED FUNDING WORKSHEET (ATTACHED TO APPLICATION SUBMITTAL)

Identify other funding sources that have been secured, applied for, or are being considered.

In mid-February 2021, the City of South Lake Tahoe was notified by the State Water Resources Control Board (SWRCB) of an implementation grant in the sum of $6,922,904. The Proposition 1 grant requires a City local match of 10% ($692,290). The grant agreement for the $6,922,904 is yet to be executed.

Describe any in-kind assistance by the applicant.

The City is committed to meeting the 10% local grant match and has adopted a resolution pledging to fulfill the local match requirement. The City may find it necessary to perform construction management and administration work with no reimbursement of expenses if the construction budget is insufficient to pay for those services.

Does this budget request include a project administration and/or contingency amount of more than 10% of the total grant request? No

If yes, provide a justification of the special circumstances that warrant consideration of the proposed amount. N/A

12. *Organizational Capacity*

Describe your organization's experience and capacity to plan and deliver the project within the schedule and budget.

The City of South Lake Tahoe (City) has implemented many projects similar to the Tahoe Valley Greenbelt and Stormwater Improvement Project. The Project Manager, Stan Hill has managed a large number of multi-million-dollar erosion control, water quality improvement, and transportation projects over the past 19 plus years of employment with the City. Construction management will also include a well-seasoned and highly respected Resident Engineer/Inspector with over 20-years of field inspection and quality assurance experience.

13. *Public, Stakeholder, and Agency Support*

After the City hosted 3 public workshops and 4 public hearings, City Council unanimously adopted the Tahoe Valley Area Plan on June 2, 2015, and the Tahoe Regional Planning Agency (TRPA) Governing Board adopted the Area Plan on July 22, 2015. The Area Plan includes the Tahoe Valley Greenbelt as a vital environmental and economic improvement project.

In partnership with the Environmental Protection Agency (EPA) Community Watershed Program, the Tahoe Resource Conservation District retained the services of consultant R.O. Anderson to develop conceptual design alternatives and coordinate meetings with the business community in an effort to ensure support from adjacent property owners and potentially develop a public and private financing partnership. This effort has included partnering with the various businesses to refine the Greenbelt conceptual plan to create an attractive setting that is pedestrian and bicycle friendly, integrated into the stormwater treatment and SEZ restoration areas, and is an amenity for surrounding businesses. Proposed project improvements include the development of a "greenbelt" adjacent to

businesses located along the easterly side of U.S. Highway 50. The Greenbelt project will restore SEZ areas, create recreation program opportunities, enhance bicycle and pedestrian connections, and integrate the open space to serve as a visual amenity for adjacent residential and commercial uses. A bicycle and pedestrian link from residential neighborhoods to the Tahoe Valley commercial core will integrate with the existing bikeway infrastructure to reduce vehicle miles travelled and vehicle emissions.

For the proposed project, multiple public meetings, three scoping workshops, and an online survey were held to solicit opinions regarding the design of the project. The public meeting was held on December 14th, 2016 to discuss preliminary concepts that were developed for the Tahoe Valley Stormwater and Greenbelt Improvement Project. Staff from the City, Project design consultant, Cardno and subconsultant, Design Workshop presented the project overview, stormwater alternatives, and recreational concepts. The intent of the public workshop was to gather feedback from the community in order to help inform the design moving forward. Twenty-one people attended the Public Workshop. An additional 224 people responded to an online survey which was open to the public between December 12, 2016 and January 30, 2017.

On March 14, 2019, the project was presented to the Planning Commission in a noticed public meeting, including presentation of the CEQA Initial Study (IS) and draft Mitigated Negative Declaration (MND). On April 10, 2019, the project and recreation elements were presented to the City Parks and Recreation Commission, which supported the recreational concepts included in the project in a public meeting, which included opportunity for the public to review and comment on the project. On May 9, 2019, the Planning Commission received public comments on the project and approved the CEQA IS/MND.

In accordance with Tahoe Stormwater Quality Improvement Committee (SWQIC) process created as a part of the EIP working group, the City hosted multiple Technical Advisory Committee meetings to review existing conditions, evaluate alternatives, and review various phases of the design for the project. This TAC included representatives from the California Tahoe Conservancy, Lahontan Regional Water Quality Control Board, Tahoe Regional Planning Agency, U.S. Forest Service, and Tahoe Resource Conservation District.

14. ***CEQA Environmental Documentation***

Is the project exempt from CEQA? No

If yes, list the exemption and describe why the project is exempt. NA

Is there a higher level CEQA document for the project? Yes, adopted Initial Study/Mitigated Negative Declaration

If yes, is the CEQA document a negative declaration, mitigated negative declaration, or environmental impact report? Mitigated Negative Declaration

Is the notice of exemption or notice of determination filed with the State Clearinghouse or County Clerk? (provide document only upon request) Yes, SCH# 2019029152

If no, describe the status of CEQA documentation and/or approval. NA

15. ***Corps Consultation***
Is Corps Consultation Complete? YES
Form attached? YES
Is the project exempt from consultation requirement? No

16. ***Land Tenure*** **(choose one):**
Land is not owned by applicant
If the applicant does not own the project site but has adequate site control to support the project, describe and attach documentation showing adequate site control. "Adequate site control" includes a lease, special use permit, easement, joint powers agreement, or other suitable interest in the property (lasting at least for the duration of the grant operation and maintenance obligation).
If adequate site control has not yet been obtained, describe the plan to obtain adequate site control and describe how the project would be affected if it is not obtained.
Describe any plans to locate the project on or adjacent to Conservancy land, and how such Conservancy land might be affected.

The City is working with our design consultant team to complete acquisition of one easement and the purchase of two properties in fee. Contacts with the affected property owners (Prince Harold Properties (CVS Pharmacy parcel) and McDonald's Corporation respectively) indicate the property owners are willing sellers. The City recently met with a McDonald's Corporation property agent and appraiser to initiate the required property appraisals. The City has also acquired TRPA Governing Board authorization to use up to $425,000 of Air Quality Mitigation funding to purchase the easement and the two properties in fee.

Purchase of the McDonald's property will require a Lot Line Adjustment. The larger McDonald's parcel extending from Emerald Bay Road out into the future Greenbelt area will be divided as a part of the Property sale. The City will process a Lot Line Adjustment (LLA) to merge the purchased property with an adjacent City owned parcel. Purchase of the McDonald's parcel will also require a land coverage transfer. The City will formally transfer coverage to the affected McDonald's parcel as a part of the property purchase and LLA. Acquisitions are anticipated to be complete by mid-February, 2022, well ahead of the start of construction.

If the McDonald's property is not acquired, the Project plans will need to be revised to remove most of the proposed improvements located on those properties. The City already has a 14-foot-wide Class 1 Bike Trail easement on the Mc Donald's property and in the general area of where the new bike trail is proposed. Project improvements would include the reconstruction of the Class 1 Bike Trail within the existing bike trail easement. However,

some of the recreational amenities and proposed surface treatments on the Mc Donald's properties would need to be deleted from the Project.

If the City were not able to acquire the easement on the Prince Harold Properties parcel, the plans would need to have a minor adjustment to the grading plan, but would not have a significant effect on the Greenbelt. The easement area is located along the edge of the Greenbelt section of the Project and can be worked around as may be necessary.

Project improvements include water quality treatment facilities, pedestrian trails, Class 1 Bike Trails, recreation amenities, and drainageways. The City worked closely with the CTC During the Project planning, permitting, and design period of Project development. The CTC Board has already approved the preparation and execution of license agreements on all of the affected CTC parcels. The attached CTC Parcel and Location Map exhibit provides the location of the CTC owned parcels affected with the Project improvements. The 95% Complete Improvement Plans detail the proposed work on CTC parcels. The 95% Complete Project Plans were previously delivered to staff at CTC. The City will make the 95% Complete Plans available on a website upon request.

On March 12, 2020 the CTC Board adopted Resolution 20-03-06, which authorized the execution of long-term license agreements for the use of Conservancy parcels for the proposed project improvements listed in the attachment to the resolution (Site Control CTC License Agreement Authorization attachment) and as shown in the attached Map and List of CTC parcels within the project area. The final CTC license agreements are anticipated to be prepared and executed during the winter months of 2021-2022 at a staff level, as authorized in CTC Board Resolution 20-03-06.

17. *Governing Body Resolution*

Attach a resolution by the governing body, or letter from an authorized officer, of the applicant organization confirming the organization's commitment to the project and commitment to operate and maintain the project for its useful life following the completion of construction. (A sample can be provided upon request.)
If no resolution or letter is available to accompany this application, explain how the resolution or letter is in progress and provide a copy to the Conservancy by December 15, 2021.

Public Works has requested and received City Council approval on several previous grant applications for the Tahoe Valley Greenbelt and Stormwater Improvement Project. Some of the previous City Council approved grant applications included a required local match. The CTC Proposition 1, Round 4 grant application does not require a local match, which makes this grant that much more desirable. Therefore, City Public Works staff is highly confident we will receive City Council approval and commitment to the project and commitment to operate and maintain the project for its useful life following the completion of construction. Public Works has scheduled adoption of the required governing body resolution on the November 2, 2021, City Council meeting agenda. The adopted resolution will be forwarded to the CTC following the November City Council meeting.

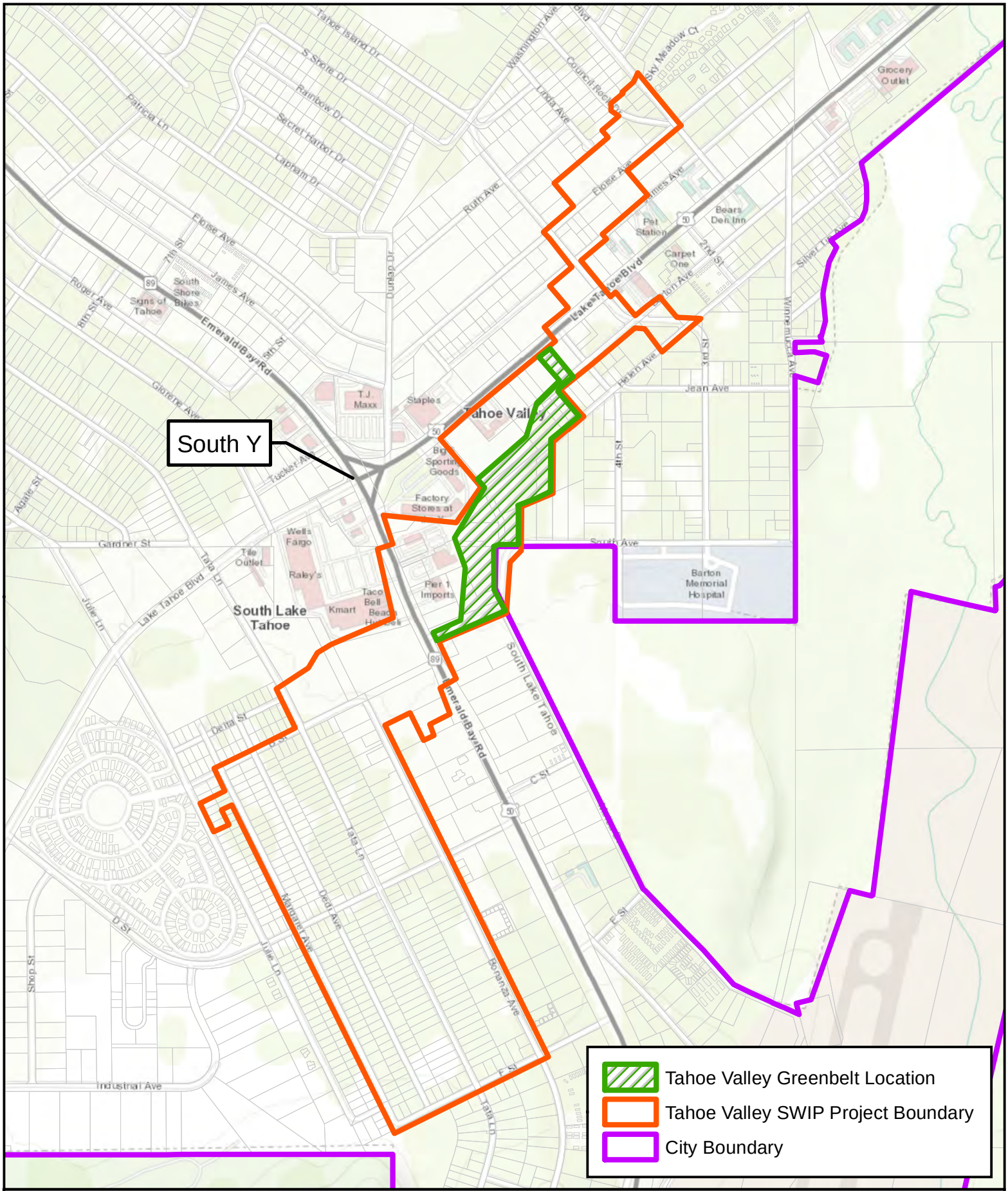
Required Attachments

All Applications:

- Project Location Map (delineating project area and proposed features)
- Map(s) Identifying Any Conservancy Land Located Within the Project Area
- Governing Body Resolution – see response to item #17
- Site Control Documentation (if applicable)
- Support Letters (optional, no more than five)

Implementation Grants:

- Corps Consultation Review Form
- Engineer's Estimate (if available)
- Monitoring and Evaluation Plan (if available)



CITY OF SOUTH LAKE TAHOE

Department of Public Works - Engineering Division

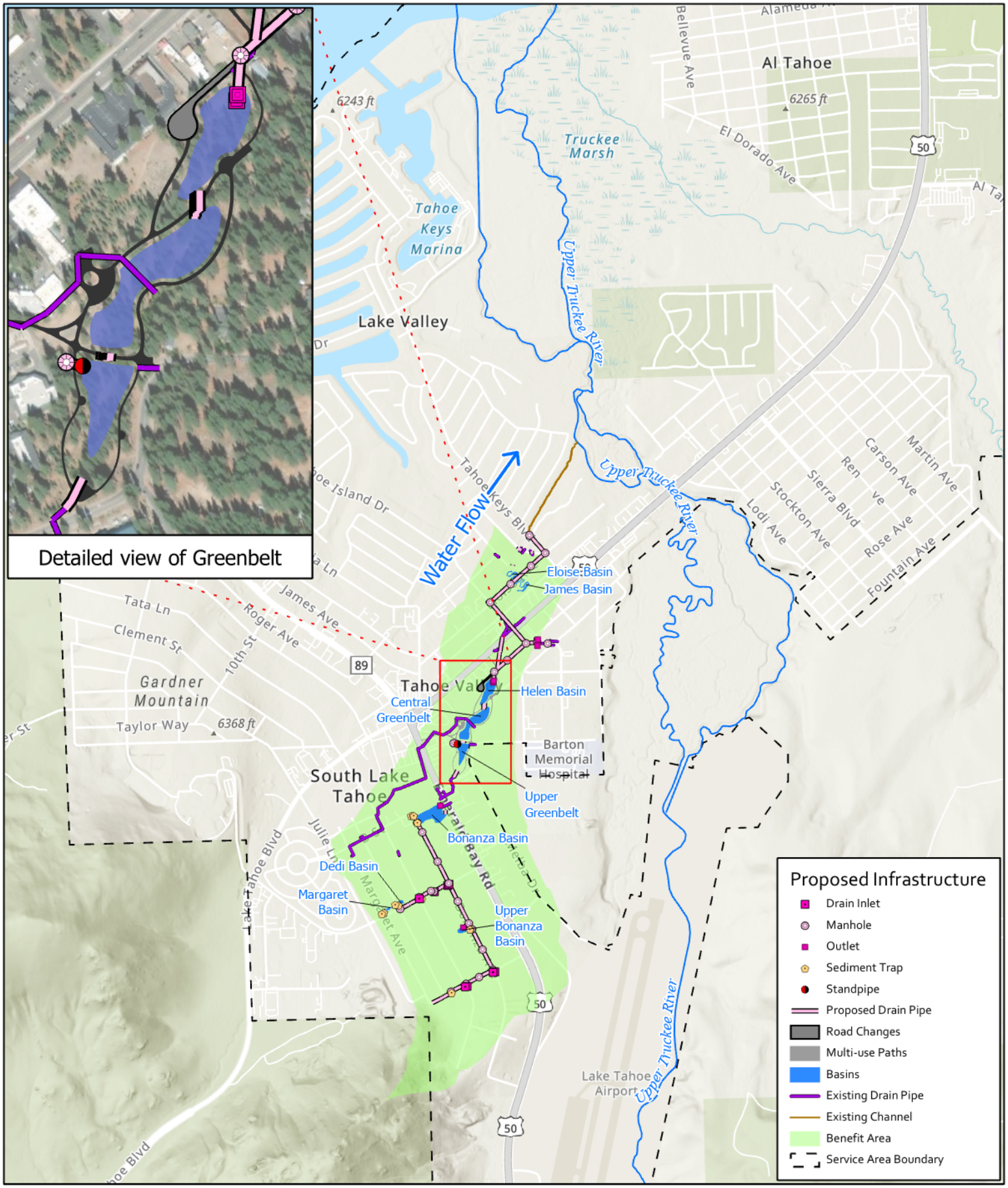
Tahoe Valley Storm Water Improvement Project Area Map

N

0 500 1,000

Feet

Document Path: \\sltpublicworks\public works\GIS files\Projects\Engineering\TahoeValleyGreenbelt\TahoeValleyGreenbeltProjectMap.mxd 12/1...



CITY OF SOUTH LAKE TAHOE

Tahoe Valley Stormwater and Greenbelt Improvement Project
Stormwater Treatment and Benefit Areas

Public Works Department - Engineering

N

0 800 2,000 2,000 3,000 4

Feet

Path: J:\GIS files\Projects\Engineering\TahoeValleyGreenbelt\TahoeValleyGreenbelt.aprx | Layout: TVG DAC Project Map | Date Exported: 7/1/2020

Table 1. Project Improvements by Parcel, Public and Private

APN/ Agency	Land Use Designation	Parcel Address (South Lake Tahoe, CA 96150)	Improvement within Parcel
Project Improvements by Public Parcel			
023-081-05 City	Rural Residential	2160 South Avenue	Greenbelt meadow/stormwater basin & SEZ enhancement & recreational improvements, paths/trails, open space
023-211-04 City	Vacant Industrial	2209 Eloise Avenue	Stormwater vegetated channel, micro basin, SEZ enhancement
023-211-10 Conservancy	Vacant Industrial	2208 Eloise Avenue	Stormwater vegetated channel, micro basin, SEZ enhancement
023-211-44 Conservancy	Vacant Industrial	2193 James Avenue	Stormwater channel/connectivity (Note: existing Caltrans stormwater infiltration gallery from US 50 storm drain system is located on parcel)
023-231-03 Conservancy	Vacant Industrial	2070 Lake Tahoe Boulevard	Greenbelt meadow/stormwater basin & SEZ enhancement & recreational improvements, paths/trails, open space
023-231-10 Conservancy	Vacant Industrial	2113 Helen Avenue	Greenbelt meadow/stormwater basin & SEZ enhancement & recreational improvements, paths/trails, open space
023-231-16 City	Vacant Commercial	2097 Helen Avenue	Greenbelt meadow/stormwater basin & SEZ enhancement &recreational improvements, paths/trails, open space
023-231-12 Conservancy	Vacant Residential	2108 Barton Avenue	Greenbelt meadow/stormwater basin & SEZ enhancement & recreational improvements, paths/trails, open space
023-241-23 Conservancy	Commercial	2122 Lake Tahoe Boulevard	Greenbelt recreational improvements, paths/trails, connectivity, open space Maintenance/restoration of existing storm drain piping
023-241-43 City	Unassigned	2166 Barton Avenue	Existing roadway improvements (3rd Street) Stormwater pipelines and structures
023-241-45 City	Unassigned	2182 Helen Avenue	Existing roadway improvements (3rd Street) Stormwater inlets, pipelines, and structures
023-241-46 City	Unassigned	2180 Barton Avenue	Stormwater treatment basin
023-241-47 City	Unassigned	2170 Barton Avenue	Existing roadway improvements (3rd Street) Stormwater inlets, pipelines, and structures
023-241-48 City	Unassigned	2176 Helen Avenue	Stormwater treatment basin
023-241-50 City	Unassigned	N/A – (3rd Street)	Existing roadway improvements (3rd Street) Stormwater inlets, pipelines, and structures

APN/ Agency	Land Use Designation	Parcel Address (South Lake Tahoe, CA 96150)	Improvement within Parcel
023-381-01 Conservancy	Vacant Residential	N/A – (Helen Avenue)	Greenbelt meadow/stormwater basin & SEZ enhancement + recreational improvements, paths/trails, open space
023-381-03 City	Subject to Open Space Contract	2076 Helen Avenue	Greenbelt meadow/stormwater basin & SEZ enhancement + recreational improvements, paths/trails, open space
023-381-10 Conservancy	Vacant Residential	2086 Helen Avenue	Greenbelt meadow/stormwater basin & SEZ enhancement + recreational improvements, paths/trails, open space
023-430-40 Conservancy	Vacant Commercial	N/A – (B Street)	Greenbelt meadow/stormwater basin & SEZ enhancement + recreational improvements, paths/trails, open space
023-681-01 Conservancy	Vacant Residential	969 Council Rock Drive	Stormwater inlets, pipelines, and structures
023-681-02 City	Vacant Residential	942 Tahoe Keys Boulevard	Vegetation maintenance/restoration – existing drainage channel/catchment
023-681-17 City	Vacant Residential	947 Council Rock Drive	Vegetation maintenance/restoration – existing drainage channel/catchment
023-682-13 City	Vacant Residential	958 Council Rock Drive	Vegetation maintenance/restoration – existing drainage channel/catchment
032-141-02 Conservancy	Vacant Commercial	1100 Emerald Bay Road	Stormwater treatment basin & SEZ enhancement
032-141-03 Conservancy	Commercial	1120 Emerald Bay Road	Stormwater treatment basin & SEZ enhancement
032-152-20 Conservancy	Vacant Residential	1234 Bonanza Avenue	Stormwater treatment basin
032-241-15 City	Vacant Residential	1123 Tata Lane	Vegetation maintenance/restoration – existing drainage channel/catchment
032-277-03 Conservancy	Vacant Residential	1105 Julie Lane	Vegetation maintenance/restoration – existing drainage channel/catchment
032-277-04 Conservancy	Vacant Residential	1107 Julie Lane	Vegetation maintenance/restoration – existing drainage channel/catchment
032-277-05 Conservancy	Vacant Residential	1109 Julie Lane	Vegetation maintenance/restoration – existing drainage channel/catchment
032-278-21 Conservancy	Vacant Residential	1177 Margaret Avenue	Stormwater treatment basin
032-278-22 Conservancy	Vacant Residential	1881 D Street	Stormwater treatment basin
032-278-23 Conservancy	Vacant Residential	1885 D Street	Stormwater treatment basin

APN/ Agency	Land Use Designation	Parcel Address (South Lake Tahoe, CA 96150)	Improvement within Parcel
032-278-24 Conservancy	Vacant Residential	1889 D Street	Stormwater treatment basin
032-278-30 City	Vacant Residential	1152 Dedi Avenue	Vegetation maintenance/restoration – existing drainage channel/catchment
032-279-12 City	Vacant Residential	1141 Dedi Avenue	Vegetation maintenance/restoration – existing drainage channel/catchment
Project Improvements by Private Parcels			
APN	**Land Use Designation**	**Parcel Address (South Lake Tahoe, CA 96150)**	**Improvements within Parcel**
023-081-07	Vacant Residential	N/A	Public roadway (existing) Greenbelt recreational improvements, paths/trails, connectivity, and stormwater pipelines, and structures
023-081-08	Miscellaneous (Campgrounds)	1175 Melba Drive	Public roadway (existing) Greenbelt recreational improvements, paths/trails, connectivity, and stormwater pipelines and structures
023-211-05	Industrial	2227 Eloise Avenue	Vegetation maintenance/restoration – existing drainage channel/catchment
023-211-13	Commercial	2161 Lake Tahoe Boulevard	Maintenance, restore/replace existing stormwater pipelines and structures
023-211-43	Industrial	2192 Eloise Avenue	Vegetation maintenance/restoration – existing drainage channel/catchment
023-241-22	Industrial	2130 Lake Tahoe Boulevard	Maintenance, restore/replace existing stormwater pipelines and structures
023-241-40	Commercial	2136 Lake Tahoe Boulevard	Maintenance, restore/replace existing stormwater pipelines and structures
023-381-02	Vacant Commercial	2060 South Avenue	Greenbelt recreational improvements, paths/trails, connectivity, open space Stormwater treatment basin
023-430-36	Commercial	1043 Emerald Bay Road	Greenbelt recreational improvements, paths/trails, connectivity, open space Stormwater treatment basin
023-430-38	Vacant Commercial	1029 Emerald Bay Road	Greenbelt recreational improvements, paths/trails, connectivity, open space Stormwater treatment basin
023-682-28	Residential	953 Linda Avenue	Vegetation maintenance/restoration – existing drainage channel/catchment, and stormwater pipelines and structures

APN/ Agency	Land Use Designation	Parcel Address (South Lake Tahoe, CA 96150)	Improvement within Parcel
023-761-13	Vacant Residential	928 Tahoe Keys Boulevard	Vegetation maintenance/restoration – existing drainage channel/catchment, and stormwater pipelines and structures
023-811-19	Residential	N/A; Sky Meadows Homeowners Association	Maintenance, restore/replace existing stormwater pipelines and structures

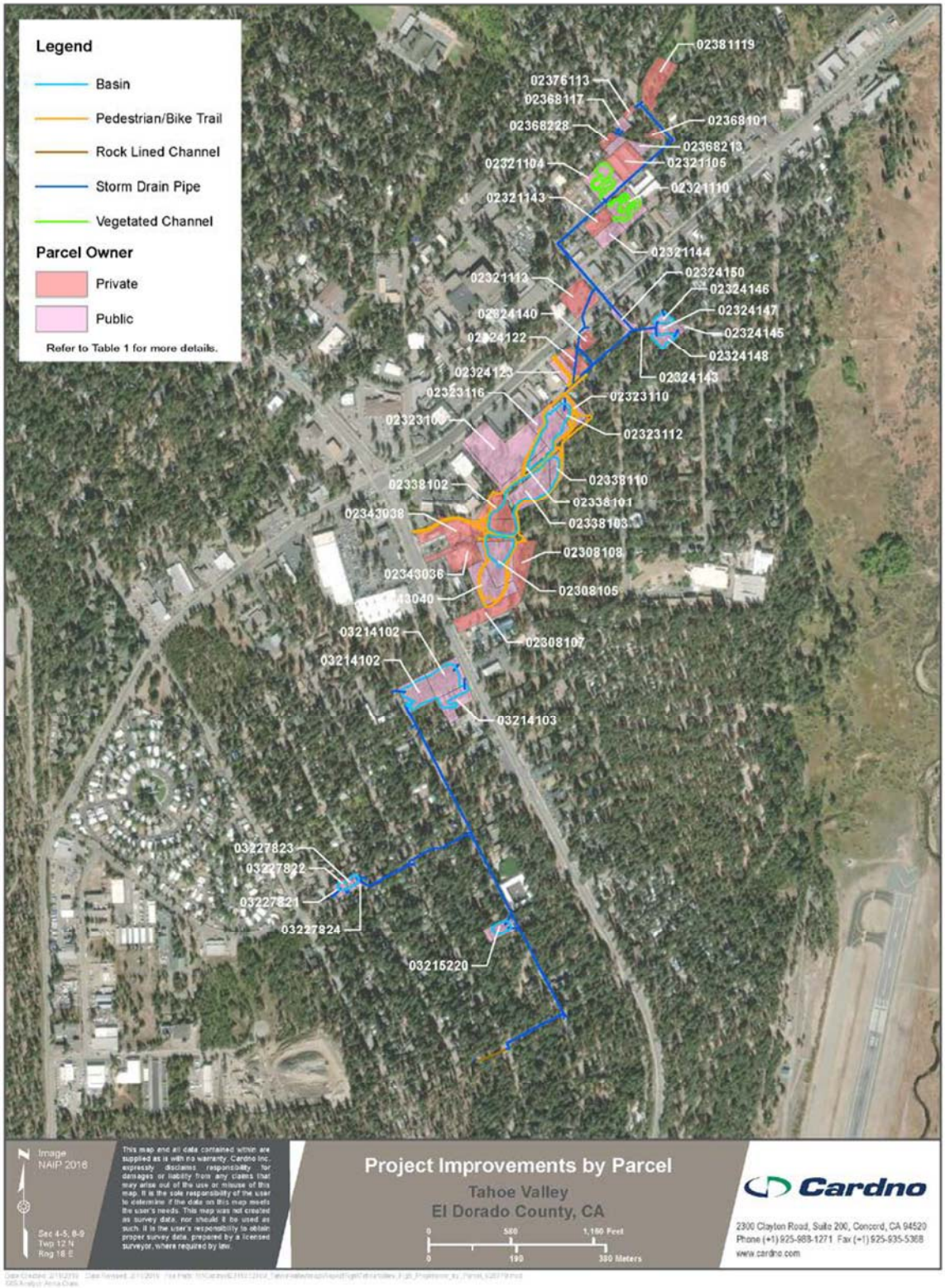


Figure 5 **Project Improvements by Parcel (refer to Table 1).**

ATTACHMENT 1

California Tahoe Conservancy
Resolution
20-03-06
Adopted: March 12, 2020

TAHOE VALLEY STORMWATER AND GREENBELT IMPROVEMENT PROJECT GRANT AND LICENSE AGREEMENT

Staff recommends that the California Tahoe Conservancy (Conservancy) make the following findings based on the accompanying staff recommendation pursuant to Public Resources Code section 21000 et seq.:

> "The Conservancy, in its role as a responsible agency under the California Environmental Quality Act (CEQA), has reviewed and considered the Tahoe Valley Stormwater and Greenbelt Improvement Project (Project) Initial Study and Mitigated Negative Declaration (IS/MND) adopted by the City of South Lake Tahoe (City) on May 9, 2019. The Conservancy certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed Project and finds, on the basis of the whole record before it, that there is no substantial evidence that the Project will have a significant effect on the environment.
>
> Pursuant to CEQA Guidelines section 15097(d), the Conservancy adopts a mitigation monitoring plan (MMP) (Exhibit A), which ensures that required mitigation is implemented for the Project. The Conservancy incorporates the mitigation measures described in the MMP as a condition for approval of the Project."

Staff further recommends that the Conservancy adopt the following resolution pursuant to Government Code sections 66907.7, 66907.8, and 66907.9:

> "The Conservancy hereby authorizes 1) the award of a grant to the City for up to $375,000, 2) the execution of a long-term license agreement with the City on 20 Conservancy parcels for the Project, and 3) staff to take all other necessary steps consistent with the accompanying staff recommendation."

I hereby certify that the foregoing is a true and correct copy of the resolution duly and regularly adopted by the Conservancy at a meeting thereof held on the 12th day of March, 2020.

In WITNESS THEREOF, I have hereunto set my hand this 12th day of March, 2020.

Patrick Wright
Executive Director

Exhibits:

- Exhibit A – City of South Lake Tahoe MMP

ATTACHMENT 3

List of El Dorado County Assessment Numbers for License Agreement

1. 023-211-010
2. 023-211-044
3. 023-231-003
4. 023-231-010
5. 023-231-012
6. 023-241-023
7. 023-381-001
8. 023-381-010
9. 023-430-040
10. 023-681-001
11. 032-141-002
12. 032-141-003
13. 032-152-020
14. 032-277-003
15. 032-277-004
16. 032-277-005
17. 032-278-021
18. 032-278-022
19. 032-278-023
20. 032-278-024

Tahoe Valley Greenbelt & Stormwater Improvement Project

Engineer's 95% Construction Cost Estimate

ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST
1	Mobilization	LS			$ 1,011,400
2	Temporary Traffic Control	LS			$ 202,300
3	Temporary Staging, Construction Access & Project Sign	LS			$ 50,600
4	Construction Surveying and Staking	LS			$ 101,200
5	Temporary Erosion, Water Pollution, Dust Controls, & BMPs	LS			$ 200,500
6	Temporary Barriers, Fencing, and Vegetation Protection	LS			$ 43,100
7	Subsurface Facility Locations / Verification	LS			$ 103,700
8	Pothole Subsurface Facility (As Directed)	EA	10	$ 1,500	$ 15,000
9	Clearing and Grubbing	LS			$ 196,900
10	Tree Removal (10"-18" DBH Tree)	EA	275	$ 600	$ 165,000
11	Tree Removal (19"-24" DBH Tree)	EA	31	$ 800	$ 24,800
12	Tree Removal (25"-35" DBH Tree)	EA	13	$ 1,200	$ 15,600
13	Tree Removal (> 36" DBH Tree)	EA	3	$ 1,500	$ 4,500
14	Remove Fence	LF	691	$ 10	$ 6,910
15	Remove Roadway Markers/Snow Poles	EA	20	$ 50	$ 1,000
16	Remove AC Surfaces (e.g. asphalt pavements, roadways, driveways, walks, swales, dikes - incl. sawcutting)	SF	84,820	$ 2	$ 169,640
17	Remove Concrete Surfaces (e.g. curbs, driveways, walks, pads/aprons - incl. sawcutting)	SF	100	$ 6	$ 600
18	Remove Storm Drain Pipe (Up to 30" DIA.)	LF	942	$ 45	$ 42,390
19	Remove Storm Drain Pipe (Over 30" DIA.)	LF	130	$ 65	$ 8,450
20	Abandon Storm Drain Pipe (slurry cement backfill in-place)	CY	130	$ 1,500	$ 195,000
21	Remove Storm Drain Minor Structure (e.g. drain inlets, basin outlets, pipe headwalls)	EA	36	$ 1,250	$ 45,000
22	Remove Storm Drain Major Structure (e.g. concrete manholes, junction box, vaults)	EA	4	$ 1,500	$ 6,000

23	Remove Remnant Concrete Structure (walls, slab, foundation base, footings)	LS			$ 3,000
24	Modify/Replace Storm Drain Structure/Junction Box Steel Frame & Cover (CSLT Facility)	LS			$ 3,500
25	Modify Storm Drain Inlet / Connect New Storm Drain Pipe (Caltrans Facility)	LS			$ 2,500
26	Adjust Minor Utility Box to FG (e.g. meter box, valve can, pull box)	EA	8	$ 1,500	$ 12,000
27	Adjust Major Utility Vault / Manhole Covers to FG (e.g. junction vault frame and cover, manhole frame and cover)	EA	3	$ 2,000	$ 6,000
28	Utility Service Lateral Replacement (by contractor) - Ex. Sanitary Sewer Service Lateral (STPUD)	EA	19	$ 2,500	$ 47,500
29	Utility Service Lateral Replacement (by contractor) - Ex. Domestic Water Service Lateral (STPUD)	EA	21	$ 3,500	$ 73,500
30	Utility Service Lateral Replacement (coordination w/ utility) - Ex. Natural Gas Service Lateral (Southwest Gas Corp.)	EA	29	$ 1,000	$ 29,000
31	Salvage & Reset Landscape Boulder in Work	EA	53	$ 250	$ 13,250
32	Remove, Salvage & Reset Fencing (As Directed or Authorized)	LF	200	$ 120	$ 24,000
33	Remove, Salvage & Reset Common Landscape/Site Facilities (Miscellaneous Project Areas)	LS			$ 10,000
34	Remove, Replace and Protect Existing Landscape/Site Facilities, APN 023-241-40 (Irrigation, Sod, Signage, Parking Lot Striping)	LS			$ 5,000
35	Removal of Unsuitable Subgrade Material (As Directed or Authorized)	CY	100	$ 150	$ 15,000
36	Rock Fracture and Removal (As Directed or Authorized)	CY	50	$ 300	$ 15,000
37	Earthwork - South Bonanza Basin	LS			$ 90,400
38	Earthwork - Margaret/D St Basin	LS			$ 62,800
39	Earthwork - North Bonanza Basin	LS			$ 588,600
40	Earthwork - Helen Basin / Greenbelt Meadow Complex	LS			$ 676,700
41	Earthwork - Vegetated Swale (James/Eloise Site)	LF	550	$ 35	$ 19,250
42	Rockery Wall (qty. per square foot wall face)	SF	1,944	$ 100	$ 194,400
43	18" DIA. HDPE Storm Drain Pipe	LF	970	$ 150	$ 145,500
44	24" DIA. HDPE Storm Drain Pipe	LF	740	$ 180	$ 133,200
45	30" DIA. HDPE Storm Drain Pipe	LF	2,160	$ 225	$ 486,000
46	24" DIA. HDPE Storm Drain, Perforated Pipe Sub-Drain	LF	880	$ 190	$ 167,200

47	30" DIA. HDPE Storm Drain, Perforated Pipe Sub-Drain	LF	960	$ 235	$ 225,600
48	18" DIA. RCP Storm Drain Pipe	LF	200	$ 180	$ 36,000
49	24" DIA. RCP Storm Drain Pipe	LF	110	$ 200	$ 22,000
50	30" DIA. RCP Storm Drain Pipe	LF	110	$ 250	$ 27,500
51	23" x 14" RCEP Culvert	LF	215	$ 200	$ 43,000
52	34" x 22" RCEP Culvert	LF	110	$ 225	$ 24,750
53	45" x 29" RCEP Culvert	LF	50	$ 275	$ 13,750
54	Slurry Cement (structural backfill / shallow pipe installations)	CY	270	$ 500	$ 135,000
55	Storm Drain FES (match culvert size/material type)	EA	22	$ 2,500	$ 55,000
56	36" x 24" RCBC	LF	60	$ 700	$ 42,000
57	Reinforced Concrete Headwalls (for 36" x 24" RCBC)	CY	10	$ 2,500	$ 25,000
58	48" DIA. Storm Drain Manhole	EA	13	$ 8,500	$ 110,500
59	60" DIA. Storm Drain Manhole	EA	7	$ 10,000	$ 70,000
60	72" DIA. Storm Drain Manhole	EA	1	$ 12,000	$ 12,000
61	72" DIA. Storm Drain Manhole w/ Diverter	EA	1	$ 15,000	$ 15,000
62	96" DIA. Storm Drain Manhole	EA	1	$ 18,000	$ 18,000
63	Drainage Inlet, Type 1 - Sediment Trap	EA	7	$ 5,500	$ 38,500
64	Drainage Inlet, Type 2 - Sediment Trap	EA	17	$ 5,000	$ 85,000
65	Drainage Inlet, Type 3	EA	4	$ 6,500	$ 26,000
66	Drainage Inlet, Type 4	EA	4	$ 6,000	$ 24,000
67	Basin Outlet Structure	EA	5	$ 10,000	$ 50,000
68	Rock Lined Low Flow Swale	LF	2,763	$ 30	$ 82,890
69	Concrete Curb & Gutter (Vertical Battered)	LF	142	$ 85	$ 12,070
70	Concrete Curb & Gutter (Rolled)	LF	20	$ 85	$ 1,700

71	Concrete Curb Transition (Type 1, Curb End)	EA	14	$ 500	$ 7,000
72	Riprap - Rock Weir, Rock Dissipater/Transitions, Rock Check Dams, RSP, & Drainage Erosion Protections	CY	780	$ 250	$ 195,000
73	Road Shoulder Stabilization (Cement Treated Permeable Base)	TON	400	$ 250	$ 100,000
74	Concrete Sidewalk	SF	1,715	$ 35	$ 60,025
75	Concrete Driveway / Aprons	SF	280	$ 40	$ 11,200
76	HMA Paving - Trench/Road Patch (4-INCH, 2 LIFTS - Type A, PG 64-28M, 1/2" aggregate)	TON	2,130	$ 400	$ 852,000
77	HMA Paving - Driveway Patch/Repairs (3-INCH, 1 LIFT - Type A, PG 64-28, 1/2" aggregate) - (As Directed or Authorized)	SF	1,500	$ 15	$ 22,500
78	HMA Paving - Roadside AC Swale, and F St. Drainage "V" Ditch (3-INCH, 1 LIFT - Type A, PG 64-28, 1/2" aggregate)	SF	5,580	$ 15	$ 83,700
79	HMA Paving - Multi-Use Trail (3-INCH, 1 LIFT - Type A, PG 64-28M, 3/8" aggregate)	TON	790	$ 450	$ 355,500
80	Multi-Use Path Edging (2"x6" Treated Lumber)	LS			$ 188,400
81	Concrete Permeable Unit Pavers	SF	5,950	$ 60	$ 357,000
82	Concrete Edge/Band	LF	363	$ 35	$ 12,705
83	Decomposed Granite Walking Trail (6-ft width)	LF	960	$ 40	$ 38,400
84	Elevated Boardwalk (12-ft clear width)	LF	391	$ 2,500	$ 977,500
85	Boardwalk Abutment / At-Grade Trail Transition	EA	4	$ 15,000	$ 60,000
86	Boardwalk GuardRailing	LF	782	$ 250	$ 195,500
87	Pedestrian GuardRailing	LF	506	$ 275	$ 139,150
88	Log Drainage Crossing Structure	LS			$ 7,500
89	Wood/Timber Steps	SF	40	$ 100	$ 4,000
90	Buck and Pole Fencing	LF	1,523	$ 85	$ 129,455
91	Landscape Boulder (Import)	EA	153	$ 350	$ 53,550
92	Pipe Bollard - Removable	EA	6	$ 1,500	$ 9,000
93	Greenbelt Irrigation System	LS			$ 40,000
94	Electrical Service Pedestal (Lighting System)	LS			$ 15,000

95	Electrical Conduits/Conductors & Improvements (Lighting System)	LS			$ 150,000
96	Lighting Pole and Luminare (Lighting System)	EA	32	$ 10,000	$ 320,000
97	Greenbelt Site Furnishings/Amenities - Bench	EA	16	$ 2,500	$ 40,000
98	Greenbelt Site Furnishings/Amenities - Trash & Recycling Receptacle	EA	5	$ 3,000	$ 15,000
99	Greenbelt Site Furnishings/Amenities - Dog Waste Station	EA	4	$ 750	$ 3,000
100	Greenbelt Site Furnishings/Amenities - Trailhead Kiosk (One Sided)	EA	1	$ 5,000	$ 5,000
101	Greenbelt Site Furnishings/Amenities - Trailhead Kiosk (Two Sided)	EA	1	$ 7,500	$ 7,500
102	Greenbelt Site Furnishings/Amenities - Interpretive Signage	LS			$ 5,000
103	Greenbelt Site Furnishings/Amenities - Bicycle Rack	EA	9	$ 1,500	$ 13,500
104	Greenbelt Site Furnishings/Amenities - Bicycle Repair Stand	EA	3	$ 2,000	$ 6,000
105	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 1	LS			$ 10,000
106	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 2	LS			$ 15,000
107	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 3	LS			$ 5,000
108	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 4	LS			$ 30,000
109	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 5	LS			$ 3,000
110	Greenbelt Site Furnishings/Amenities - Eng. Wood Fiber Playground Mulch	SF	5,450	$ 5	$ 27,250
111	Greenbelt Ornamental Landscape Plantings	LS			$ 20,000
112	Multi-Use Path / Trail Signage (Single Post)	EA	13	$ 750	$ 9,750
113	Roadway/Regulatory Signage (Single Post)	EA	4	$ 750	$ 3,000
114	Object Marker, Type A	EA	45	$ 250	$ 11,250
115	Object Marker, Type B	EA	25	$ 450	$ 11,250
116	Traffic Striping / Markings	LS			$ 7,800
117	Revegetation Treatment, Type 1 (Organic Matter and Topsoil Salvage and Replacement)	LS			$ 102,200
118	Revegetation Treatment, Type 2 (Sod Salvage and Replacement)	SY	4,730	$ 25	$ 118,250

119	Revegetation Treatment, Type 3 (Woody Vegetation Salvage and Processing)	LS			$ 48,300
120	Revegetation Treatment, Type 4 (Willow and Rose Salvage and Replacement)	EA	100	$ 50	$ 5,000
121	Revegetation Treatment, Type 5 (Seeding Mixes 1, 2, or 3 respectively identified as TT5-1, TT5-2, TT5-3)	SY	22,710	$ 10	$ 227,100
122	Revegetation Treatment, Type 6 (Mulch Application - processed woody vegetation [TT3], and/or wood chips / tub grindings)	SY	17,990	$ 15	$ 269,850
123	Revegetation Treatment, Type 7 (Coir 40/400 Netting Installation)	SY	12,410	$ 20	$ 248,200

Total Construction Cost:	*$12,279,435*
10% Contingency:	*$1,228,000*
Total Construction Cost Estimate:	***$13,507,435***

DETAILED IMPLEMENTATION GRANT APPLICATION BUDGET & FUNDING DISTRIBUTION

Applicant: City of South Lake Tahoe

Project Title: Tahoe Valley Greenbelt & Stormwater Improvement Project					Construction Funding Distribution to Funding Sources				
Budget Category	**CONSTRUCTION COSTS**				**Prop 1 SWRCB Grant**	**City - Prop 1 SWRCB Local Match Plus Contingency Balance**	**Conservancy Request**	**Franchise Utility Funded Work**	**Total Project Cost**
	Unit Cost	**Units**	**# of Units**	**Total Cost**					
Direct Project Administration Costs									
Labor Compliance	$12,000.00	LS	1	$12,000		$12,000.00			$ 12,000.00
Quality Assurance - Materials Testing	$75,000.00	LS	1	$75,000		$75,000.00			$ 75,000.00
Construction Administration	$250,000.00	LS	1	$250,000		$209,507.00	$40,493.00		$ 250,000.00
Non-Construction-Administration Costs Total:				$337,000.00		$296,507.00	$40,493.00		$ 337,000.00
Construction/Implementation									
Mobilization (bonding, insurance, field office)	$1,011,400.00	LS	1	$1,011,400	$ 685,426.00	$ 68,543.00	$ 257,431.00		$ 1,011,400.00
Temporary Traffic Control	$202,300.00	LS	1	$202,300	$ 104,500.00		$ 97,800.00		$ 202,300.00
Temporary Staging, Construction Access	$50,600.00	LS	1	$50,600	$ 13,750.00		$ 36,850.00		$ 50,600.00
Construction Surveying and Staking	$101,200.00	LS	1	$101,200	$ 49,500.00		$ 51,700.00		$ 101,200.00
Temporary Erosion, Water Pollution, Dust Control, and BMPs	$200,500.00	LS	1	$200,500	$ 104,500.00		$ 96,000.00		$ 200,500.00
Temporary Barriers, Fencing, and Vegetation Protection	$43,100.00	LS	1	$43,100	$ 22,000.00		$ 21,100.00		$ 43,100.00
Subsurface Facilities Location/Verification	$103,700.00	LS	1	$103,700	$ 27,500.00		$ 76,200.00		$ 103,700.00
Pothole Subsurface facility (As Directed)	$1,500.00	EA	10	$15,000	$ 6,300.00		$ 8,700.00		$ 15,000.00
Clearing and Grubbing	$196,900.00	LS	1	$196,900	$ 96,000.00		$ 100,900.00		$ 196,900.00
Tree Removal (10" to 18" DHB Tree)	$600.00	EA	275	$165,000	$ 132,000.00		$ 33,000.00		$ 165,000.00
Tree Removal (19" to 24" DHB Tree)	$800.00	EA	31	$24,800	$ 24,800.00		$ -		$ 24,800.00
Tree Removal (25" to 35" DHB Tree)	$1,200.00	EA	13	$15,600	$ 15,600.00		$ -		$ 15,600.00
Tree Removal (>36" DHB Tree)	$1,500.00	EA	3	$4,500	$4,500.00		$ -		$ 4,500.00
Remove Fence	$10.00	LF	691	$6,910	$ 5,528.00		$ 1,382.00		$ 6,910.00
Remove Roadway Markers/Snow Poles	$50.00	EA	20	$1,000	$ 900.00		$ 100.00		$ 1,000.00
Remove AC Surfaces, (e.g. asphalt pavements, roadways, driveways, walks, swales, dikes)	$2.00	SF	84,820	$169,640	$ 152,611.00		$ 17,029.00		$ 169,640.00
Remove Concrete Surfaces (e.g. curbs, driveways, walks, pads/aprons)	$6.00	SF	100	$600	$600.00		$ -		$ 600.00
Remove Storm Drain Pipe (Up to 30" Dia.)	$45.00	LF	942	$42,390	$ 29,673.00		$ 12,717.00		$ 42,390.00
Remove Storm Drain Pipe (Over 30" Dia.)	$65.00	LF	130	$8,450	$ 6,435.00		$ 2,015.00		$ 8,450.00
Abandon Storm Drain Pipe (slurry cement backfill in-place)	$1,500.00	CY	130	$195,000	$ 117,000.00		$ 78,000.00		$ 195,000.00
Remove Storm Drain Minor Structure (e.g. drain inlets, basin outlets, pipe headwalls)	$1,250.00	EA	36	$45,000	$ 40,500.00		$ 4,500.00		$ 45,000.00
Remove Storm Drain Major Structure (e.g. concrete manholes, junction boxes, vaults)	$1,500.00	EA	4	$6,000	$ 5,400.00		$ 600.00		$ 6,000.00
Remove Remnant Concrete Structure (walls, slab, foundation base, footings)	$3,000.00	LS	1	$3,000	$ 2,700.00		$ 300.00		$ 3,000.00
Modify/Replace Storm Drain Structure/Junction Box Steel Frame & Cover (CSLT Facility)	$3,500.00	LS	1	$3,500	$ 3,150.00		$ 350.00		$ 3,500.00
Modify Storm Drain Inlet / Connect New Storm Drain Pipe (Caltrans Facility)	$2,500.00	LS	1	$2,500	$ 2,250.00		$ 250.00		$ 2,500.00

Adjust Minor Utility Box to FG (e.g. meter box, valve can, pull box)	$1,500.00	EA	8	$12,000	$ -	$ -	$ -	$12,000	$ 12,000.00
Adjust Major Utility Vault / Manhole Covers to FG (e.g. junction vault frame and cover, manhole frame and cover)	$2,000.00	EA	3	$6,000	$ -	$ -	$ -	$6,000	$ 6,000.00
Utility Service Lateral Replacement (by contractor) - Ex. Sanitary Sewer Service Lateral (STPUD)	$2,500.00	EA	19	$47,500	$ 42,750.00	$ 4,750.00	$ -		$ 47,500.00
Utility Service Lateral Replacement (by contractor) - Ex. Domestic Water Service Lateral (STPUD)	$3,500.00	EA	21	$73,500	$ -	$ -	$ -	$73,500	$ 73,500.00
Utility Service Lateral Replacement (coordination w/ utility) - Ex. Natural Gas Service Lateral (Southwest Gas Corp.)	$1,000.00	EA	29	$29,000	$ -	$ -	$ -	$29,000	$ 29,000.00
Salvage & Reset Landscape Boulder in Work	$250.00	EA	53	$13,250	$ 4,770.00		$ 8,480.00		$ 13,250.00
Remove, Salvage & Reset Fencing (*As Directed or Authorized*)	$120.00	LF	200	$24,000	$ 13,500.00		$ 10,500.00		$ 24,000.00
Remove, Salvage & Reset Common Landscape/Site Facilities (Miscellaneous Project Areas)	$10,000.00	LS	1	$10,000	$ 5,000.00		$ 5,000.00		$ 10,000.00
Remove, Replace and Protect Existing Landscape/Site Facilities, APN 023-241-40 (Irrigation, Sod, Signage, Parking Lot Striping)	$5,000.00	LS	1	$5,000	$ 2,500.00		$ 2,500.00		$ 5,000.00
Removal of Unsuitable Subgrade Material (*As Directed or Authorized*)	$150.00	CY	100	$15,000	$ 7,650.00		$ 7,350.00		$ 15,000.00
Rock Fracture and Removal (*As Directed or Authorized*)	$300.00	CY	50	$15,000	$ 13,500.00	$ 1,500.00	$ -		$ 15,000.00
Earthwork - South Bonanza Basin	$90,400.00	LS	1	$90,400	$ 81,360.00	$ 2,712.00	$ 6,328.00		$ 90,400.00
Earthwork - Margaret/D St Basin	$62,800.00	LS	1	$62,800	$ 54,090.00	$ 1,803.00	$ 6,907.00		$ 62,800.00
Earthwork - North Bonanza Basin	$588,600.00	LS	1	$588,600	$ 521,190.00	$ 17,373.00	$ 50,037.00		$ 588,600.00
Earthwork - Helen Basin / Greenbelt Meadow Complex	$676,700.00	LS	1	$676,700	$ 532,350.00	$ 17,745.00	$ 126,605.00		$ 676,700.00
Earthwork - Vegetated Swale (James/Eloise Site)	$35.00	LF	550	$19,250	$ 17,325.00	$ 578.00	$ 1,347.00		$ 19,250.00
Rockery Wall (qty. per square foot wall face)	$100.00	SF	1944	$194,400	$ 174,960.00	$ 13,122.00	$ 6,318.00		$ 194,400.00
18" DIA. HDPE Storm Drain Pipe	$150.00	LF	970	$145,500	$ 96,030.00	$ 10,670.00	$ 38,800.00		$ 145,500.00
24" DIA. HDPE Storm Drain Pipe	$180.00	LF	740	$133,200	$ 93,240.00	$ 10,360.00	$ 29,600.00		$ 133,200.00
30" DIA. HDPE Storm Drain Pipe	$225.00	LF	2160	$486,000	$ 349,920.00	$ 38,880.00	$ 97,200.00		$ 486,000.00
24" DIA. HDPE Storm Drain, Perforated Pipe Sub-Drain	$190.00	LF	880	$167,200	$ 118,800.00	$ 13,200.00	$ 35,200.00		$ 167,200.00
30" DIA. HDPE Storm Drain, Perforated Pipe Sub-Drain	$235.00	LF	960	$225,600	$ 159,840.00	$ 17,760.00	$ 48,000.00		$ 225,600.00
18" DIA. RCP Storm Drain Pipe	$180.00	LF	200	$36,000	$ 24,300.00	$ 2,700.00	$ 9,000.00		$ 36,000.00
24" DIA. RCP Storm Drain Pipe	$200.00	LF	110	$22,000	$ 17,325.00	$ 1,925.00	$ 2,750.00		$ 22,000.00
30" DIA. RCP Storm Drain Pipe	$250.00	LF	110	$27,500	$ 19,800.00	$ 2,200.00	$ 5,500.00		$ 27,500.00
23" x 14" RCEP Culvert	$200.00	LF	215	$43,000	$ 38,700.00	$ 4,300.00	$ -		$ 43,000.00
34" x 22" RCEP Culvert	$225.00	LF	110	$24,750	$ 22,275.00	$ 2,475.00	$ -		$ 24,750.00
45" x 29" RCEP Culvert	$275.00	LF	50	$13,750	$ 12,375.00	$ 1,375.00	$ -		$ 13,750.00
Slurry Cement (structural backfill / shallow pipe installations)	$500.00	CY	270	$135,000	$ 60,750.00	$ 6,750.00	$ 67,500.00		$ 135,000.00
Storm Drain FES (match culvert size/material type)	$2,500.00	EA	22	$55,000	$ 29,700.00	$ 3,300.00	$ 22,000.00		$ 55,000.00
36" x 24" RCBC	$700.00	LF	60	$42,000	$ 37,800.00	$ 4,200.00	$ -		$ 42,000.00
Reinforced Concrete Headwalls (for 36" x 24" RCBC)	$2,500.00	CY	10	$25,000	$ 22,500.00	$ 2,500.00	$ -		$ 25,000.00
48" DIA. Storm Drain Manhole	$8,500.00	EA	13	$110,500	$ 76,050.00	$ 8,450.00	$ 26,000.00		$ 110,500.00
60" DIA. Storm Drain Manhole	$10,000.00	EA	7	$70,000	$ 53,550.00	$ 5,950.00	$ 10,500.00		$ 70,000.00
72" DIA. Storm Drain Manhole	$12,000.00	EA	1	$12,000	$ 9,450.00	$ 1,050.00	$ 1,500.00		$ 12,000.00
72" DIA. Storm Drain Manhole w/ Diverter	$15,000.00	EA	1	$15,000	$ 12,150.00	$ 1,350.00	$ 1,500.00		$ 15,000.00

96" DIA. Storm Drain Manhole	$18,000.00	EA	1	$18,000	$ 14,400.00	$ 1,600.00	$ 2,000.00		$ 18,000.00
Drainage Inlet, Type 1 - Sediment Trap	$5,500.00	EA	7	$38,500	$ 28,350.00	$ 3,150.00	$ 7,000.00		$ 38,500.00
Drainage Inlet, Type 2 - Sediment Trap	$5,000.00	EA	17	$85,000	$ 61,200.00	$ 6,800.00	$ 17,000.00		$ 85,000.00
Drainage Inlet, Type 3	$6,500.00	EA	4	$26,000	$ 16,200.00	$ 1,800.00	$ 8,000.00		$ 26,000.00
Drainage Inlet, Type 4	$6,000.00	EA	4	$24,000	$ 14,400.00	$ 1,600.00	$ 8,000.00		$ 24,000.00
Basin Outlet Structure	$10,000.00	EA	5	$50,000	$ 45,000.00	$ 5,000.00	$ -		$ 50,000.00
Rock Lined Low Flow Swale	$30.00	LF	2763	$82,890	$ 74,600.00	$ 8,290.00	$ -		$ 82,890.00
Concrete Curb & Gutter (Vertical Battered)	$85.00	LF	142	$12,070	$ 10,863.00	$ 1,207.00	$ -		$ 12,070.00
Concrete Curb & Gutter (Rolled)	$85.00	LF	20	$1,700	$ 1,530.00	$ 170.00	$ -		$ 1,700.00
Concrete Curb Transition (Type 1, Curb End)	$500.00	EA	14	$7,000	$ 6,300.00	$ 700.00	$ -		$ 7,000.00
Riprap - Rock Weir, Rock Dissipater/Transitions, Rock Check Dams, RSP, & Drainage Erosion Protections	$250.00	CY	780	$195,000	$ 175,500.00	$ 19,500.00	$ -		$ 195,000.00
Road Shoulder Stabilization (Cement Treated Permeable Base)	$250.00	TON	400	$100,000	$ 63,000.00	$ 7,000.00	$ 30,000.00		$ 100,000.00
Concrete Sidewalk	$35.00	SF	1715	$60,025	$ -	$ -	$ 60,025.00		$ 60,025.00
Concrete Driveway / Aprons	$40.00	SF	280	$11,200	$ -	$ -	$ 11,200.00		$ 11,200.00
HMA Paving - Trench/Road Patch (4-INCH, 2 LIFTS - Type A, PG 64-28M, 1/2" aggregate)	$400.00	TON	2130	$852,000	$ 527,175.00	$ 58,575.00	$ 266,250.00		$ 852,000.00
HMA Paving - Driveway Patch/Repairs (3-INCH, 1 LIFT - Type A, PG 64-28, 1/2" aggregate) - (*As Directed or Authorized*)	$15.00	SF	1500	$22,500	$ 20,250.00	$ 2,250.00	$ -		$ 22,500.00
HMA Paving - Roadside AC Swale, and F St. Drainage "V" Ditch (3-INCH, 1 LIFT - Type A, PG 64-28, 1/2" aggregate)	$15.00	SF	5580	$83,700	$ 75,330.00	$ 8,370.00	$ -		$ 83,700.00
HMA Paving - Multi-Use Trail (3-INCH, 1 LIFT - Type A, PG 64-28M, 3/8" aggregate)	$450.00	TON	790	$355,500	$ -	$ -	$ 355,500.00		$ 355,500.00
Multi-Use Path Edging (2"x6" Treated Lumber)	$188,400.00	LS	1	$188,400	$ -	$ -	$ 188,400.00		$ 188,400.00
Concrete Permeable Unit Pavers	$60.00	SF	5950	$357,000	$ -	$ -	$ 357,000.00		$ 357,000.00
Concrete Edge/Band	$35.00	LF	363	$12,705	$ -	$ -	$ 12,705.00		$ 12,705.00
Decomposed Granite Walking Trail (6-ft width)	$40.00	LF	960	$38,400	$ -	$ -	$ 38,400.00		$ 38,400.00
Elevated Boardwalk (12-ft clear width)	$2,500.00	LF	391	$977,500	$ 232,650.00	$ -	$ 744,850.00		$ 977,500.00
Boardwalk Abutment / At-Grade Trail Transition	$15,000.00	EA	4	$60,000	$ 20,000.00	$ -	$ 40,000.00		$ 60,000.00
Boardwalk GuardRailing	$250.00	LF	782	$195,500	$ 77,750.00	$ -	$ 117,750.00		$ 195,500.00
Pedestrian GuardRailing	$275.00	LF	506	$139,150	$ 64,619.00	$ -	$ 74,531.00		$ 139,150.00
Log Drainage Crossing Structure	$7,500.00	LS	1	$7,500	$ 3,750.00	$ -	$ 3,750.00		$ 7,500.00
Wood/Timber Steps	$100.00	SF	40	$4,000	$ -	$ -	$ 4,000.00		$ 4,000.00
Buck and Pole Fencing	$85.00	LF	1523	$129,455	$ 64,728.00	$ -	$ 64,727.00		$ 129,455.00
Landscape Boulder (Import)	$350.00	EA	153	$53,550	$ -	$ -	$ 53,550.00		$ 53,550.00
Pipe Bollard - Removable	$1,500.00	EA	6	$9,000	$ -	$ -	$ 9,000.00		$ 9,000.00
Greenbelt Irrigation System	$40,000.00	LS	1	$40,000	$ 20,000.00	$ -	$ 20,000.00		$ 40,000.00
Electrical Service Pedestal (Lighting System)	$15,000.00	LS	1	$15,000	$ -	$ -	$ 15,000.00		$ 15,000.00
Electrical Conduits/Conductors & Improvements (Lighting System)	$150,000.00	LS	1	$150,000	$ -	$ -	$ 150,000.00		$ 150,000.00
Lighting Pole and Luminare (Lighting System)	$10,000.00	EA	32	$320,000	$ -	$ -	$ 320,000.00		$ 320,000.00
Greenbelt Site Furnishings/Amenities - Bench	$2,500.00	EA	16	$40,000	$ -	$ -	$ 40,000.00		$ 40,000.00
Greenbelt Site Furnishings/Amenities - Trash & Recycling Receptacle	$3,000.00	EA	5	$15,000	$ -	$ -	$ 15,000.00		$ 15,000.00
Greenbelt Site Furnishings/Amenities - Dog Waste Station	$750.00	EA	4	$3,000	$ -	$ -	$ 3,000.00		$ 3,000.00

Greenbelt Site Furnishings/Amenities - Trailhead Kiosk (One Sided)	$5,000.00	EA	1	$5,000	$ -	$ -	$ 5,000.00		$ 5,000.00
Greenbelt Site Furnishings/Amenities - Trailhead Kiosk (Two Sided)	$7,500.00	EA	1	$7,500	$ -	$ -	$ 7,500.00		$ 7,500.00
Greenbelt Site Furnishings/Amenities - Interpretive Signage	$5,000.00	LS	1	$5,000	$ -	$ -	$ 5,000.00		$ 5,000.00
Greenbelt Site Furnishings/Amenities - Bicycle Rack	$1,500.00	EA	9	$13,500	$ -	$ -	$ 13,500.00		$ 13,500.00
Greenbelt Site Furnishings/Amenities - Bicycle Repair Stand	$2,000.00	EA	3	$6,000	$ -	$ -	$ 6,000.00		$ 6,000.00
Greenbelt Site Furnishings/Amenities - Playground Structure, Type 1	$10,000.00	LS	1	$10,000	$ -	$ -	$ 10,000.00		$ 10,000.00
Greenbelt Site Furnishings/Amenities - Playground Structure, Type 2	$15,000.00	LS	1	$15,000	$ -	$ -	$ 15,000.00		$ 15,000.00
Greenbelt Site Furnishings/Amenities - Playground Structure, Type 3	$5,000.00	LS	1	$5,000	$ -	$ -	$ 5,000.00		$ 5,000.00
Greenbelt Site Furnishings/Amenities - Playground Structure, Type 4	$30,000.00	LS	1	$30,000	$ -	$ -	$ 30,000.00		$ 30,000.00
Greenbelt Site Furnishings/Amenities - Playground Structure, Type 5	$3,000.00	LS	1	$3,000	$ -	$ -	$ 3,000.00		$ 3,000.00
Greenbelt Site Furnishings/Amenities - Eng. Wood Fiber Playground Mulch	$5.00	SF	5450	$27,250	$ -	$ -	$ 27,250.00		$ 27,250.00
Greenbelt Ornamental Landscape Plantings	$20,000.00	LS	1	$20,000	$ -	$ -	$ 20,000.00		$ 20,000.00
Multi-Use Path / Trail Signage (Single Post)	$750.00	EA	13	$9,750	$ -	$ -	$ 9,750.00		$ 9,750.00
Roadway/Regulatory Signage (Single Post)	$750.00	EA	4	$3,000	$ -	$ -	$ 3,000.00		$ 3,000.00
Object Marker, Type A	$250.00	EA	45	$11,250	$ 4,838.00	$ 1,125.00	$ 5,287.00		$ 11,250.00
Object Marker, Type B	$450.00	EA	25	$11,250	$ 4,838.00	$ 1,125.00	$ 5,287.00		$ 11,250.00
Traffic Striping / Markings	$7,800.00	LS	1	$7,800	$ -	$ -	$ 7,800.00		$ 7,800.00
Revegetation Treatment, Type 1 (Organic Matter and Topsoil Salvage and Replacement)	$102,200.00	LS	1	$102,200	$ 91,980.00		$ 10,220.00		$ 102,200.00
Revegetation Treatment, Type 2 (Sod Salvage and Replacement)	$25.00	SY	4730	$118,250	$ 106,425.00		$ 11,825.00		$ 118,250.00
Revegetation Treatment, Type 3 (Woody Vegetation Salvage and Processing)	$48,300.00	LS	1	$48,300	$ 43,470.00		$ 4,830.00		$ 48,300.00
Revegetation Treatment, Type 4 (Willow and Rose Salvage and Replacement)	$50.00	EA	100	$5,000	$ 4,500.00		$ 500.00		$ 5,000.00
Revegetation Treatment, Type 5 (Seeding Mixes 1, 2, or 3 respectively identified as TT5-1, TT5-2, TT5-3)	$10.00	SY	22710	$227,100	$ 204,390.00		$ 22,710.00		$ 227,100.00
Revegetation Treatment, Type 6 (Mulch Application - processed woody vegetation [TT3], and/or wood chips / tub grindings)	$15.00	SY	17990	$269,850	$ 242,865.00		$ 26,985.00		$ 269,850.00
Revegetation Treatment, Type 7 (Coir 40/400 Netting Installation)	$20.00	SY	12410	$248,200	$ 223,380.00		$ 24,820.00		$ 248,200.00
Construction Totals:				**$12,279,435**	**$6,922,904**	**$395,783**	**$4,840,248**	**$120,500**	**$12,279,435**
10% Contingency of Construction Items Only:				**$1,227,944**		**$743,919**	**$484,025**		**$1,227,944**
Non-Construction Management and Administration Costs:				**$337,000**		**$296,507.00**	**$40,493.00**		**$337,000**
				$13,844,379	**$6,922,904**	**$1,436,209**	**$5,364,766**	**$120,500**	**$13,844,379**

From:	Prop 1@CCC
To:	Hilary Roverud; Prop 1@CCC; inquiry@prop1communitycorps.org
Cc:	Jason Burke; Chuck Taylor; Stan Hill; Hsieh, Wei@CCC; Martinez, John@CCC; Hanson, Mark@CCC
Subject:	RE: Prop 1 consultation
Date:	Tuesday, September 22, 2015 10:14:35 AM
Attachments:	image002.png image003.png

Hi Hilary,

John Martinez, the Center Director at our CCC Tahoe location has responded to the partnership for your project: Tahoe Valley Watershed Management and Greenbelt Project. The CCC can assist in the improvement work activities in the Greenbelt area.
Please include the Consultation Review Document below with your project application as proof that you reached out to the CCC. Feel free to contact John Martinez John.Martinez@ccc.ca.gov directly if you have project-specific questions and when your project receives funding.

California Conservation Corps
Proposition 1 - Water Bond
Consultation Review Document

Applicant has submitted the required information by email to the California Conservation Corps (CCC):

✓ Yes (applicant has submitted all necessary information to CCC)

After consulting with the project applicant, the CCC has determined the following:

✓ It is feasible for the CCC to be used on the project and the following aspects of the project can be accomplished (deemed compliant).

- The CCC can assist in the improvement work activities in the Greenbelt area.

APPLICANT WILL INCLUDE THIS DOCUMENT AS PART OF THE PROJECT APPLICATION.

Thank you,

Wei Hsieh, Manager
Programs & Operations Division
California Conservation Corps
1719 24th Street
Sacramento, CA 95816
(916) 341-3154
Wei.Hsieh@ccc.ca.gov

From: Hilary Roverud [mailto:hroverud@cityofslt.us]
Sent: Thursday, September 17, 2015 2:36 PM
To: Prop 1@CCC; inquiry@prop1communitycorps.org
Cc: Jason Burke; Chuck Taylor; shill@cityofslt.us
Subject: Prop 1 consultation

Good afternoon! Please find the attached Corps Consultation Review Document, Project Description, and Location Map as a submittal for the City of South Lake Tahoe, Tahoe Valley Watershed Management and Greenbelt Project. Please let me know if you need any additional information. Thank you!

Hilary Roverud, **AICP**
Deputy Director of Development Services
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150
phone: (530) 542-6024
fax: (530) 541-7524
email: hroverud@cityofslt.us

Please note that my regular work days are Mondays, Tuesdays, and Thursdays each week. I may not be able to respond immediately to emails received on Wednesdays and Fridays. Thank you!

Lake Tahoe South Shore
Chamber of Commerce

TahoeChamber.org

169 Highway 50
Edgewood Village, Bldg. D
Post Office Box 7139
Stateline, Nevada
8 9 4 4 9

775.588.1728 ph
775.588.1941 fx

October 8, 2015

California Tahoe Conservancy
Attention: Proposition 1 Grant Program
1061 Third Street
South Lake Tahoe, CA 96150

Re: Support for City of South Lake Tahoe's Tahoe Valley Greenbelt Project

Dear Grant Application Review Team:

The Lake Tahoe South Shore Chamber of Commerce (TahoeChamber) was actively engaged in development of the City of South Lake Tahoe's Tahoe Valley Area Plan (TVAP). We were pleased to testify in support of Plan adoption at the City Planning Commission, City Council, and throughout the TRPA review and approval process, leading to adoption by the Agency's Governing Board.

Consistent with this advocacy, we are pleased to convey our endorsement of the City's Tahoe Valley Greenbelt Project grant application. The Greenbelt is an area of vacant land within the larger watershed catchment where the City is proposing to implement SEZ restoration, floodplain rehabilitation, treatment and infiltration of urban runoff, groundwater recharge, pedestrian and bicycle network improvements. Restoration areas will be integrated with bicycle and pedestrian paths and public gathering places, as well as other amenities such as gardens, public art, playground and passive recreation. The Greenbelt project also includes an area-wide stormwater treatment system that would reduce pollutant loads entering Lake Tahoe from the Tahoe Valley drainage area.

Essential elements for the foundation of this project have been put in place. In coordination with the City, the Tahoe Resource Conservation District (TRCD) retained the services of consultant R.O. Anderson to develop conceptual design alternatives and organize meetings with the adjacent commercial property and business owners in an effort to ensure input and support and potentially develop a public-private private financing partnership.

The City's proposed Greenbelt project aligns well with CTC's Prop 1 grant focus areas of Ecosystem and Watershed Management and Sustainable Communities. TahoeChamber respectfully encourages you to advance this project with your recommendation of grant funding for the Tahoe Valley Greenbelt Project.

Sincerely,

Patrick Atherton
Chair, Government Affairs Committee

KEEP TAHOE BLUE
League to Save Lake Tahoe

advocate | educate | collaborate

October 8, 2015

City of South Lake Tahoe
Attn: Jason Burke, Stormwater Program Coordinator
1052 Tata Lane
South Lake Tahoe, CA 96150

Re: Letter of Support for City of South Lake Tahoe Proposition 1 Grant Application: Tahoe Valley Greenbelt Project.

Dear Mr. Burke:

The League to Save Lake Tahoe is pleased to offer support for the City of South Lake Tahoe's Proposition 1 Ecosystem and Watershed Management application for the Tahoe Valley Greenbelt Project.

The request for funding to complete planning, final design and construction documents for the project would continue the City's efforts to implement a multi-benefit watershed and ecosystem project incorporating:

- Stream environment zone restoration;
- Rehabilitation of natural floodplain function;
- Treatment and infiltration of urban runoff using natural processes;
- Groundwater recharge;
- Pedestrian and bicycle network improvements; and
- Community sustainability components in support of the Tahoe Valley Area Plan.

The multi-benefit greenbelt approach applies an innovative integration of habitat restoration, natural floodplain processes, stormwater treatment through natural filtration, groundwater recharge, bicycle and pedestrian connectivity, public open space and community amenities.

The request for planning, final design and construction documents for the project represents contemporary efforts to address historic ecosystem and watershed disturbances from urban development, reduce vehicle miles travelled and related greenhouse gas emissions, and address pollutant loading from high priority, directly-connected urban areas to Lake Tahoe. The League to Save Lake Tahoe supports the project goals to improve Lake Tahoe's clarity, enhance natural stream, meadow and floodplain ecosystems and habitats, and provide pedestrian and bicycle-friendly pathways that would positively address climate change.

If you have any questions, please contact me directly at Zack@keeptahoeblue.org or (530) 541-5388.

Sincerely,

Zack Bradford
Natural Resources Manager

Board of Directors

Ash Daggs, *President*
David A Brandenburger, *Vice President*
Dennis Neeley, *Treasurer*
Lorie Sinnott, *Secretary*
Darcie Goodman Collins, PhD, *Executive Director*

David H. Blau
Jennifer Cormier
Robert A. Damaschino
Scott Drummond
William D. Evers Jr.
Paul Gillen
Lucas Giordano

Anne C. Harper
Tom Mertens
Ellen Rosenbaum
Steven Spurlock
Richard D. Stubblefield
Allyson Willoughby
Michael J. Zukerman

League to Save Lake Tahoe

2608 Lake Tahoe Boulevard
South Lake Tahoe, CA 96150
530.541.5388
keeptahoeblue.org
Protecting Lake Tahoe since 1957

TAHOE
RESOURCE CONSERVATION DISTRICT
870 EMERALD BAY ROAD SUITE 108 • SOUTH LAKE TAHOE, CA 96150 • 530.543.1501 PH • 530.543.1660 FAX

October 1, 2015

City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150

RE: Letter of Support for City of South Lake Tahoe's Proposition 1 Grant Application: Tahoe Valley Greenbelt Project

The Tahoe RCD is pleased to support the City of South Lake Tahoe's Proposition 1 Ecosystem and Watershed Management application for the Tahoe Valley Greenbelt Project.

Over the past year, in partnership with the Environmental Protection Agency, the Tahoe RCD and the City of South Lake Tahoe have engaged Tahoe Valley property owners and community members to participate in a collaborative, multi-benefit design process for the improvement of their community.

The Tahoe Valley Greenbelt design concept produced as a result of this collaborative effort features an innovative and forward-thinking integration of community "activation" and revitalization components with needed environmental improvements. The concept includes assembly areas, wayfinding, and connected bike and walking paths which complement integrated environmental improvements such as SEZ restoration, floodplain rehabilitation, and reduced impairment to Lake Tahoe through urban stormwater treatment and infiltration.

The City's proposal is a great example of the multi-benefit projects desired by the California Water Action Plan and the Proposition 1 bond measure. Tahoe RCD supports funding that would assist the City in taking the next step towards making the community's vision of a sustainable Tahoe Valley Greenbelt a reality.

Thank you for your consideration of this important project. If you have any questions, please contact me at estahler@tahoercd.org or (530) 543-1501, x-129.

Sincerely,

Ellery Stahler
Director of Programs

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
trpa.org

LAKE TAHOE ENVIRONMENTAL IMPROVEMENT PROGRAM

06/30/2020

City of South Lake Tahoe
1740 D Street
South Lake Tahoe, CA 96150

RE: Letter of Support for City of South Lake Tahoe Proposition 1 Storm Water Grant Program – Round 2 Implementation Grant Application: Tahoe Valley Stormwater and Greenbelt Improvement Project

Dear Grant Selection Committee:

Please accept this letter in support of the City of South Lake Tahoe Proposition 1 Storm Water Grant Program (SWGP) Round 2 Implementation application for the Tahoe Valley Stormwater and Greenbelt Improvement Project. The Tahoe Regional Planning Agency considers this a vital multi-benefit storm water improvement project for the Tahoe region and the implementation funding request will enable the City to move forward with this important lake-saving project. In addition to reducing sediment loads in accordance with the Lake Tahoe Total Maximum Daily Load (TMDL), the project provides a multitude of additional benefits from the 'nature-based' approach to storm water treatment, including:

- Incorporating green infrastructure practices to infiltrate and evapotranspire runoff;
- Create storm water treatment facilities with native vegetation and infiltration to treat and remove storm water pollutants identified by the Lake Tahoe TMDL;
- Providing expanded public areas and green space that incorporate restored native habitat; and
- Improving pedestrian and bicycle networks with all-weather crossings and new trail connections to reduce greenhouse gas emissions.

The multi-benefit greenbelt approach applies an innovative integration of habitat restoration, expanded natural floodplain area for increased climate resiliency, urban runoff treatment systems designed to mimic natural filtration, increase infiltration of runoff for groundwater recharge, improve bicycle and pedestrian trails to reduce greenhouse gas emissions, and enhance recreational and public use areas.

If you have any questions, please contact me directly at snavarro@trpa.org or (775)589-5282.

Sincerely,

Shay Navarro
Stormwater Program Manager

Project Monitoring and Reporting Plan
Lake Tahoe TMDL and PLRM

The Lake Tahoe Total Maximum Daily Load (TMDL) seeks to effectively guide efforts to restore the historic clarity within Lake Tahoe so that people may once again see the depths of nearly 100 feet. The Lake Tahoe TDML was developed by the Lahontan Regional Water quality Control Board and the Nevada Division of Environmental Protection (NDEP). The Lake Tahoe TMDL was approved by the SWRCB and the U.S. EPA. The Lake Clarity Tracker is the central hub for information related to the Lake Tahoe TMDL Program, and is available online: https://clarity.laketahoeinfo.org/.

The Lake Tahoe Pollutant Load Reduction Model (PLRM) was developed by the Lahontan Regional Water Quality Control Board and NDEP to assist with quantifying annual average load reductions that can be achieved through various stormwater treatment systems. PLRM is a hydrologic and pollutant load generation model that estimates annual average storm water pollutant loads for Tahoe Basin urban lands. The tool is used to quantify pollutant load reductions achieved through implementing pollutant controls and stormwater treatment systems at a catchment scale and is the framework for documenting compliance with the Lake Tahoe TDML.

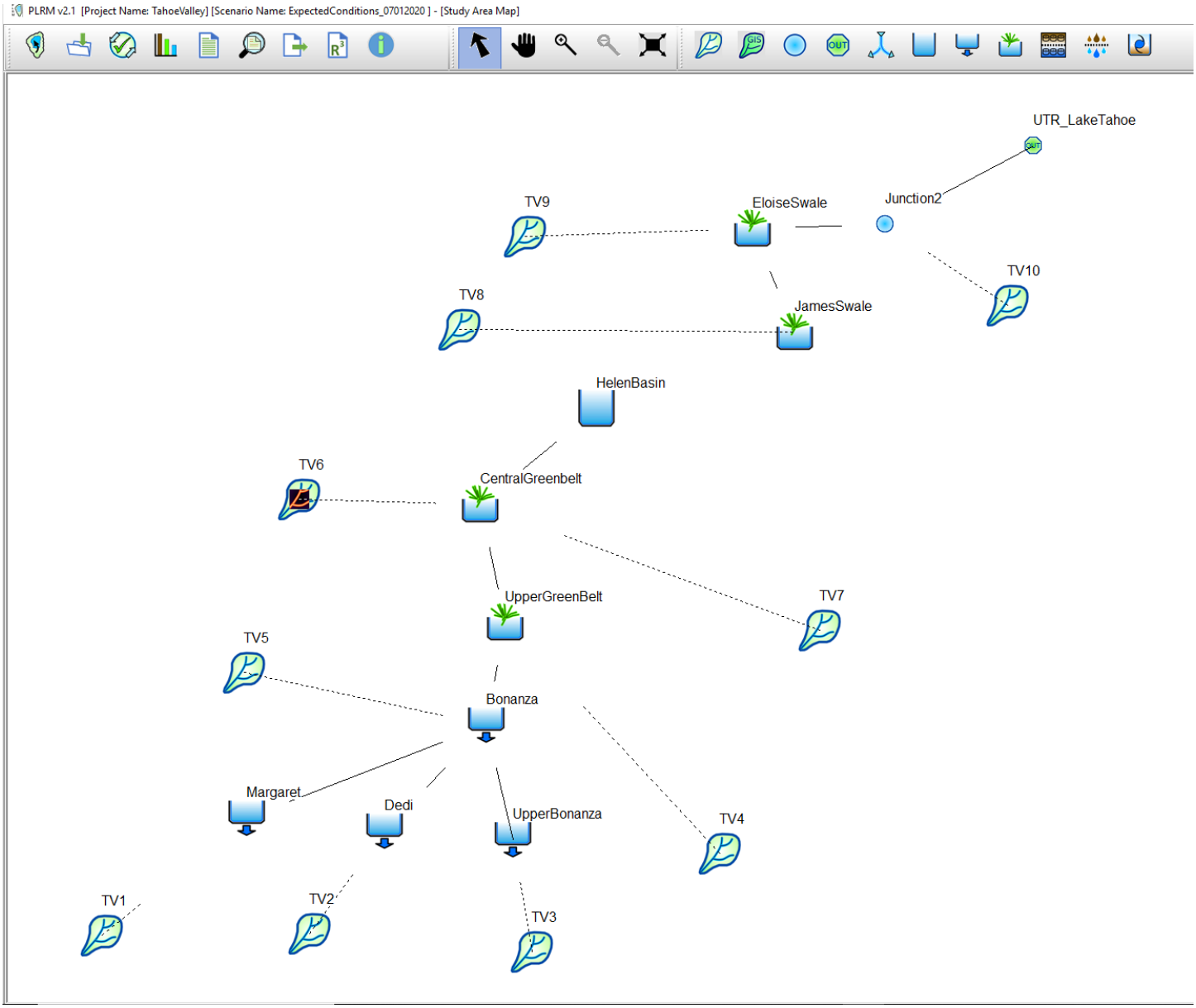
The PLRM Model Development Document is online:

https://clarity.laketahoeinfo.org/FileResource/DisplayResource/9b99f866-a107-4273-98ec-628dc8505de8

The Lake Tahoe INFO Stormwater Tools is the online platform for Lake Tahoe TMDL compliance:

https://stormwater.laketahoeinfo.org/

The PLRM model schematic is used for the process flow schematic. Outputs from the PLRM for the Project are shown on the following pages


PLRM v2.1 [Project Name: TahoeValley] [Scenario Name: ExpectedConditions_07012020] - [Study Area Map]
UTR_LakeTahoe
TV9
EloiseSwale
Junction2
TV10
TV8
JamesSwale
HelenBasin
TV6
CentralGreenbelt
UpperGreenBelt
TV7
TV5
Bonanza
Margaret
Dedi
UpperBonanza
TV4
TV1
TV2
TV3

Annual Quantifiable Benefits Summary Table			
(1) Project Name: Tahoe Valley Greenbelt and Stormwater Improvement Project			
	Quantifiable Benefits		
Benefit			
(3) Type of Benefit Claimed:	Increased infiltration and treatment of runoff	Decreased Flood Risk	Enhanced recreational and public use areas
(4) Units of the Claimed Benefit:	Acre-feet per year of runoff infiltrated, lbs/yr removed of fine sediment particles, TN and TP.	Depth of highway flooding reduced and acre-feet per year of runoff infiltrated	Square feet of new and enhanced public use plaza
(5) Average Annual Benefit Quantity:	27 Acre-feet/yr. runoff infiltrated 33,000 lbs/yr FSP removed 121 lbs/yr TP removed 380 llbs/yr TN removed *all numbers are average annual numbers from PLRM*	27 Acre-feet/yr. (average annual) runoff infiltrated Elimination of 0.25 to 1.0 feet max depth of standing water on roadways for the 10-yr, 24 hrs design storm	Approximately 3,000 square feet of new public use area
Comments:			
The Lake Tahoe Pollutant Load Reduction Model was used to determine the amount of runoff infiltrated, and lbs/yr removed of fine sediment particles, Total Nitrogen (TN) and Total Phosphorus (TP). The PLRM was developed by the Lahontan Regional Water Quality Control Board for the Lake Tahoe TMDL using 18 years of historic meteorological data.			

****
POLLUTTANT LOAD REDUCTION MODEL (PLRM) - VERSION 2.1
****
****
Global Information
****

Project Name:..... TahoeValley
Scenario Name:..... ExpectedConditions_07012020
Number of years in simulation :.. 18
Met Grid # simulated:..... 671
Working Directory:..... J:\DATA-M-Q\NPDES\TMDL\LCCP\PLRM\PLRM PLAYGROUND\PLRM Project II\Project22\Scenario6\
Date First Created:..... 1/5/2016 10:53:26 AM
Date Computed:..... 7/1/2020 3:37:55 PM

****
Catchments
****

Catchment Name	Volume(ac-ft/yr)	FSP(lbs/yr)	TP(lbs/yr)	TN(lbs/yr)
TV4	14.9	6850	28	108
TV8	43.5	21997	83	303
TV3	5.7	2469	10	42
TV10	11.8	3676	19	77
TV5	14.9	8290	31	113
TV9	12.1	5921	23	83
TV6	16.3	7716	31	118
TV7	36.2	18300	69	253
TV2	5.3	2841	11	40
TV1	5.6	3205	12	42

****
Storm Water Treatment
****

HelenBasin	Volume(ac-ft/yr)	FSP(lbs/yr)	TP(lbs/yr)	TN(lbs/yr)
Volume/Load Removed	10.6	1633	11	49
%Removed	16%	11%	16%	17%
%Treated	35%			

Margaret	Volume(ac-ft/yr)	FSP(lbs/yr)	TP(lbs/yr)	TN(lbs/yr)
Volume/Load Removed	3.9	2188	8	28
%Removed	68%	68%	67%	67%
%Treated	68%			

Dedi	Volume(ac-ft/yr)	FSP(lbs/yr)	TP(lbs/yr)	TN(lbs/yr)
Volume/Load Removed	3.8	2037	8	28
%Removed	72%	72%	71%	71%
%Treated	72%			

UpperBonanza	Volume(ac-ft/yr)	FSP(lbs/yr)	TP(lbs/yr)	TN(lbs/yr)
Volume/Load Removed	5.1	2216	9	37
%Removed	89%	90%	89%	89%
%Treated	89%			

Bonanza	Volume(ac-ft/yr)	FSP(lbs/yr)	TP(lbs/yr)	TN(lbs/yr)
Volume/Load Removed	17.0	9426	35	129
%Removed	91%	91%	91%	90%
%Treated	91%			

UpperGreenBelt	Volume(ac-ft/yr)	FSP(lbs/yr)	TP(lbs/yr)	TN(lbs/yr)
Volume/Load Removed	1.4	6096	21	64
%Removed	9%	78%	67%	53%
%Treated	88%			

CentralGreenbelt	Volume(ac-ft/yr)	FSP(lbs/yr)	TP(lbs/yr)	TN(lbs/yr)
Volume/Load Removed	3.4	12790	46	132
%Removed	5%	46%	42%	31%
%Treated	53%			

JamesSwale	Volume(ac-ft/yr)	FSP(lbs/yr)	TP(lbs/yr)	TN(lbs/yr)
Volume/Load Removed	0.2	5373	17	45
%Removed	0%	15%	12%	8%
%Treated	23%			

EloiseSwale	Volume(ac-ft/yr)	FSP(lbs/yr)	TP(lbs/yr)	TN(lbs/yr)
Volume/Load Removed	0.0	2333	8	21
%Removed	0%	6%	5%	3%
%Treated	18%			

****
Scenario Summary
****

Average Annual Hydrology	acre-feet/yr	inches/yr
Total Precipitation	949.7	31.0
Evaporation Loss	220.4	7.2
System Surface Discharge..	121.1	4.0
Percolation to Groundwater	607.3	19.8
Continuity Error.....	0%	
Percent Surface Runoff....	13%	

Average Annual Surface Loading

Name	Volume(ac-ft/yr)	FSP(lbs/yr)	TP(lbs/yr)	TN(lbs/yr)
UTR	121.1	37352	156	646
Scenario Total	121.1	37352	156	646

CALIFORNIA
TAHOE
CONSERVANCY

December 9, 2021

Stan Hill, PE
Engineering Division Manager
City of South Lake Tahoe

VIA EMAIL: shill@cityofslt.us

RE: Proposition 1 Application – Tahoe Valley Stormwater and Greenbelt Improvement Project Implementation Grant

BOARD MEMBERS

NATURAL RESOURCES AGENCY
Wade Crowfoot, Secretary
Elizabeth Williamson, Designee

DEPARTMENT OF FINANCE
Keely Bosler, Director
Gayle Miller, Designee

SENATE PUBLIC MEMBER
Jay Hansen

ASSEMBLY PUBLIC MEMBER
Adam Acosta

CITY OF SOUTH LAKE TAHOE
Tamara Wallace

EL DORADO COUNTY
Sue Novasel, Chair

PLACER COUNTY
Cindy Gustafson, Vice Chair

U.S. FOREST SERVICE (ex-officio)
Bill Jackson

JANE FREEMAN
Acting Executive Director

Dear Stan:

A team of Conservancy staff performed a review of all applications received through our Proposition 1 grant solicitation. As part of their review, they identified some items in your application that require either clarification or supplemental information prior to providing funding from Proposition 1 or from other viable funding sources, if appropriate. These items are:

1. Please provide quantities (estimated or projected) for the performance measures listed in your application, including:
   a. Acres of SEZ restored
   b. Linear feet of improved or new pedestrian and bicycle paths
2. Please describe the project components which you plan to implement to achieve the discussed floodplain, wildlife habitat, and SEZ restoration benefits.
3. Please identify the floodplain and SEZ restoration areas on a map.
4. Please describe how you will measure the success of the ecosystem restoration areas through surveys or other methods.
5. As stated in the solicitation, the Conservancy anticipates being able to award up to $650,000 in Proposition 1 funding for projects under this funding round. Please expand on the following:
   a. Please provide a grant budget for a reduced award consistent with the table included in item 11 of the solicitation.
   b. Proposition 1 requires that projects provide multiple benefits above and beyond regulatory requirements such as TMDL. Please provide additional explanation of anticipated project features and benefits to meet this requirement if the City is unable to secure the additional funding to complete the entire project.

6. Please provide an email from the current leadership at the California Conservation Corps Tahoe Center to confirm if they will still honor their commitment from 2015.
7. Please provide the adopted resolution from the November 2, 2021 City Council meeting.

Please provide this information by Friday, January 7, 2021 so that the Review Team may consider it during their scoring of applications.

Sincerely,

Jen Greenberg

Jen Greenberg
Associate Environmental Planner
California Tahoe Conservancy, Natural Resources Program

CITY OF
SOUTH LAKE TAHOE
Public Works Department

January 7, 2022

Jen Greenberg
Associate Environmental Planner
California Tahoe Conservancy

VIA EMAIL: jgreenberg@tahoe.ca.gov

RE: Supplemental Information request for the Proposition 1 Application – Tahoe Valley Stormwater and Greenbelt Improvement Project Implementation Grant

Dear Jen Greenberg:
Thank you for the opportunity to provide clarification or supplemental information to address questions regarding the City's Proposition 1 – Round 4 Tahoe Valley Stormwater and Greenbelt Improvement Project implementation grant application. A response to each item identified in your December 9, 2021 supplemental information request letter is included below:

1. Please provide quantities (estimated or projected) for the performance measures listed in your application, including:

a. Acres of SEZ restored

b. Linear feet of improved or new pedestrian and bicycle paths

1a. The Tahoe Valley Greenbelt & SWIP can be described as consisting of three distinct areas as follows:

- Area 1 – Area located west of Emerald Bay Road (Bonanza)
- Area 2 – Greenbelt area located between Emerald Bay Road and Lake Tahoe Blvd. (Greenbelt)
- Area 3 – Area located between Lake Tahoe Blvd and Tahoe Keys Blvd. (N of Hwy 50)

SEZ Restored:

- Area 1: 1.8 Acres
- Area 2: 2.01 Acres
- Area 3: 0.26 Acres

See attached exhibits showing how these figures were derived (Attachment 1 - SEZ Restoration Maps).

1b. The Greenbelt area of the Project (Area 2) includes reconstruction of existing bike & pedestrian trails current Class 1 bike trail standards and construction of new bike & pedestrian paths. In addition to the paved Class 1 bike paths the Project includes pedestrian paths that extend around the southwesterly end of the Greenbelt area, as shown in the Greenbelt page of Attachment 1.

Class 1 Pedestrian & Bike Paths: 3,480 linear feet
DG Pedestrian Trails: 1,038 linear feet

2. Please describe the project components which you plan to implement to achieve the discussed floodplain, wildlife habitat, and SEZ restoration benefits.

The project includes a variety of wet basins (also referred to as constructed wetlands, as defined by the PLRM) in Upper Greenbelt area, Central Greenbelt Area and the constructed vegetated swales noted as “James Swale” and “Eloise Swale” and as shown in the Monitoring and Reporting Plan. During the 30% Conceptual design phase of the project, alternatives for the project were presented to the Technical Advisory Committee (TAC) meetings, which included multiple staff from the Conservancy including Stuart Roll, Kevin Prior, and Scott Cecchi, among others. As noted in the 2016 TAC documented meeting minutes, the “Mountain Meadow” alternative was selected as the preferred alternative, with a focus on creating seasonally wet meadows which meet the TRPA SEZ criteria established in TRPA Code of Ordinance 53.9.1 (SEZ Identification) by creating and expanding areas with at least one of the two following SEZ characteristics defined in section 53.9.1:

- Near surface groundwater with evidence of perennial, ephemeral, and intermittent surface flow, and/or,
- Primary Riparian Vegetation

The project specifications include TRPA approved SEZ seed mixes, which were developed consistent with primary riparian vegetation known to thrive in SEZ habitat within the Lake Tahoe basin. As required by the project construction document specifications, successful plant establishment of primary riparian vegetation is a requirement in the project specifications and the associated post-construction stabilization requirements of the Stormwater Pollution Prevention Plan (SWPPP) required by Lahontan. The project plans include mass grading to open the greenbelt area to allow for expanded wet floodplain area within the Upper Greenbelt and Central Greenbelt area (as defined in the PLRM modelling). Expanding the wetted footprint of these basins through mass grading and revegetation using SEZ plants will not only provide for additional water quality through increased contact with seasonal wet meadow vegetation but will also provide additional flood storage and expanded width of the floodplain in this portion of the project, along with SEZ restoration.

As noted on the Conservancy “Watershed & Stream Environment Zones” webpage: “While SEZs may only make up 5% of the land area in the Basin, they provide key habitat for 84% of the 250 wildlife species in the Basin and can help to reduce sediment and nutrient runoff concentrations by 70-90%. In addition to these enormous resource benefits, SEZs can also provide dispersed recreation opportunities, scenic open space, flood flow capacity, and buffers within urban areas.” By increasing SEZ areas through restoration and expansion shown in Attachment 1, the project will inherently provide wildlife habitat benefit.

3. Please identify the floodplain and SEZ restoration areas on a map.

Attached with this response letter are three PDF drawings showing the location of the restored SEZ and tables on each sheet listing the restored SEZ area in acres (Attachment 1). Since these areas coincide with designated FEMA floodplains, the expanded SEZ will also provide for floodplain function within the same feature footprint.

4. Please describe how you will measure the success of the ecosystem restoration areas through surveys or other methods.

The project specifications include specifically selected SEZ seed mixes based on the TRPA approved SEZ seed lists. As noted in TRPA Code of Ordinances section 53.9.1 (SEZ Identification), successful establishment of SEZ primary riparian vegetation and routing seasonal and ephemeral surface runoff flow through the basins, the project will achieve SEZ ecosystem restoration expansion and success. The post-construction soil stabilization requirements of the SWPPP and project specifications require successful SEZ plant establishment once construction is completed. It is not anticipated that additional surveys would be required to document SEZ establishment.

5. As stated in the solicitation, the Conservancy anticipates being able to award up to $650,000 in Proposition 1 funding for projects under this funding round. Please expand on the following:

a. Please provide a grant budget for a reduced award consistent with the table included in item 11 of the solicitation.

A grant budget with up to $650,000 in Proposition 1 grant funding is attached.
The updated Project budget schedule respectively breaks out the funding needed for Phase 1 and Phase 2, included as Attachments 2 and 3. The format of the grant budget was revised to divide the overall project up into two construction phases. Phase 1 of the project includes Area 1 and Area 2 as described in supplemental question #1a. Phase 1 is scheduled to be bid and constructed in 2022. Phase 2 is scheduled to be bid and constructed in 2023. Therefore, we have one additional year to acquire the remaining grant funding needed to construct Phase 2.

In the interest of simplifying the grant budget, Phase 1 budget consists of grant funding from the SWRCB, Proposition 1 and local funding to fulfill the City's match requirement. Therefore, no CTC Proposition 1 grant funding is being proposed to fund Phase 1. However, if expending the CTC Proposition 1 grant funding in 2022 is essential, the bid schedule can be revised as necessary.

The $650,000 of possible CTC sponsored Proposition 1 grant funding is included with Phase 2 (Attachment 3). A funding source titled, "Unfunded Amount" was added to the funding sources and represents additional grant funding the City will acquire within the next year. The participation level (percent) of a funding source contributing to a construction line item was applied to the funding sources as considered reasonably applicable. Therefore, the CTC Prop. 1 grant funding is spread out over many construction line items.

b. Proposition 1 requires that projects provide multiple benefits above and beyond regulatory requirements such as TMDL. Please provide additional explanation of anticipated project features and benefits to meet this requirement if the City is unable to secure the additional funding to complete the entire project.

The methodology applied to divide the funding sources to various construction line items demonstrates the City's commitment to completing the entire project. We are working on submitting a Clean California Grant Program application at the end of this month and will continue to seek additional funding as necessary until the Project is fully funded. If we do not succeed with acquiring the needed balance of grant funding in time to meet the 2023 construction bidding deadline, we foresee dividing Phase 2 into Phase 2A and 2B (or a Phase 3) to allow completion of improvements that can be constructed with the available funding at the time of bid.

The Project bid documents, including the bid schedule will require reconfiguring to fund the completion of discrete construction line items. However, the City is committed to completing all the Project improvements; therefore, the multi-benefit community improvements project description will remain intact and the City will continue to seek out funding from reasonably foreseeable future sources such as the Reauthorized Lake Tahoe Restoration Act (LTRA), additional rounds and returned funds from the South Nevada Public Land Management Act (SNPLMA), and upcoming funds from the recently approved federal Bipartisan Infrastructure Law.

The approach noted herein for completing the entire Project is not different than most of the projects the City initiates. Typically, the City acquires planning grant funding and invests time and resources to develop PS&E documents and seeks implementation funding as the planning and design phase of project development nears completion.

The major difference with the Tahoe Valley Greenbelt and SWIP is the size and cost of the project improvements. Dividing the Project into construction phases will allow construction of improvements we have funding to complete. Noting we have one full year to acquire sufficient funding to bid and construct Phase 2 does not significantly depart from City procedures to fund project implementation of shovel ready projects.

6. **Please provide an email from the current leadership at the California Conservation Corps Tahoe Center to confirm if they will still honor their commitment from 2015.**

This request has been submitted to the CCC, and preliminary response from the current Conservation Supervisor at the CCC Tahoe Center indicates it seems likely the CCC will be able to assist (see Attachment 4), which will be confirmed through the full consultation process. As of the date of this letter, the City has not received the formal response and when the CCC provides a full consultation response, it will be provided to the Conservancy.

7. Please provide the adopted resolution from the November 2, 2021 City Council meeting.

A copy of the City Council resolution confirming the City's support of the Project was previously sent to Jen Greenberg. However, an additional copy is attached hereto in the interest of being certain we have fulfilled this requirement.

Thank you for the continued support of this priority multi-benefit Environmental Improvement Project to protect and restore Lake Tahoe and improve the surrounding community.

Sincerely,



Stan Hill, P.E.
Engineering Division Manager

ATTACHMENTS:

- Attachment 1 – SEZ Restoration Maps
- Attachment 2 – Phase 1 Project Budget
- Attachment 3 – Phase 2 Project Budget
- Attachment 4 – Preliminary response email from CCC
- Attachment 5 – City Council Resolution from 11/2/21

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

MARGARET AVENUE
DEDI AVENUE
TATA LANE
BONANZA AVENUE
F ST.
D ST.
D ST BASIN
SOUTH BONANZA BASIN
NORTH BONANZA BASIN
5
7
1B
7
7
1B

Stormwater Feature	Land Capability District	Total Area (Acres)	Retained SEZ Area (Acres)	Total Restored SEZ (Acres)
South Bonanza Basin	7	0.26	N/A	N/A
D St. Basin	7	0.31	N/A	N/A
North Bonanza Basin	1B	1.83	0.03	1.80

LEGEND

- LAND CAPABILITY DISTRICT
- # LAND CAPABILITY CLASSIFICATION
- WATERS OF THE US

0 100 200
HORIZONTAL SCALE: 1" = 100'

FOR REFERENCE ONLY

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

SEZ RESTORATION PLAN - BONANZA
TVGS IMPROVEMENT PROJECT
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	JAN 2022
DRAWN	IT
DESIGNED	
CHECKED	
PROJECT #	

SHEET TITLE
FIGURE

SHEET NUMBER
1

Plot Stamp: 1/6/2022 12:36:23 PM - Ivan Trujillo
File: C:\Users\ivan.trujillo\Cardno USA Inc\Brandon Wong - Tahoe Valley Shared\15 CAD_Archive\90% CAD Archive\1 DWGS Working\TVGS_SEZRestoration.dwg, Tab: SP-1

LEGEND

- LAND CAPABILITY DISTRICT
- # LAND CAPABILITY CLASSIFICATION
- WATERS OF THE US
- WETLAND AREA
- RIPARIAN AREA

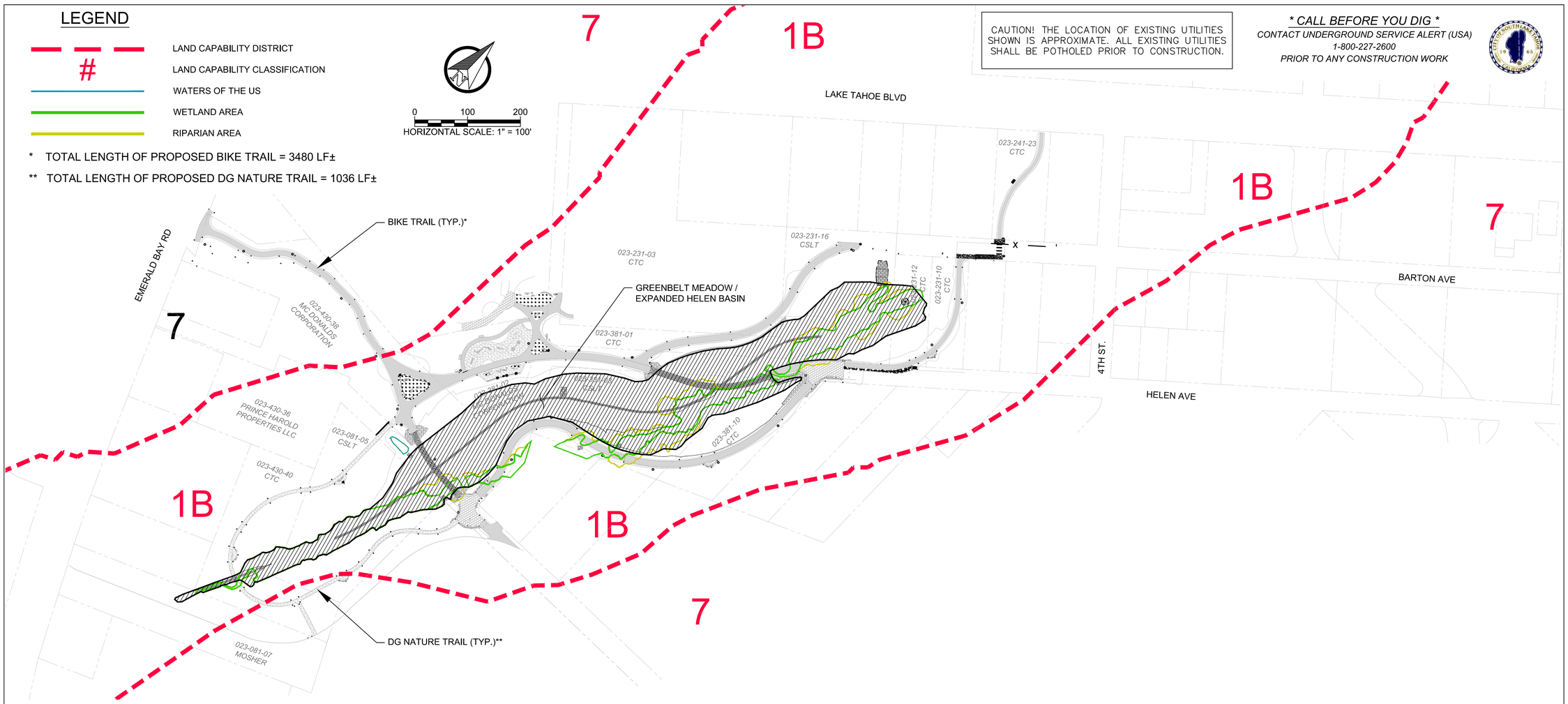
* TOTAL LENGTH OF PROPOSED BIKE TRAIL = 3480 LF±

** TOTAL LENGTH OF PROPOSED DG NATURE TRAIL = 1036 LF±

0 100 200
HORIZONTAL SCALE: 1" = 100'

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



Stormwater Feature	Land Capability District	Total Area (Acres)	Retained SEZ Area (Acres)	Total Restored SEZ (Acres)
Greenbelt Meadow / Expanded Helen Basin	1B	3.05	1.04	2.01

FOR REFERENCE ONLY

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

SEZ RESTORATION PLAN - GREENBELT
TVGS IMPROVEMENT PROJECT
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE | JAN 2022
DRAWN | IT
DESIGNED |
CHECKED |
PROJECT # |

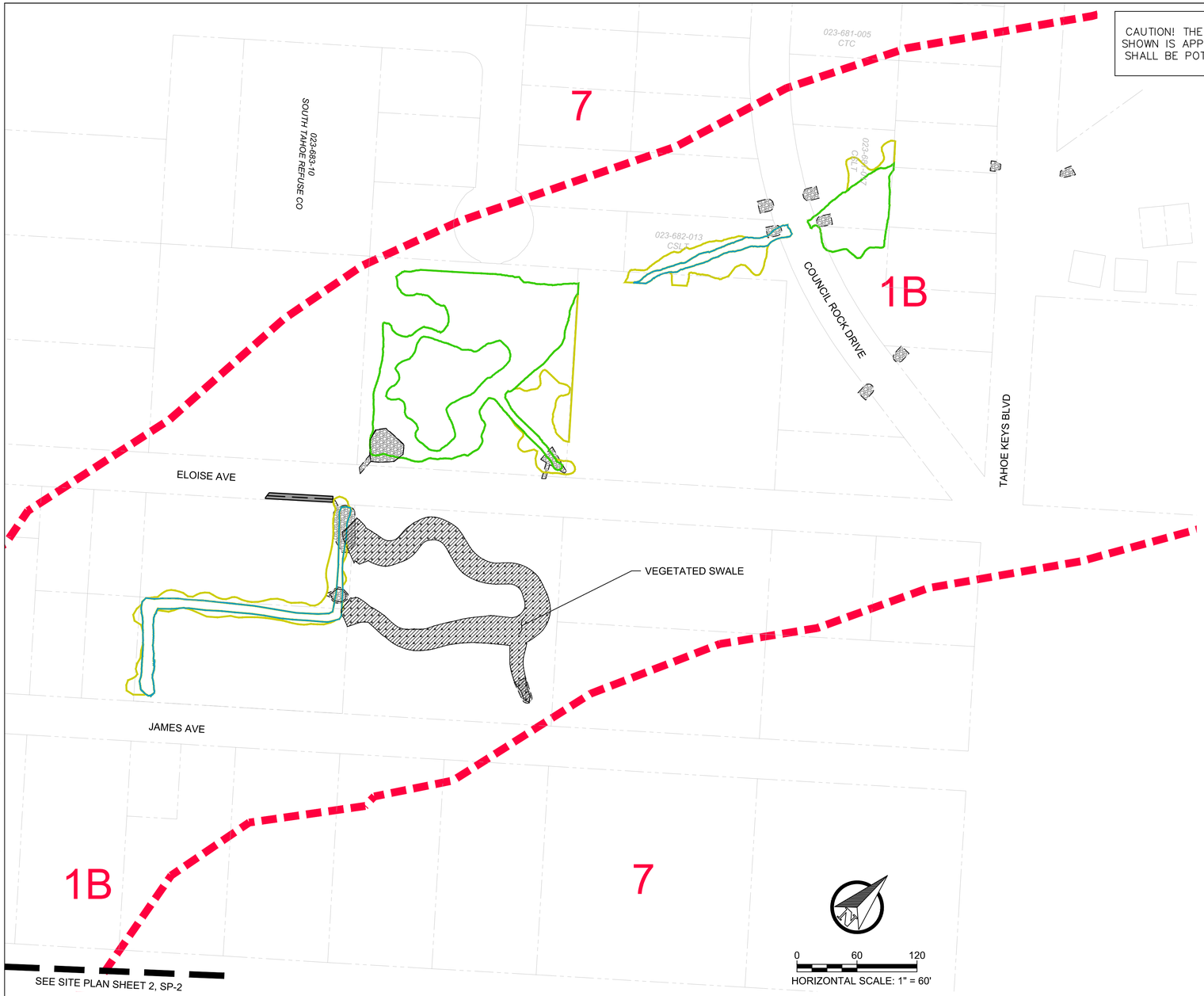
SHEET TITLE
FIGURE

SHEET NUMBER
1

Plot Stamp: 1/6/2022 2:59:05 PM - Ivan Trujillo
File: C:\Users\ivan.trujillo\Cardno USA Inc\Brandon Wong - Tahoe Valley Shared\15 CAD_Archive\90% CAD Archive\1 DWGS Working\TVGS_SEZRestoration.dwg, Tab: SP-2

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



LEGEND

- LAND CAPABILITY DISTRICT
- # LAND CAPABILITY CLASSIFICATION
- WATERS OF THE US
- WETLAND AREA
- RIPARIAN AREA

Stormwater Feature	Land Capability District	Total Area (Acres)	Retained SEZ Area (Acres)	Total Restored SEZ (Acres)
Vegetated Swale	1B	0.26	0.00	0.26

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

SEZ RESTORATION PLAN - N OF HWY 50
TVGS IMPROVEMENT PROJECT
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

FOR REFERENCE ONLY

DATE	JAN 2022
DRAWN	IT
DESIGNED	
CHECKED	
PROJECT #	

SHEET TITLE
FIGURE

SHEET NUMBER
1

Plot Stamp: 1/6/2022 12:37:11 PM - Ivan Trujillo
File: C:\Users\ivan.trujillo\Cardno USA Inc\Brandon Wong - Tahoe Valley Shared\15 CAD_Archive\90% CAD Archive\1 DWGS Working\TVGS_SEZRestoration.dwg, Tab: SP-3

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 1

Engineer's 95% Phase 1 Construction Cost Estimate

						Phase 1 Construction Funding Distribution to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant (650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Phase 1 Total Project Cost
	Direct Project Administration Costs															
	Labor Compliance	LS			$ 12,000	0%	$ -	50%	$ 6,000	0%	$ -	0%	$ -			$ 6,000
	Quality Assurance - Materials Testing	LS			$ 75,000	0%	$ -	50%	$ 37,500	0%	$ -	0%	$ -			$ 37,500
	Construction Administration	LS			$ 250,000	0%	$ -	0%	$ -	0%	$ -	50%	$ 125,000			$ 125,000
	Non-Construction-Administration Costs Total:				$ 337,000		$ -		$ 43,500		$ -		$ 125,000			$ 168,500
	Construction/Implementation															
1	Mobilization	LS			$ 442,000	90%	$ 397,800	10%	$ 44,200							$ 442,000
2	Temporary Traffic Control	LS			$ 88,400	90%	$ 79,560	10%	$ 8,840							$ 88,400
3	Temporary Staging, Construction Access & Project Sign	LS			$ 22,100	90%	$ 19,890	10%	$ 2,210							$ 22,100
4	Construction Surveying and Staking	LS			$ 44,200	90%	$ 39,780	10%	$ 4,420							$ 44,200
5	Temporary Erosion, Water Pollution, Dust Controls, & BMPs	LS			$ 109,500	90%	$ 98,550	10%	$ 10,950							$ 109,500
6	Temporary Barriers, Fencing, and Vegetation Protection	LS			$ 15,300	90%	$ 13,770	10%	$ 1,530							$ 15,300
7	Subsurface Facility Locations / Verification	LS			$ 45,800	90%	$ 41,220	10%	$ 4,580							$ 45,800
8	Pothole Subsurface Facility (As Directed)	EA	10	$ 1,500	$ 15,000	90%	$ 13,500	10%	$ 1,500							$ 15,000
9	Clearing and Grubbing	LS			$ 65,900	90%	$ 59,310	10%	$ 6,590							$ 65,900
10	Tree Removal (10"-18" DBH Tree)	EA	153	$ 600	$ 91,800	90%	$ 82,620	10%	$ 9,180							$ 91,800
11	Tree Removal (19"-24" DBH Tree)	EA	8	$ 800	$ 6,400	90%	$ 5,760	10%	$ 640							$ 6,400
12	Tree Removal (25"-35" DBH Tree)	EA	3	$ 1,200	$ 3,600	90%	$ 3,240	10%	$ 360							$ 3,600
13	Tree Removal (> 36" DBH Tree)	EA	0	$ 1,500	$ -	Phase 2										
14	Remove Fence	LF	306	$ 10	$ 3,060	90%	$ 2,754	10%	$ 306							$ 3,060
15	Remove Roadway Markers/Snow Poles	EA	15	$ 50	$ 750	90%	$ 675	10%	$ 75							$ 750

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 1

Engineer's 95% Phase 1 Construction Cost Estimate

						Phase 1 Construction Funding Distribution to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant (650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Phase 1 Total Project Cost
16	Remove AC Surfaces (e.g. asphalt pavements, roadways, driveways, walks, swales, dikes - incl. sawcutting)	SF	60,140	$ 2	$ 120,280	90%	$ 108,252	10%	$ 12,028							$ 120,280
17	Remove Concrete Surfaces (e.g. curbs, driveways, walks, pads/aprons - incl. sawcutting)	SF	100	$ 6	$ 600	90%	$ 540	10%	$ 60							$ 600
18	Remove Storm Drain Pipe (Up to 30" DIA.)	LF	483	$ 45	$ 21,735	90%	$ 19,562	10%	$ 2,174							$ 21,735
19	Remove Storm Drain Pipe (Over 30" DIA.)	LF	60	$ 65	$ 3,900	90%	$ 3,510	10%	$ 390							$ 3,900
20	Abandon Storm Drain Pipe (slurry cement backfill in-place)	CY	90	$ 35	$ 3,150	90%	$ 2,835	10%	$ 315							$ 3,150
21	Remove Storm Drain Minor Structure (e.g. drain inlets, basin outlets, pipe headwalls)	EA	28	$ 1,250	$ 35,000	90%	$ 31,500	10%	$ 3,500							$ 35,000
22	Remove Storm Drain Major Structure (e.g. concrete manholes, junction box, vaults)	EA	2	$ 1,500	$ 3,000	90%	$ 2,700	10%	$ 300							$ 3,000
23	Remove Remnant Concrete Structure (walls, slab, foundation base, footings)	LS			$ 3,000	90%	$ 2,700	10%	$ 300							$ 3,000
24	Modify/Replace Storm Drain Structure/Junction Box Steel Frame & Cover (CSLT Facility)	LS			$ 3,500	90%	$ 3,150	10%	$ 350							$ 3,500
25	Modify Storm Drain Inlet / Connect New Storm Drain Pipe (Caltrans Facility)	LS			$ 2,500	90%	$ 2,250	10%	$ 250							$ 2,500
26	Adjust Minor Utility Box to FG (e.g. meter box, valve can, pull box)	EA	8	$ 1,500	$ 12,000	0%	$ -	0%						100%	$ 12,000	$ 12,000
27	Adjust Major Utility Vault / Manhole Covers to FG (e.g. junction vault frame and cover, manhole frame and cover)	EA	0	$ 2,000	$ -	Phase 2										
28	Utility Service Lateral Replacement (by contractor) - Ex. Sanitary Sewer Service Lateral (STPUD)	EA	16	$ 2,500	$ 40,000	90%	$ 36,000	10%	$ 4,000							$ 40,000
29	Utility Service Lateral Replacement (by contractor) - Ex. Domestic Water Service Lateral (STPUD)	EA	21	$ 3,500	$ 73,500	0%	$ -	0%						100%	$ 73,500	$ 73,500
30	Utility Service Lateral Replacement (coordination w/ utility) - Ex. Natural Gas Service Lateral (Southwest Gas Corp.)	EA	28	$ 1,000	$ 28,000	0%	$ -	0%						100%	$ 28,000	$ 28,000
31	Salvage & Reset Landscape Boulder in Work	EA	0	$ 250	$ -	Phase 2										
32	Remove, Salvage & Reset Fencing (As Directed or Authorized)	LF	200	$ 120	$ 24,000	90%	$ 21,600	10%	$ 2,400							$ 24,000
33	Remove, Salvage & Reset Common Landscape/Site Facilities (Miscellaneous Project Areas)	LS			$ 10,000	90%	$ 9,000	10%	$ 1,000							$ 10,000
34	Remove, Replace and Protect Existing Landscape/Site Facilities, APN 023-241-40 (Irrigation, Sod, Signage, Parking Lot Striping)	LS			$ 5,000	90%	$ 4,500	10%	$ 500							$ 5,000
35	Removal of Unsuitable Subgrade Material (As Directed or Authorized)	CY	100	$ 150	$ 15,000	90%	$ 13,500	10%	$ 1,500							$ 15,000

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 1

Engineer's 95% Phase 1 Construction Cost Estimate

						Phase 1 Construction Funding Distribution to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant (650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Phase 1 Total Project Cost
36	Rock Fracture and Removal (As Directed or Authorized)	CY	50	$ 300	$ 15,000	90%	$ 13,500	10%	$ 1,500							$ 15,000
37	Earthwork - South Bonanza Basin	LS			$ 90,400	90%	$ 81,360	10%	$ 9,040							$ 90,400
38	Earthwork - Margaret/D St Basin	LS			$ 62,800	90%	$ 56,520	10%	$ 6,280							$ 62,800
39	Earthwork - North Bonanza Basin	LS			$ 588,600	90%	$ 529,740	10%	$ 58,860							$ 588,600
40	Earthwork - Helen Basin / Greenbelt Meadow Complex	LS			$ -	Phase 2										
41	Earthwork - Vegetated Swale (James/Eloise Site)	LF	550	$ 35	$ 19,250	90%	$ 17,325	10%	$ 1,925							$ 19,250
42	Rockery Wall (qty. per square foot wall face)	SF	0	$ 100	$ -	Phase 2										
43	18" DIA. HDPE Storm Drain Pipe	LF	750	$ 150	$ 112,500	90%	$ 101,250	10%	$ 11,250							$ 112,500
44	24" DIA. HDPE Storm Drain Pipe	LF	740	$ 180	$ 133,200	90%	$ 119,880	10%	$ 13,320							$ 133,200
45	30" DIA. HDPE Storm Drain Pipe	LF	1,380	$ 225	$ 310,500	90%	$ 279,450	10%	$ 31,050							$ 310,500
46	24" DIA. HDPE Storm Drain, Perforated Pipe Sub-Drain	LF	880	$ 190	$ 167,200	90%	$ 150,480	10%	$ 16,720							$ 167,200
47	30" DIA. HDPE Storm Drain, Perforated Pipe Sub-Drain	LF	960	$ 235	$ 225,600	90%	$ 203,040	10%	$ 22,560							$ 225,600
48	18" DIA. RCP Storm Drain Pipe	LF	200	$ 180	$ 36,000	90%	$ 32,400	10%	$ 3,600							$ 36,000
49	24" DIA. RCP Storm Drain Pipe	LF	110	$ 200	$ 22,000	90%	$ 19,800	10%	$ 2,200							$ 22,000
50	30" DIA. RCP Storm Drain Pipe	LF	110	$ 250	$ 27,500	90%	$ 24,750	10%	$ 2,750							$ 27,500
51	23" x 14" RCEP Culvert	LF	150	$ 200	$ 30,000	90%	$ 27,000	10%	$ 3,000							$ 30,000
52	34" x 22" RCEP Culvert	LF	110	$ 225	$ 24,750	90%	$ 22,275	10%	$ 2,475							$ 24,750
53	45" x 29" RCEP Culvert	LF	50	$ 275	$ 13,750	90%	$ 12,375	10%	$ 1,375							$ 13,750
54	Slurry Cement (structural backfill / shallow pipe installations)	CY	270	$ 500	$ 135,000	90%	$ 121,500	10%	$ 13,500							$ 135,000
55	Storm Drain FES (match culvert size/material type)	EA	17	$ 2,500	$ 42,500	90%	$ 38,250	10%	$ 4,250							$ 42,500

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 1

Engineer's 95% Phase 1 Construction Cost Estimate

						Phase 1 Construction Funding Distribution to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant (650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Phase 1 Total Project Cost
56	36" x 24" RCBC	LF	60	$ 700	$ 42,000	90%	$ 37,800	10%	$ 4,200							$ 42,000
57	Reinforced Concrete Headwalls (for 36" x 24" RCBC)	CY	10	$ 2,500	$ 25,000	90%	$ 22,500	10%	$ 2,500							$ 25,000
58	48" DIA. Storm Drain Manhole	EA	13	$ 8,500	$ 110,500	90%	$ 99,450	10%	$ 11,050							$ 110,500
59	60" DIA. Storm Drain Manhole	EA	4	$ 10,000	$ 40,000	90%	$ 36,000	10%	$ 4,000							$ 40,000
60	72" DIA. Storm Drain Manhole	EA	0	$ 12,000	$ -	Phase 2										$ -
61	72" DIA. Storm Drain Manhole w/ Diverter	EA	1	$ 15,000	$ 15,000	90%	$ 13,500	10%	$ 1,500							$ 15,000
62	96" DIA. Storm Drain Manhole	EA	0	$ 18,000	$ -	Phase 2										
63	Drainage Inlet, Type 1 - Sediment Trap	EA	6	$ 5,500	$ 33,000	90%	$ 29,700	10%	$ 3,300							$ 33,000
64	Drainage Inlet, Type 2 - Sediment Trap	EA	14	$ 5,000	$ 70,000	90%	$ 63,000	10%	$ 7,000							$ 70,000
65	Drainage Inlet, Type 3	EA	4	$ 6,500	$ 26,000	90%	$ 23,400	10%	$ 2,600							$ 26,000
66	Drainage Inlet, Type 4	EA	3	$ 6,000	$ 18,000	90%	$ 16,200	10%	$ 1,800							$ 18,000
67	Basin Outlet Structure	EA	3	$ 10,000	$ 30,000	90%	$ 27,000	10%	$ 3,000							$ 30,000
68	Rock Lined Low Flow Swale	LF	1,583	$ 30	$ 47,490	90%	$ 42,741	10%	$ 4,749							$ 47,490
69	Concrete Curb & Gutter (Vertical Battered)	LF	200	$ 85	$ 17,000	90%	$ 15,300	10%	$ 1,700							$ 17,000
70	Concrete Curb & Gutter (Rolled)	LF	20	$ 85	$ 1,700	90%	$ 1,530	10%	$ 170							$ 1,700
71	Concrete Curb Transition (Type 1, Curb End)	EA	16	$ 500	$ 8,000	90%	$ 7,200	10%	$ 800							$ 8,000
72	Riprap - Rock Weir, Rock Dissipater/Transitions, Rock Check Dams, RSP, & Drainage Erosion Protections	CY	520	$ 250	$ 130,000	90%	$ 117,000	10%	$ 13,000							$ 130,000
73	Road Shoulder Stabilization (Cement Treated Permeable Base)	TON	360	$ 250	$ 90,000	0	$ -	100%	$ 90,000							$ 90,000
74	Concrete Sidewalk	SF	0	$ 35	$ -	Phase 2										
75	Concrete Driveway / Aprons	SF	0	$ 40	$ -	Phase 2										

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 1

Engineer's 95% Phase 1 Construction Cost Estimate

						Phase 1 Construction Funding Distribution to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant (650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Phase 1 Total Project Cost
76	HMA Paving - Trench/Road Patch (4-INCH, 2 LIFTS - Type A, PG 64-28M, 1/2" aggregate)	TON	1,430	$ 300	$ 429,000	0%	$ -	100%	$ 429,000							$ 429,000
77	HMA Paving - Driveway Patch/Repairs (3-INCH, 1 LIFT - Type A, PG 64-28, 1/2" aggregate) - (As Directed or Authorized)	SF	1,500	$ 15	$ 22,500	0%	$ -	100%	$ 22,500							$ 22,500
78	HMA Paving - Roadside AC Swale, and F St. Drainage "V" Ditch (3-INCH, 1 LIFT - Type A, PG 64-28, 1/2" aggregate)	SF	5,994	$ 15	$ 89,910	0%	$ -	100%	$ 89,910							$ 89,910
79	HMA Paving - Multi-Use Trail (3-INCH, 1 LIFT - Type A, PG 64-28M, 3/8" aggregate)	TON	0	$ 300	$ -	Phase 2	$ -	0%								$ -
80	Multi-Use Path Edging (2"x6" Treated Lumber)	LS			$ -	Phase 2	$ -	0%								$ -
81	Concrete Permeable Unit Pavers	SF	0	$ 60	$ -	Phase 2	$ -	0%								$ -
82	Concrete Edge/Band	LF	0	$ 35	$ -	Phase 2	$ -	0%								$ -
83	Decomposed Granite Walking Trail (6-ft width)	LF	0	$ 40	$ -	Phase 2	$ -	0%								$ -
84	Elevated Boardwalk (12-ft clear width)	LF	0	$ 2,500	$ -	Phase 2	$ -	0%								$ -
85	Boardwalk Abutment / At-Grade Trail Transition	EA	0	$ 15,000	$ -	Phase 2	$ -	0%								$ -
86	Boardwalk GuardRailing	LF	0	$ 250	$ -	Phase 2	$ -	0%								$ -
87	Pedestrian GuardRailing	LF	0	$ 275	$ -	Phase 2	$ -	0%								$ -
88	Log Drainage Crossing Structure	LS			$ -	Phase 2	$ -	0%								$ -
89	Wood/Timber Steps	SF	0	$ 100	$ -	Phase 2	$ -	0%								$ -
90	Buck and Pole Fencing	LF	1,523	$ 85	$ 129,455	90%	$ 116,510	10%	$ 12,946							$ 129,455
91	Landscape Boulder (Import)	EA	0	$ 350	$ -	Phase 2										$ -
92	Pipe Bollard - Removable	EA	0	$ 1,500	$ -	Phase 2										$ -
93	Greenbelt Irrigation System	LS			$ -	Phase 2										$ -
94	Electrical Service Pedestal (Lighting System)	LS			$ -	Phase 2										$ -
95	Electrical Conduits/Conductors & Improvements (Lighting System)	LS			$ -	Phase 2										$ -

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 1

Engineer's 95% Phase 1 Construction Cost Estimate

						Phase 1 Construction Funding Distribution to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant (650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Phase 1 Total Project Cost
96	Lighting Pole and Luminare (Lighting System)	EA	0	$ 10,000	$ -	Phase 2										$ -
97	Greenbelt Site Furnishings/Amenities - Bench	EA	0	$ 2,500	$ -	Phase 2										$ -
98	Greenbelt Site Furnishings/Amenities - Trash & Recycling Receptacle	EA	0	$ 3,000	$ -	Phase 2										$ -
99	Greenbelt Site Furnishings/Amenities - Dog Waste Station	EA	0	$ 750	$ -	Phase 2										$ -
100	Greenbelt Site Furnishings/Amenities - Trailhead Kiosk (One Sided)	EA	0	$ 5,000	$ -	Phase 2										$ -
101	Greenbelt Site Furnishings/Amenities - Trailhead Kiosk (Two Sided)	EA	0	$ 7,500	$ -	Phase 2										$ -
102	Greenbelt Site Furnishings/Amenities - Interpretive Signage	LS			$ -	Phase 2										$ -
103	Greenbelt Site Furnishings/Amenities - Bicycle Rack	EA	0	$ 1,500	$ -	Phase 2										$ -
104	Greenbelt Site Furnishings/Amenities - Bicycle Repair Stand	EA	0	$ 2,000	$ -	Phase 2										$ -
105	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 1	LS			$ -	Phase 2										$ -
106	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 2	LS			$ -	Phase 2										$ -
107	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 3	LS			$ -	Phase 2										$ -
108	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 4	LS			$ -	Phase 2										$ -
109	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 5	LS			$ -	Phase 2										$ -
110	Greenbelt Site Furnishings/Amenities - Eng. Wood Fiber Playground Mulch	SF	0	$ 5	$ -	Phase 2										$ -
111	Greenbelt Ornamental Landscape Plantings	LS			$ -	Phase 2										$ -
112	Multi-Use Path / Trail Signage (Single Post)	EA	0	$ 750	$ -	Phase 2										$ -
113	Roadway/Regulatory Signage (Single Post)	EA	0	$ 750	$ -	Phase 2										$ -
114	Object Marker, Type A	EA	40	$ 250	$ 10,000	90%	$ 9,000	10%	$ 1,000							$ 10,000
115	Object Marker, Type B	EA	0	$ 450	$ -	Phase 2										$ -

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 1

Engineer's 95% Phase 1 Construction Cost Estimate

						Phase 1 Construction Funding Distribution to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant (650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Percent Reimbursed	Amount	Phase 1 Total Project Cost
116	Traffic Striping / Markings	LS			$ 3,200	90%	$ 2,880	10%	$ 320							$ 3,200
117	Revegetation Treatment, Type 1 (Organic Matter and Topsoil Salvage and Replacement)	LS			$ 55,300	90%	$ 49,770	10%	$ 5,530							$ 55,300
118	Revegetation Treatment, Type 2 (Sod Salvage and Replacement)	SY	1,250	$ 25	$ 31,250	90%	$ 28,125	10%	$ 3,125							$ 31,250
119	Revegetation Treatment, Type 3 (Woody Vegetation Salvage and Processing)	LS			$ 24,900	90%	$ 22,410	10%	$ 2,490							$ 24,900
120	Revegetation Treatment, Type 4 (Willow and Rose Salvage and Replacement)	EA	0	$ 50	$ -	Phase 2										$ -
121	Revegetation Treatment, Type 5 (Seeding Mixes 1, 2, or 3 respectively identified as TT5-1, TT5-2, TT5-3)	SY	12,290	$ 10	$ 122,900	90%	$ 110,610	10%	$ 12,290							$ 122,900
122	Revegetation Treatment, Type 6 (Mulch Application - processed woody vegetation [TT3], and/or wood chips / tub grindings)	SY	11,040	$ 15	$ 165,600	90%	$ 149,040	10%	$ 16,560							$ 165,600
123	Revegetation Treatment, Type 7 (Coir 40/400 Netting Installation)	SY	7,890	$ 20	$ 157,800	90%	$ 142,020	10%	$ 15,780							$ 157,800
	Total Phase 1 Construction Cost:				*$5,360,030*		*$4,153,608*		*$1,092,922*		*$0*		*$0*		*$113,500*	*$5,360,030*
	10% Contingency:				*$536,100*		*$415,361*		*$109,292*		*$0*		*$0*		*$11,350*	*$536,100*
	Total Phase 1 Construction Cost Estimate:				***$5,896,130***		$4,568,969		$1,202,214		$0		$0		$124,850	**$5,896,130**
	Direct Phase 1 Project Administration Costs:				$ 168,500		$0		$43,500		$0		$125,000		$0	$168,500
	Grand Total Phase 1 Project Costs:				**$6,064,630**		**$4,568,969**		**$1,245,714**		**$0**		**$125,000**		**$124,850**	**$6,064,630**
									21% Local/City Proportion of Prop. 1 Funding							

Estimate of Remaining SWRCB Prop. 1 Grant Funding After Phase 1: $2,353,935

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 2

Engineer's 95% Phase 2 Construction Cost Estimate

						Phase 2 Construction Funding Distribtion to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant ($650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Unfunded	Amount	Percent Reimbursed	Amount	Phase 2 Total Project Cost
	Direct Project Administration Costs															
	Labor Compliance	LS			$ 12,000	0%	$ -	50%	$ 6,000	0%	$ -	0%	$ -			$ 6,000
	Quality Assurance - Materials Testing	LS			$ 75,000	0%	$ -	50%	$ 37,500	0%	$ -	0%	$ -			$ 37,500
	Construction Administration	LS			$ 250,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 125,000			$ 125,000
	Non-Construction-Administration Costs Total:				$ 337,000		$ -		$ 43,500		$ -		$ 125,000		$ -	$ 168,500
	Construction/Implementation															
1	Mobilization	LS			$ 545,700	50%	$ 272,850	5%	$ 27,285	10%	$ 54,570	35%	$ 190,995			$ 545,700
2	Temporary Traffic Control	LS			$ 109,200	60%	$ 65,520	6%	$ 6,552	10%	$ 10,920	24%	$ 26,208			$ 109,200
3	Temporary Staging, Construction Access & Project Sign	LS			$ 27,300	50%	$ 13,650	5%	$ 1,365	10%	$ 2,730	35%	$ 9,555			$ 27,300
4	Construction Surveying and Staking	LS			$ 54,600	50%	$ 27,300	5%	$ 2,730	10%	$ 5,460	35%	$ 19,110			$ 54,600
5	Temporary Erosion, Water Pollution, Dust Controls, & BMPs	LS			$ 88,600	60%	$ 53,160	6%	$ 5,316	10%	$ 8,860	24%	$ 21,264			$ 88,600
6	Temporary Barriers, Fencing, and Vegetation Protection	LS			$ 27,900	50%	$ 13,950	5%	$ 1,395	10%	$ 2,790	35%	$ 9,765			$ 27,900
7	Subsurface Facility Locations / Verification	LS			$ 55,500	60%	$ 33,300	6%	$ 3,330	10%	$ 5,550	24%	$ 13,320			$ 55,500
8	Pothole Subsurface Facility (As Directed)	EA	5	$ 1,500	$ 7,500	60%	$ 4,500	6%	$ 450	10%	$ 750	24%	$ 1,800			$ 7,500
9	Clearing and Grubbing	LS			$ 131,000	60%	$ 78,600	6%	$ 7,860	10%	$ 13,100	24%	$ 31,440			$ 131,000
10	Tree Removal (10"-18" DBH Tree)	EA	122	$ 600	$ 73,200	90%	$ 65,880	10%	$ 7,320	0%	$ -	0%	$ (0)			$ 73,200
11	Tree Removal (19"-24" DBH Tree)	EA	23	$ 800	$ 18,400	90%	$ 16,560	10%	$ 1,840	0%	$ -	0%	$ (0)			$ 18,400
12	Tree Removal (25"-35" DBH Tree)	EA	10	$ 1,200	$ 12,000	90%	$ 10,800	10%	$ 1,200	0%	$ -	0%	$ (0)			$ 12,000
13	Tree Removal (> 36" DBH Tree)	EA	3	$ 1,500	$ 4,500	90%	$ 4,050	10%	$ 450	0%	$ -	0%	$ (0)			$ 4,500
14	Remove Fence	LF	385	$ 10	$ 3,850	90%	$ 3,465	10%	$ 385	0%	$ -	0%	$ (0)			$ 3,850
15	Remove Roadway Markers/Snow Poles	EA	10	$ 50	$ 500	90%	$ 450	10%	$ 50	0%	$ -	0%	$ (0)			$ 500
16	Remove AC Surfaces (e.g. asphalt pavements, roadways, driveways, walks, swales, dikes - incl. sawcutting)	SF	24,690	$ 2	$ 49,380	50%	$ 24,690	5%	$ 2,469	0%	$ -	45%	$ 22,221			$ 49,380
17	Remove Concrete Surfaces (e.g. curbs, driveways, walks, pads/aprons - incl. sawcutting)	SF	300	$ 6	$ 1,800	50%	$ 900	5%	$ 90	0%	$ -	45%	$ 810			$ 1,800
18	Remove Storm Drain Pipe (Up to 30" DIA.)	LF	459	$ 45	$ 20,655	90%	$ 18,590	10%	$ 2,066	0%	$ -	0%	$ (0)			$ 20,655

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 2

Engineer's 95% Phase 2 Construction Cost Estimate

						Phase 2 Construction Funding Distribtion to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant ($650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Unfunded	Amount	Percent Reimbursed	Amount	Phase 2 Total Project Cost
19	Remove Storm Drain Pipe (Over 30" DIA.)	LF	70	$ 65	$ 4,550	90%	$ 4,095	10%	$ 455	0%	$ -	0%	$ (0)			$ 4,550
20	Abandon Storm Drain Pipe (slurry cement backfill in-place)	LF	40	$ 35	$ 1,400	20%	$ 280	10%	$ 140	0%	$ -	70%	$ 980			$ 1,400
21	Remove Storm Drain Minor Structure (e.g. drain inlets, basin outlets, pipe headwalls)	EA	8	$ 1,250	$ 10,000	90%	$ 9,000	10%	$ 1,000	0%	$ -	0%	$ (0)			$ 10,000
22	Remove Storm Drain Major Structure (e.g. concrete manholes, junction box, vaults)	EA	2	$ 1,500	$ 3,000	90%	$ 2,700	10%	$ 300	0%	$ -	0%	$ (0)			$ 3,000
23	Remove Remnant Concrete Structure (walls, slab, foundation base, footings)	LS			$ 3,000	90%	$ 2,700	10%	$ 300	0%	$ -	0%	$ (0)			$ 3,000
24	Modify/Replace Storm Drain Structure/Junction Box Steel Frame & Cover (CSLT Facility)	LS			$ 3,500	90%	$ 3,150	10%	$ 350	0%	$ -	0%	$ (0)			$ 3,500
25	Modify Storm Drain Inlet / Connect New Storm Drain Pipe (Caltrans Facility)	LS			$ 2,500	90%	$ 2,250	10%	$ 250	0%	$ -	0%	$ (0)			$ 2,500
26	Adjust Minor Utility Box to FG (e.g. meter box, valve can, pull box)	EA	0	$ 1,500	$ -	Phase 1										$ -
27	Adjust Major Utility Vault / Manhole Covers to FG (e.g. junction vault frame and cover, manhole frame and cover)	EA	3	$ 2,000	$ 6,000	0%	$ -	0%	$ -	0%	$ -			100%	$ 6,000	$ 6,000
28	Utility Service Lateral Replacement (by contractor) - Ex. Sanitary Sewer Service Lateral (STPUD)	EA	3	$ 2,500	$ 7,500	90%	$ 6,750	10%	$ 750	0%	$ -	0%	$ (0)			$ 7,500
29	Utility Service Lateral Replacement (by contractor) - Ex. Domestic Water Service Lateral (STPUD)	EA	0	$ 3,500	$ -	Phase 1										$ -
30	Utility Service Lateral Replacement (coordination w/ utility) - Ex. Natural Gas Service Lateral (Southwest Gas Corp.)	EA	1	$ 1,000	$ 1,000	0%	$ -	0%	$ -	0%	$ -			100%	$ 1,000	$ 1,000
31	Salvage & Reset Landscape Boulder in Work	EA	53	$ 250	$ 13,250	0%	$ -	0%	$ -	0%	$ -	100%	$ 13,250.00			$ 13,250
32	Remove, Salvage & Reset Fencing (As Directed or Authorized)	LF	200	$ 120	$ 24,000	20%	$ 4,800	2%	$ 480	0%	$ -	78%	$ 18,720.00			$ 24,000
33	Remove, Salvage & Reset Common Landscape/Site Facilities (Miscellaneous Project Areas)	LS			$ 10,000	25%	$ 2,500	2%	$ 200	0%	$ -	73%	$ 7,300.00			$ 10,000
34	Remove, Replace and Protect Existing Landscape/Site Facilities, APN 023-241-40 (Irrigation, Sod, Signage, Parking Lot Striping)	LS			$ 5,000	21%	$ 1,050	2%	$ 100	0%	$ -	77%	$ 3,850.00			$ 5,000
35	Removal of Unsuitable Subgrade Material (As Directed or Authorized)	CY	100	$ 150	$ 15,000	50%	$ 7,500	5%	$ 750	0%	$ -	45%	$ 6,750.00			$ 15,000
36	Rock Fracture and Removal (As Directed or Authorized)	CY	50	$ 300	$ 15,000	90%	$ 13,500	10%	$ 1,500	0%	$ -	0%	$ (0)			$ 15,000
37	Earthwork - South Bonanza Basin	LS			$ -	Phase 1										$ -
38	Earthwork - Margaret/D St Basin	LS			$ -	Phase 1										$ -
39	Earthwork - North Bonanza Basin	LS			$ -	Phase 1										$ -
40	Earthwork - Helen Basin / Greenbelt Meadow Complex	LS			$ 676,700	70%	$ 473,690	10%	$ 67,670	0%	$ -	20%	$ 135,340			$ 676,700

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 2

Engineer's 95% Phase 2 Construction Cost Estimate

						Phase 2 Construction Funding Distribtion to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant ($650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Unfunded	Amount	Percent Reimbursed	Amount	Phase 2 Total Project Cost
41	Earthwork - Vegetated Swale (James/Eloise Site)	LF	0	$ 35	$ -	Phase 1										$ -
42	Rockery Wall (qty. per square foot wall face)	SF	1,944	$ 100	$ 194,400	30%	$ 58,320	5%	$ 9,720	0%	$ -	65%	$ 126,360			$ 194,400
43	18" DIA. HDPE Storm Drain Pipe	LF	220	$ 150	$ 33,000	90%	$ 29,700	10%	$ 3,300	0%	$ -	0%	$ (0)			$ 33,000
44	24" DIA. HDPE Storm Drain Pipe	LF	0	$ 180	$ -	Phase 1										$ -
45	30" DIA. HDPE Storm Drain Pipe	LF	780	$ 225	$ 175,500	90%	$ 157,950	10%	$ 17,550	0%	$ -	0%	$ (0)			$ 175,500
46	24" DIA. HDPE Storm Drain, Perforated Pipe Sub-Drain	LF	0	$ 190	$ -	Phase 1										$ -
47	30" DIA. HDPE Storm Drain, Perforated Pipe Sub-Drain	LF	0	$ 235	$ -	Phase 1										$ -
48	18" DIA. RCP Storm Drain Pipe	LF	0	$ 180	$ -	Phase 1										$ -
49	24" DIA. RCP Storm Drain Pipe	LF	0	$ 200	$ -	Phase 1										$ -
50	30" DIA. RCP Storm Drain Pipe	LF	0	$ 250	$ -	Phase 1										$ -
51	23" x 14" RCEP Culvert	LF	65	$ 200	$ 13,000	90%	$ 11,700	10%	$ 1,300	0%	$ -	0%	$ (0)			$ 13,000
52	34" x 22" RCEP Culvert	LF	0	$ 225	$ -	Phase 1										$ -
53	45" x 29" RCEP Culvert	LF	0	$ 275	$ -	Phase 1										$ -
54	Slurry Cement (structural backfill / shallow pipe installations)	CY	0	$ 500	$ -	Phase 1										$ -
55	Storm Drain FES (match culvert size/material type)	EA	5	$ 2,500	$ 12,500	90%	$ 11,250	10%	$ 1,250	0%	$ -	0%	$ (0)			$ 12,500
56	36" x 24" RCBC	LF	0	$ 700	$ -	Phase 1										$ -
57	Reinforced Concrete Headwalls (for 36" x 24" RCBC)	CY	0	$ 2,500	$ -	Phase 1										$ -
58	48" DIA. Storm Drain Manhole	EA	0	$ 8,500	$ -	Phase 1										$ -
59	60" DIA. Storm Drain Manhole	EA	3	$ 10,000	$ 30,000	90%	$ 27,000	10%	$ 3,000	0%	$ -	0%	$ (0)			$ 30,000
60	72" DIA. Storm Drain Manhole	EA	1	$ 12,000	$ 12,000	90%	$ 10,800	10%	$ 1,200	0%	$ -	0%	$ (0)			$ 12,000
61	72" DIA. Storm Drain Manhole w/ Diverter	EA	0	$ 15,000	$ -	Phase 1										$ -
62	96" DIA. Storm Drain Manhole	EA	1	$ 18,000	$ 18,000	90%	$ 16,200	10%	$ 1,800	0%	$ -	0%	$ (0)			$ 18,000

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 2

Engineer's 95% Phase 2 Construction Cost Estimate

						Phase 2 Construction Funding Distribtion to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant ($650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Unfunded	Amount	Percent Reimbursed	Amount	Phase 2 Total Project Cost
63	Drainage Inlet, Type 1 - Sediment Trap	EA	1	$ 5,500	$ 5,500	90%	$ 4,950	10%	$ 550	0%	$ -	0%	$ (0)			$ 5,500
64	Drainage Inlet, Type 2 - Sediment Trap	EA	3	$ 5,000	$ 15,000	90%	$ 13,500	10%	$ 1,500	0%	$ -	0%	$ (0)			$ 15,000
65	Drainage Inlet, Type 3	EA	0	$ 6,500	$ -	Phase 1										$ -
66	Drainage Inlet, Type 4	EA	1	$ 6,000	$ 6,000	90%	$ 5,400	10%	$ 600	0%	$ -	0%	$ (0)			$ 6,000
67	Basin Outlet Structure	EA	2	$ 10,000	$ 20,000	90%	$ 18,000	10%	$ 2,000	0%	$ -	0%	$ (0)			$ 20,000
68	Rock Lined Low Flow Swale	LF	1,180	$ 30	$ 35,400	90%	$ 31,860	10%	$ 3,540	0%	$ -	0%	$ (0)			$ 35,400
69	Concrete Curb & Gutter (Vertical Battered)	LF	0	$ 85	$ -	Phase 1										$ -
70	Concrete Curb & Gutter (Rolled)	LF	0	$ 85	$ -	Phase 1										$ -
71	Concrete Curb Transition (Type 1, Curb End)	EA	0	$ 500	$ -	Phase 1										$ -
72	Riprap - Rock Weir, Rock Dissipater/Transitions, Rock Check Dams, RSP, & Drainage Erosion Protections	CY	260	$ 250	$ 65,000	90%	$ 58,500	10%	$ 6,500	0%	$ -	0%	$ (0)			$ 65,000
73	Road Shoulder Stabilization (Cement Treated Permeable Base)	TON	40	$ 250	$ 10,000	90%	$ 9,000	10%	$ 1,000	0%	$ -	0%	$ (0)			$ 10,000
74	Concrete Sidewalk	SF	1,715	$ 35	$ 60,025	0%	$ -			10%	$ 6,003	90%	$ 54,023			$ 60,025
75	Concrete Driveway / Aprons	SF	530	$ 40	$ 21,200	0%	$ -			10%	$ 2,120	90%	$ 19,080			$ 21,200
76	HMA Paving - Trench/Road Patch (4-INCH, 2 LIFTS - Type A, PG 64-28M, 1/2" aggregate)	TON	650	$ 300	$ 195,000	90%	$ 175,500	10%	$ 19,500	0%	$ -	0%	$ (0)			$ 195,000
77	HMA Paving - Driveway Patch/Repairs (3-INCH, 1 LIFT - Type A, PG 64-28, 1/2" aggregate) - (As Directed or Authorized)	SF	500	$ 15	$ 7,500	90%	$ 6,750	10%	$ 750	0%	$ -	0%	$ (0)			$ 7,500
78	HMA Paving - Roadside AC Swale, and F St. Drainage "V" Ditch (3-INCH, 1 LIFT - Type A, PG 64-28, 1/2" aggregate)	SF	0	$ 15	$ -	Phase 1										$ -
79	HMA Paving - Multi-Use Trail (3-INCH, 1 LIFT - Type A, PG 64-28M, 3/8" aggregate)	TON	790	$ 300	$ 237,000	0%	$ -	0%	$ -	20%	$ 47,400	80%	$ 189,600			$ 237,000
80	Multi-Use Path Edging (2"x6" Treated Lumber)	LS			$ 188,400	0%	$ -	0%	$ -	0%	$ -	100%	$ 188,400			$ 188,400
81	Concrete Permeable Unit Pavers	SF	5,950	$ 60	$ 357,000	0%	$ -	0%	$ -	10%	$ 35,700	90%	$ 321,300			$ 357,000
82	Concrete Edge/Band	LF	363	$ 35	$ 12,705	0%	$ -	0%	$ -	20%	$ 2,541	80%	$ 10,164			$ 12,705
83	Decomposed Granite Walking Trail (6-ft width)	LF	960	$ 40	$ 38,400	0%	$ -	0%	$ -	20%	$ 7,680	80%	$ 30,720			$ 38,400
84	Elevated Boardwalk (12-ft clear width)	LF	391	$ 2,500	$ 977,500	0%	$ -	0%	$ -	20%	$ 195,500	80%	$ 782,000			$ 977,500

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 2

Engineer's 95% Phase 2 Construction Cost Estimate

						Phase 2 Construction Funding Distribtion to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant ($650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Unfunded	Amount	Percent Reimbursed	Amount	Phase 2 Total Project Cost
85	Boardwalk Abutment / At-Grade Trail Transition	EA	4	$ 15,000	$ 60,000	0%	$ -	0%	$ -	20%	$ 12,000	80%	$ 48,000			$ 60,000
86	Boardwalk GuardRailing	LF	782	$ 250	$ 195,500	0%	$ -	0%	$ -	20%	$ 39,100	80%	$ 156,400			$ 195,500
87	Pedestrian GuardRailing	LF	506	$ 275	$ 139,150	0%	$ -	0%	$ -	20%	$ 27,830	80%	$ 111,320			$ 139,150
88	Log Drainage Crossing Structure	LS			$ 7,500	0%	$ -	0%	$ -	20%	$ 1,500	80%	$ 6,000			$ 7,500
89	Wood/Timber Steps	SF	40	$ 100	$ 4,000	0%	$ -	0%	$ -	20%	$ 800	80%	$ 3,200			$ 4,000
90	Buck and Pole Fencing	LF	0	$ 85	$ -	Phase 1										$ -
91	Landscape Boulder (Import)	EA	153	$ 350	$ 53,550	0%	$ -	0%	$ -	0%	$ -	100%	$ 53,550			$ 53,550
92	Pipe Bollard - Removable	EA	6	$ 1,500	$ 9,000	0%	$ -	0%	$ -	10%	$ 900	90%	$ 8,100			$ 9,000
93	Greenbelt Irrigation System	LS			$ 40,000	33%	$ 13,200	5%	$ 2,000	10%	$ 4,000	52%	$ 20,800			$ 40,000
94	Electrical Service Pedestal (Lighting System)	LS			$ 15,000	0%	$ -	0%	$ -	10%	$ 1,500	90%	$ 13,500			$ 15,000
95	Electrical Conduits/Conductors & Improvements (Lighting System)	LS			$ 150,000	0%	$ -	0%	$ -	10%	$ 15,000	90%	$ 135,000			$ 150,000
96	Lighting Pole and Luminare (Lighting System)	EA	32	$ 10,000	$ 320,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 320,000			$ 320,000
97	Greenbelt Site Furnishings/Amenities - Bench	EA	16	$ 2,500	$ 40,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 40,000			$ 40,000
98	Greenbelt Site Furnishings/Amenities - Trash & Recycling Receptacle	EA	5	$ 3,000	$ 15,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 15,000			$ 15,000
99	Greenbelt Site Furnishings/Amenities - Dog Waste Station	EA	4	$ 750	$ 3,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 3,000			$ 3,000
100	Greenbelt Site Furnishings/Amenities - Trailhead Kiosk (One Sided)	EA	1	$ 5,000	$ 5,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 5,000			$ 5,000
101	Greenbelt Site Furnishings/Amenities - Trailhead Kiosk (Two Sided)	EA	1	$ 7,500	$ 7,500	0%	$ -	0%	$ -	0%	$ -	100%	$ 7,500			$ 7,500
102	Greenbelt Site Furnishings/Amenities - Interpretive Signage	LS			$ 5,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 5,000			$ 5,000
103	Greenbelt Site Furnishings/Amenities - Bicycle Rack	EA	9	$ 1,500	$ 13,500	0%	$ -	0%	$ -	0%	$ -	100%	$ 13,500			$ 13,500
104	Greenbelt Site Furnishings/Amenities - Bicycle Repair Stand	EA	3	$ 2,000	$ 6,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 6,000			$ 6,000
105	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 1	LS			$ 10,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 10,000			$ 10,000
106	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 2	LS			$ 15,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 15,000			$ 15,000

Tahoe Valley Greenbelt & Stormwater Improvement Project - Phase 2

Engineer's 95% Phase 2 Construction Cost Estimate

						Phase 2 Construction Funding Distribtion to Funding Sources										
						SWRCB Prop. 1 Grant		City Local Match		CTC Prop. 1 Grant ($650K)		Unfunded Amount		Utility Company Relocations		
ITEM NO.	DESCRIPTION	UNIT OF MEASURE	EST. QUANTITY	UNIT PRICE	TOTAL COST	Percent Reimbursed	Amount	Percent Local Funds	Amount	Percent Reimbursed	Amount	Percent Unfunded	Amount	Percent Reimbursed	Amount	Phase 2 Total Project Cost
107	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 3	LS			$ 5,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 5,000			$ 5,000
108	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 4	LS			$ 30,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 30,000			$ 30,000
109	Greenbelt Site Furnishings/Amenities - Playground Structure, Type 5	LS			$ 3,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 3,000			$ 3,000
110	Greenbelt Site Furnishings/Amenities - Eng. Wood Fiber Playground Mulch	SF	5,450	$ 5	$ 27,250	0%	$ -	0%	$ -	0%	$ -	100%	$ 27,250			$ 27,250
111	Greenbelt Ornamental Landscape Plantings	LS			$ 20,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 20,000			$ 20,000
112	Multi-Use Path / Trail Signage (Single Post)	EA	13	$ 750	$ 9,750	0%	$ -	0%	$ -	0%	$ -	100%	$ 9,750			$ 9,750
113	Roadway/Regulatory Signage (Single Post)	EA	4	$ 750	$ 3,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 3,000			$ 3,000
114	Object Marker, Type A	EA	5	$ 250	$ 1,250	90%	$ 1,125	10%	$ 125	0%	$ -	0%	$ (0)			$ 1,250
115	Object Marker, Type B	EA	25	$ 450	$ 11,250	0%	$ -		$ -	0%	$ -	100%	$ 11,250			$ 11,250
116	Traffic Striping / Markings	LS			$ 4,700	90%	$ 4,230	10%	$ 470	0%	$ -	0%	$ (0)			$ 4,700
117	Revegetation Treatment, Type 1 (Organic Matter and Topsoil Salvage and Replacement)	LS			$ 47,000	50%	$ 23,500	6%	$ 2,820	20%	$ 9,400	24%	$ 11,280			$ 47,000
118	Revegetation Treatment, Type 2 (Sod Salvage and Replacement)	SY	3,480	$ 25	$ 87,000	50%	$ 43,500	6%	$ 5,220	20%	$ 17,400	24%	$ 20,880			$ 87,000
119	Revegetation Treatment, Type 3 (Woody Vegetation Salvage and Processing)	LS			$ 23,500	50%	$ 11,750	6%	$ 1,410	22%	$ 5,170	22%	$ 5,170			$ 23,500
120	Revegetation Treatment, Type 4 (Willow and Rose Salvage and Replacement)	EA	100	$ 50	$ 5,000	90%	$ 4,500	10%	$ 500	0%	$ -	0%	$ (0)			$ 5,000
121	Revegetation Treatment, Type 5 (Seeding Mixes 1, 2, or 3 respectively identified as TT5-1, TT5-2, TT5-3)	SY	10,430	$ 10	$ 104,300	50%	$ 52,150	6%	$ 6,258	20%	$ 20,860	24%	$ 25,032			$ 104,300
122	Revegetation Treatment, Type 6 (Mulch Application - processed woody vegetation [TT3], and/or wood chips / tub grindings)	SY	6,960	$ 15	$ 104,400	50%	$ 52,200	6%	$ 6,264	15%	$ 15,660	29%	$ 30,276			$ 104,400
123	Revegetation Treatment, Type 7 (Coir 40/400 Netting Installation)	SY	4,520	$ 20	$ 90,400	50%	$ 45,200	6%	$ 5,424	20%	$ 18,080	24%	$ 21,696			$ 90,400
																$ 6,463,515
	Total Phase 2 Construction Cost:				*$6,463,515*		*$2,139,915*		*$251,949*		*$590,874*		*$3,473,779*		*$7,000*	*$6,463,515*
	10% Contingency:				*$646,400*		*$213,991*		*$25,195*		*$59,087*		*$347,378*		*$700*	*$646,400*
	Total Phase 2 Construction Cost Estimate:				***$7,109,915***		$2,353,906		$277,143		$649,961		$3,821,156		$7,700	**$7,109,915**
	Direct Phase 2 Project Administration Costs:				$ 168,500		$0		$43,500		$0		$125,000		$0	$168,500
	Grand Total Phase 2 Project Costs:				**$7,278,415**		**$2,353,906**		**$320,643**		**$649,961**		**$3,946,156**		**$7,700**	**$7,278,415**

Remaining Prop. 1 Funding Available for Phase 2: $ 2,353,935.00

14% Local/City Proportion of Prop. 1 Grant for Phase 2

From:	Perkins, Grant@CCC
To:	Jason Burke
Cc:	Stan Hill
Subject:	RE: Prop 1 CCC consultation
Date:	Friday, January 7, 2022 9:03:18 AM
Attachments:	image001.png image004.png

Hi Jason,

Yes, I think we can schedule something. I have forwarded this consultation to our special projects as all our consultations have to go through them.

Grant Perkins
Conservationist Supervisor
Tahoe Center

1949 Apache Avenue
South Lake Tahoe, CA 96150

P: (530) 577-0850
C: (530) 721-2347

Grant.Perkins@ccc.ca.gov
ccc.ca.gov



Hard Work, Low Pay,
Miserable Conditions and More

From: Jason Burke <jburke@cityofslt.us>
Sent: Thursday, January 6, 2022 2:49 PM
To: Perkins, Grant@CCC <Grant.Perkins@CCC.CA.GOV>
Cc: Stan Hill <shill@cityofslt.us>
Subject: Prop 1 CCC consultation

Hi Grant:
As we spoke in the field a few months ago, Prop. 1 grant requirements include a requirement that we consult with the CCC about your ability to assist us with completing stormwater treatment projects. We applied for a Prop 1 grant in 2015, and have put in multiple other Prop. 1 applications for various rounds since then.

In 2015, we received a response from the former center manager John Martinez (attached), but understand the situation has changed at the Tahoe Center in the years past. We are applying for California Tahoe Conservancy Prop. 1 Round 4, which also requires we consult with the CCC about availability to work on the project. We have two work items that could be a way to use the CCC,

pending crew availability:

- Tree clearing and chipping in future areas where stormwater treatment basins will be built on public land (early spring of ’22), approximately 200-300 small to medium diameter trees
- Assistance planting plants, rolling out erosion control blanket, and other finishing touches like spreading mulch when the civil contractor is done with the work excavating the new SEZ and stormwater treatment basins, likely in late September early October (’22 or ’23). Realistically, this is often fire season and CCC crews have been overbooked, and this work need to be scheduled in coordination with the contractor to ensure all of the sites are stable by October 15.

Can you confirm or revise the attached statement from 2015 if the CCC Tahoe Center is still available to assist with this grant funded project? If you believe you can help with the tree clearing, we may want to schedule a meeting to talk about scope, scheduling and contracting.

Thanks for the help,

Jason Burke
Stormwater Program Coordinator
City of South Lake Tahoe
1740 D Street
South Lake Tahoe, CA 96150
(530) 542-6038
jburke@cityofslt.us

CITY OF SOUTH LAKE TAHOE

This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

DocuSign Envelope ID: 8A9D7FF6-0BFA-4BA9-8233-833ED688A3A2

Resolution 2021-089

Adopted by City of South Lake Tahoe

City Council

November 2, 2021

Ratification of Grant Application and Commitment to the Requirements of the California Tahoe Conservancy Implementation Grant Funding Programs for the Tahoe Valley Greenbelt and Stormwater Improvement Project

BACKGROUND

A. The City of South Lake Tahoe (City) is engaged in a collaborative interagency partnership to meet the Tahoe Regional Planning Agency thresholds and install Best Management Practices for the multi-benefit Tahoe Valley Greenbelt and Stormwater Improvement Project.

B. Staff has submitted a grant application for Round 4 of Proposition 1 grant funding to the California Tahoe Conservancy for implementation funding for the Tahoe Valley Greenbelt and Stormwater Improvement Project, indicating a $5.9 Million funding gap for this Project, and seeks City Council ratification for this application.

C. The grant application for CTC implementation grant funding requires, through resolution, the City's commitment to the Tahoe Valley Greenbelt and Stormwater Improvement Project and commitment to operate and maintain the Project during the useful life of the Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Ratifies the grant application for this Project for up to $5.9 Million with no matching funds required.
2. Authorizes and designates the Director Public Works, or designee to sign for, on behalf of the City of South Lake Tahoe, the grant application for the Project.
3. Confirms the City's commitment to the Tahoe Valley Greenbelt and Stormwater Improvement Project and the City's commitment to operate and maintain Project improvements throughout the useful life of the Project.

Adopted by the City Council of the City of South Lake Tahoe on November 2, 2021, by the following vote:

Yes: Bass, Creegan, Friedrich, Middlebrook and Wallace

_____ Date: 11/3/2021

Tamara Wallace, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council

EXHIBIT J

California Tahoe Conservancy - City of South Lake Tahoe License Agreement

PROJECT PLANS PHASE 1 & PHASE 2

LICENSE NO. 2022-0214-LT-279

Tahoe Valley Stormwater and Greenbelt Improvement Project

THIS LICENSE AGREEMENT ("Agreement") is made on this 5th day of April, 2022, by and between the California Tahoe Conservancy, hereinafter called "Licensor," and the City of South Lake Tahoe, hereinafter called "Licensee";

W I T N E S S E T H:

1. License.

Subject to the provisions hereof, Licensor hereby grants to Licensee a license ("License") for:

> Access onto and through, and construction within, portions of El Dorado County Assessment Numbers: 023-211-010; 023-211-044; 023-231-003; 023-231-010; 023-231-012; 023-381-001; 023-381-010; 023-430-040; 023-681-001; 032-141-002; 032-141-003; 032-152-020; 032-278-021; 032-278-022; 032-278-023; 023-241-023 and 032-278-024 ("License Area"), for the purpose of conducting surveys, construction and maintaining the Tahoe Valley Stormwater and Greenbelt Improvement Project ("Project"), which includes constructing and maintaining the improvements described in **Exhibit A** ("Improvements") and as depicted in **Exhibit B**, and all activities and incidental activities related to the Project and the maintenance of the Improvements. Access for construction of the Improvements and access for construction of the Project is limited to the License Area.
>
> Licensee may use necessary heavy equipment to dig, construct, backfill, and may use all equipment necessary to construct and maintain the Improvements. During construction of the Improvements, Licensee will enclose the portions of the License Area to be used with construction fencing and utilize appropriate Best Management Practices (BMPs) required for any permits associated with the Project. Licensee may utilize all equipment as reasonably necessary to complete the Project to access the License Area.

Licensee's right to access and use the License Area is nonexclusive, and Licensor and the public shall have the right to enter and use the License Area for any purpose that will not unreasonably interfere with the rights granted to Licensee under this Agreement. Licensee shall use the least restrictive practices available during construction or maintenance activities to mimize impacts on public access to the License Area.

2. Adherence to the Terms of Relevant Grant Agreements.

The terms of this Agreement shall, at all times, be carried out in accordance with all terms of any and all grant agreements and subsequent amendments to such grant agreements entered into by Licensee for any and all projects or other actions to be taken on the parcels listed above that are included in the License Area. In the event of any inconsistency between the terms of such a grant and this Agreement, the terms of a grant shall control.

3. Term.

The term ("Term") of this Agreement shall be 25 years, commencing on the date of execution of this Agreement, unless terminated earlier by mutual agreement in writing by all parties to this Agreement or due to breach of the requirements of this Agreement. During the Term, Licensee shall have the right to construct the Project and Improvements, and following completion of construction of the Improvements, Licensee shall be obligated to maintain the Improvements until the end of the Term and pursuant to the terms of any and all grant agreements. The parties may extend the Term by mutual agreement in writing.

4. Access.

Licensor agrees that for the duration of this Agreement, subject to all of the conditions and terms hereof, any employee or agent of Licensee or duly authorized contractor performing construction pursuant to the Improvements may enter upon and use the License Area for the purposes set forth herein.

5. Conditions Precedent to Construction.

In addition to any other conditions contained herein, Licensee shall not begin constructing Improvements within the License Area until Licensee has completed all conditions precendent set forth herein and until Licensee has received all required permits and received required approvals, and Licensor's Executive Director or designee has approved commencement of contruction in writing.

Prior to construction, Licensee shall provide notice as set forth in Section 6, "Public Notice," below.

6. Public Notice.

Licensee shall provide reasonable notice to the public of the Project purpose, duration, and limitations of public access. If reasonable public access is inhibited by activies under this License, Licensee shall post signs showing alternate access routes to recreational areas, if applicable. If alternative access routes are unavailable, Licensee shall provide reasonable notice to the public of the duration of limitations to public access. Licensee shall provide the public with a method for communicating comments or questions to Licensee, and Licensee shall reasonably respond to all public inquiries regarding the Improvements and the Project for five (5) years from the date of execution of this Agreement.

7. License Fee.

There is no fee required to be paid to Licensor for Licensee's use of the License Area. Licensor has chosen to waive any fee due to water quality and public health and safety benefits of the Improvements.

8. Expenses of Licensee.

Licensee shall bear the sole risk and pay all costs and expenses of whatever kind and nature which arise from this License, including, without limitation, expenses to reconstruct, repair, and restore the License Area to the same or better condition it was in prior to its use by Licensee, as required by Section 14(B) below.

If Licensor shall have made payments on behalf of Licensee for any costs or expenses incurred herein, Licensee shall reimburse Licensor within ten (10) days from the date such costs or expenses were incurred. Licensor shall have a lien on any Licensee-owned property on Licensor's property as security for repayment of said amount.

9. Maintenance of Improvements.

Licensee shall be obligated to operate and maintain the Improvements constructed within the License Area through the Term of this Agreement pursuant to Section three (3). Where additional improvements are constructed pursuant to a project funded in whole or in part by Licensor under a grant agreeement provided by Licensor, such improvements shall be operated and maintained in a manner consistent with the terms and provisions of such grant agreement. Unimproved parcels utilized for staging shall be fully restored to natural conditions immediately following construction of the Project and Improvements. Licensor may be excused from its maintenance of the Improvements only upon the written approval of the Executive Director or designee for good cause. "Good cause" includes, but is not limited to, natural disasters which destroy the Improvements and render the Project obsolete or impracticable to rebuild.

10. Qualifications on Use.

Licensee shall neither use nor permit any use of the License Area for any purpose other than that set forth in Section 1 hereof. Licensee will exercise due diligence to not cause any damage while using the License Area and will ensure prompt notification to the Licensor's Executive Director or designee, if any damage occurs.

Licensee shall not do or suffer to be done in or upon said License Area any act or thing which is or may be a nuisance. Licensee shall not use or knowingly permit others to use the License Area for any unlawful purposes. In the event Licensor determines that Licensee's use of the License Area is causing damage to the License Area, Licensee agrees to take corrective measures to eliminate further damage. If any damage is caused to the License Area, Licensee agrees to promptly repair or pay the full replacement value of such damaged property to Licensor, at Licensor's discretion.

This License does not confer upon Licensee any drilling rights or any water or mineral rights or the right to extract or remove any timber existing on the License Area or any water or minerals of any kind or character, including without limitation oil, natural gas, hydrocarbon substances, geothermal steam, or minerals in solution. Unless authorized in writing by Licensor, Licensee shall not destroy, cut, or remove any timber, trees, or firewood standing or lying thereon, or permit others to commit any of said acts on the License Area.

The License Area shall not be used for displaying signs and notices other than those connected with the use of the License Area contemplated by this License.

Licensee shall, at its expense and to the satisfaction of Licensor, keep and maintain the License Area in good order and repair and in a neat and safe condition. If Licensee shall fail to perform its obligations under this section, Licensor may take action so as to keep and maintain the License Area in good order and repair and in a neat and safe condition and Licensee shall reimburse Licensor for all costs associated with such action pursuant to Section 14 of this Agreement.

11. Prior Encumberances.

Licensor makes no representations or warranties concerning the condition of the License Area. This License is subject to all easements, leases, liens, conditions, restrictions, encumbrances, and claims of title which may affect the License Area. Licensee accepts the License Area (including, without limitation, Licensor-owned improvements, if any) in their present condition and without any representation or warranty by Licensor as to the condition of such License Area or improvements, and Licensor shall not be responsible for any defect or change of conditions in the License Area or such improvements, any damage occurring thereto, or for the existence of any violation of any municipal, county, State, bi-state, or federal law, order, rule, regulation, or ordinance.

12. Fees and Assessments.

Licensee shall pay, before they become delinquent, all charges, fees, taxes, and assessments imposed on the License Area by reason of this Agreement. If Licensor makes payments on behalf of Licensee for any charges, fees, taxes, or assessments incurred herein, Licensee shall reimburse Licensor within thirty (30) days from the date Licensor provides notice to Licensee of such costs or expenses.

Licensor has the right to post notices of non-responsibility upon the License Area, and to otherwise notify, actually or constructively, any entity or persons supplying services or materials to the License Area that Licensor is not responsible for the cost thereof. Licensee covenants and agrees to keep the License Area free from any mechanic's or materialmen's liens claimed by any person, firm, or corporation employed by or on behalf of Licensee for any work or services performed under this Agreement. In the event of the filing of any such liens, Licensee shall cause such lien to be released within five (5) days after Licensor's written notice to do so. Licensee shall indemnify and defend Licensor and the State of California against any and all liability, cost, and expense including attorney's fees incurred by Licensor or the State of California as a result of any such lien.

13. Permits.

Licensee shall obtain at its expense all necessary permits and approvals for the use of the License Area. In the event Licensee has not obtained all permits necessary, this License may be

terminated by either party. Licensee shall adhere to the terms of all permits and approvals applicable to the Improvements and the Project.

Licensee shall seek all permits, licenses, and/or approvals applicable to the repair and operation of the facility as contemplated by this Agreement including, but not limited to, building and/or use permits required by any public body having jurisdiction over the Property.

14. Indemnification and Insurance.

A. General.

Licensee agrees to release, hold harmless, indemnify, and defend (with counsel approved by Licensor) Licensor from and against all liability, cost, and expense (including, without limitation, attorney's fees, in addition to costs of suit and judgment) for loss of or damage to any property or loss of the use thereof or for injury to or death of any person when arising or resulting from:

(a) the use of the License Area or adjacent property by Licensee, and any agent, licensee, contractor, subcontractor, partner, or any other authorized representative of Licensee (other than an agent, employee, or invitee of Licensor); or

(b) Licensee's breach of any provision of this License, whether or not caused or contributed to by the negligence, active or passive or otherwise, of Licensor, its employees, agents, invitees, or any other person.

B. Environmental Impairment.

Licensee, at its expense, shall comply with all applicable laws, regulations, rules, and orders with respect to the use of the License Area, regardless of when they become or became effective, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality, and furnish satisfactory evidence of such compliance upon request of Licensor.

Licensor shall obtain and comply with the terms and provisions of all licenses, permits, and approvals required by any local, regional, State, bi-state, or federal organization with authority to regulate the activities of Licensee under this License.

Should any discharge, leakage, spillage, emission, or pollution of any type occur upon or from the License Area due to Licensee's use and occupancy thereof, Licensee, at its expense, shall be obligated to clean all the property affected thereby, whether owned or controlled by Licensor or any third person, to the satisfaction of Licensor (insofar as the property owned or controlled by Licensor is concerned) and any governmental body having jurisdiction thereover.

Licensee shall indemnify, hold harmless, and defend Licensor against all liability, cost and expense (including, without limitation, any fines, penalties, judgments, litigation costs, and attorney's fees) incurred by Licensor as a result of Licensee's breach of this section, or as a result of any such discharge, leakage, spillage, emission, or pollution, regardless of whether such

liability, cost, or expense arises during or after the License term, unless such liability, cost, or expense is proximately caused solely by the active negligence of Licensor.

Licensee shall pay all amounts due hereunder within thirty (30) days after any such amounts become due.

C. Insurance.

In the event that Licensee enters into an agreement or agreements with independent contractors or other third parties other than agencies of the State of California authorizing such parties to enter onto the License Area, such agreement(s) shall require that Licensee's contractor(s) maintain general liability insurance in an amount of one million dollars ($1,000,000) or such other lesser amount as shall be reasonably approved by Licensor. In addition, Licensee shall make reasonable efforts to ensure that Licensor, and its officers, officials, employees, and volunteers, are included as additional insureds under the insurance required above and that a copy of the endorsements or certificate naming them as additional insureds is furnished to Licensor as soon as is practicable. In the event the contractor or third party is unable to name Licensor as an additional named insured, Licensee shall so notify Licensor. Within five (5) working days thereafter, Licensor shall notify Licensee whether Licensee may proceed with authorizing the contractor to enter upon the License Area.

The company or companies providing such insurance shall have no recourse against Licensor and the State of California, and their members, officers and employees, or any of them, for payment of any premiums or assessments under such insurance. Licensor shall also be provided with notice of any proposed cancellation of insurance.

15. Termination or Expiration.

A. General.

Termination, revocation, or expiration of this License shall not release either party from liability resulting from an event which occurred prior to such termination, revocation, or expiration.

B. Surrender of License Area.

Upon completion of construction of the Improvements, Licensee shall discontinue the use of the License Area for construction purposes and, within sixty (60) days, shall remove all personal property of Licensee, including all construction equipment, vehicles, and machinery, from the License Area. Upon completion of construction of the Project and Improvements, Licensee shall restore the unimproved portions of the License Area as nearly as possible to the condition in which they existed at the time of Licensee's initial entry onto the License Area pursuant to this Agreement. If the Licensee and Licensor do not extend Licensee's right to use the License Area before the expiration of the term of this License as set forth in Section 3, Licensee's right to use the License Area for maintenance of the Improvements shall cease immediately.

Property of Licensee not removed from the License Area within sixty (60) days after the termination, revocation, or expiration of this License shall become the property of the Licensor. Licensee agrees to reimburse Licensor for the cost and expense incurred by Licensor in restoration of the License Area and disposing of said property of Licensee not so removed. If Licensee fails to surrender possession of the License Area upon termination or revocation of this License, Licensor shall have the right, to the extent permitted by law, to re-enter the License Area and remove Licensee and any person or entity claiming through Licensee from the License Area.

C. Quitclaim of Rights.

In the event that Licensee obtains any form of property rights, as a result of this License, whether land, water, mineral, or otherwise, upon expiration or abandonment of the License Area by Licensee, Licensee shall, within thirty (30) days after demand from Licensor to do so, execute and deliver, in recordable form, a quit claim deed conveying any and all rights which may have been obtained by Licensee.

16. Default.

Licensee shall be in default under this License if Licensee fails or refuses to perform any other covenant or condition of this License.

If Licensee fails to cure a default within thirty (30) days after notice from Licensor to do so, Licensor shall have the right, without further notice and in addition to any other remedies Licensor may have at law or equity, to revoke this License forthwith and to retake possession of the License Area. If, however, the default is one that cannot reasonably be cured within 30 days, then the parties will meet and confer on a timeline for cure and Licensor will not revoke the License so long as Licensee continues to diligently pursue a cure in a good faith effor to meet the mutually agreeable timeline for cure.

17. Nonwaiver.

Licensor's failure to enforce or exercise its rights under any term, condition, or covenant of this License shall not be construed as a waiver of such rights or such term, condition, or covenant.

18. Attorney's Fees.

If either party takes any steps or brings an action to compel performance of or to recover for breach of any term of this License, the losing party shall pay reasonable attorney's fees of the prevailing party, in addition to the amount of judgment and costs.

19. Notices.

Any notices, demands, or statements herein requested or required to be given by one party to the other shall be in writing. Delivery of such written notice, demand or statement shall be conclusively taken as sufficient if and when delivered in person or deposited in the United States

mail, registered or certified, postage fully prepaid, addressed, if to Licensor at 1061 Third Street, South Lake Tahoe, CA 96150, and, if to Licensee, to the City Manager, 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150, with a copy to the City Attorney at the same address. Either party hereto may by written notice change the address to which such notices, demands, or statements may be sent. All payments from Licensee to Licensor shall be made to Licensor at Licensor's address for notices unless Licensor gives Licensee notice of another address for making payments. Licensor may change by written notice the address where payments to Licensor shall be made.

20. Time is of the Essence of this License.

Time is of the essence of this License.

21. Entire Agreement.

The contents of this License are the entire agreement between the parties, relating to the rights granted and the obligations assumed herein. Any oral representations or modifications of this Agreement shall be of no force and effect unless embodied in a subsequent modification in writing signed by the party to be charged.

22. Modification.

This License shall not be modified except by the written agreement of the parties.

23. Licensor and Licensee.

The terms "Licensor" and "Licensee" as used in this License includes each party's members(s), officer(s), contractor(s), agent(s), or employee(s), and the successors and assigns of any of them.

24. No Third Party Beneficiaries.

Nothing in this License is intended to create in the public or any member thereof rights as a third party beneficiary hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate as of the day and year first herein written.

CALIFORNIA TAHOE CONSERVANCY

LICENSOR

By: Michael Steeves (Apr 12, 2022 09:33 PDT) Apr 12, 2022

Michael Steeves
General Counsel
1061 Third Street
South Lake Tahoe, CA 96150
(530) 542-5580
Michael.steeves@tahoe.ca.gov

California Tahoe Conservancy Contact:
Scott Cecchi
(530) 208-8323
scott.cecchi@tahoe.ca.gov

CITY OF SOUTH LAKE TAHOE

LICENSEE

By: Devin Middlebrook (Apr 6, 2022 18:12 PDT)

Devin Middlebrook
Mayor
1901 Lisa Maloff Way
South Lake Tahoe, CA 96150
(530) 208-8199
dmiddlebrook@cityofslt.us

Approved as to form:

Heather Stroud
Heather Stroud (Apr 6, 2022 16:28 PDT)

Heather Stroud, City Attorney

Attest Mayor's signature:

By: Sue Blankenship (Apr 6, 2022 14:19 PDT) Apr 6, 2022

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe Council.

EXHIBIT A

James/Eloise Project Area (north of US50)

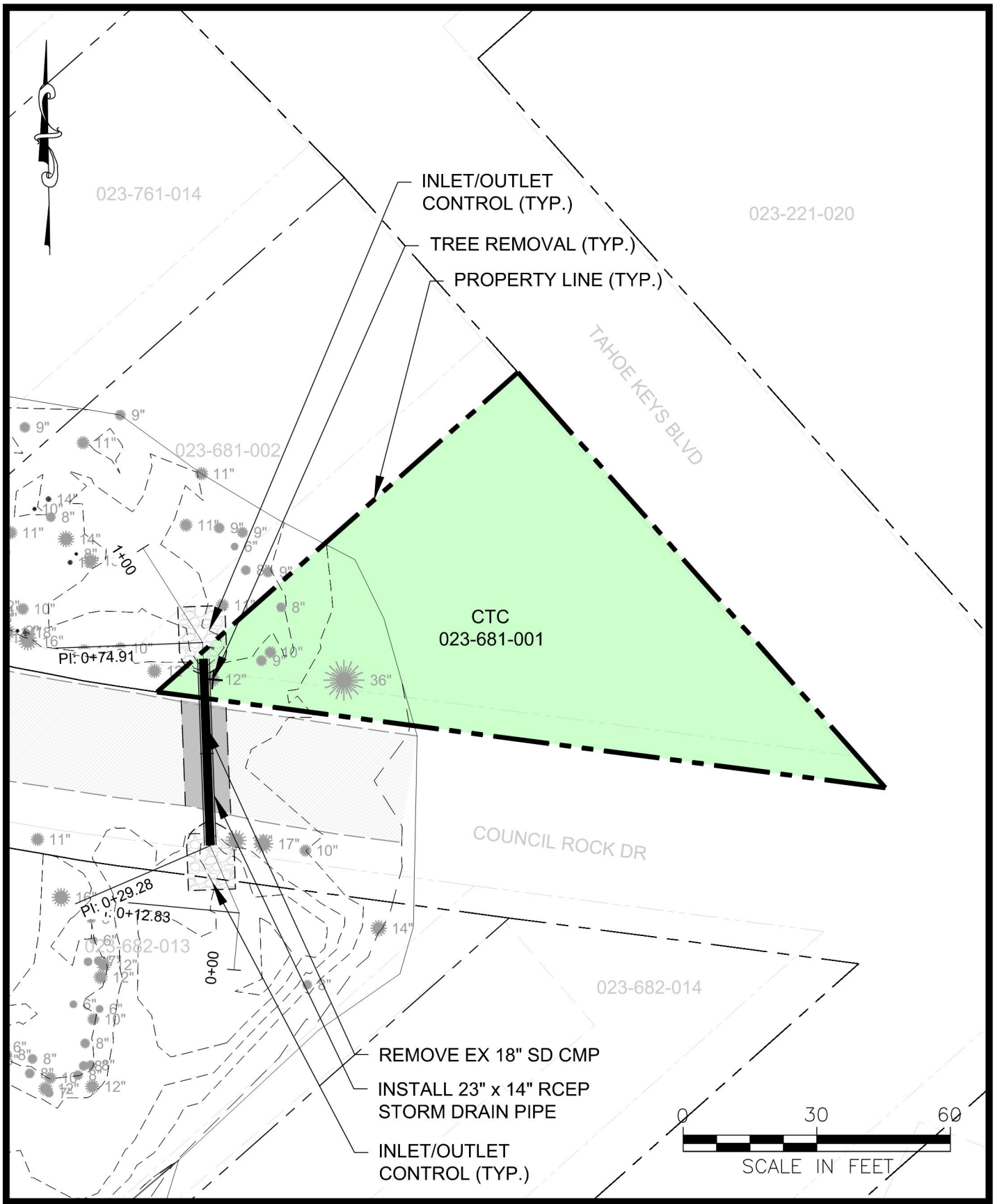
Parcel	Address	Proposed Improvements
023-681-001	969 Council Rock Road	[**Exhibit B-1**] Stormwater roadway culvert, and pipe outlet rock apron/dissipater and channel facilities
023-211-010	2208 Eloise Avenue	[**Exhibit B-2**] Stormwater vegetated channel, and stormwater roadway culvert and pipe outlet rock apron/dissipater and channel facilities
023-211-044	2193 James Avenue	[**Exhibit B-2**] Stormwater channel retrofit, and connectivity to proposed vegetated swale (*Note: existing Caltrans stormwater infiltration gallery from US 50 storm drain system is located on parcel*)

Greenbelt Project Area (central)

023-241-023	2122 Lake Tahoe Blvd.	[**Exhibit B-3**] Multi-use paved trail connector (Greenbelt entry trail); stormwater open space surface conveyance/treatment area; existing stormwater pipeline retrofit/replacement
023-231-010	2113 Helen Avenue	[**Exhibit B-4**] Stormwater treatment basin and riparian SEZ enhancement, and stormwater pipelines; multi-use paved trail, pedestrian lighting, Greenbelt open space, and recreational trail amenities/site furnishings
023-231-012	2108 Barton Avenue	[**Exhibit B-4**] Stormwater treatment basin and riparian SEZ enhancement, stormwater pipelines and basin outlet structure facilities; multi-use paved trail, pedestrian lighting, Greenbelt open space, and recreational trail amenities/site furnishings
023-381-010	2086 Helen Avenue	[**Exhibit B-5**] Stormwater treatment basin and riparian SEZ enhancement; multi-use paved trail, elevated boardwalk, pedestrian lighting, Greenbelt open space, and recreational trail amenities/site furnishings
023-381-001	N/A – (Helen Avenue)	[**Exhibit B-6**] Stormwater treatment basin and riparian SEZ enhancement; multi-use paved trail, and Greenbelt open space
023-231-003	2070 Lake Tahoe Boulevard	[**Exhibit B-6**] Stormwater treatment basin and riparian SEZ enhancement; multi-use paved trail, and Greenbelt open space
023-430-040	N/A – (B Street)	[**Exhibit B-7**] Stormwater treatment basin, stormwater channel retrofit, and riparian SEZ enhancement; native soil/DG walking trails, footbridge structure, and Greenbelt open space

Bonanza Project Area (west of US50 / SR89)

032-141-002	1100 Emerald Bay Road	[**Exhibit B-8**] Stormwater treatment basin; stormwater inlet/sediment trap, pipeline and pipe outlet rock apron/dissipater, and basin outlet structure facilities; and wood buck/pole barrier fencing
032-141-003	1120 Emerald Bay Road	[**Exhibit B-8**] Stormwater treatment basin
032-152-020	1234 Bonanza Avenue	[**Exhibit B-9**] Stormwater treatment basin; stormwater pipeline and pipe outlet rock apron/dissipater, and basin outlet structure facilities; and wood buck/pole barrier fencing
032-278-021	1177 Margaret Avenue	[**Exhibit B-10**] Stormwater treatment basin; stormwater inlet, pipeline and pipe outlet rock apron/dissipater facilities; and wood buck/pole barrier fencing
032-278-022	1881 D Street	[**Exhibit B-10**] Stormwater treatment basin; and wood buck/pole barrier fencing
032-278-023	1885 D Street	[**Exhibit B-10**] Stormwater treatment basin; and wood buck/pole barrier fencing
032-278-024	1889 D Street	[**Exhibit B-10**] Stormwater treatment basin; pipeline and pipe outlet rock apron/dissipater, and basin outlet structure facilities; and wood buck/pole barrier fencing



Cardno
RENO
5496 RENO CORPORATE DRIVE
RENO, NV 89511
TEL: (775) 828-4362 FAX: (775) 851-8046
WWW.CARDNO.COM

LICENSE AGREEMENT
TAHOE VALLEY STORMWATER AND GREENBELT
IMPROVEMENT PROJECT
APN: 023-681-001

CTC PROPERTY BOUNDARY

EL DORADO COUNTY CALIFORNIA

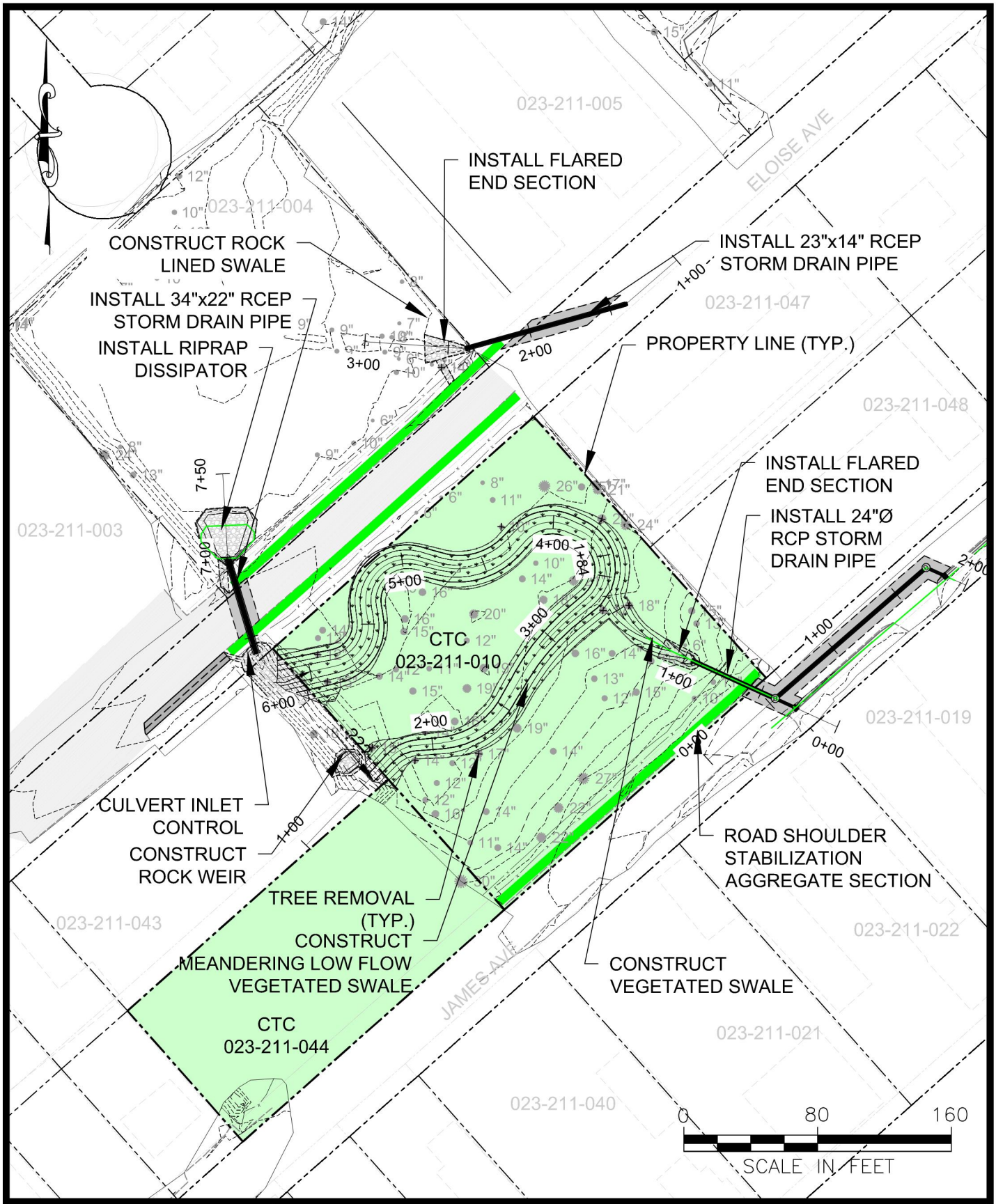
Date: 11/2021
Scale: 1"=30'

EXHIBIT

B-1

Job No. 320400000

C-041-2022



Cardno

RENO
5496 RENO CORPORATE DRIVE
RENO, NV 89511
TEL: (775) 828-4362 FAX: (775) 851-8046
WWW.CARDNO.COM

LICENSE AGREEMENT

TAHOE VALLEY STORMWATER AND GREENBELT IMPROVEMENT PROJECT

APN: 023-211-010 & 023-211-044

CTC PROPERTY BOUNDARY

EL DORADO COUNTY CALIFORNIA

Date: 11/2021

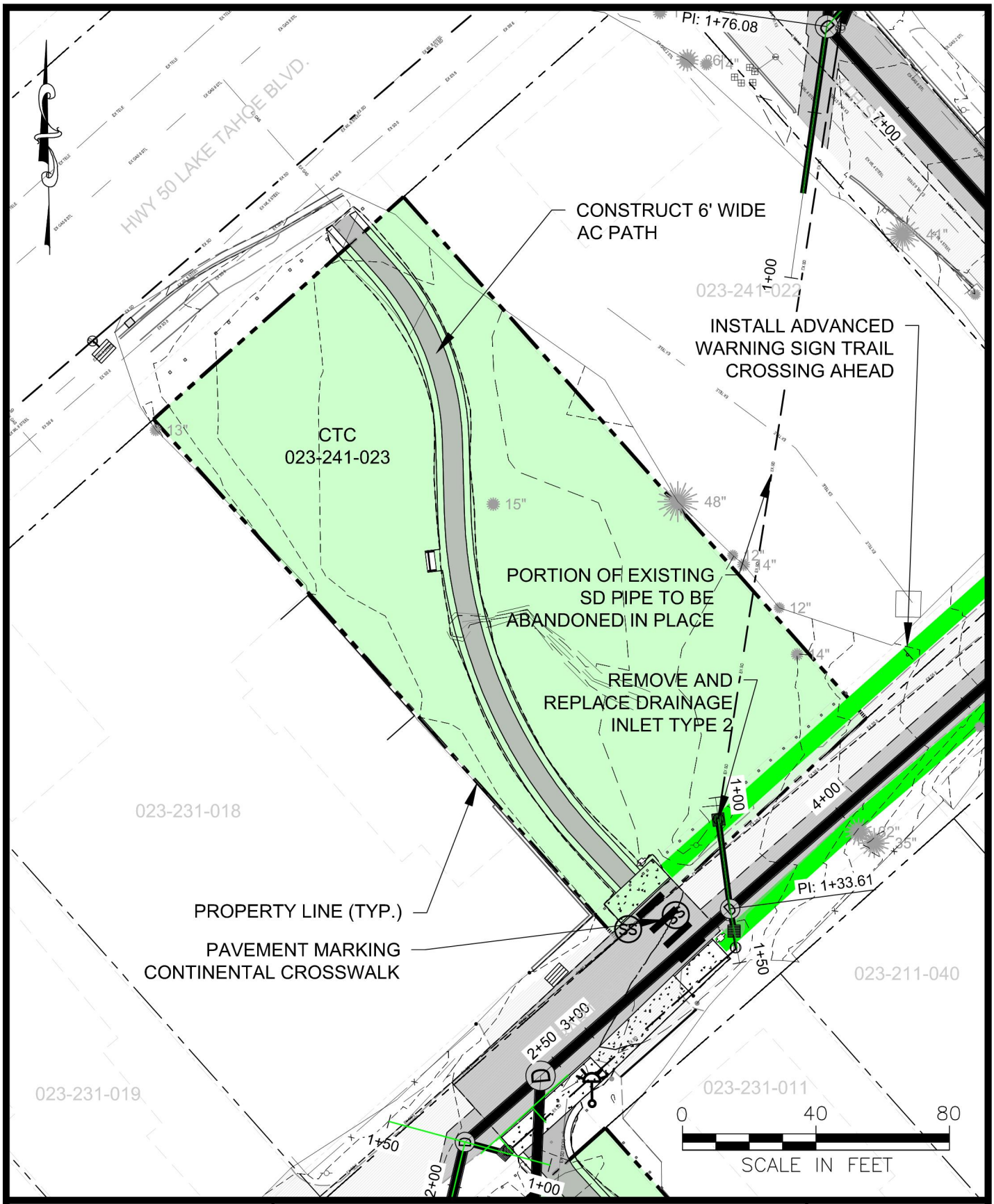
Scale: 1"=80'

EXHIBIT

B-2

Job No. 320400000

C-041-2022



Cardno

RENO
5496 RENO CORPORATE DRIVE
RENO, NV 89511
TEL: (775) 828-4362 FAX: (775) 851-8046
WWW.CARDNO.COM

LICENSE AGREEMENT

TAHOE VALLEY STORMWATER AND GREENBELT IMPROVEMENT PROJECT

APN: 023-241-023

CTC PROPERTY BOUNDARY

EL DORADO COUNTY CALIFORNIA

Date: 11/2021

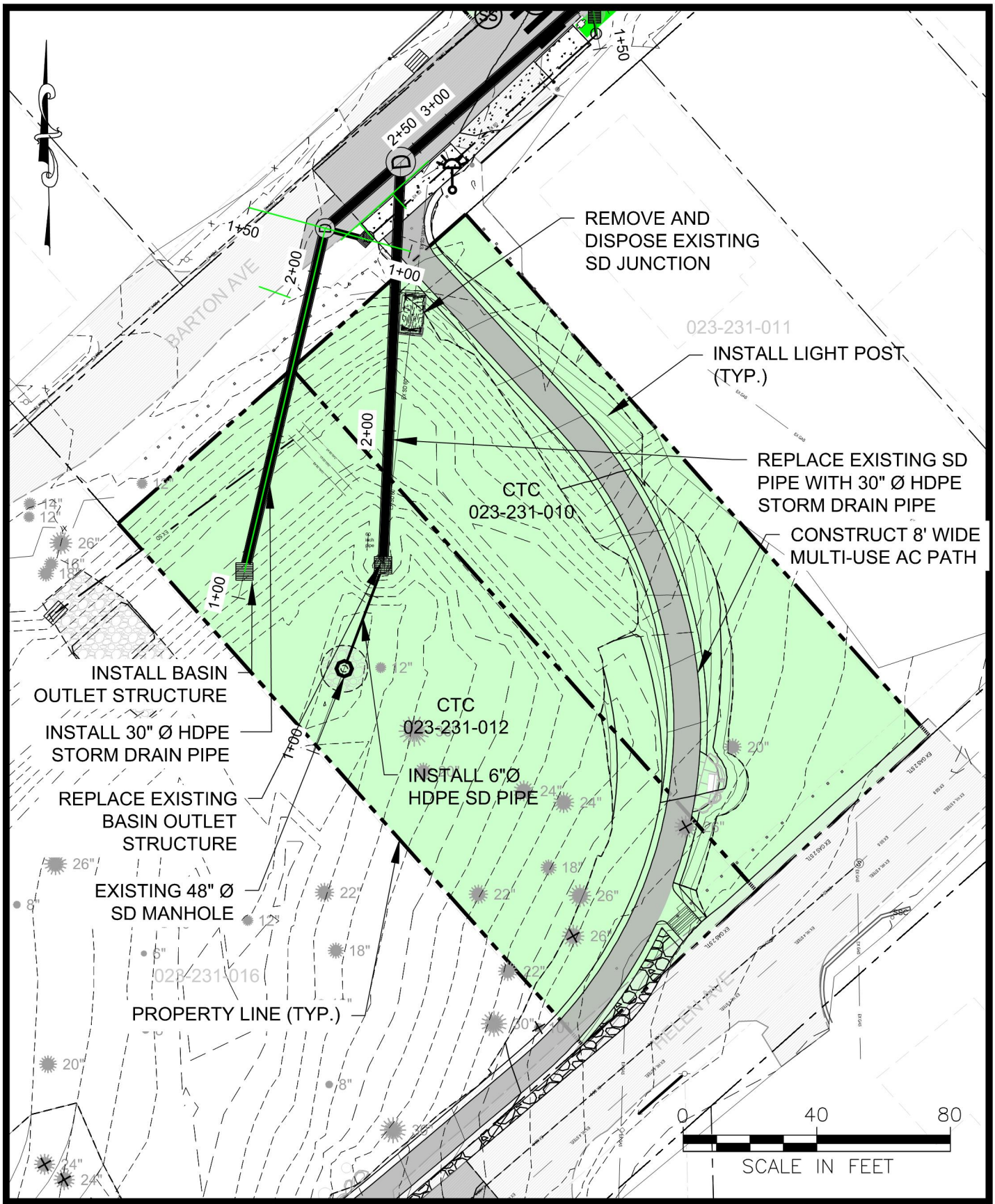
Scale: 1"=40'

EXHIBIT

B-3

Job No. 320400000

C-041-2022



Cardno
RENO
5496 RENO CORPORATE DRIVE
RENO, NV 89511
TEL: (775) 828-4362 FAX: (775) 851-8046
WWW.CARDNO.COM

LICENSE AGREEMENT

TAHOE VALLEY STORMWATER AND GREENBELT IMPROVEMENT PROJECT

APN: 023-231-010 & 023-231-012

CTC PROPERTY BOUNDARY

EL DORADO COUNTY CALIFORNIA

Date: 11/2021

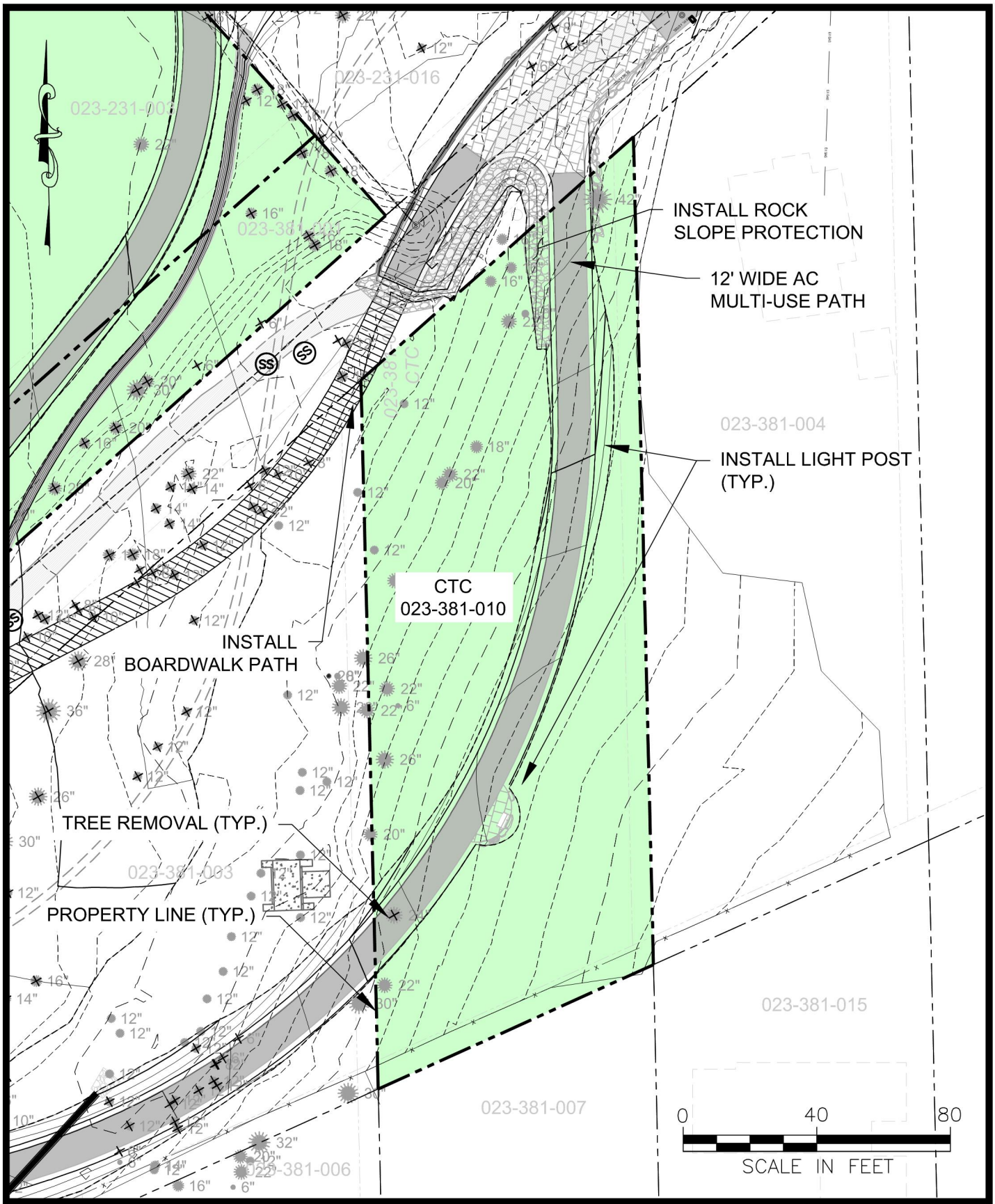
Scale: 1"=40'

EXHIBIT

B-4

Job No. 320400000

C-041-2022



Cardno
RENO
5496 RENO CORPORATE DRIVE
RENO, NV 89511
TEL: (775) 828-4362 FAX: (775) 851-8046
WWW.CARDNO.COM

LICENSE AGREEMENT
TAHOE VALLEY STORMWATER AND GREENBELT IMPROVEMENT PROJECT
APN: 023-381-010

CTC PROPERTY BOUNDARY

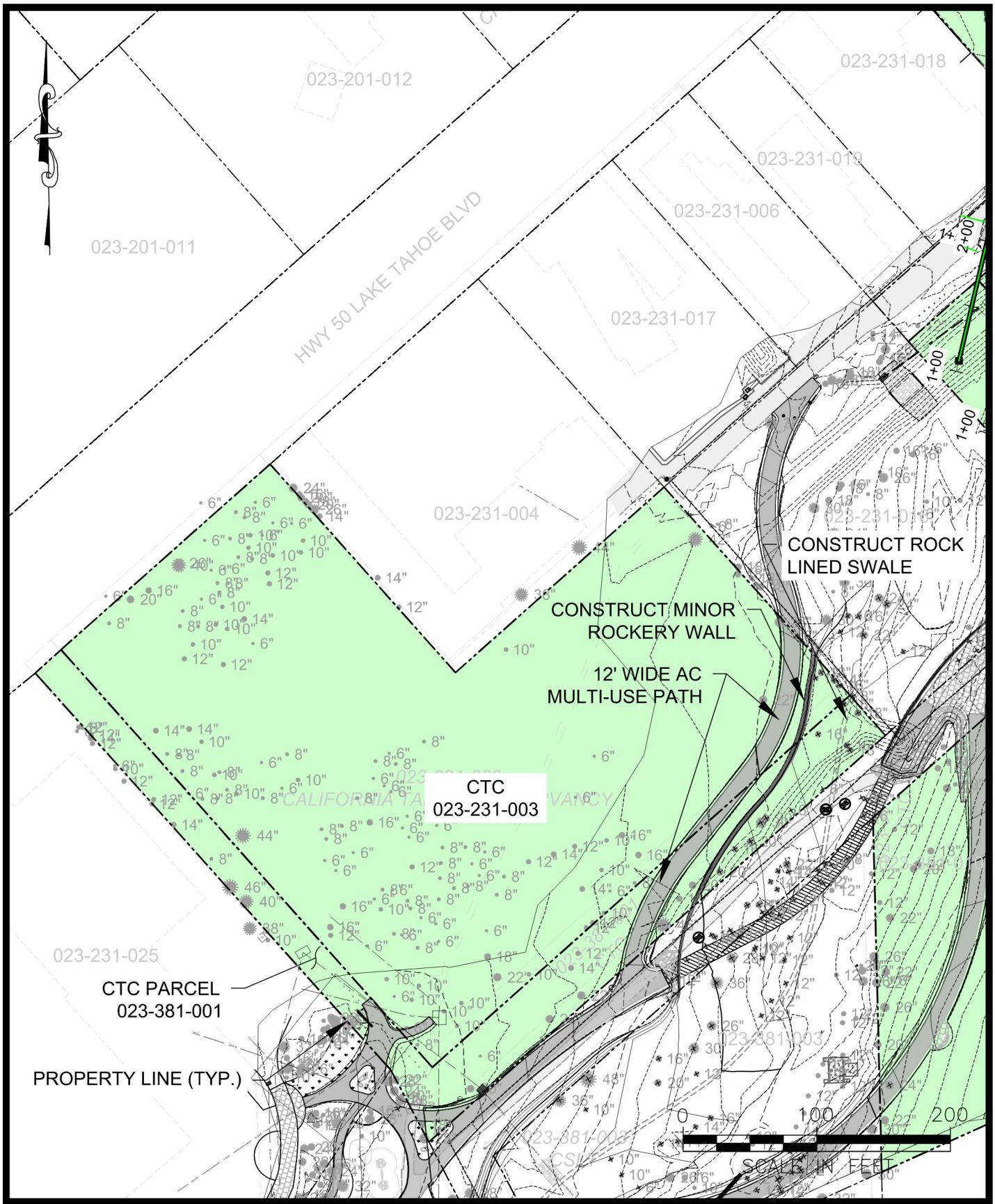
EL DORADO COUNTY CALIFORNIA

Date: 11/2021
Scale: 1"=40'

EXHIBIT
B-5

Job No. 320400000

C-041-2022



Cardno
RENO
5496 RENO CORPORATE DRIVE
RENO, NV 89511
TEL: (775) 828-4362 FAX: (775) 851-8046
WWW.CARDNO.COM

LICENSE AGREEMENT

TAHOE VALLEY STORMWATER AND GREENBELT IMPROVEMENT PROJECT

APN: 023-381-001 & 023-231-003

CTC PROPERTY BOUNDARY

EL DORADO COUNTY CALIFORNIA

Date: 11/2021

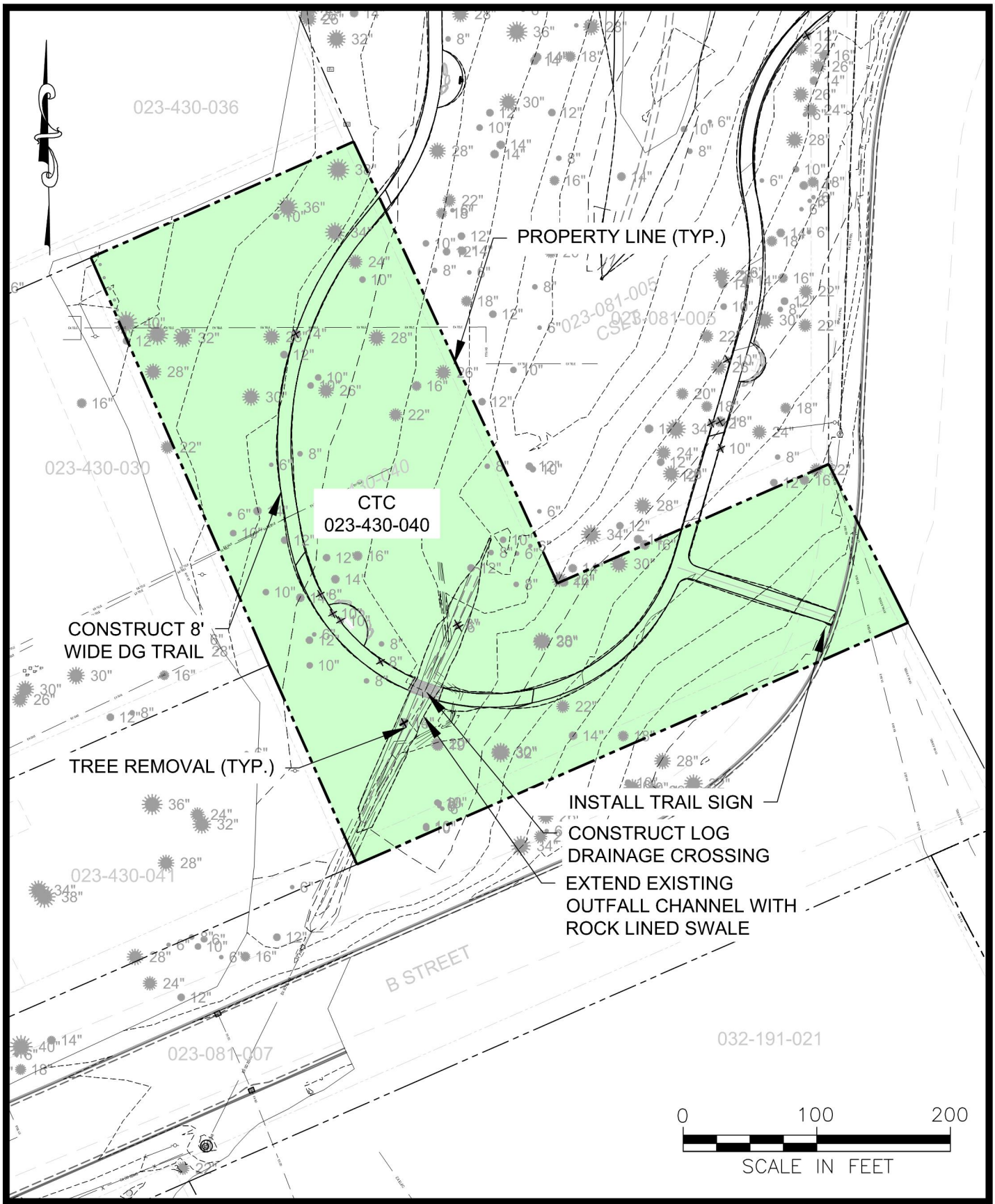
Scale: 1"=100'

EXHIBIT

B-6

Job No. 320400000

C-041-2022



Cardno

RENO
5496 RENO CORPORATE DRIVE
RENO, NV 89511
TEL: (775) 828-4362 FAX: (775) 851-8046
WWW.CARDNO.COM

LICENSE AGREEMENT
TAHOE VALLEY STORMWATER AND GREENBELT
IMPROVEMENT PROJECT
APN: 023-430-040

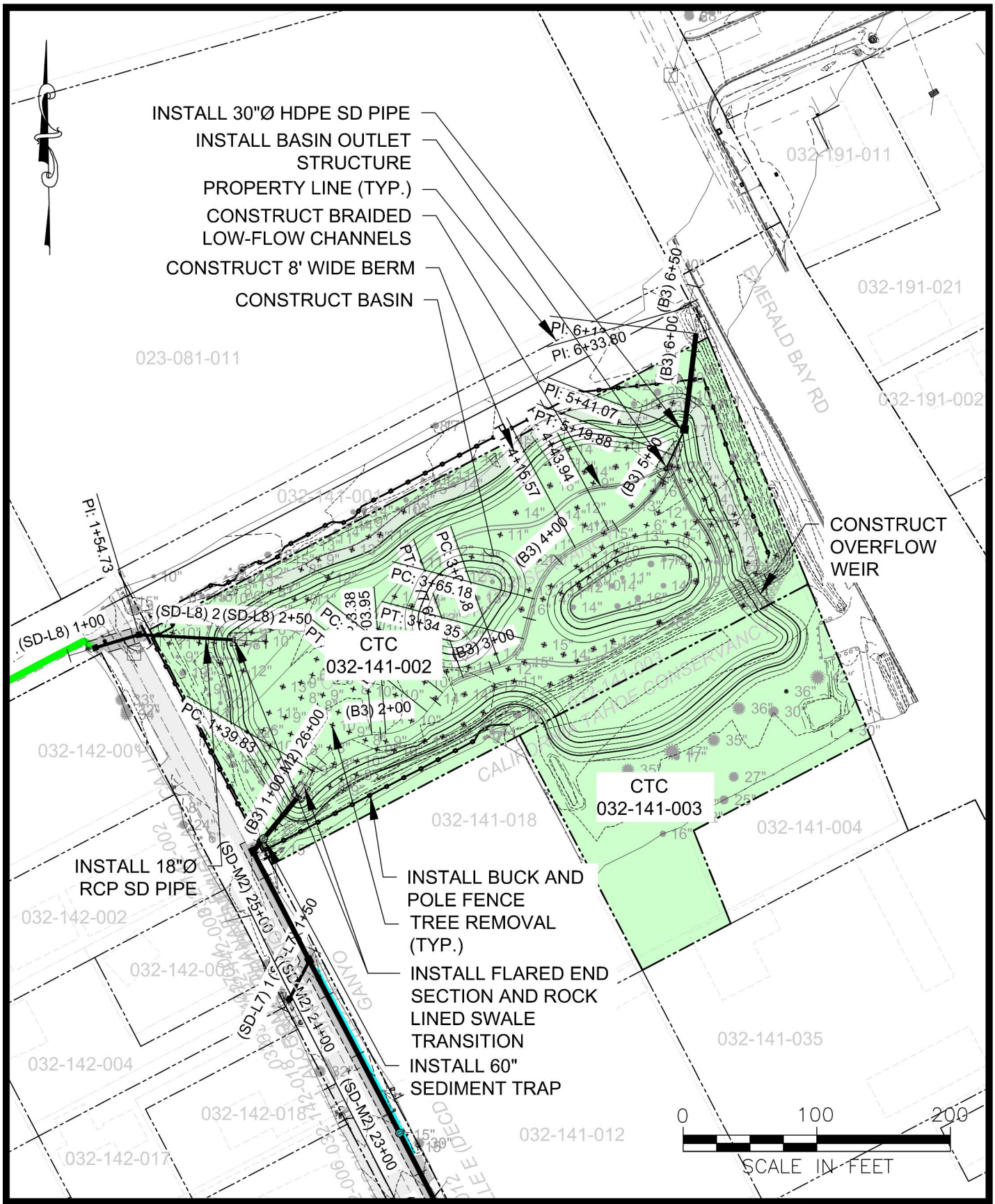
CTC PROPERTY BOUNDARY

EL DORADO COUNTY CALIFORNIA

Date: 11/2021
Scale: 1"=100'

EXHIBIT
B-7

C-044-2022



Cardno

RENO
5496 RENO CORPORATE DRIVE
RENO, NV 89511
TEL: (775) 828-4362 FAX: (775) 851-8046
WWW.CARDNO.COM

LICENSE AGREEMENT
TAHOE VALLEY STORMWATER AND GREENBELT IMPROVEMENT PROJECT
APN: 032-141-002 & 032-141-003

CTC PROPERTY BOUNDARY

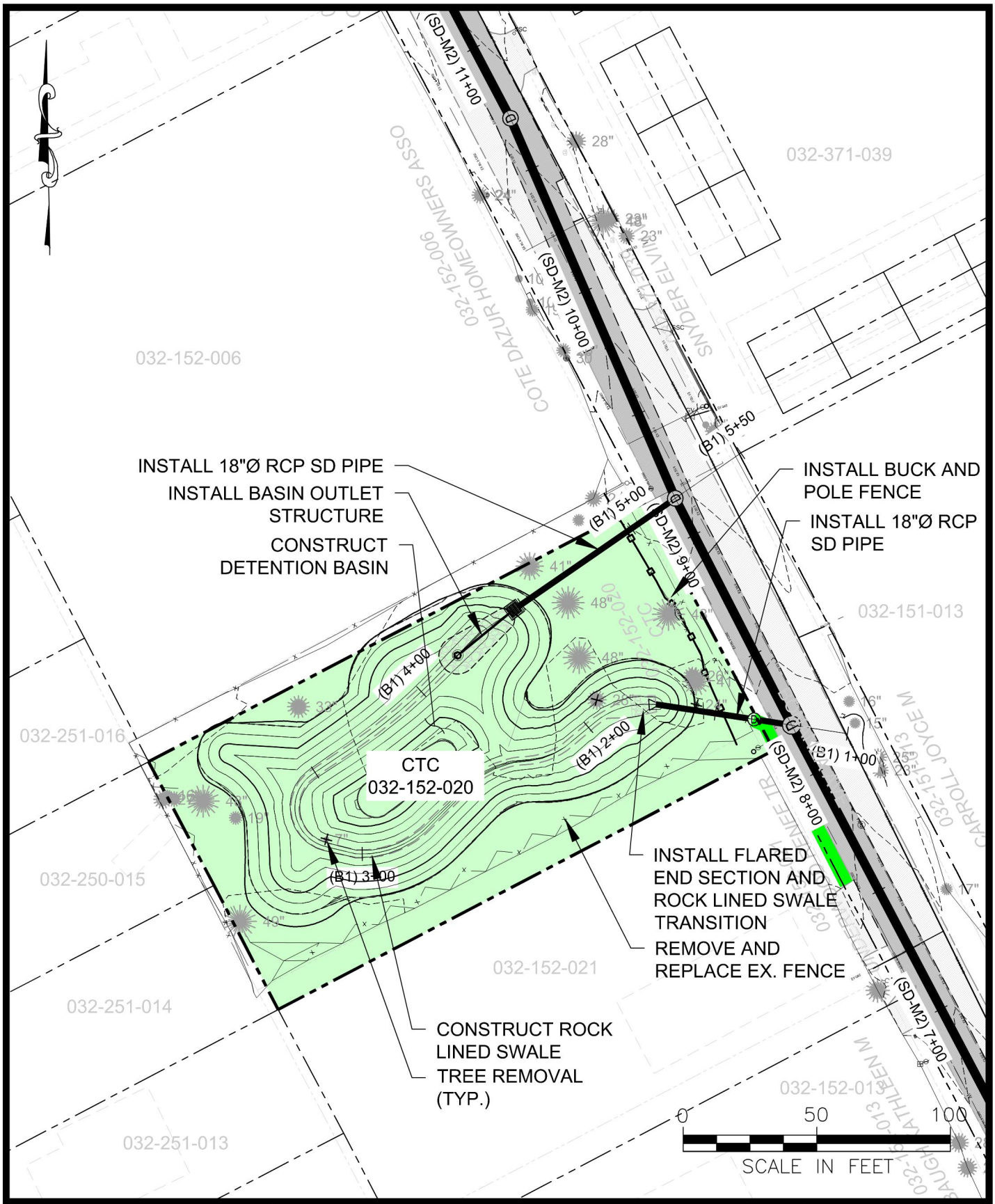
EL DORADO COUNTY CALIFORNIA

Date: 11/2021
Scale: 1"=100'

EXHIBIT
B-8

Job No. 320400000

C-041-2022



Cardno

RENO
5496 RENO CORPORATE DRIVE
RENO, NV 89511
TEL: (775) 828-4362 FAX: (775) 851-8046
WWW.CARDNO.COM

LICENSE AGREEMENT
TAHOE VALLEY STORMWATER AND GREENBELT IMPROVEMENT PROJECT
APN: 032-152-020

CTC PROPERTY BOUNDARY

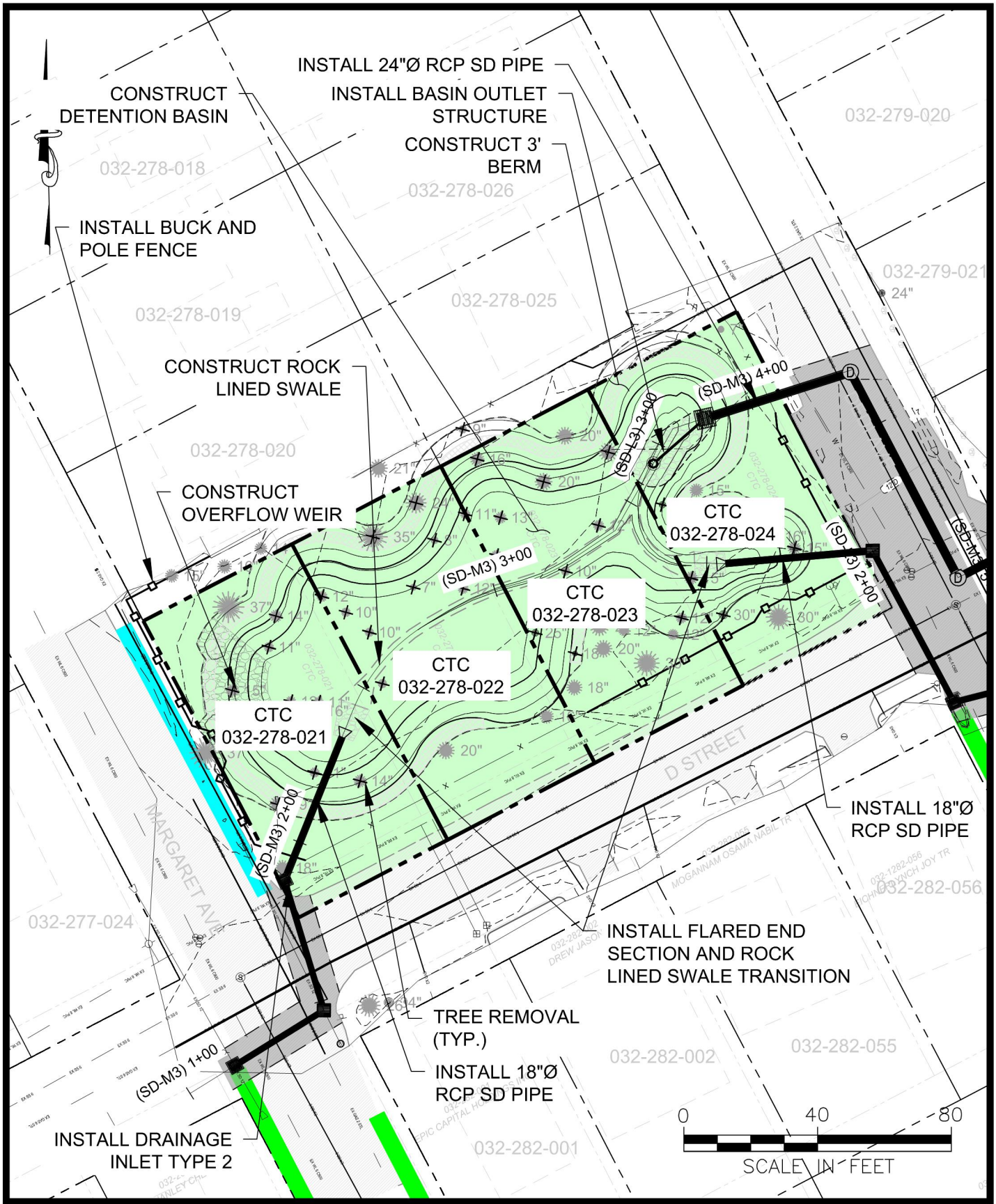
EL DORADO COUNTY CALIFORNIA

Date: 11/2021
Scale: 1"=50'

EXHIBIT
B-9

Job No. 320400000

C-041-2022



Cardno

RENO
5496 RENO CORPORATE DRIVE
RENO, NV 89511
TEL: (775) 828-4362 FAX: (775) 851-8046
WWW.CARDNO.COM

LICENSE AGREEMENT
TAHOE VALLEY STORMWATER AND GREENBELT IMPROVEMENT PROJECT
APN: 032-278-021, 032-278-022, 032-278-023, 032-278-024

CTC PROPERTY BOUNDARY

EL DORADO COUNTY CALIFORNIA

Date: 11/2021
Scale: 1"=40'

EXHIBIT
B-10

Job No. 320400000

C-041-2022

C-044-2022 Conservancy License Agreement Final-Updated_20220401

Final Audit Report 2022-04-12

Created:	2022-04-06
By:	jo Mcdonough (jmcdonough@cityofslt.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAh6rQRL1Wox53G6rPt5UvG-K80Tgd3Gew

"C-044-2022 Conservancy License Agreement Final-Updated_20220401" History

Document created by jo Mcdonough (jmcdonough@cityofslt.us)
2022-04-06 - 8:44:12 PM GMT- IP address: 128.92.136.146

Document emailed to Sue Blankenship (sblankenship@cityofslt.us) for signature
2022-04-06 - 8:48:44 PM GMT

Email viewed by Sue Blankenship (sblankenship@cityofslt.us)
2022-04-06 - 9:19:03 PM GMT- IP address: 12.177.140.20

Document e-signed by Sue Blankenship (sblankenship@cityofslt.us)
Signature Date: 2022-04-06 - 9:19:30 PM GMT - Time Source: server- IP address: 12.177.140.20

Document emailed to Heather Stroud (hstroud@cityofslt.us) for signature
2022-04-06 - 9:19:34 PM GMT

Email viewed by Heather Stroud (hstroud@cityofslt.us)
2022-04-06 - 11:24:12 PM GMT- IP address: 128.92.136.146

Document e-signed by Heather Stroud (hstroud@cityofslt.us)
Signature Date: 2022-04-06 - 11:28:18 PM GMT - Time Source: server- IP address: 128.92.136.146

Document emailed to Devin Middlebrook (dmiddlebrook@cityofslt.us) for signature
2022-04-06 - 11:28:23 PM GMT

Email viewed by Devin Middlebrook (dmiddlebrook@cityofslt.us)
2022-04-07 - 1:12:07 AM GMT- IP address: 66.189.255.213

Document e-signed by Devin Middlebrook (dmiddlebrook@cityofslt.us)
Signature Date: 2022-04-07 - 1:12:23 AM GMT - Time Source: server- IP address: 66.189.255.213

Document emailed to Michael Steeves (michael.steeves@tahoe.ca.gov) for signature

2022-04-07 - 1:12:27 AM GMT

Email viewed by Michael Steeves (michael.steeves@tahoe.ca.gov)

2022-04-12 - 4:33:08 PM GMT- IP address: 38.107.181.81

Document e-signed by Michael Steeves (michael.steeves@tahoe.ca.gov)

Signature Date: 2022-04-12 - 4:33:57 PM GMT - Time Source: server- IP address: 38.107.181.81

Agreement completed.

2022-04-12 - 4:33:57 PM GMT

CITY OF SOUTH LAKE TAHOE, PUBLIC WORKS DEPARTMENT

TAHOE VALLEY STORMWATER AND GREENBELT IMPROVEMENT PROJECT PHASE I

CONSTRUCTION SET

FEBRUARY 2023

PUBLIC WORKS CONTRACT No.: 11-30140030-01

FORMAL BID No.: 22-30140030-BN1

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

TAHOE REGIONAL PLANNING AGENCY

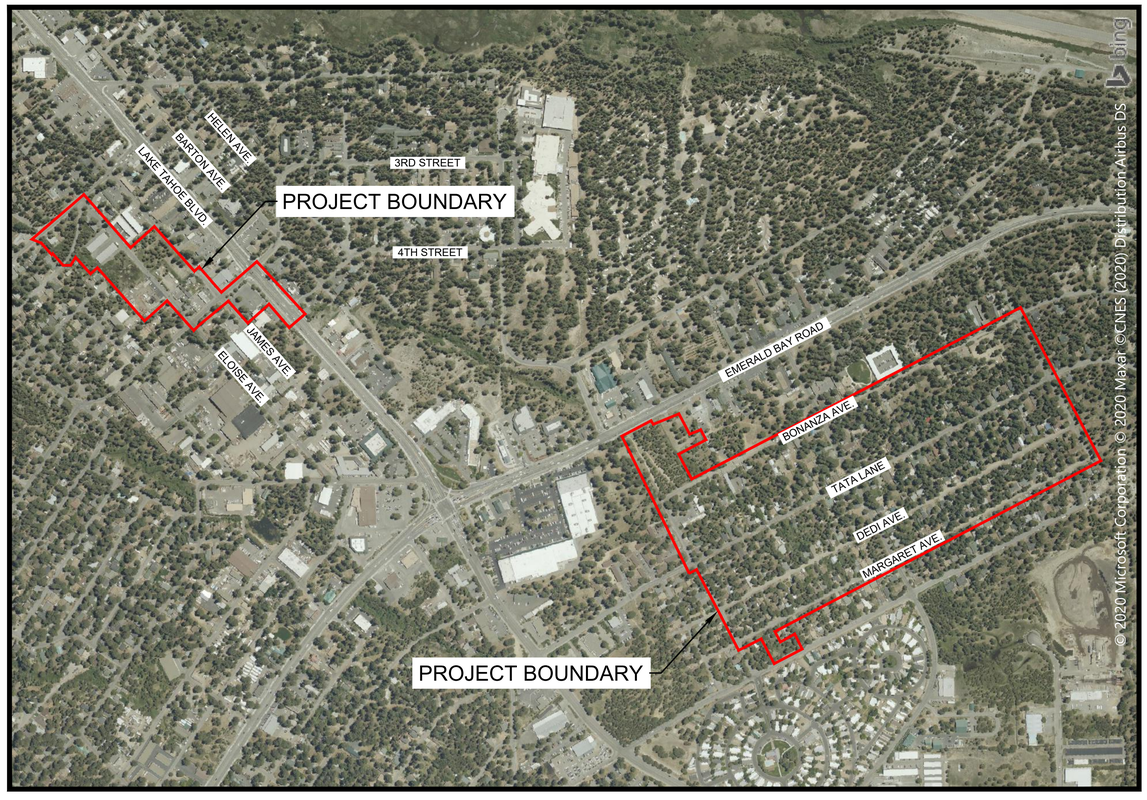
APPROVED

PLAN REVISIONS

TRPA FILE # EIPC2021-0010

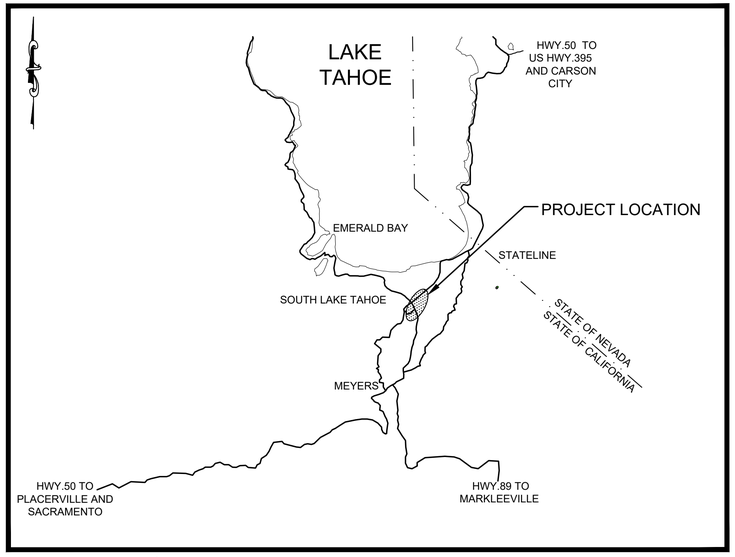
BY Marrow Friedman DATE 03/14/2023

Executive Director/Designee
Tahoe Regional Planning Agency



PROJECT LOCATION MAP

N.T.S.



VICINITY MAP

N.T.S

OWNER:

CITY OF SOUTH LAKE TAHOE
1740 D STREET
SOUTH LAKE TAHOE, CA 96150

DESIGNED BY:

Cardno
BRIAN McRAE, P.E.
CIVIL ENGINEER OF RECORD
STATE OF CALIFORNIA NO. 59100

12/16/22
DATE

RECORD DRAWINGS:

ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION, I.E., "RECORD DRAWING INFORMATION, SHOWN HEREIN WERE MADE UNDER THE DIRECTION OF THE UNDERSIGNED CONTRACTOR AND ARE CORRECT AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER OF RECORD.

CONTRACTOR'S SIGNATURE — DATE

RESIDENT ENGINEER'S SIGNATURE (STAMP OR SEAL) — DATE

NOTES:

CONTRACTOR'S LICENSE CLASSIFICATIONS: SEE ARTICLE 2 OF THE SPECIAL PROVISIONS

CONSTRUCTION SHALL CONFORM TO THE CITY OF SOUTH LAKE TAHOE PUBLIC IMPROVEMENT AND ENGINEERING STANDARDS, THE STANDARD PLANS, THE STANDARD SPECIFICATIONS, THE SPECIAL PROVISIONS, AND THESE PROJECT PLANS.

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **

CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

TITLE SHEET
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER — BRIAN E. McRAE — No. C 59100 — EXP. 06/30/23 — CIVIL — STATE OF CALIFORNIA

12/16/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	i
SHEET NUMBER	1

Plot Stamp: 2/13/2023 3:35:19 PM - Trujillo, Ivan
File: U:\237800401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_TITLE SHEET.dwg, Tab: i

NOTES

1. UNLESS OTHERWISE DEFINED OR NOTED, "ENGINEER" SHALL MEAN THE PUBLIC WORKS DIRECTOR, DEPUTY PUBLIC WORKS DIRECTOR OR THEIR DESIGNEE; "ENGINEER OF RECORD" SHALL MEAN CARDNO; "OWNER" SHALL MEAN THE CITY OF SOUTH LAKE TAHOE.

2. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES AND CITY ORDINANCES OR STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND THE CITY OF SOUTH LAKE TAHOE PUBLIC IMPROVEMENT AND ENGINEERING STANDARDS, THESE PLANS SHALL APPLY AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.

3. THE CONTRACTOR SHALL COMPARE ALL PLANS FOR CONFORMANCE AS TO THE LAYOUT OF FEATURES AND DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. IF DISCREPANCIES BETWEEN THE PLANS AND THE SPECIFICATIONS OCCUR, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING A PRE-CONSTRUCTION JOB SITE CONFERENCE WITH GOVERNING AGENCIES, ALL UTILITY COMPANIES, AND OWNER'S REPRESENTATIVES PRIOR TO COMMENCING WORK. THIS MEETING WILL VERIFY SCHEDULES, METHODS, AND MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PROJECT.

5. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF APPLICABLE GOVERNING AGENCY STANDARDS AND PERMITS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.

6. CONTRACTOR SHALL MAINTAIN, IN A SAFE PLACE, ONE RECORD COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, WORK CHANGE DIRECTIVES, FIELD ORDERS, AND WRITTEN INTERPRETATIONS AND CLARIFICATIONS IN GOOD ORDER AND ANNOTATED TO SHOW CHANGES MADE DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL SEQUENCE, COORDINATE, AND CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS SUCH AS TO MAINTAIN CONTINUOUS PUBLIC SAFETY, ACCESS, DRAINAGE, AND UTILITY SERVICES TO EXISTING FACILITIES REQUIRING THESE SERVICES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST SEVEN (7) DAYS IN ADVANCE OF INTERRUPTION OF ANY OF THESE SERVICES.

8. ANY CONSTRUCTION ACTIVITIES CREATING NOISE IN EXCESS TO THE TRPA NOISE STANDARDS MAY BE CONSIDERED EXEMPT BETWEEN THE HOURS OF 8:00 A.M. AND 6:30 P.M. EXCEPT AS DESCRIBED WITHIN NOTE #9.

9. CONSTRUCTION NOISE EMANATING FROM ANY CONSTRUCTION ACTIVITIES FOR WHICH A CONSTRUCTION PERMIT OR GRADING PERMIT IS REQUIRED IS PROHIBITED ON SUNDAYS AND FEDERAL HOLIDAYS, AND SHALL ONLY OCCUR BETWEEN THE HOURS OF 8:00 A.M. AND 6:30 P.M. MONDAY THROUGH SATURDAY. SEE TRPA CODE OF ORDINANCES.

10. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT THE JOB SITE AT ALL TIMES INCLUDING SAFETY OF PERSONS AND PROPERTY, AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ENGINEER'S JOB SITE REVIEW DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

11. THE TYPES, LOCATIONS, SIZES, EXTENT AND/OR DEPTHS OF EXISTING UNDERGROUND IMPROVEMENTS THAT ARE SHOWN MAY NOT BE EXACT. CARDNO AND THE CITY OF SOUTH LAKE TAHOE ASSUMES NO RESPONSIBILITY FOR ANY UNDERGROUND FACILITIES OR OTHER BURIED OBJECTS WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY AGENCIES TO DETERMINE LOCATIONS OF UNDERGROUND FACILITIES PRIOR TO ANY EXCAVATIONS AND FOR THE PROTECTION OF AND REPAIR OF ANY DAMAGE TO THEM. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THESE UTILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF THE ACTUAL LOCATION IS SIGNIFICANTLY DIFFERENT FROM THAT SHOWN ON THESE PLANS.

12. AS PART OF THIS WORK, THE CONTRACTOR IS TO VERY CAREFULLY PROTECT ALL EXISTING IMPROVEMENTS, VEGETATION, TREES AND OTHER FACILITIES WHICH ARE WITHIN THE PROJECT AREA BUT OUTSIDE THE SCOPE OF THIS PROJECT. WHERE THE REMOVAL OF ANY SUCH FEATURES ARE IN QUESTION, THE CONTRACTOR SHALL PROTECT THAT AREA UNTIL A DECISION CAN BE MADE BY THE ENGINEER. WHERE THE POSSIBILITY OF DAMAGE TO ANY TREE OR VEGETATION THAT IS DESIGNATED TO REMAIN ON SITE EXISTS, THE CONTRACTOR SHALL ERECT A TEMPORARY FENCE OR BARRIER TO PROTECT THE TREE OR VEGETATION (SEE DETAILS). IF ANY TREES ARE SCARRED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INVESTIGATION TO DETERMINE EXTENT OF DAMAGE AND RECOMMENDED REMEDIAL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMEDIAL MEASURES.

13. THE REQUIREMENTS OF ANY PERMITS ISSUED FOR THIS PROJECT BY ANY LOCAL, COUNTY, STATE OR FEDERAL AGENCY SHALL BE STRICTLY OBSERVED BY THE CONTRACTOR.

14. NO CONSTRUCTION SHALL BE DONE BETWEEN OCTOBER 15 AND MAY 1 WITHOUT AN APPROVED SEDIMENT AND EROSION CONTROL PLAN TO PREVENT SOIL EROSION AND A GRADING EXCEPTION FROM TRPA, THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - LAHONTAN REGION, AND APPROVAL OF THE ENGINEER. ALL WORK PERFORMED BETWEEN OCTOBER 15 AND MAY 1 MUST BE PERFORMED IN SUCH A MANNER THAT THE PROJECT CAN BE WINTERIZED WITHIN TWENTY-FOUR (24) HOURS.

15. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED PURSUANT TO THE SPECIAL PROVISIONS TO THE STANDARD SPECIFICATIONS.

16. IF THERE ARE ANY SOILS THAT, IN THE OPINION OF THE ENGINEER, ARE NOT STABILIZED PRIOR TO OCTOBER 15, THE SITE SHALL BE COMPLETELY WINTERIZED. THE WINTERIZATION SHALL INCLUDE (BUT NOT BE LIMITED TO) REPAIR OF SEDIMENT BARRIERS AND FILTER BERMS AS NECESSARY, APPLICATION OF A PINE NEEDLE MULCH TO DISTURBED AREAS TO BE REVEGETATED, APPLICATION OF ASPHALTIC TACKING AGENTS TO AREAS TO BE PAVED AND INSTALLATION OF FILTER INLETS AROUND STORM DRAINAGE INLETS AND PROTECTION OF WATER BODIES INCLUDING SEZ.

17. THERE SHALL BE NO GRADING, FILLING, CLEARING OF VEGETATION (WHICH DISTURBS SOIL), OR OTHER DISTURBANCE OF THE SOIL DURING INCLEMENT WEATHER AND FOR THE RESULTING PERIOD OF TIME WHEN THE SITE IS IN A SATURATED, MUDDY OR UNSTABLE CONDITION. CLEARING, EARTH-MOVING, AND EXCAVATION OPERATIONS AND OTHER GRADING ACTIVITIES SHALL CEASE WHEN WIND SPEED EXCEEDS 20 MPH AVERAGED OVER ONE (1) HOUR.

18. SOIL AND CONSTRUCTION MATERIAL SHALL NOT BE TRACKED OFF THE CONSTRUCTION SITE. GRADING OPERATIONS SHALL CEASE IN THE EVENT THAT A DANGER OF VIOLATING THIS CONDITION EXISTS. THE SITE SHALL BE CLEANED AND ROAD RIGHT-OF-WAY SWEPT CLEAN WHEN NECESSARY. THE PROJECT SHALL BE TREATED AS NECESSARY TO PREVENT OFF-SITE MIGRATION AND ACCUMULATION OF DIRT, SOIL OR OTHER MATERIALS WHICH CAN SUBSEQUENTLY BE ENTRAINED IN AMBIENT AIR. CONTRACTOR SHALL PROVIDE PERIODIC WATERING TO CONTROL AIRBORNE PARTICLES. TRACKING CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES AT ALL LOCATIONS OF GRADING.

19. DURING CONSTRUCTION, ENVIRONMENTAL PROTECTION DEVICES SUCH AS ADEQUATE EROSION CONTROL DEVICES, DUST CONTROL AND VEGETATION PROTECTION BARRIERS SHALL BE MAINTAINED.

20. REHABILITATION AND CLEANUP OF THE SITE FOLLOWING CONSTRUCTION MUST INCLUDE REMOVAL OF ALL CONSTRUCTION WASTE AND DEBRIS.

21. NO CLEANING OF EQUIPMENT, INCLUDING CEMENT MIXERS, SHALL BE PERMITTED ANYWHERE WITHIN THE PROJECT AREA EXCEPT AS AUTHORIZED BY THE ENGINEER.

22. NO VEHICLES OR HEAVY EQUIPMENT SHALL BE ALLOWED IN ANY RIPARIAN OR WET AREA, EXCEPT AS SPECIFICALLY AUTHORIZED BY THE ENGINEER.

23. LOOSE SOIL MOUNDS OR SURFACES SHALL BE PROTECTED FROM WIND OR WATER EROSION BY BEING APPROPRIATELY COVERED WHEN CONSTRUCTION IS NOT IN ACTIVE PROGRESS OR WHEN REQUIRED BY THE ENGINEER.

24. SEWER SERVICE AND SEWER MAIN HORIZONTAL LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY (SEE NOTE 11). CONTRACTOR SHALL ASSUME THAT EACH PARCEL IS SERVED BY A SEWER SERVICE. EXISTING SEWER SERVICES THAT CONFLICT WITH STORM DRAIN INSTALLATION WILL REQUIRE RELOCATION. CONTRACTOR SHALL RELOCATE SEWER SERVICES PER LOCAL GOVERNING UTILITY STANDARDS AND REQUIREMENTS. ALL SEWER RELATED CONSTRUCTION MATERIALS, METHODS, TESTING AND INSPECTION SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH TAHOE PUBLIC UTILITY DISTRICT. THE SEWER LATERALS RELOCATED BY THE CONTRACTOR SHALL BE AIR TESTED PURSUANT TO SOUTH TAHOE PUBLIC UTILITY DISTRICT (STPUD) STANDARDS AND APPROVED BEFORE BACKFILLING THE TRENCH.

NOTES

25. CONTRACTOR SHALL NOTIFY SOUTH TAHOE PUBLIC UTILITY DISTRICT (STPUD) IN WRITING 48 HOURS IN ADVANCE OF WORK AFFECTING SEWER LINES. CONTRACTOR SHALL COORDINATE DISRUPTIONS TO SERVICE WITH SOUTH TAHOE PUBLIC UTILITY DISTRICT AND THE AFFECTED PROPERTY OWNER'S AND RESIDENTS.

26. WHERE PROPOSED STORMDRAIN PIPE AND EXISTING SEWER PIPE CROSS, AS SHOWN ON PLANS OR AS MARKED BY USA, CONTRACTOR SHALL POTHOLE SEWER LINES TO A MINIMUM DEPTH OF 12" BELOW BOTTOM OF STORMDRAIN PIPE. POTHOLING SHALL BE PERFORMED A MINIMUM OF TWO WORKING DAYS PRIOR TO THE BEGINNING OF STORM DRAIN CONSTRUCTION OR PAVEMENT SAWCUTTING ANYWHERE IN THE PROJECT. IF CONFLICT EXISTS AND IS NOT SHOWN ON PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY. ANY DAMAGED SEWER MUST BE REPORTED TO THE SOUTH TAHOE PUBLIC UTILITY DISTRICT. SEWER CONSTRUCTION WILL REQUIRE TESTING PER THE SOUTH TAHOE PUBLIC UTILITY DISTRICT STANDARDS.

27. WATER SERVICE AND WATER MAIN HORIZONTAL LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY (SEE NOTE 11). EXISTING WATER LINES MAY BE STEEL, IRON OR PVC OR OTHER MATERIAL. IF POLYBUTYLENE WATERLINE IS DISCOVERED CONTRACTOR SHALL NOTIFY ENGINEER. CONTRACTOR SHALL ASSUME THAT EACH PARCEL IS SERVED BY A WATER SERVICE. EXISTING WATER SERVICES AND MAINS THAT CONFLICT WITH STORM DRAIN INSTALLATION SHALL REQUIRE RELOCATION. CONTRACTOR SHALL RELOCATE WATER SERVICES AND MAINS PER LOCAL GOVERNING UTILITY STANDARDS AND REQUIREMENTS. ALL WATER RELATED CONSTRUCTION MATERIALS AND METHODS AND TESTING AND INSPECTION SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH TAHOE PUBLIC UTILITY DISTRICT AND TITLE 22 OF THE WATER CODE.

28. CONTRACTOR SHALL NOTIFY SOUTH TAHOE PUBLIC UTILITY DISTRICT IN WRITING 48 HOURS IN ADVANCE OF WORK AFFECTING WATER LINES. CONTRACTOR SHALL COORDINATE DISRUPTIONS TO SERVICE WITH SOUTH TAHOE PUBLIC UTILITY DISTRICT AND THE AFFECTED PROPERTY OWNERS AND RESIDENTS.

29. WHERE PROPOSED STORMDRAIN PIPE AND EXISTING WATER PIPE CROSS, AS SHOWN ON PLANS OR AS MARKED BY USA, CONTRACTOR SHALL POTHOLE WATER LINES TO A MINIMUM DEPTH OF 12" BELOW BOTTOM OF STORMDRAIN PIPE. POTHOLING SHALL BE PERFORMED A MINIMUM OF TWO WORKING DAYS PRIOR TO THE BEGINNING OF STORM DRAIN CONSTRUCTION OR PAVEMENT SAWCUTTING ANYWHERE IN THE PROJECT AREA. IF CONFLICT EXISTS AND IS NOT SHOWN ON PLANS CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY. ANY DAMAGED WATER LINES MUST BE REPORTED TO THE SOUTH TAHOE PUBLIC UTILITY DISTRICT. WATERLINE CONSTRUCTION WILL REQUIRE TESTING PER THE SOUTH TAHOE PUBLIC UTILITY DISTRICT STANDARDS.

30. WATER, SEWER AND STORM DRAIN SEPARATIONS SHALL CONFORM TO THE "CRITERIA FOR THE SEPARATION OF WATER MAINS AND SANITARY SEWERS" OF THE STATE OF CALIFORNIA DEPARTMENT OF HEALTH SERVICES.

31. GAS SERVICE AND GAS MAIN HORIZONTAL LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY (SEE NOTE 11). CONTRACTOR SHALL ASSUME THAT EACH PARCEL IS SERVED BY A GAS SERVICE. EXISTING GAS SERVICES AND MAINS THAT CONFLICT WITH STORM DRAIN INSTALLATION SHALL REQUIRE RELOCATION. CONTRACTOR SHALL EXPOSE EXISTING PIPE AND PROVIDE ALL TRENCHING AND SHORING AS REQUIRED. THE GAS UTILITY COMPANY WILL CONSTRUCT THE PIPE RELOCATION AND INITIAL BACKFILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THIS WORK WITH THE GAS UTILITY COMPANY. CONTRACTOR SHALL CONSTRUCT TRENCH RESURFACING PER THE APPLICABLE DETAIL. ALL GAS RELATED CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT GOVERNING GAS UTILITY.

32. WHERE PROPOSED STORMDRAIN PIPE AND EXISTING GAS PIPE CROSS, AS SHOWN ON PLANS OR AS MARKED BY USA, CONTRACTOR SHALL POTHOLE GAS LINES TO A MINIMUM DEPTH OF 12" BELOW BOTTOM OF STORMDRAIN PIPE. POTHOLING SHALL BE PERFORMED A MINIMUM OF TWO WORKING DAYS PRIOR TO THE BEGINNING OF STORM DRAIN CONSTRUCTION OR PAVEMENT SAWCUTTING ANYWHERE IN THE PROJECT. IF CONFLICT EXISTS AND IS NOT SHOWN ON PLANS CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

33. ELECTRICAL SERVICE AND ELECTRICAL TRANSMISSION HORIZONTAL LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY (SEE NOTE 11). CONTRACTOR SHALL ASSUME THAT EACH PARCEL IS SERVED BY AN ELECTRICAL SERVICE. EXISTING ELECTRICAL SERVICES AND TRANSMISSION LINES THAT CONFLICT WITH STORM DRAIN INSTALLATION SHALL REQUIRE RELOCATION. CONTRACTOR SHALL EXPOSE EXISTING PIPE AND PROVIDE ALL TRENCHING AND SHORING AS REQUIRED. THE ELECTRICAL UTILITY COMPANY WILL CONSTRUCT THE PIPE RELOCATION AND INITIAL BACKFILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THIS WORK WITH THE ELECTRICAL UTILITY COMPANY. CONTRACTOR SHALL CONSTRUCT TRENCH RESURFACING PER THE APPLICABLE DETAIL. ALL ELECTRICAL RELATED CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT GOVERNING ELECTRICAL UTILITY.

34. WHERE PROPOSED STORMDRAIN PIPE AND EXISTING ELECTRICAL CONDUITS CROSS, AS SHOWN ON PLANS OR AS MARKED BY USA, CONTRACTOR SHALL POTHOLE ELECTRICAL LINES TO A MINIMUM DEPTH OF 12" BELOW BOTTOM OF STORMDRAIN PIPE. POTHOLING SHALL BE PERFORMED A MINIMUM OF TWO WORKING DAYS PRIOR TO THE BEGINNING OF STORM DRAIN CONSTRUCTION OR PAVEMENT SAWCUTTING ANYWHERE IN THE PROJECT. IF CONFLICT EXISTS AND IS NOT SHOWN ON PLANS CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

35. TELEPHONE SERVICE AND TELEPHONE TRANSMISSION HORIZONTAL LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY (SEE NOTE 11). CONTRACTOR SHALL ASSUME THAT EACH PARCEL IS SERVED BY A TELEPHONE SERVICE. EXISTING TELEPHONE SERVICES AND TRANSMISSION LINES THAT CONFLICT WITH STORM DRAIN INSTALLATION SHALL REQUIRE RELOCATION. CONTRACTOR SHALL EXPOSE EXISTING PIPE AND PROVIDE ALL TRENCHING AND SHORING AS REQUIRED. THE TELEPHONE UTILITY COMPANY WILL CONSTRUCT THE PIPE RELOCATION AND INITIAL BACKFILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THIS WORK WITH THE TELEPHONE UTILITY COMPANY. CONTRACTOR SHALL CONSTRUCT TRENCH RESURFACING PER THE APPLICABLE DETAIL. ALL TELEPHONE RELATED CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT GOVERNING TELEPHONE UTILITY.

36. WHERE PROPOSED STORMDRAIN PIPE AND EXISTING TELEPHONE CONDUITS CROSS, AS SHOWN ON PLANS OR AS MARKED BY USA, CONTRACTOR SHALL POTHOLE TELEPHONE LINES TO A MINIMUM DEPTH OF 12" BELOW BOTTOM OF STORMDRAIN PIPE. POTHOLING SHALL BE PERFORMED A MINIMUM OF TWO WORKING DAYS PRIOR TO THE BEGINNING OF STORM DRAIN CONSTRUCTION OR PAVEMENT SAWCUTTING ANYWHERE IN THE PROJECT. IF CONFLICT EXISTS AND IS NOT SHOWN ON PLANS CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

37. CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN GOOD CONDITION AND IN PROPER TUNE IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND NOT ALLOWED TO IDLE FOR LONG PERIODS OF TIME. ALL WHEELED AND TRACK CONSTRUCTION EQUIPMENT SUCH AS BACKHOES, EXCAVATORS, TRUCKS, TRACTORS, COMPACTOR ROLLERS, ETC. SHALL BE STEAM CLEANED TO REMOVE ALL DIRT, WEEDS AND GREASE BEFORE ARRIVAL AT THE PROJECT SITE. IF EQUIPMENT IS TO BE BROUGHT INTO THE TAHOE BASIN, STEAM CLEANING MUST OCCUR OUTSIDE THE TAHOE BASIN.

38. LAND DISTURBING ACTIVITIES SHALL BE DONE IN INCREMENTS AS DETERMINED ON THE APPROVED PROJECT SCHEDULE TO MINIMIZE THE AMOUNT OF AREA DISTURBED, AND UNTREATED, AT ANY ONE TIME.

39. NO OPEN BURNING OF DEBRIS SHALL OCCUR WITHIN THE PROJECT LIMITS, DURING AND AFTER CONSTRUCTION.

40. ADEQUATE MUFFLERS AND ENCLOSURES FOR POWERED EQUIPMENT ARE REQUIRED.

41. CONTRACTOR SHALL INSTALL DOUBLE 4" YELLOW CENTER LINE REFLECTORIZED TRAFFIC PAINT AT ALL LOCATIONS WHERE THE EXISTING DOUBLE YELLOW CENTERLINE PAINT HAS BEEN DISTURBED, DEFACED, OBLITERATED OR WHERE THE LOCATION OF THE CENTERLINE HAS SIGNIFICANTLY CHANGED DURING CONSTRUCTION. "STOP" PAINT AND "STOP BAR" PAINT SHALL BE INSTALLED AT ALL LOCATIONS WHERE THE EXISTING "STOP BAR" PAINT HAS BEEN DISTURBED, DEFACED, OBLITERATED OR WHERE THE LOCATION OF THE EXISTING "STOP BAR" PAINT HAS CHANGED DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE THE EXISTING DISTURBED, DEFACED, OBLITERATED "STOP BAR" OR DOUBLE YELLOW CENTERLINE PAINT.

42. PAYMENT FOR AC PATCHING WILL BE LIMITED TO WHAT IS SHOWN ON THE PLANS UNLESS APPROVAL FOR REMOVAL AND REPLACEMENT OF ADDITIONAL PAVEMENT IS APPROVED BY THE ENGINEER.

43. ANY CONSTRUCTION OCCURRING WITHIN 36" OF THE EXISTING SANITARY SEWER FORCE MAIN SHALL BE EXCAVATED BY HAND. NO MACHINE EXCAVATION WILL BE ALLOWED WITHIN 36" OF THE EXISTING SANITARY SEWER FORCE MAIN.

44. CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER ON SUITABLE BEDDING AND BACKFILL MATERIAL. IF MATERIAL IS DEEMED UNSUITABLE BY THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-HAUL OF UNSUITABLE MATERIAL AND THE IMPORT OF SUITABLE BEDDING AND BACKFILL MATERIAL.

NOTES

45. INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF SIGNIFICANT EROSION AND SILTATION FROM ENTERING THE STORM DRAIN SYSTEM, NATURAL DRAINAGE COURSES, AND/OR INTRUDING UPON ADJACENT ROADWAYS AND PROPERTIES. EROSION CONTROL THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE TRPA AND REGIONAL WATER QUALITY CONTROL BOARD FOR APPROVAL OF ALL INSTALLED TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF WORK. MEASURES ON THESE PLANS ARE INTENDED AS A GUIDE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED IN THE FIELD AND AS APPROVED BY THE ENGINEER. THIS RESPONSIBILITY SHALL APPLY THROUGHOUT THE COURSE OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS HAVE BECOME STABILIZED AND SHALL NOT BE LIMITED TO WET WEATHER PERIODS. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP UPDATES.

46. IF ANY UNKNOWN SUBSURFACE STRUCTURE OR CONTAMINATION IS DISCOVERED DURING CONSTRUCTION, IT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

47. ALL EXCAVATED MATERIAL FROM THE SITE NEEDS TO BE INSPECTED BY THE ENGINEER PRIOR TO OFF HAUL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION FOR INSPECTION.

48. ALL SURPLUS EXCAVATED MATERIAL SHALL BE DISPOSED OF OUTSIDE THE TAHOE BASIN, AT A SITE APPROVED BY TRPA, OR AS NOTED IN THE SPECIAL PROVISIONS.

49. ONLY EQUIPMENT OF A SIZE AND TYPE THAT, UNDER PREVAILING SITE CONDITIONS, AND CONSIDERING THE NATURE OF THE WORK TO BE PERFORMED AND WILL DO THE LEAST AMOUNT OF DAMAGE, SHALL BE USED.

50. ASPHALT PAVEMENT AND BASE THICKNESS ARE SHOWN ON THE PLANS. IN PLACE COMPACTED THICKNESS THEREOF SHALL BE WITHIN THE FOLLOWING TOLERANCES:
AGGREGATE BASE COURSE: 1/4" PLUS OR MINUS
ASPHALT SURFACE: 1/8" PLUS OR MINUS

51. ALL ASPHALT CONCRETE SURFACES SHALL BE SAWCUT FOUR FEET MINIMUM INSIDE THE EDGE OF PAVEMENT TO A NEAT, STRAIGHT LINE AND REMOVED FOR CURB AND GUTTER CONSTRUCTION. THE EXPOSED EDGE SHALL BE SEALED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIALS SHALL BE GRADED AND RECOMPACTED PRIOR TO PAVING.

52. MANUFACTURER'S MATERIAL AND WEIGHT TICKETS SHALL BE FURNISHED TO THE ENGINEER.

53. TRENCHES SHALL BE BACKFILLED OR COVERED WITH TRENCH PLATING BY THE END OF EACH WORK DAY. ALL PERMANENT (OR TEMPORARY) PAVEMENT REQUIRED WITHIN THE TRENCHING AREA SHALL BE PLACED BY THE END OF EACH WORK DAY. SEE SPECIAL PROVISIONS, APPROVED SWPPP AND PERMITS FOR ADDITIONAL REQUIREMENTS.

ABBREVIATIONS

AB	AGGREGATE BASE	EG	EXISTING GRADE	PUE	PUBLIC UTILITY EASEMENT
ABAN	ABANDONED	ELEV	ELEVATION	PVC	POLYVINYL CHLORIDE
AC	ASPHALT CONCRETE	ELEC	ELECTRIC	QSP	QUALIFIED SWPPP PRACTITIONER
AHW	AVERAGE HIGH WATER	EP	EDGE OF PAVEMENT	RC	RELATIVE COMPACTION
APN	ASSESSOR'S PARCEL NUMBER	EX	EXISTING	RCBC	REINFORCED CONCRETE BOX CULVERT
APPROX	APPROXIMATE	F	FIR	RCPA	REINFORCED CONCRETE PIPE ARCH
AVE	AVENUE	FES	FLARED END SECTION	RCP	REINFORCED CONCRETE PIPE
BGN	BEGIN	FF	FILTER FENCE	RD	ROAD
BLDR	BOULDER	FG	FINISHED GRADE	REF	REFERENCE
BLVD	BOULEVARD	FH	FIRE HYDRANT	RT	RIGHT
BMP	BEST MANAGEMENT PRACTICE	FL	FLOWLINE	ROW	RIGHT-OF-WAY
BOS	BASE OF STRUCTURE	FM	FORCE MAIN	S	SOUTH OR SLOPE
CA	CALIFORNIA	FS	FINISH SURFACE	SD	STORM DRAIN
CALC'S	CALCULATIONS	G	GAS	SDMH	STORM DRAIN MANHOLE
CALTRANS	CALIFORNIA DEPARTMENT OF TRANSPORTATION	GB	GRADE BREAK	SDDMH	STORM DRAIN DIVERTER MANHOLE
		H	HORIZONTAL	SDR	STANDARD DIMENSION RATIO
CBC	CONCRETE BOX CULVERT	HDPE	HIGH DENSITY POLYETHYLENE	SEZ	STREAM ENVIRONMENT ZONE
CF	CUBIC FEET OR CURB FACE	HGL	HYDRAULIC GRADE LINE	SF	SQUARE FEET
CFS	CUBIC FEET PER SECOND	HR	HOUR	SHT	SHEET
CLF	CONSTRUCTION LIMIT FENCE	HWY	HIGHWAY	SS	SANITARY SEWER
CLR	CLEAR	I.E.	INVERT ELEVATION	ST	SEDIMENT TRAP OR STREET
CMP	CORRUGATED METAL PIPE	INST	INSTALL	STA	STATION
CO.	COUNTY	INV	INVERT	STPUD	SOUTH TAHOE PUBLIC UTILITY DISTRICT
CONC	CONCRETE	LF	LINEAR FEET	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
CONST	CONSTRUCT	LT	LEFT	TBC	TOP BACK OF CURB
CP	CONTROL POINT	MAX	MAXIMUM	TEC	TEMPORARY EROSION CONTROL
CSLT	CITY OF SOUTH LAKE TAHOE	MH	MANHOLE	TEL	TELEPHONE
CT	CALTRANS OR COURT	MIN	MINIMUM	TN	TON
CTC	CALIFORNIA TAHOE CONSERVANCY	MISC	MISCELLANEOUS	TOT	TOTAL
CY	CUBIC YARD	N	NORTH	TOB	TOP OF BANK
C&G	CURB AND GUTTER	NO	NUMBER	TRPA	TAHOE REGIONAL PLANNING AGENCY
C/L	CENTERLINE	NTS	NOT TO SCALE	TVSG	TAHOE VALLEY STORMWATER & GREENBELT
DBL	DOUBLE	OC	ON CENTER	TYP	TYPICAL
DET	DETAIL	OFF	OFFSET	USFS	UNITED STATES FOREST SERVICE
DI	DRAINAGE INLET	P	PINE	V	VERTICAL
DIAM/Ø	DIAMETER	PC	POINT OF CURVATURE	W	WEST OR WATER
DIP	DUCTILE IRON PIPE	PCC	POINT OF COMPOUND CURVATURE	WFB	WATER FILLED BARRIER
DISS	DISSIPATOR	PL	PROPERTY LINE	WL	WATER LINE
DR D/W	DRIVE DRIVEWAY	PP	POWER/UTILITY POLE	W/	WITH
E	EAST	PRC	POINT OF REVERSE CURVATURE	W/O	WITHOUT
EA	EACH	PR	PROPOSED	YR	YEAR
EC	EROSION CONTROL	PSI	POUNDS PER SQUARE INCH		

UTILITIES

CABLE TELEVISION	CHARTER COMMUNICATIONS, (775) 233-8706
NATURAL GAS	SOUTHWEST GAS CO., (775) 887-2864
ELECTRIC	LIBERTY ENERGY, (530) 543-5278
SEWER & WATER	SOUTH TAHOE PUD, (530) 544-6474
TELEPHONE	AT&T, (916) 453-6287
STORM DRAIN	CITY OF SOUTH LAKE TAHOE, DPW (530) 542-6030
TRAFFIC SIGNALS	CALTRANS, (530) 741-4566

CITY OF SOUTH LAKE TAHOE
1740 D STREET
SOUTH LAKE TAHOE, CA 96150

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GENERAL NOTES
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORRIS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	ii
SHEET NUMBER	2

Plot Stamp: 2/13/2023 3:35:23 PM - Trujillo, Ivan
File: U:\2378604\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_ TITLE SHEET.dwg, Tab: ii

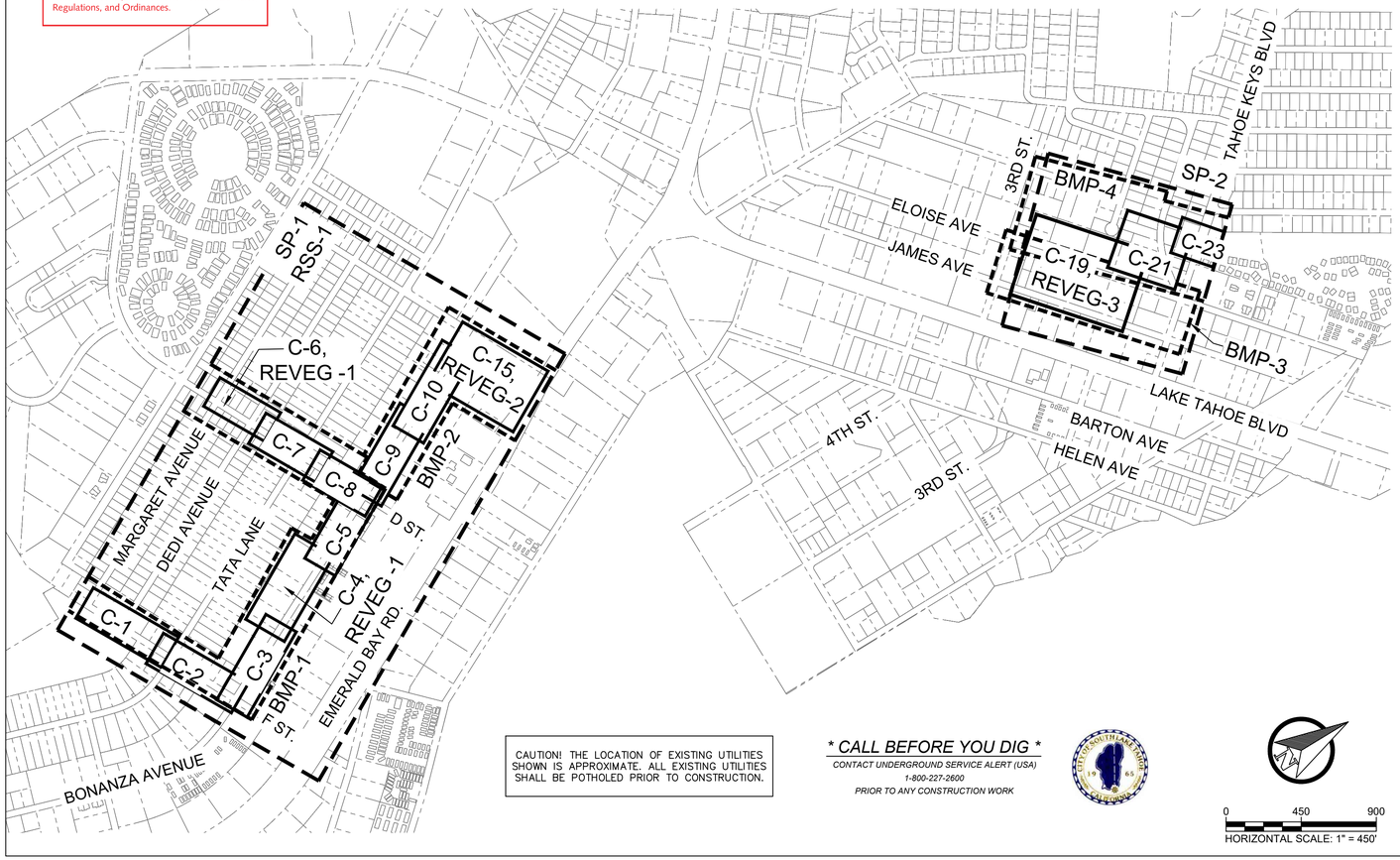
TVGS PHASE I SHEET LIST		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	i	TITLE SHEET
2	ii	GENERAL NOTES
3	iii	INDEX SHEET
4	SP-1	SITE PLAN SHEET 1
5	BMP-1	BMP SHEET 1
6	BMP-2	BMP SHEET 2
7	C-1	F STREET PLAN AND PROFILE SHEET 1
8	C-2	F STREET PLAN AND PROFILE SHEET 2
9	C-2a	F STREET INTERSECTIONS
10	C-3	BONANZA AVENUE PLAN AND PROFILE SHEET 1
11	C-4	BONANZA AVENUE PLAN AND PROFILE SHEET 2
12	C-5	BONANZA AVENUE PLAN AND PROFILE SHEET 3
13	C-6	D STREET PLAN AND PROFILE SHEET 1
14	C-7	D STREET PLAN AND PROFILE SHEET 2
15	C-8	D STREET PLAN AND PROFILE SHEET 3
16	C-9	BONANZA AVENUE PLAN AND PROFILE SHEET 4
17	C-10	BONANZA AVENUE PLAN AND PROFILE SHEET 5
18	C-11	STORM DRAIN LATERAL PROFILES SHEET 1
19	C-12	STORM DRAIN LATERAL PROFILES SHEET 2
20	C-13	F STREET DITCH PROFILE AND SECTIONS
21	C-14	BONANZA AVENUE SOUTH BASIN PROFILE AND SECTIONS
22	C-15	BONANZA AVENUE NORTH BASIN PLAN
23	C-15a	B STREET INTERSECTION
24	C-16	BONANZA AVENUE NORTH BASIN PROFILE AND SECTIONS
25	C-17	MANHOLE ALIGNMENTS SHEET 1
26	C-18	MANHOLE ALIGNMENTS SHEET 2
27	RR-0	ROAD REHABILITATION OVERVIEW
28	RR-1	F ST ROAD REHAB SHEET 1
29	RR-2	D ST ROAD REHAB SHEET 1
30	RR-3	D ST ROAD REHAB SHEET 2
31	RR-4	BONANZA AVE ROAD REHAB SHEET 1
32	RR-5	BONANZA AVE ROAD REHAB SHEET 2
33	RR-6	BONANZA AVE ROAD REHAB SHEET 3
34	RR-7	MARGARET AVE ROAD REHAB SHEET 1
35	RR-8	DEDI AVE ROAD REHAB SHEET 1
36	RR-9	TATA LANE ROAD REHAB SHEET 1
37	REVEG-1	REVEGETATION SHEET 1
38	REVEG-2	REVEGETATION SHEET 2
39	SP-2	SITE PLAN SHEET 2
40	BMP-3	BMP SHEET 3
41	BMP-4	BMP SHEET 4
42	C-19	JAMES AVE & ELOISE AVE PLAN
43	C-20	JAMES AVE & ELOISE AVE PROFILES
44	C-21	COUNCIL ROCK DRIVE PLAN
45	C-22	COUNCIL ROCK DRIVE PROFILE
46	C-24	MANHOLE ALIGNMENTS SHEET 3
47	REVEG-3	REVEGETATION SHEET 3
48	D-1	DETAIL SHEET 1
49	D-2	DETAIL SHEET 2
50	D-3	DETAIL SHEET 3
51	D-3A	DETAIL SHEET 3A
52	D-4	DETAIL SHEET 4
53	D-5	DETAIL SHEET 5
54	D-6	DETAIL SHEET 6
55	D-7	DETAIL SHEET 7
56	D-8	DETAIL SHEET 8
57	D-9	DETAIL SHEET 9
58	D-10	DETAIL SHEET 10
59	D-11	DETAIL SHEET 11

DATUM STATEMENT

THE HORIZONTAL COORDINATES AND BASIS OF BEARINGS FOR THIS PROJECT IS BASED UPON THE CALIFORNIA SPATIAL REFERENCE SYSTEM, NAD83 (1991.35), CCS 83 ZONE 2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). THE DATUM WAS DETERMINED BY REFERENCING RECORD OF SURVEY BOOK 34, PAGE 76, RECORDED ON FEBRUARY 9TH, 2015 BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. NAVD88 ELEVATIONS PER OUR SURVEY WERE DETERMINED BY APPLYING A NGS NORTH AMERICAN VERTICAL DATUM CONVERSION (VERTCON) TO THE PUBLISHED NGVD29 ELEVATIONS.

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG ** *CONTACT UNDERGROUND SERVICE ALERT (USA) 1-800-227-2600 PRIOR TO ANY CONSTRUCTION WORK*

0 450 900
HORIZONTAL SCALE: 1" = 450'

LEGEND

*NOTE: LEGEND PROVIDED ON SHEET SUPERCEDES THIS LEGEND

EXISTING

- PROPERTY BOUNDARY
- EDGE OF PAVEMENT
- FENCELINE
- BUILDING
- CONCRETE
- SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE
- OVERHEAD WIRE
- STORM DRAIN
- UTILITIES (VARIES)
- LANE STRIPING
- MAJOR CONTOUR
- MINOR CONTOUR
- DRAIN INLET

PROPOSED

- PERMANENT AC PATCH
- TEMPORARY AC PATCH
- ASPHALT CONCRETE SAWCUT LINE
- CONSTRUCTION LIMIT FENCE
- SILT/FILTER FENCE
- GRAVEL BAG CHECK DAM

PROPOSED

- CURB AND GUTTER
- ROCK RIPRAP AREA
- BUCK AND POLE FENCE
- TOP OF BERM
- ROCK LINED SWALE
- ROCK DISSIPATER
- ROCK SLOPE PROTECTION
- TREE TO BE REMOVED
- MAJOR CONTOUR
- MINOR CONTOUR
- GRADING LIMIT
- STORM DRAIN PIPE
- PERFORATED PIPE
- LANDSCAPING BUFFER
- STORM DRAIN MANHOLE
- DETAIL NUMBER / SHEET NUMBER WHERE DETAIL OCCURS
- STORM DRAIN DRAINAGE INLETS (TYPE 1, TYPE 2, TYPE 3, TYPE 4)
- STORM DRAIN INLET PROTECTION
- SIGN
- PIPE TO BE REMOVED
- EX. 4" W LAT. — UTILITY CONFLICT

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

INDEX SHEET
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	iii
SHEET NUMBER	3

Plot Stamp: 2/13/2023 3:35:33 PM - Trujillo, Ivan
File: U:\2378004401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_INDEX.dwg, Tab: iii

MARGARET AVENUE

DEDI AVENUE

TATA LANE

BONANZA AVENUE

F ST.

D ST.

5

7

1B

7

SEZ

F STREET IMPROVEMENTS
SEE SHEETS C-1, C-2

D STREET BASIN
SEE SHEET C-6

D STREET IMPROVEMENTS
SEE SHEETS C-6 TO C-8

SOUTH BONANZA BASIN
SEE SHEET C-4

BONANZA STREET IMPROVEMENTS
SEE SHEETS C-3 TO C-5

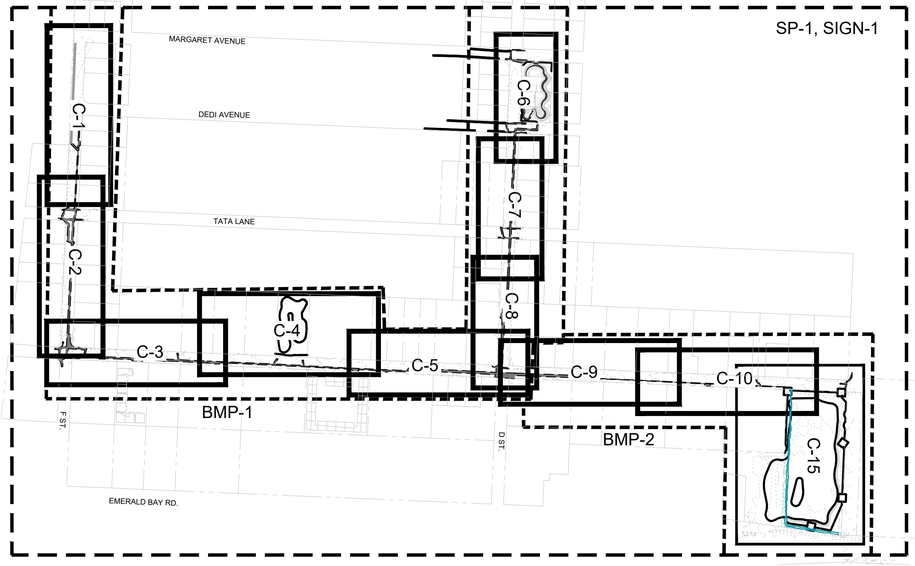
BONANZA STREET IMPROVEMENTS
SEE SHEETS C-9 TO C-10

NORTH BONANZA BASIN
SEE SHEET C-15

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

SP-1, SIGN-1



SHEET INDEX

SP-1, SIGN-1

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

LEGEND

SEZ (STREAM ENVIRONMENT ZONE), DEFINED IN TAHOE VALLEY AREA PLAN

LAND CAPABILITY DISTRICT

LAND CAPABILITY CLASSIFICATION

WATERS OF THE US

0 100 200
HORIZONTAL SCALE: 1" = 100'

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

SITE PLAN SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DESCRIPTION	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. NEEL
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
SP-1

SHEET NUMBER
4

Plot Stamp: 2/13/2023 3:36:02 PM - Trujillo, Ivan
File: U:\2378\00401\07_Historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_SITE-PLAN.dwg, Tab: SP-1

NOTES:

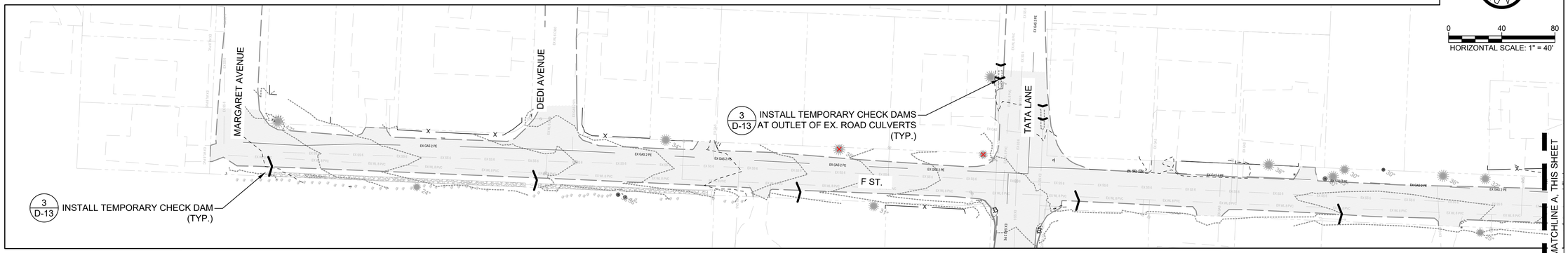
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
2. THE STAGING AREA AS SHOWN ON THE BMP SHEETS INDICATES THE MAXIMUM USABLE SPACE THAT IS AVAILABLE TO THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION LIMIT AND STORAGE/STAGING AREA FENCING PLAN AND WORK SCHEDULE TO THE ENGINEER FOR ANY DEVIATIONS TO THIS PLAN FOR REVIEW AND ACCEPTANCE PRIOR TO ANY WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
4. PLACEMENT OF ADDITIONAL FENCING MAY BE NECESSARY FOR THE WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
5. THIS PLAN SHEET IS DIAGRAMMATIC ONLY, ALL TEMPORARY FENCING AND TEMPORARY EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MODIFIED AS NECESSARY PER PROGRESSION OF THE WORK, AS DIRECTED BY THE ENGINEER, AS DIRECTED BY THE QSP AND TO REFLECT EACH DAILY ACTIVE WORKING AREA; TO PROTECT PUBLIC SAFETY AND MAINTAIN EMERGENCY AND BUSINESS ACCESS, FOR THE DURATION OF THE PROJECT.
6. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE TRPA AND REGIONAL WATER QUALITY CONTROL BOARD FOR APPROVAL OF ALL INSTALLED TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR IS ADDITIONALLY REQUIRED TO SCHEDULE A TRPA PRE-GRADE MEETING. SEE SPECIAL PROVISIONS AND PROJECT PERMITS FOR ADDITIONAL REQUIREMENTS.
7. TEMPORARY EROSION CONTROL DEVICES SHALL BE PLACED, MAINTAINED AND ADJUSTED AS NECESSARY RELATIVE TO EACH DAILY ACTIVE WORKING AREA AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL TEMPORARY EROSION CONTROL MEASURES.
9. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE APPROXIMATE AND MAY BE ADJUSTED BY AN AMENDED SWPPP, DIRECTED BY THE ENGINEER OR DIRECTED BY THE PROJECT QSP.
10. CHECK DAMS SHALL BE INSTALLED AT A SEPARATION DISTANCE SO THAT THE TOP OF THE DOWNSTREAM CHECK DAM IS AT THE SAME ELEVATION AS THE BOTTOM OF THE UPSTREAM CHECK DAM.

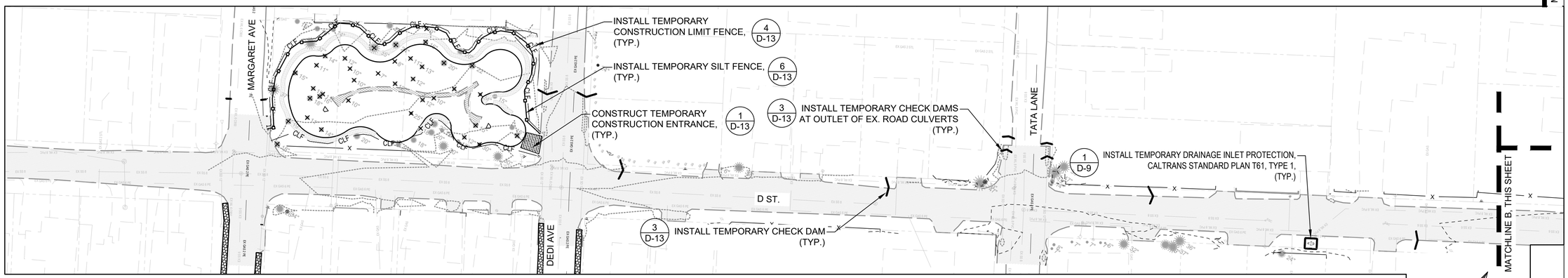
CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

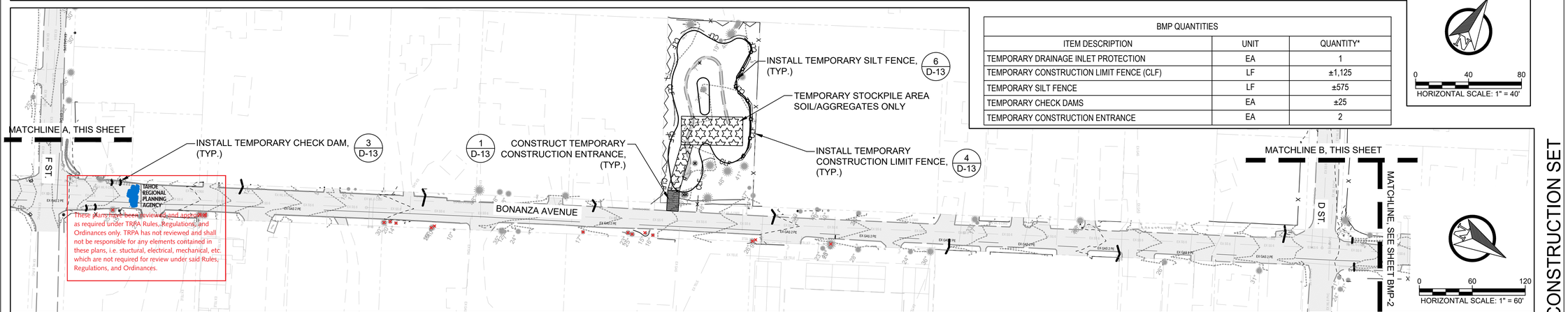
** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

LEGEND

- TEMPORARY SILT FENCE
- CLF — TEMPORARY CONSTRUCTION LIMIT FENCE
- TEMPORARY FIBER ROLL
- TEMPORARY CHECK DAM
- TEMPORARY DRAINAGE INLET PROTECTION
- TEMPORARY STAGING AND STORAGE AREA
- TEMPORARY CONSTRUCTION ENTRANCE







TAHOE REGIONAL PLANNING AGENCY
These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

BMP QUANTITIES

ITEM DESCRIPTION	UNIT	QUANTITY*
TEMPORARY DRAINAGE INLET PROTECTION	EA	1
TEMPORARY CONSTRUCTION LIMIT FENCE (CLF)	LF	±1,125
TEMPORARY SILT FENCE	LF	±575
TEMPORARY CHECK DAMS	EA	±25
TEMPORARY CONSTRUCTION ENTRANCE	EA	2

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

BMP SHEET 1

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORRIS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
BMP-1

SHEET NUMBER
5

Plot Stamp: 2/13/2023 3:37:42 PM - Trujillo, Ivan
File: U:\237800\40107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_BMP.dwg, Tab: BMP-1

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

*** CALL BEFORE YOU DIG ***
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

4 / D-13 INSTALL TEMPORARY CONSTRUCTION LIMIT FENCE, (TYP.)

1 / D-13 CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, (TYP.)

1 / D-9 INSTALL TEMPORARY DRAINAGE INLET PROTECTION, CALTRANS STANDARD PLAN T61, TYPE 1, (TYP.)

TEMPORARY STAGING AND STORAGE AREA, (TYP.)

3 / D-13 INSTALL TEMPORARY CHECK DAM, (TYP.)

6 / D-13 INSTALL TEMPORARY SILT FENCE, (TYP.)

2 / D-13 INSTALL TEMPORARY CHAIN LINK FENCE, (TYP.)

MATCHLINE, SEE SHEET BMP-1

BONANZA AVENUE

EMERALD BAY RD.

BMP QUANTITIES		
ITEM DESCRIPTION	UNIT	QUANTITY*
TEMPORARY DRAINAGE INLET PROTECTION	EA	4
TEMPORARY CONSTRUCTION LIMIT FENCE (CLF)	LF	±1,300
TEMPORARY SILT FENCE	LF	±715
TEMPORARY CHECK DAMS	EA	±5
TEMPORARY CONSTRUCTION ENTRANCE	EA	1

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
2. THE STAGING AREA AS SHOWN ON THE BMP SHEETS INDICATES THE MAXIMUM USABLE SPACE THAT IS AVAILABLE TO THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION LIMIT AND STORAGE/STAGING AREA FENCING PLAN AND WORK SCHEDULE TO THE ENGINEER FOR ANY DEVIATIONS TO THIS PLAN FOR REVIEW AND ACCEPTANCE PRIOR TO ANY WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
4. PLACEMENT OF ADDITIONAL FENCING MAY BE NECESSARY FOR THE WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
5. THIS PLAN SHEET IS DIAGRAMMATIC ONLY, ALL TEMPORARY FENCING AND TEMPORARY EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MODIFIED AS NECESSARY PER PROGRESSION OF THE WORK, AS DIRECTED BY THE ENGINEER, AS DIRECTED BY THE QSP AND TO REFLECT EACH DAILY ACTIVE WORKING AREA; TO PROTECT PUBLIC SAFETY AND MAINTAIN EMERGENCY AND BUSINESS ACCESS, FOR THE DURATION OF THE PROJECT.
6. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE TRPA AND REGIONAL WATER QUALITY CONTROL BOARD FOR APPROVAL OF ALL INSTALLED TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR IS ADDITIONALLY REQUIRED TO SCHEDULE A TRPA PRE-GRADE MEETING. SEE SPECIAL PROVISIONS AND PROJECT PERMITS FOR ADDITIONAL REQUIREMENTS.
7. TEMPORARY EROSION CONTROL DEVICES SHALL BE PLACED, MAINTAINED AND ADJUSTED AS NECESSARY RELATIVE TO EACH DAILY ACTIVE WORKING AREA AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL TEMPORARY EROSION CONTROL MEASURES.
9. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE APPROXIMATE AND MAY BE ADJUSTED BY AN AMENDED SWPPP, DIRECTED BY THE ENGINEER OR DIRECTED BY THE PROJECT QSP.
10. CHECK DAMS SHALL BE INSTALLED AT A SEPARATION DISTANCE SO THAT THE TOP OF THE DOWNSTREAM CHECK DAM IS AT THE SAME ELEVATION AS THE BOTTOM OF THE UPSTREAM CHECK DAM.

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

LEGEND

- TEMPORARY SILT FENCE
- CLF — TEMPORARY CONSTRUCTION LIMIT FENCE
- TEMPORARY FIBER ROLL
- TEMPORARY CHECK DAM
- TEMPORARY DRAINAGE INLET PROTECTION
- TEMPORARY STAGING AND STORAGE AREA
- TEMPORARY CONSTRUCTION ENTRANCE
- WATERS OF THE UNITED STATES
- RIPARIAN AREA

0 50 100
HORIZONTAL SCALE: 1" = 50'

CONSTRUCTION SET

Plot Stamp: 2/13/2023 3:38:09 PM - Trujillo, Ivan
File: U:\237800\40107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_BMP.dwg, Tab: BMP-2

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BMP SHEET 2
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

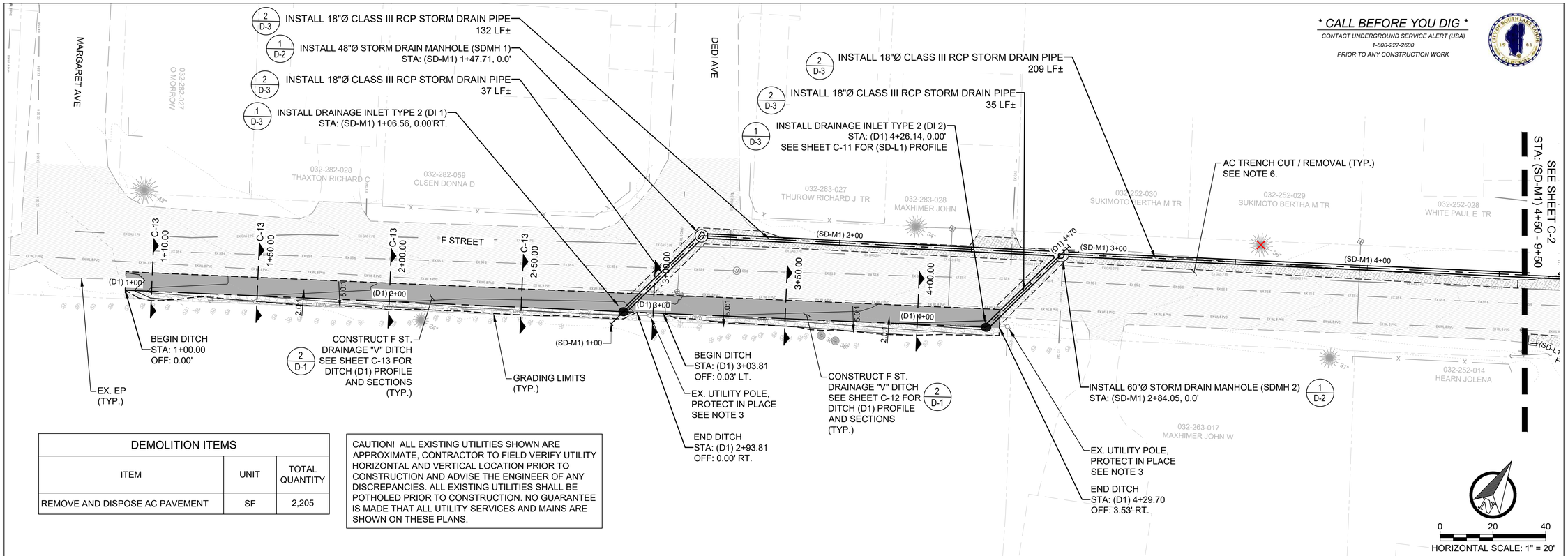
REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
BMP-2

SHEET NUMBER
6

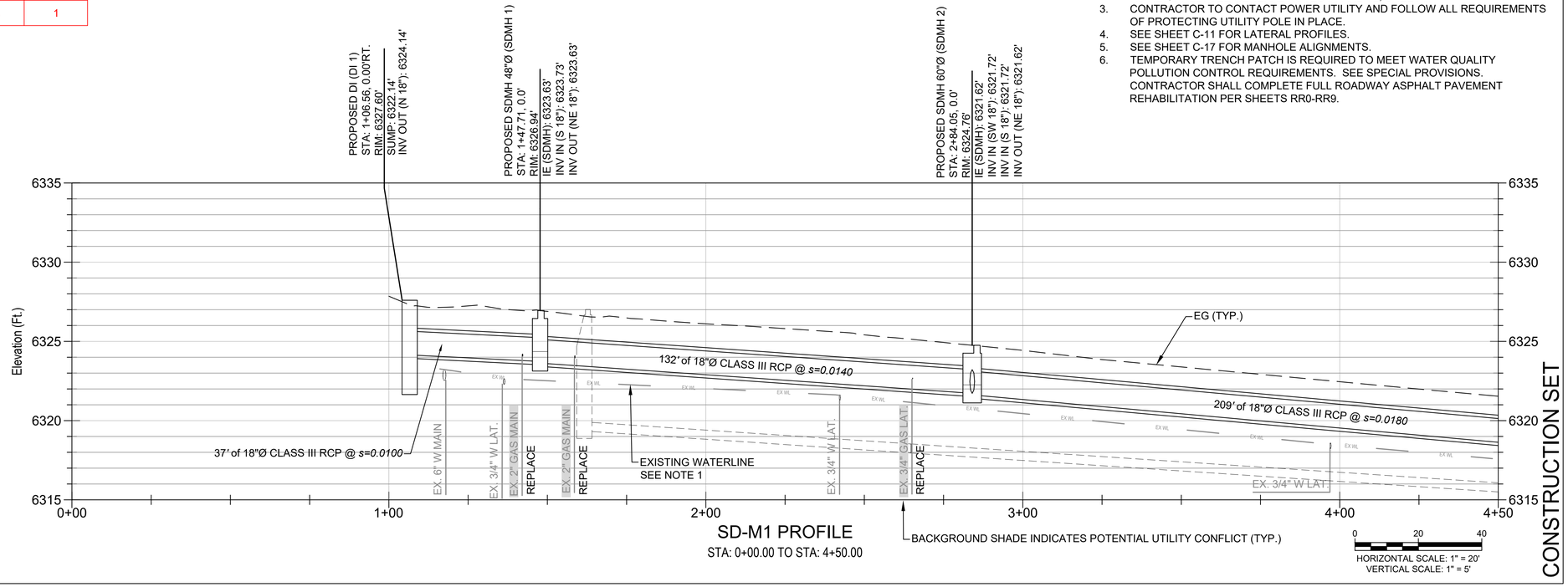


DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	2,205

CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.

ADDITIONAL TREE REMOVALS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE TREE, PINE (>30")	EA	1

NOTES:
1. CONTRACTOR SHALL PROVIDE WATERLINE PROTECTION WHERE REQUIRED. SEE GENERAL NOTES 27, 28, 29 AND 30, SHEET ii.
2. CONTRACTOR SHALL CONTACT SOUTHWEST GAS CO. TO RELOCATE GAS LINES AS REQUIRED. SEE GENERAL NOTES 31 AND 32, SHEET ii.
3. CONTRACTOR TO CONTACT POWER UTILITY AND FOLLOW ALL REQUIREMENTS OF PROTECTING UTILITY POLE IN PLACE.
4. SEE SHEET C-11 FOR LATERAL PROFILES.
5. SEE SHEET C-17 FOR MANHOLE ALIGNMENTS.
6. TEMPORARY TRENCH PATCH IS REQUIRED TO MEET WATER QUALITY POLLUTION CONTROL REQUIREMENTS. SEE SPECIAL PROVISIONS. CONTRACTOR SHALL COMPLETE FULL ROADWAY ASPHALT PAVEMENT REHABILITATION PER SHEETS RR0-RR9.



TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

F STREET PLAN AND PROFILE SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/09/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT
3	02/13/23	ADDITIONAL TREE REMOVALS	IT

REGISTERED PROFESSIONAL ENGINEER BRIAN E. MORRIS No. C 59100 EXP. 06/30/23 CIVIL STATE OF CALIFORNIA

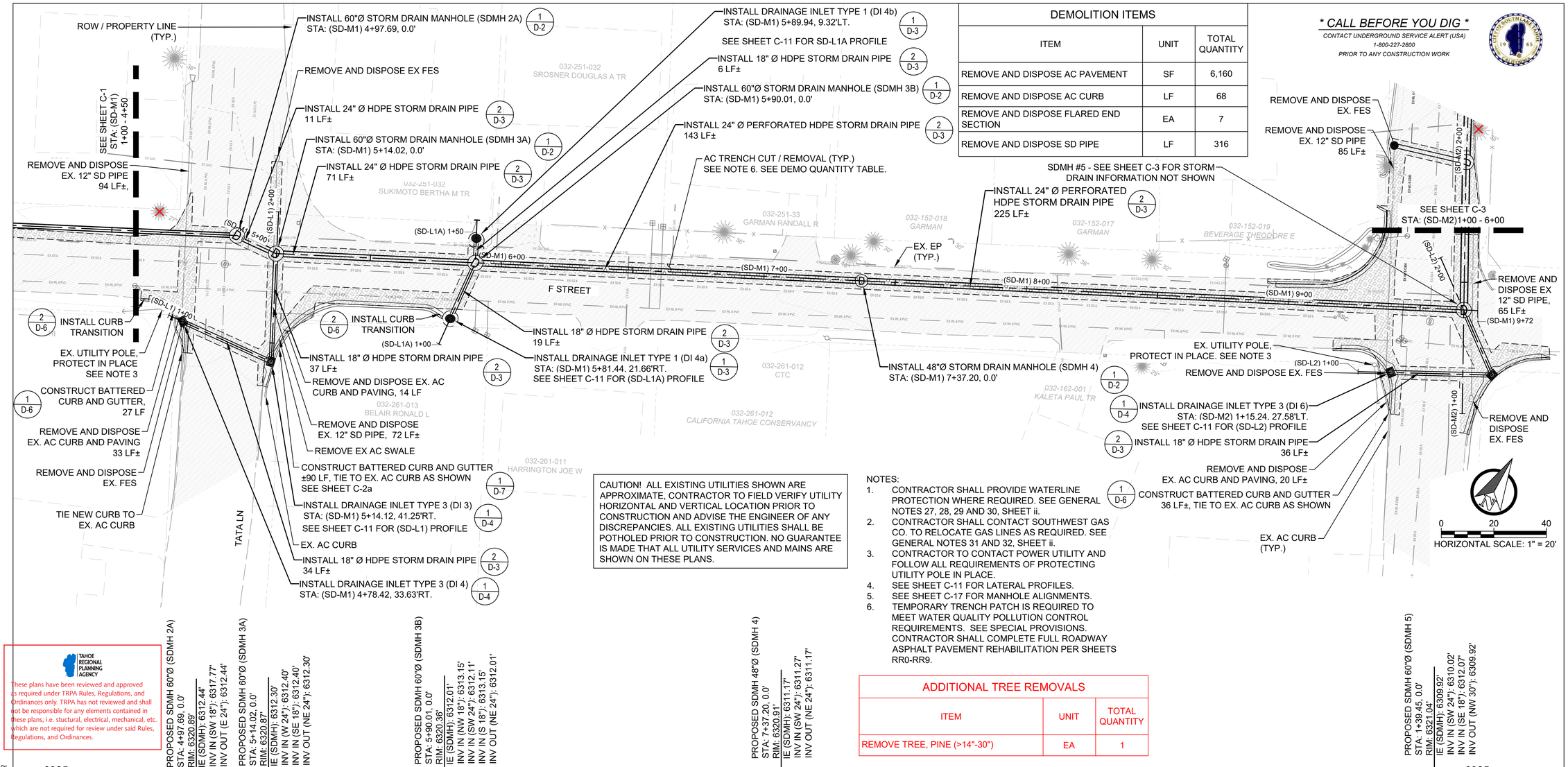
2/13/23

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-1

SHEET NUMBER
7

Plot Stamp: 2/13/2023 5:19:52 PM - Trujillo, Ivan
File: U:\2378004\01\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-1



DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	6,160
REMOVE AND DISPOSE AC CURB	LF	68
REMOVE AND DISPOSE FLARED END SECTION	EA	7
REMOVE AND DISPOSE SD PIPE	LF	316

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

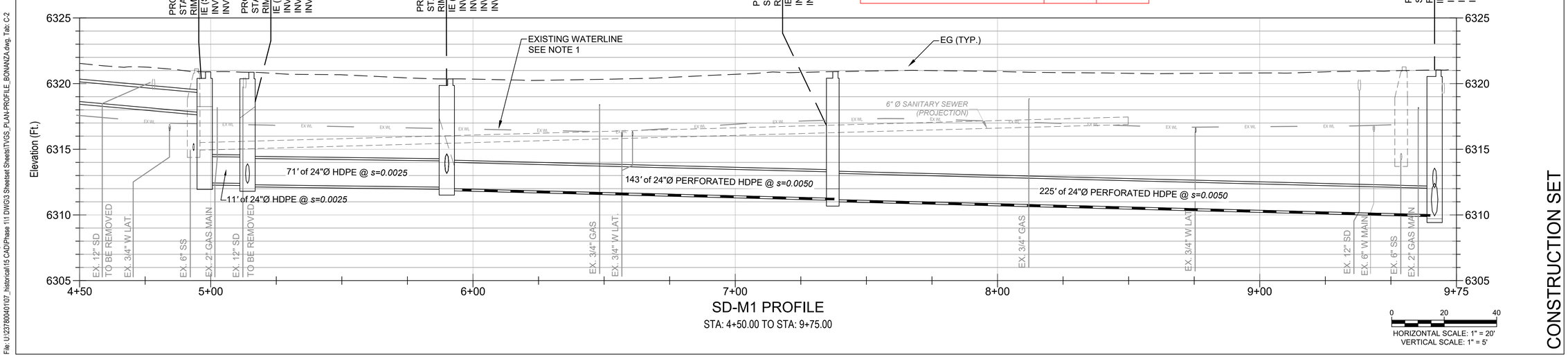
CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.

NOTES:
1. CONTRACTOR SHALL PROVIDE WATERLINE PROTECTION WHERE REQUIRED. SEE GENERAL NOTES 27, 28, 29 AND 30, SHEET ii.
2. CONTRACTOR SHALL CONTACT SOUTHWEST GAS CO. TO RELOCATE GAS LINES AS REQUIRED. SEE GENERAL NOTES 31 AND 32, SHEET ii.
3. CONTRACTOR TO CONTACT POWER UTILITY AND FOLLOW ALL REQUIREMENTS OF PROTECTING UTILITY POLE IN PLACE.
4. SEE SHEET C-11 FOR LATERAL PROFILES.
5. SEE SHEET C-17 FOR MANHOLE ALIGNMENTS.
6. TEMPORARY TRENCH PATCH IS REQUIRED TO MEET WATER QUALITY POLLUTION CONTROL REQUIREMENTS. SEE SPECIAL PROVISIONS. CONTRACTOR SHALL COMPLETE FULL ROADWAY ASPHALT PAVEMENT REHABILITATION PER SHEETS RR0-RR9.

ADDITIONAL TREE REMOVALS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE TREE, PINE (>14"-30")	EA	1

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

F STREET PLAN AND PROFILE SHEET 2
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

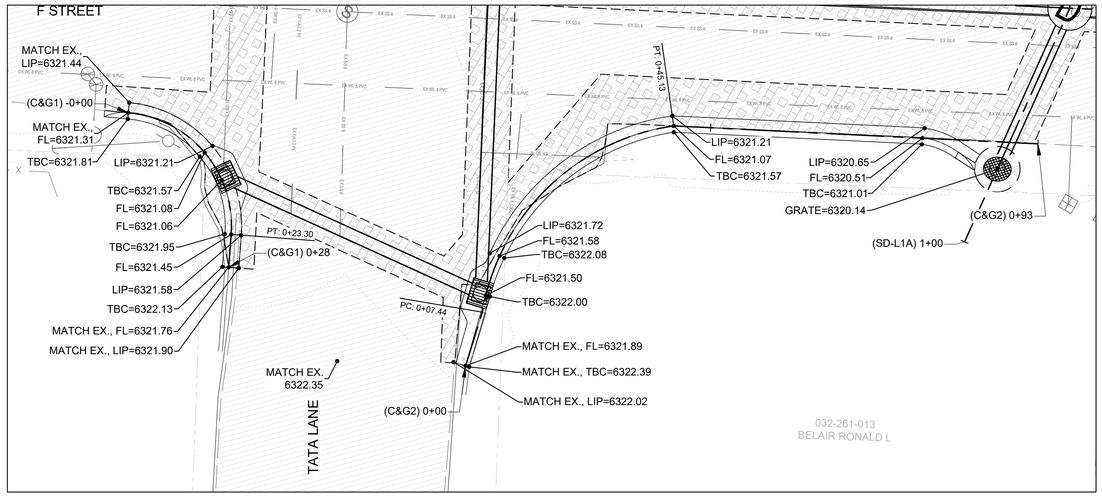
#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/09/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT
3	02/13/23	ADDITIONAL TREE REMOVALS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA
2/13/23

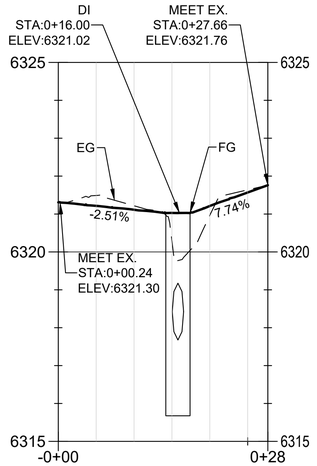
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-2
SHEET NUMBER	8

Plot Stamp: 2/13/2023 5:20:35 PM - Trujillo, Ivan
File: U:\2378004\07_Historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-2

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

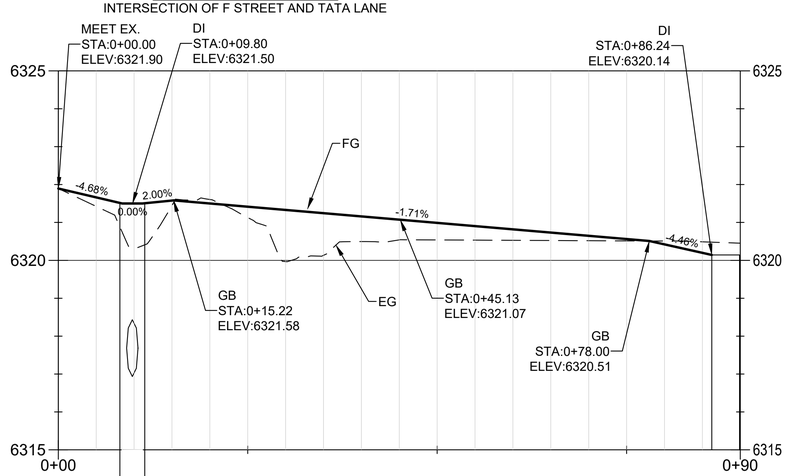


CURB AND GUTTER GRADING
INTERSECTION OF F STREET AND TATA LANE



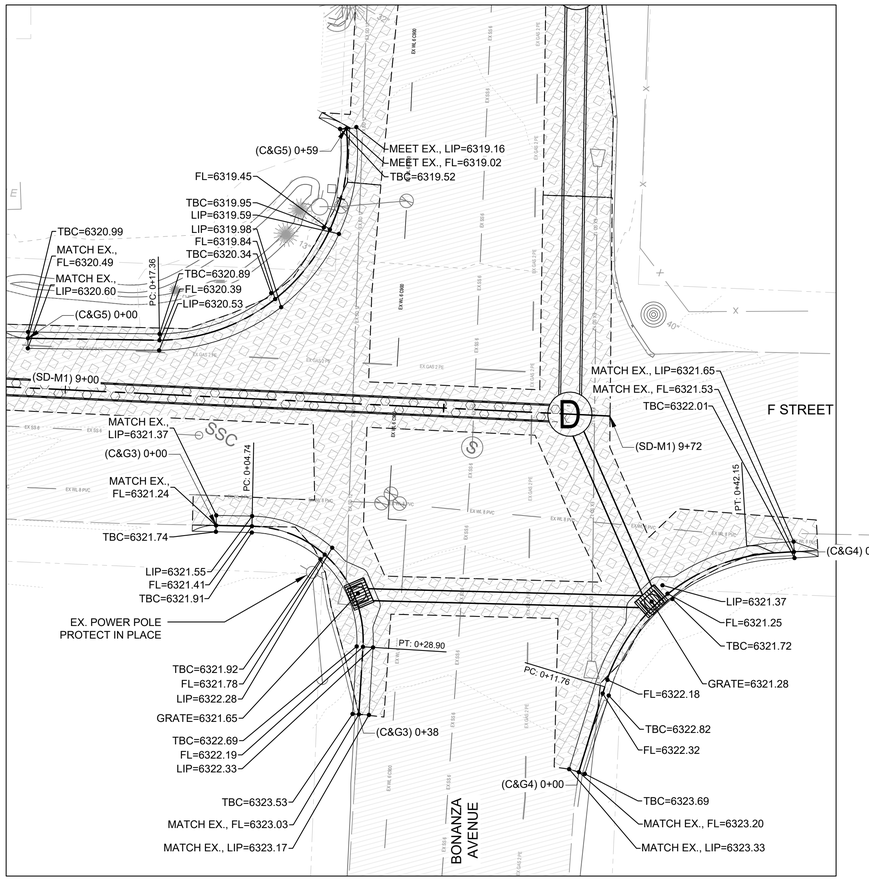
C&G1 FLOWLINE PROFILE

STA: -0+00.00 TO STA: 0+27.66

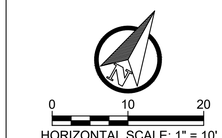


C&G2 FLOWLINE PROFILE

STA: 0+00.00 TO STA: 0+90.00



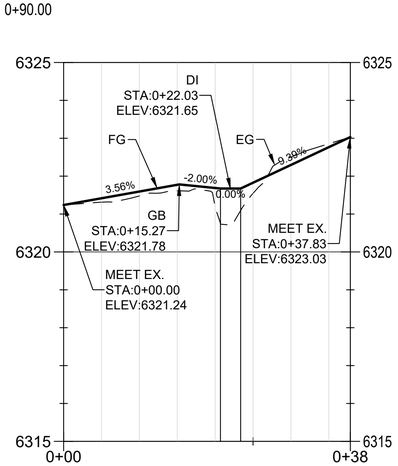
CURB AND GUTTER GRADING
INTERSECTION OF F STREET AND BONANZA AVENUE



NOTES:
1. CAD LINEWORK AND ALIGNMENTS WILL BE PROVIDED TO CONTRACTOR.
2. LINE AND CURVE INFORMATION AND STATION OFFSETS FOR CURB AND GUTTER CONSTRUCTION MAY BE AVAILABLE UPON REQUEST.

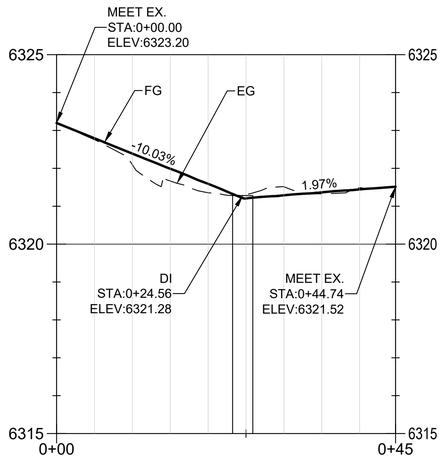
TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



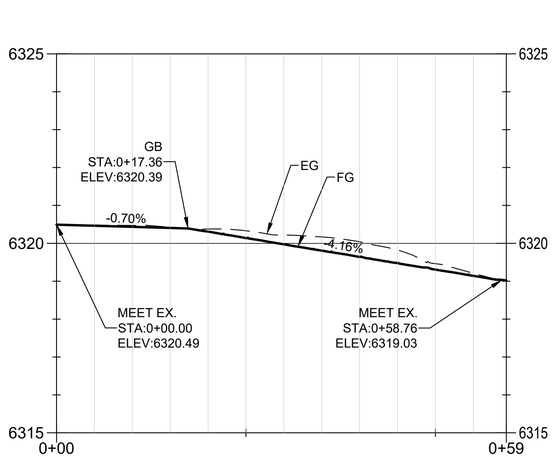
C&G3 FLOWLINE PROFILE

STA: 0+00.00 TO STA: 0+37.83



C&G4 FLOWLINE PROFILE

STA: 0+00.00 TO STA: 0+44.74



C&G5 FLOWLINE PROFILE

STA: 0+00.00 TO STA: 0+59.36

CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

F STREET INTERSECTIONS
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MOSS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

12/16/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-2a

SHEET NUMBER
9

Plot Stamp: 2/13/2023 3:41:37 PM - Trujillo, Ivan
File: U:\2378004\01\07_historical\15 CAD\Phase 1\11 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-2a

NOTE: SEE SHEET C-2 FOR STORM DRAIN INFORMATION NOT SHOWN

INSTALL CURB TRANSITION (TYP) (2/D-6)

UTILITY POLE, PROTECT IN PLACE SEE NOTE 3

CONSTRUCT BATTERED CURB AND GUTTER ±58 LF (1/D-6)

INSTALL 60"Ø STORM DRAIN MANHOLE (SDMH 5) STA: (SD-M2) 1+39.45, 0.0' (1/D-2)

INSTALL 30" Ø HDPE STORM DRAIN PIPE 51 LF± (2/D-3)

INSTALL DRAINAGE INLET TYPE 1 (DI 6a) STA: (SD-M2) 2+00.99, 27.58'LT. (1/D-3)

INSTALL 18" Ø HDPE STORM DRAIN PIPE 25 LF± (SEE SHEET C-11) (2/D-3)

INSTALL 30" Ø HDPE STORM DRAIN PIPE 146 LF± (2/D-3)

EX SWALE (TYP.) PROTECT IN PLACE

AC TRENCH CUT / REMOVAL (TYP.) SEE NOTE 6. SEE DEMO QUANTITY TABLE.

REMOVE PORTION OF AC DIKE, REPLACE WITH BATTERED CONCRETE CURB TRANSITION 5' EITHER SIDE OF DI

INSTALL 60"Ø STORM DRAIN MANHOLE (SDMH 6A) STA: (SD-M2) 3+47.02, 0.0' (4) (2/D-3)

INSTALL DRAINAGE INLET TYPE 1 (DI 6b) STA: (SD-M2) 5+03.87, 25.29'LT. (1/D-3)

INSTALL 18" Ø HDPE STORM DRAIN PIPE 22 LF± (SEE SHEET C-11) (2/D-3)

SEE SHEET C-4 STA: (SD-M2) 6+00 - 11+00

SEE SHEET C-2 STA: 6+00 - 9+75

(SD-M1) 9+00

(SD-L2) 1+00

(SD-L2) 2+00

(SD-L2A) 1+00

(SD-L2B) 1+00

(SD-M2) 1+00

(SD-M1) 9+72

(SD-M2) 2+00

(SD-M2) 3+00

(SD-M2) 4+00

(SD-M2) 5+00

(SD-M2) 6+00

(SD-L2A) 1+50

(SD-L2B) 1+50

BONANZA AVE

F STREET

032-152-019 BEVERAGE THEODORE E

032-152-009 BOURRE LEON

032-152-012 ERRICO RICHARD EUGENE TR

032-381-009 SEPESY JOHN A

200-909-024 ZIMMERMAN DOUGLAS E

032-151-012 WEBB GEORGE J TR

032-151-009 GRAYBEAL JOHN BYRON

PIPE REMOVAL, TYP. SEE SHEET C-2

INSTALL DRAINAGE INLET TYPE 3 (DI 5) STA: (SD-M2) 1+14.84, 11.23'RT. SEE SHEET C-11 FOR (SD-L2) PROFILE (1/D-4)

CONSTRUCT BATTERED CURB AND GUTTER ±44 LF, TIE TO EX. AC CURB AS SHOWN (1/D-6)

INSTALL 60"Ø STORM DRAIN MANHOLE (SDMH 6) STA: (SD-M2) 1+95.75, 0.0' (1/D-2)

EX AC SWALE, PAVE FLUSH WITH ADJACENT PAVEMENT

EX AC CURB, REMOVE AND DISPOSE ±84 LF (4)

REMOVE AND DISPOSE EX. FES.

EX AC CURB, REMOVE AND DISPOSE ±88 LF (4)

INSTALL 30"Ø CLASS IV RCP STORM DRAIN PIPE 158 LF± (2/D-3)

EX AC CURB, REMOVE AND DISPOSE ±210 LF (4)

INSTALL 60"Ø STORM DRAIN MANHOLE (SDMH 7) STA: (SD-M2) 5+09.85, 0.0' (1/D-2)

ROW / PROPERTY LINE (TYP.)

DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	3,810
REMOVE AND DISPOSE AC CURB (4)	LF	405
REMOVE AND DISPOSE FLARED END SECTION	EA	2

CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.

NOTES:
1. CONTRACTOR SHALL PROVIDE WATERLINE PROTECTION WHERE REQUIRED. SEE GENERAL NOTES 27, 28, 29 AND 30, SHEET ii.
2. CONTRACTOR SHALL CONTACT SOUTHWEST GAS CO. TO RELOCATE GAS LINES AS REQUIRED. SEE GENERAL NOTES 31 AND 32, SHEET ii.
3. CONTRACTOR TO CONTACT POWER UTILITY AND FOLLOW ALL REQUIREMENTS OF PROTECTING UTILITY POLE IN PLACE.
4. SEE SHEET C-11 FOR LATERAL PROFILES.
5. SEE SHEET C-17 FOR MANHOLE ALIGNMENTS.
6. TEMPORARY TRENCH PATCH IS REQUIRED TO MEET WATER QUALITY POLLUTION CONTROL REQUIREMENTS. SEE SPECIAL PROVISIONS. CONTRACTOR SHALL COMPLETE FULL ROADWAY ASPHALT PAVEMENT REHABILITATION PER SHEETS RR0-RR9.

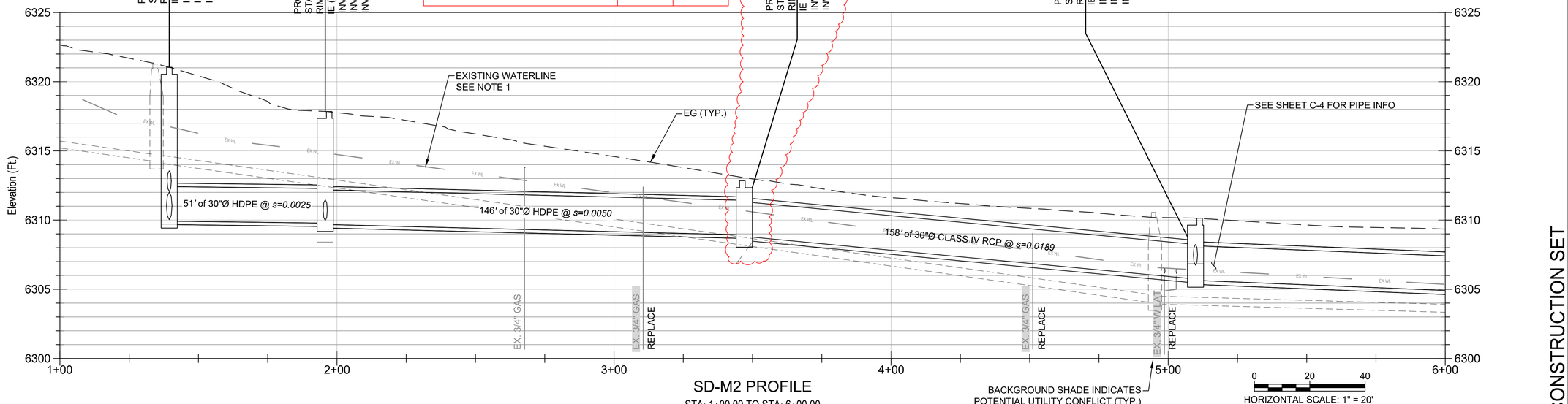
HORIZONTAL SCALE: 1" = 20'

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

ADDITIONAL TREE REMOVALS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE TREE, PINE (>14"-30")	EA	3
REMOVE TREE, FIR (>14"-30")	EA	1
REMOVE TREE, PINE (>30")	EA	2
REMOVE TREE, FIR (>30")	EA	1



SD-M2 PROFILE
STA: 1+00.00 TO STA: 6+00.00

CONSTRUCTION SET

Plot Stamp: 2/27/2023 3:25:30 PM - Trujillo, Ivan
File: U:\2378\00401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-3

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BONANZA AVENUE PLAN AND PROFILE SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/09/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT
3	02/13/23	ADDITIONAL TREE REMOVALS	IT
4	02/27/23	SD REVISIONS AND AC CURB REMOVAL	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORRIS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

2/27/23

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-3

SHEET NUMBER
10

NOTES:
1. SEE SHEET C-17 FOR MANHOLE ALIGNMENTS.
2. TEMPORARY TRENCH PATCH IS REQUIRED TO MEET WATER QUALITY POLLUTION CONTROL REQUIREMENTS. SEE SPECIAL PROVISIONS. CONTRACTOR SHALL COMPLETE FULL ROADWAY ASPHALT PAVEMENT REHABILITATION PER SHEETS RR0-RR9.

ADDITIONAL TREE REMOVALS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE TREE, PINE (>14"-30")	EA	5
REMOVE TREE, FIR (>14"-30")	EA	1
REMOVE TREE, PINE (>30")	EA	1

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCT DETENTION BASIN B1 (SOUTH BONANZA BASIN)
SEE SHEET C-14 FOR (B1) PROFILE
BASIN CAPACITY
BASIN TOP ELEV.=6,307'
BASIN BOTTOM ELEV.=6,302.5'
TOP AREA = 11,369 SF
BOTTOM AREA = 1,531 SF
CAPACITY = 1,132 CY
CAPACITY TO OUTLET ELEV.= 748 CY

REMOVE TREE (TYP.)

3 D-1 CONSTRUCT ROCK LINED SWALE 235 LF±

GRADING LIMITS (TYP.)

INSTALL BASIN OUTLET STRUCTURE 1 D-5
(OUTLET STRUCTURE 1a)
STA: (B1) 4+17.35, 0.00'

EX. FENCE, PROTECT IN PLACE

1 D-7 INSTALL FES/ROCK LINED SWALE TRANSITION

3 D-3A INSTALL FLARED END SECTION

2 D-3 INSTALL 18"Ø CLASS III RCP STORM DRAIN PIPE 34 LF±

3 D-9 INSTALL BUCK AND POLE FENCE - REPLACE AS REQUIRED DUE TO CONSTRUCTION ACTIVITIES AND/OR AS DIRECTED BY ENGINEER

1 D-3 INSTALL 48" ∅SEDIMENT TRAP (SDMH / ST 8a) W/ HINGED LID
STA: (SD-M2) 8+35.71, 27.03'LT.

2 D-3 INSTALL 18" Ø HDPE STORM DRAIN PIPE 26 LF±

1 D-3A INSTALL 72"Ø STORM DRAIN DIVERTER MANHOLE (SDMH #8)
STA: (SD-M2) 8+20.70, 0.01'RT.

INSTALL 8"Ø PVC (SDR 26), 2 D-3
24 LF±

INSTALL BASIN OUTLET STRUCTURE 1 D-5
(OUTLET STRUCTURE 1)
STA: (SD-M2) 9+09.21, 89.55'LT.
SEE SHEET C-14 FOR (B1) PROFILE

INSTALL 18"Ø CLASS III RCP STORM DRAIN PIPE 2 D-3
85 LF±

INSTALL 60"Ø STORM DRAIN MANHOLE (SDMH 9) 1 D-2
STA: (SD-M2) 9+20.48, 0.0'

1 D-2 INSTALL 60"Ø STORM DRAIN MANHOLE (SDMH 10)
STA: (SD-M2) 10+72.92, 0.0'

INSTALL 30" Ø PERFORATED HDPE STORM DRAIN PIPE 2 D-3
148 LF±

PROPERTY / ROW LINE (TYP.)

SEE SHEET C-3
STA: (SD-M2) 1+00 - 6+00

SEE SHEET C-5
STA: (SD-M2) 11+00 - 16+00

032-152-013 ASHBAUGH KATHLEEN M
032-152-021 UNDERWOOD RENEE TR
032-152-020 CTC
032-152-006 COTE DAZUR HOMEOWNERS ASSO
032-151-013 CARROLL JOYCE M
032-371-039 SNYDER ELVIN W

(SD-M2) 6+00 (SD-M2) 7+00 (SD-M2) 8+00 (SD-M2) 9+00 (SD-M2) 10+00 (SD-M2) 11+00

BONANZA AVE

INSTALL 30" CLASS IV RCP 2 D-3
305 LF±

AC TRENCH CUT / REMOVAL (TYP.)
SEE NOTE 2. SEE DEMO QUANTITY TABLE.

2 D-3 INSTALL 30" CLASS IV RCP
94 LF±

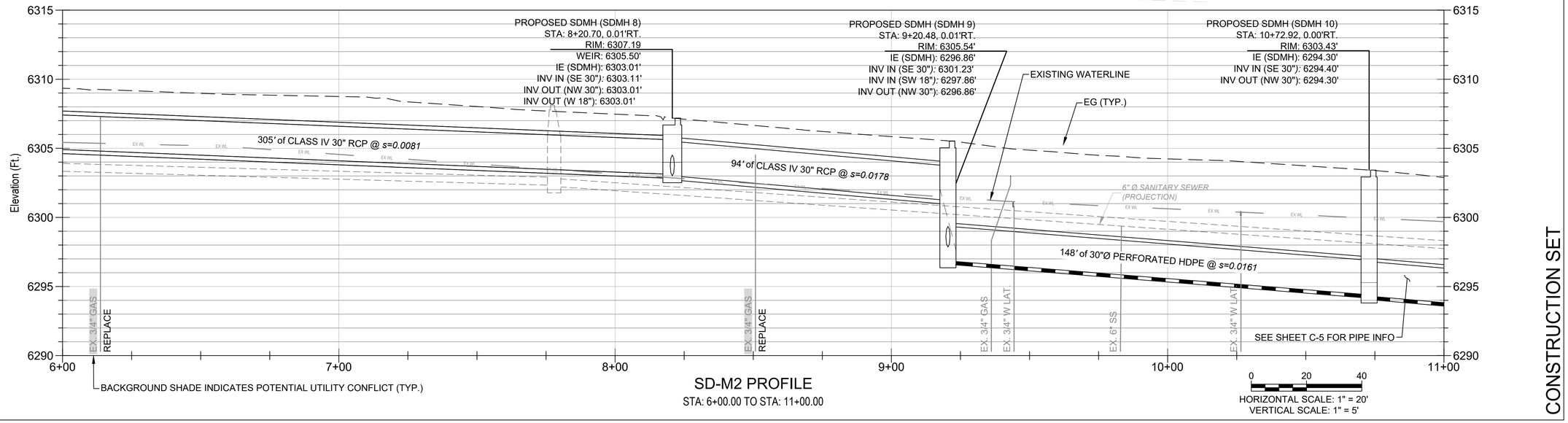
SEE SHEET C-5 FOR PIPE INFO

DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	4,130
REMOVE AND DISPOSE AC CURB	LF	23
REMOVE TREE (6" - 9")	EA	1
REMOVE TREE (25" - 35")	EA	2
REMOVE TREE (> 36")	EA	1
REMOVE STUMP	EA	1

CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

0 20 40
HORIZONTAL SCALE: 1" = 20'



SD-M2 PROFILE
STA: 6+00.00 TO STA: 11+00.00

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BONANZA AVENUE PLAN AND PROFILE SHEET 2
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/09/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT
3	02/13/23	ADDITIONAL TREE REMOVALS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

2/13/23

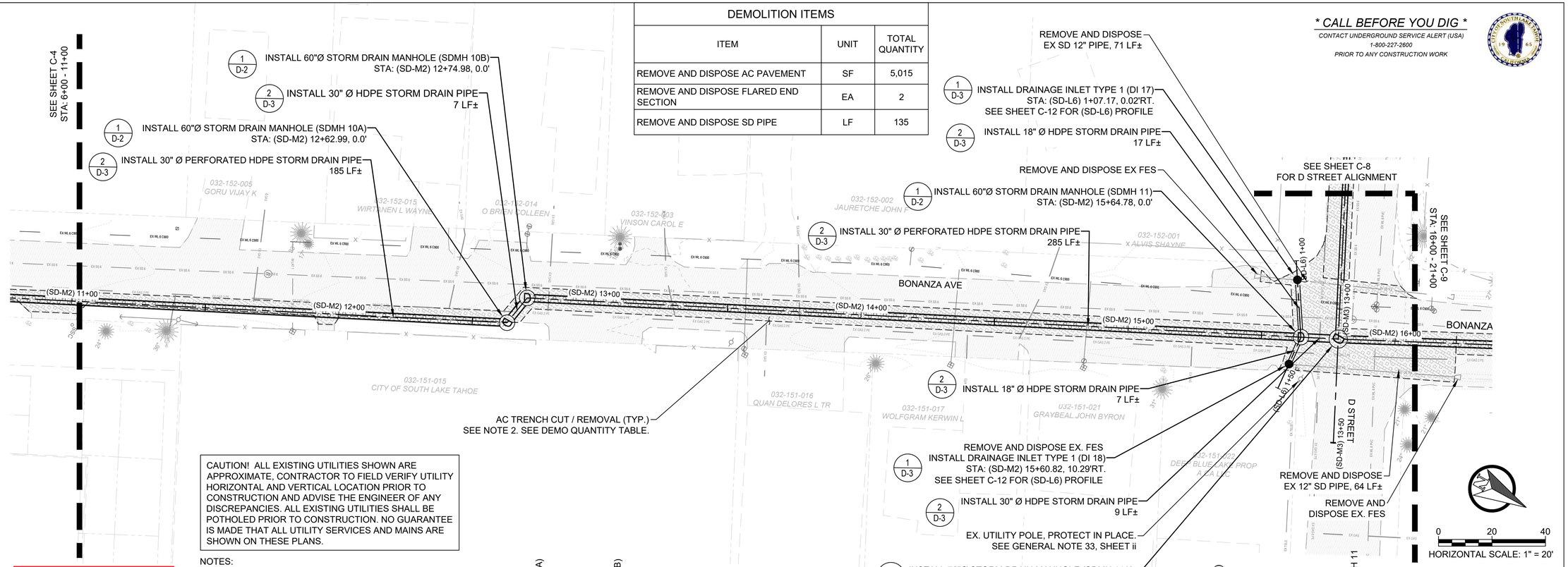
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-4

SHEET NUMBER
11

Plot Stamp: 2/13/2023 5:21:58 PM - Trujillo, Ivan
File: U:\2376\00401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-4

DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	5,015
REMOVE AND DISPOSE FLARED END SECTION	EA	2
REMOVE AND DISPOSE SD PIPE	LF	135

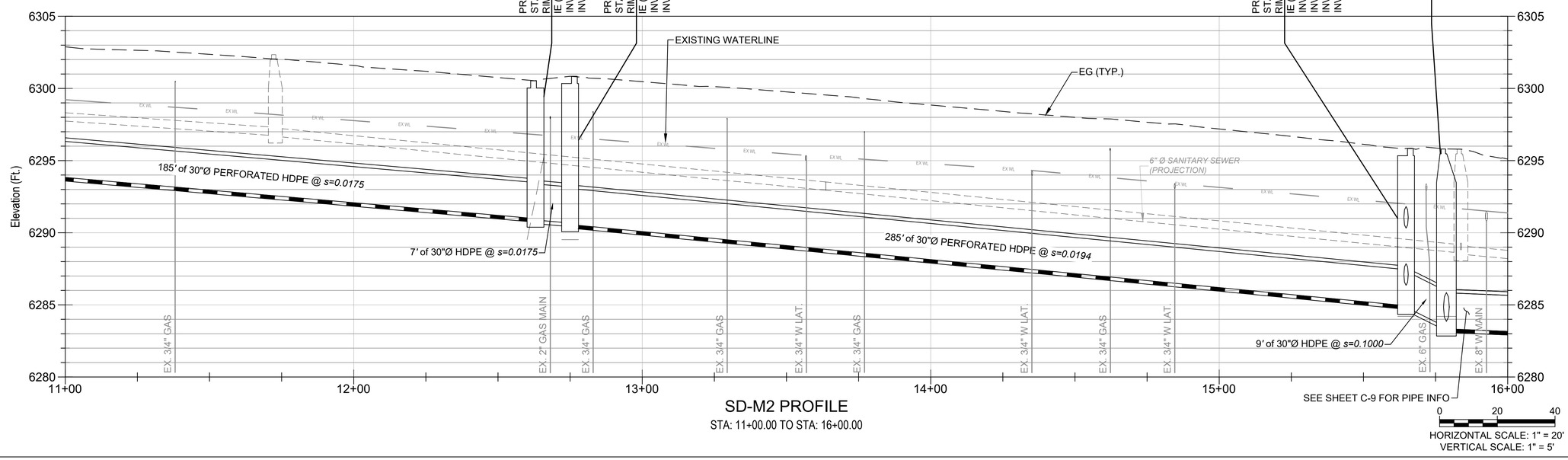


CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.

NOTES:
1. SEE SHEETS C-17 AND C-18 FOR MANHOLE ALIGNMENTS.
2. TEMPORARY TRENCH PATCH IS REQUIRED TO MEET WATER QUALITY POLLUTION CONTROL REQUIREMENTS. SEE SPECIAL PROVISIONS. CONTRACTOR SHALL COMPLETE FULL ROADWAY ASPHALT PAVEMENT REHABILITATION PER SHEETS RR0-RR9.

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



SD-M2 PROFILE
STA: 11+00.00 TO STA: 16+00.00

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BONANZA AVENUE PLAN AND PROFILE SHEET 3
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/08/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MERRELL
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

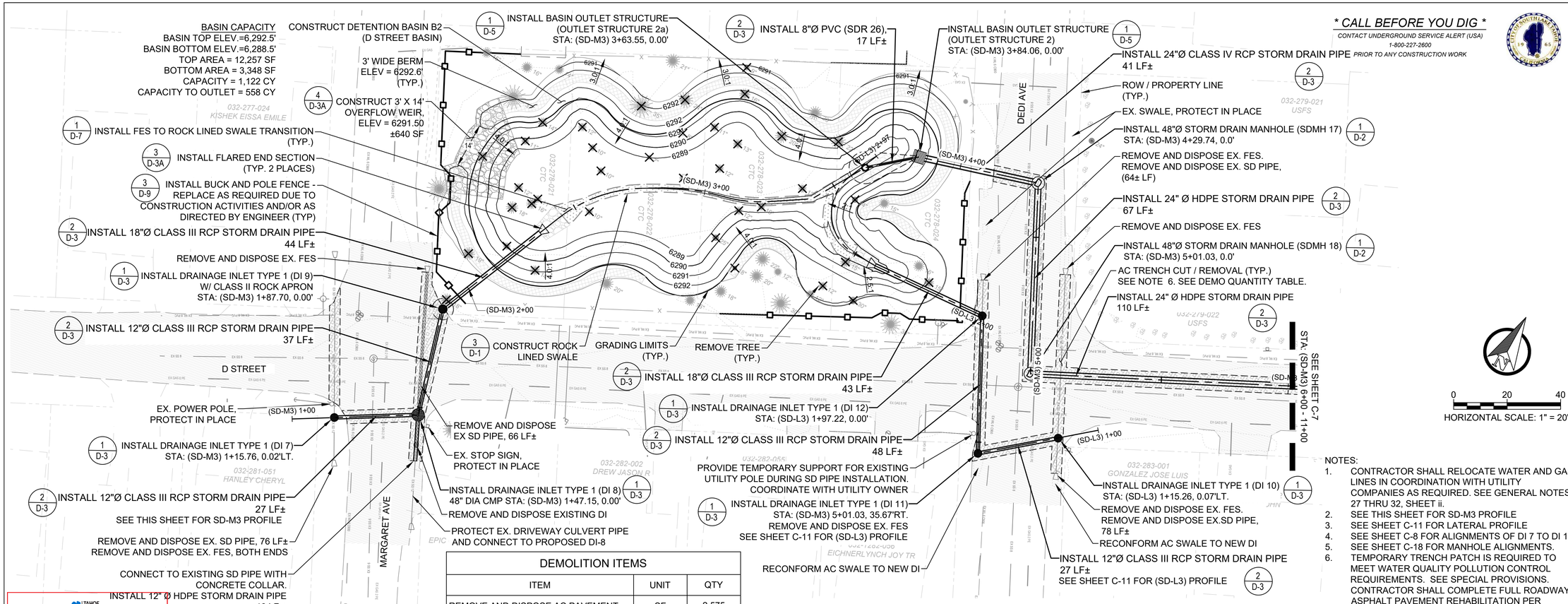
1/8/23

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-5

SHEET NUMBER
12

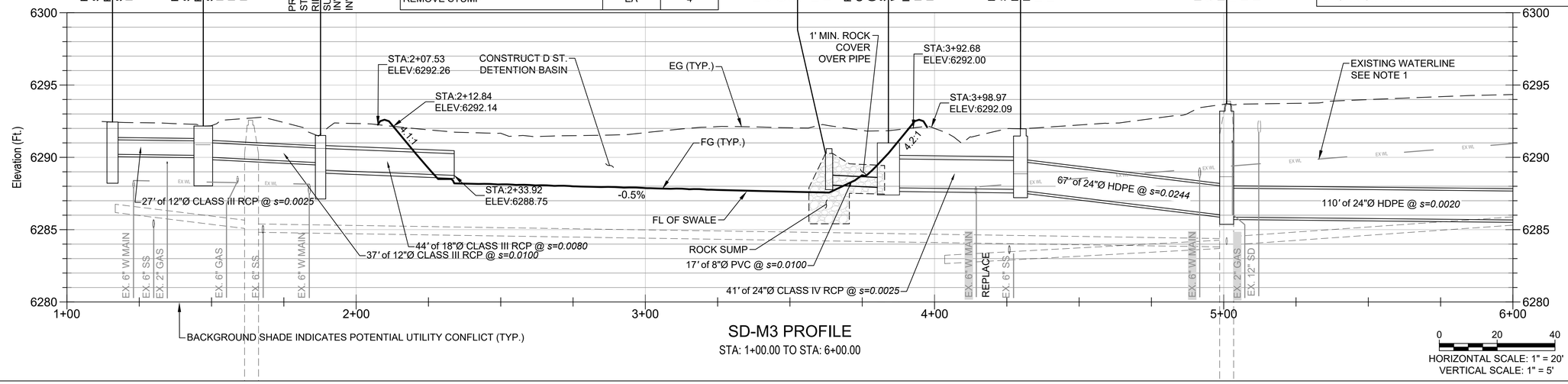
Plot Stamp: 2/13/2023 3:43:46 PM - Trujillo, Ivan
File: U:\2378000401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-5



DEMOLITION ITEMS		
ITEM	UNIT	QTY
REMOVE AND DISPOSE AC PAVEMENT	SF	2,575
REMOVE AND DISPOSE FES	EA	7
REMOVE AND DISPOSE DI	EA	1
REMOVE AND DISPOSE SD PIPE	LF	284
REMOVE TREE (SMALLER THAN 10")	EA	3
REMOVE TREE (10" - 18")	EA	25
REMOVE TREE (19" - 24")	EA	4
REMOVE TREE (25" - 35")	EA	1
REMOVE STUMP	EA	4

NOTES:
1. CONTRACTOR SHALL RELOCATE WATER AND GAS LINES IN COORDINATION WITH UTILITY COMPANIES AS REQUIRED. SEE GENERAL NOTES 27 THRU 32, SHEET ii.
2. SEE THIS SHEET FOR SD-M3 PROFILE
3. SEE SHEET C-11 FOR LATERAL PROFILE
4. SEE SHEET C-8 FOR ALIGNMENTS OF DI 7 TO DI 12.
5. SEE SHEET C-18 FOR MANHOLE ALIGNMENTS.
6. TEMPORARY TRENCH PATCH IS REQUIRED TO MEET WATER QUALITY POLLUTION CONTROL REQUIREMENTS. SEE SPECIAL PROVISIONS. CONTRACTOR SHALL COMPLETE FULL ROADWAY ASPHALT PAVEMENT REHABILITATION PER SHEETS RR0-RR9.

CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.



TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

D STREET PLAN AND PROFILE SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

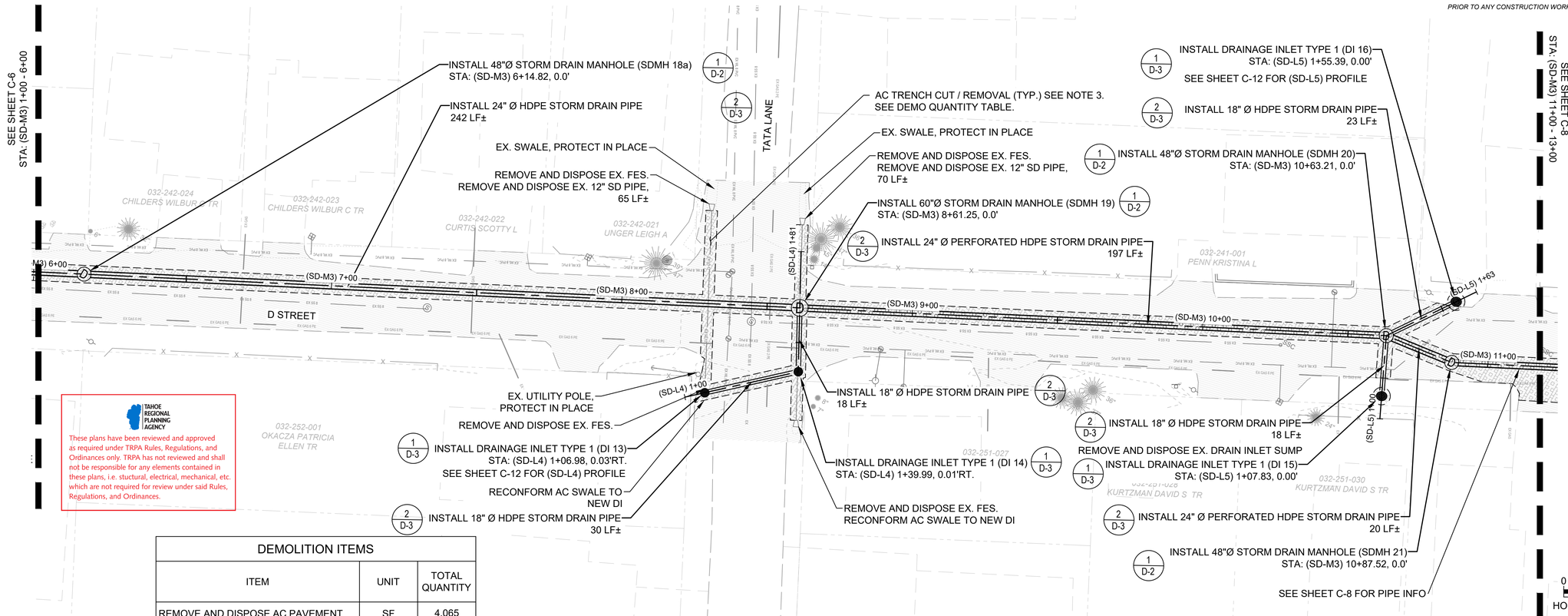
#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/08/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER BRIAN E. MCRAE No. C 59100 EXP. 06/30/23 CIVIL STATE OF CALIFORNIA
1/8/23

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-6
SHEET NUMBER	13

Plot Stamp: 2/13/2023 3:44:26 PM - Trujillo, Ivan
File: U:\237800401\07_Insticircal\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-6

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

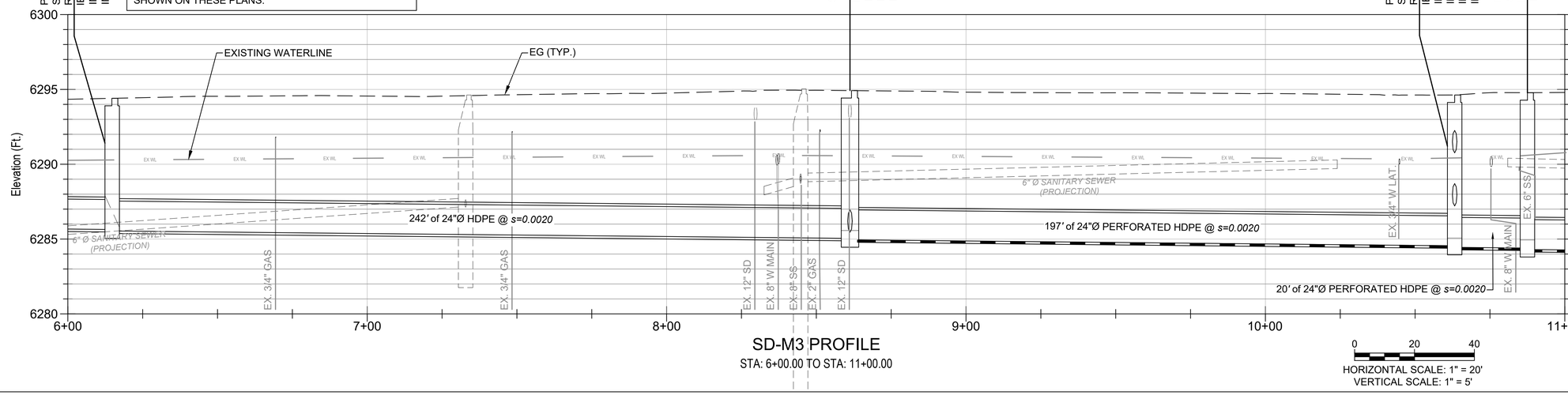


TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	4,065
REMOVE AND DISPOSE FES	EA	4
REMOVE AND DISPOSE DRAIN INLET	EA	1
REMOVE AND DISPOSE SD PIPE	LF	135

CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.



SD-M3 PROFILE
STA: 6+00.00 TO STA: 11+00.00

NOTES:
1. SEE SHEET C-12 FOR LATERAL PROFILES.
2. SEE SHEET C-18 FOR MANHOLE ALIGNMENTS.
3. TEMPORARY TRENCH PATCH IS REQUIRED TO MEET WATER QUALITY POLLUTION CONTROL REQUIREMENTS. SEE SPECIAL PROVISIONS. CONTRACTOR SHALL COMPLETE FULL ROADWAY ASPHALT PAVEMENT REHABILITATION PER SHEETS RR0-RR9.

0
20
40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

CONSTRUCTION SET

Plot Stamp: 2/13/2023 3:45:04 PM - Trujillo, Ivan
File: U:\23780040107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-7

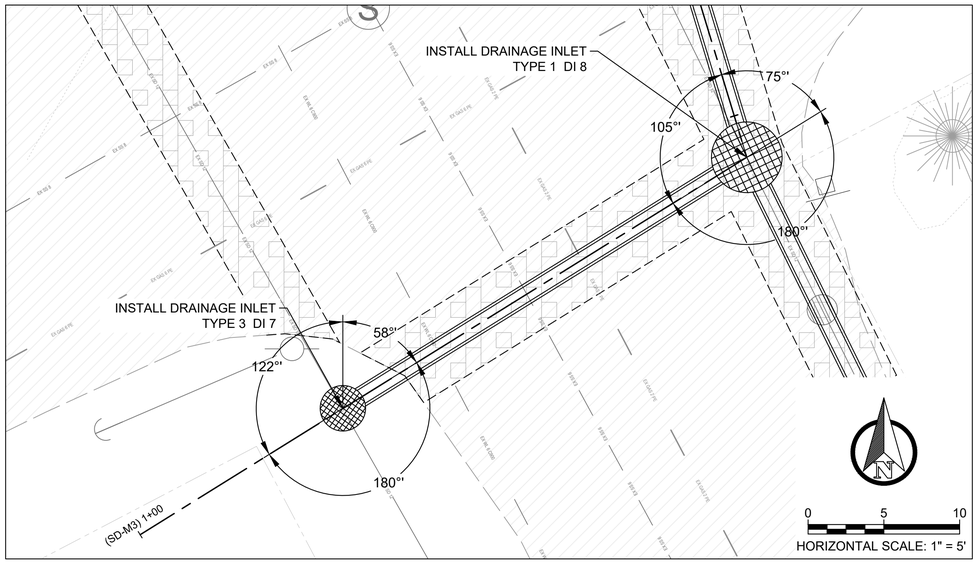
Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

D STREET PLAN AND PROFILE SHEET 2
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

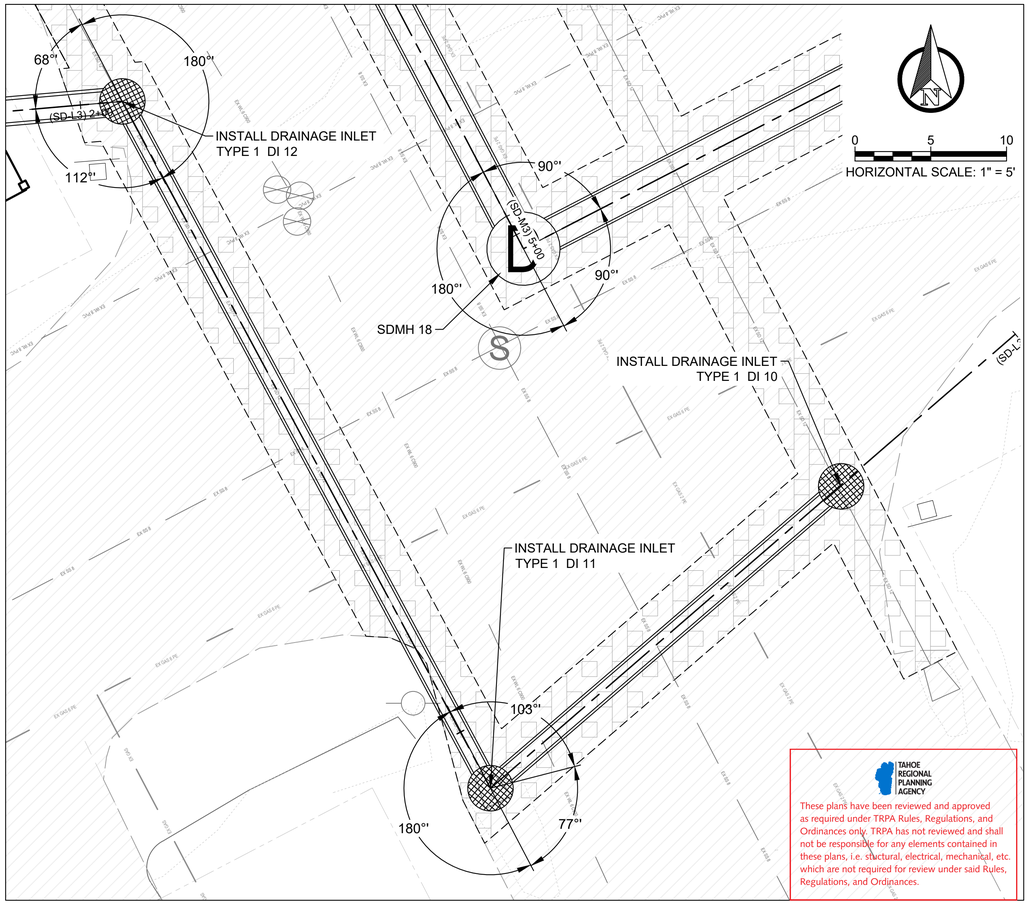
#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/08/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MCRAE
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA
1/8/23

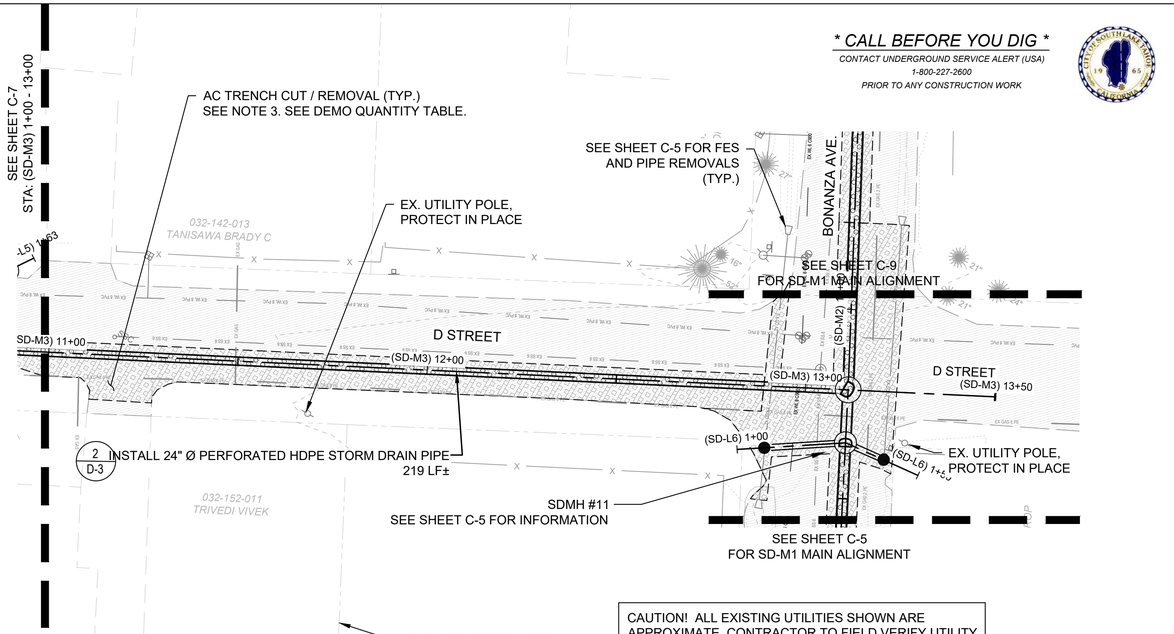
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-7
SHEET NUMBER	14



PLAN VIEW, DI ALIGNMENTS - DI 7, DI 8, SEE SHEET C-6



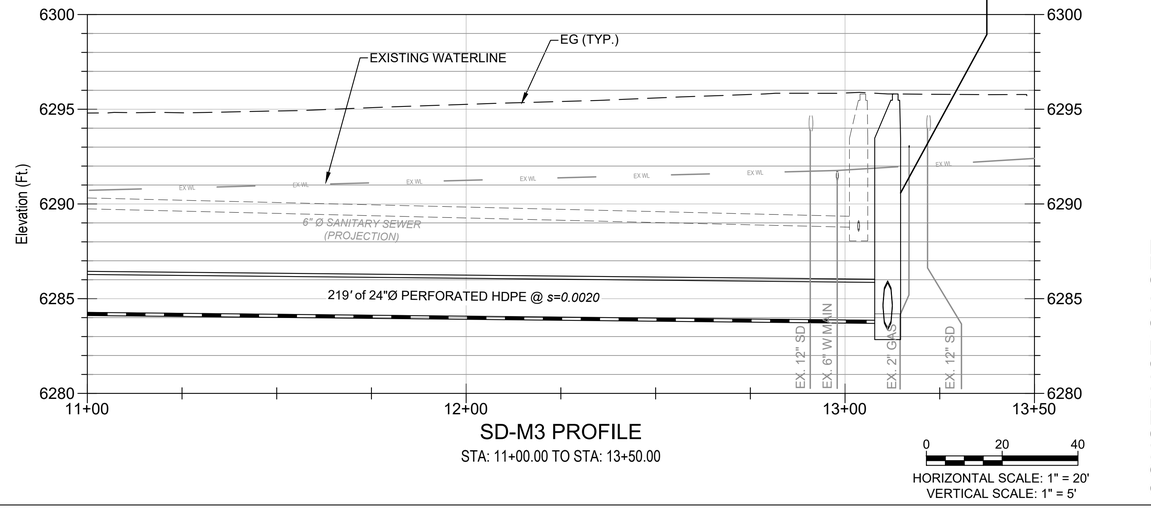
PLAN VIEW, DI ALIGNMENTS - DI 10, DI 11, DI 12, SEE SHEET C-6



CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.

NOTES:
1. SEE SHEET C-18 FOR MANHOLE ALIGNMENTS.
2. SEE SHEET C-12 FOR (SD-L6) PROFILE.
3. TEMPORARY TRENCH PATCH IS REQUIRED TO MEET WATER QUALITY POLLUTION CONTROL REQUIREMENTS. SEE SPECIAL PROVISIONS. CONTRACTOR SHALL COMPLETE FULL ROADWAY ASPHALT PAVEMENT REHABILITATION PER SHEETS RR0-RR9.

DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	1,610



CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

D STREET PLAN AND PROFILE SHEET 3
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/08/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MCREYNOLDS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA
1/8/23

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-8
SHEET NUMBER	15

Plot Stamp: 2/13/2023 3:46:46 PM - Trujillo, Ivan
File: U:\2378004001\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-8

DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	1,450

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

1 / D-2 INSTALL 60"Ø STORM DRAIN MANHOLE (SDMH 11B)
STA: (SD-M2) 18+30.30, 0.0'

AC TRENCH CUT / REMOVAL (TYP.)
SEE NOTE 4. SEE DEMO QUANTITY TABLE.

2 / D-3 INSTALL 30" Ø PERFORATED HDPE STORM DRAIN PIPE
246 LF±

2 / D-3 INSTALL 30" Ø HDPE STORM DRAIN PIPE
257 LF±

SEE SHEET C-8
FOR D STREET
ALIGNMENT

SEE SHEET C-10
STA: SD-M2 21+00 - 26+00

032-142-016
MARION DAVID P

032-142-015
MATUS GLENN
PROPERTY A CA LLC

032-142-014
LALL ADRIAN

032-142-010
GILLICK PATRICK J

032-142-009
HURLEY CYNTHIA A

032-142-008
MANWILL ESTELLE
(DECD)

BONANZA AVE.

BONANZA AVE

(SD-M2) 16+00

(SD-M2) 17+00

(SD-M2) 18+00

(SD-M2) 19+00

(SD-M2) 20+00

(SD-M2) 21+00

D STREET

D STREET

SEE SHEET C-5
STA: (SD-M2)11+00 - 16+00

EX. UTILITY POLE,
PROTECT IN PLACE

032-141-017
KISHEK EISSA EMILE

EX. AC SWALE, PROTECT IN PLACE
(TYP.)

ROW / PROPERTY LINE
(TYP.)

SEE SHEET C-5 FOR FES AND PIPE REMOVALS,
TYP.

INSTALL 60"Ø STORM DRAIN MANHOLE (SDMH 11C)
STA: (SD-M2) 18+42.85, 0.0'
1 / D-2

032-141-010
MORAN L.

INSTALL 30" Ø PERFORATED HDPE STORM DRAIN PIPE
8 LF±
2 / D-3

EX. UTILITY POLE,
PROTECT IN PLACE

1 / D-2 INSTALL 60"Ø STORM DRAIN MANHOLE (SDMH 12)
STA: (SD-M2) 21+04.69, 0.0'

032-141-011
MORAN D.

CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.

NOTES:
1. CONTRACTOR TO CONTACT POWER UTILITY AND FOLLOW ALL REQUIREMENTS OF PROTECTING UTILITY POLE IN PLACE.
2. CONTRACTOR SHALL PROVIDE WATERLINE PROTECTION WHERE REQUIRED. SEE GENERAL NOTES 27, 28, 29 AND 30, SHEET ii.
3. SEE SHEET C-18 FOR MANHOLE ALIGNMENTS.
4. TEMPORARY TRENCH PATCH IS REQUIRED TO MEET WATER QUALITY POLLUTION CONTROL REQUIREMENTS. SEE SPECIAL PROVISIONS. CONTRACTOR SHALL COMPLETE FULL ROADWAY ASPHALT PAVEMENT REHABILITATION PER SHEETS RR0-RR9.

0 20 40
HORIZONTAL SCALE: 1" = 20'

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

PROPOSED SDMH 60"Ø (SDMH 11B)
STA: 18+30.30, 0.0'
RIM: 6290.05'
IE (SDMH): 6281.10'
INV IN (SE 30"): 6281.20'
INV OUT (N 30"): 6281.10'

PROPOSED SDMH 60"Ø (SDMH 11C)
STA: 18+42.85, 0.0'
RIM: 6289.40'
IE (SDMH): 6280.84'
INV IN (S 30"): 6280.94'
INV OUT (NW 30"): 6280.84'

Elevation (Ft.)

6300 6295 6290 6285 6280 6275

EG (TYP.)

6" Ø SANITARY SEWER
(PROJECTION)

246' of 30"Ø PERFORATED HDPE @ *s=0.0085*

257' of 30"Ø HDPE @ *s=0.0190*

8' of 30"Ø PERFORATED HDPE @ *s=0.0127*

EX. 3/4" GAS
EX. 3/4" W LAT.
EX. 3/4" GAS
EX. 3/4" GAS
EX. 2" GAS MAIN
EX. 3/4" W LAT
EX. 3/4" W LAT

16+00 17+00 18+00 19+00 20+00 21+00

SD-M2 PROFILE
STA: 16+00.00 TO STA: 21+00.00

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

CONSTRUCTION SET

Plot Stamp: 2/13/2023 3:47:31 PM - Trujillo, Ivan
File: U:\237800400107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVSG_PLAN-PROFILE_BONANZA.dwg, Tab: C-9

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

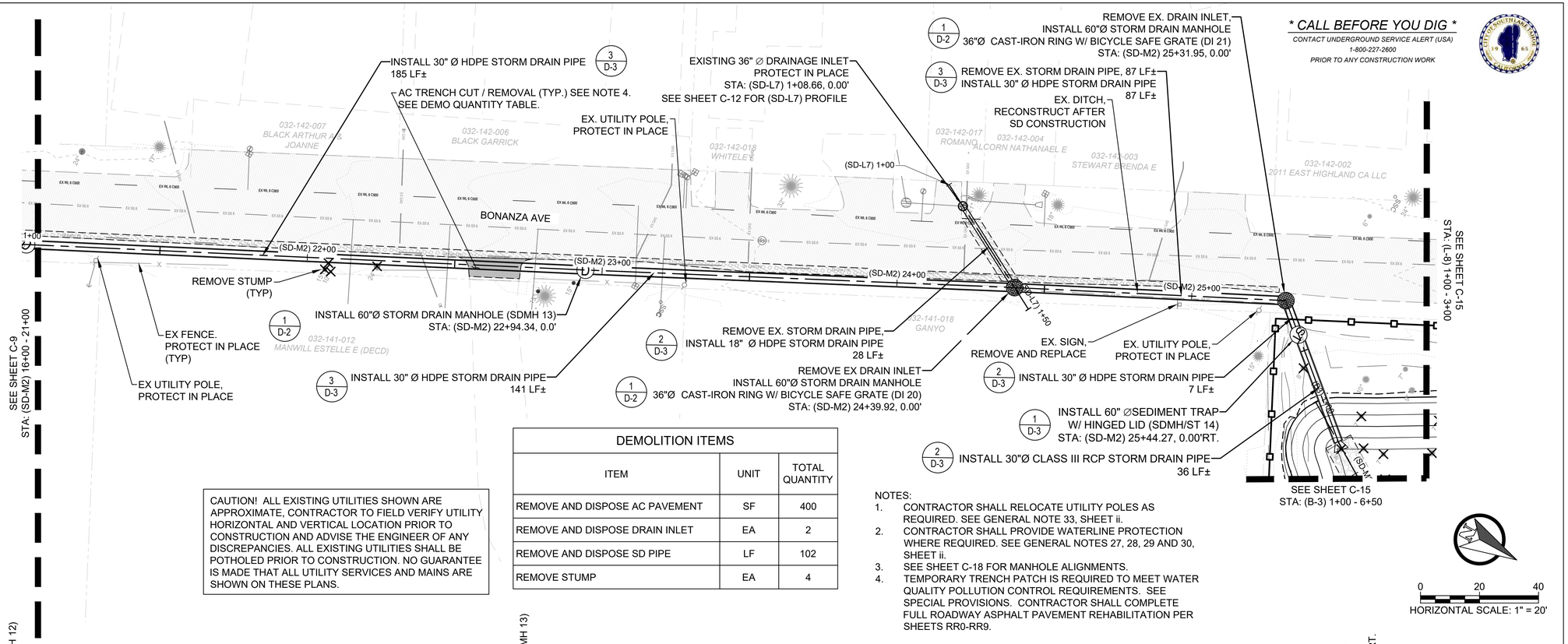
BONANZA AVENUE PLAN AND PROFILE SHEET 4
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/08/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT

LICENSED PROFESSIONAL ENGINEER
BRIAN E. NORRIS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

1/8/23

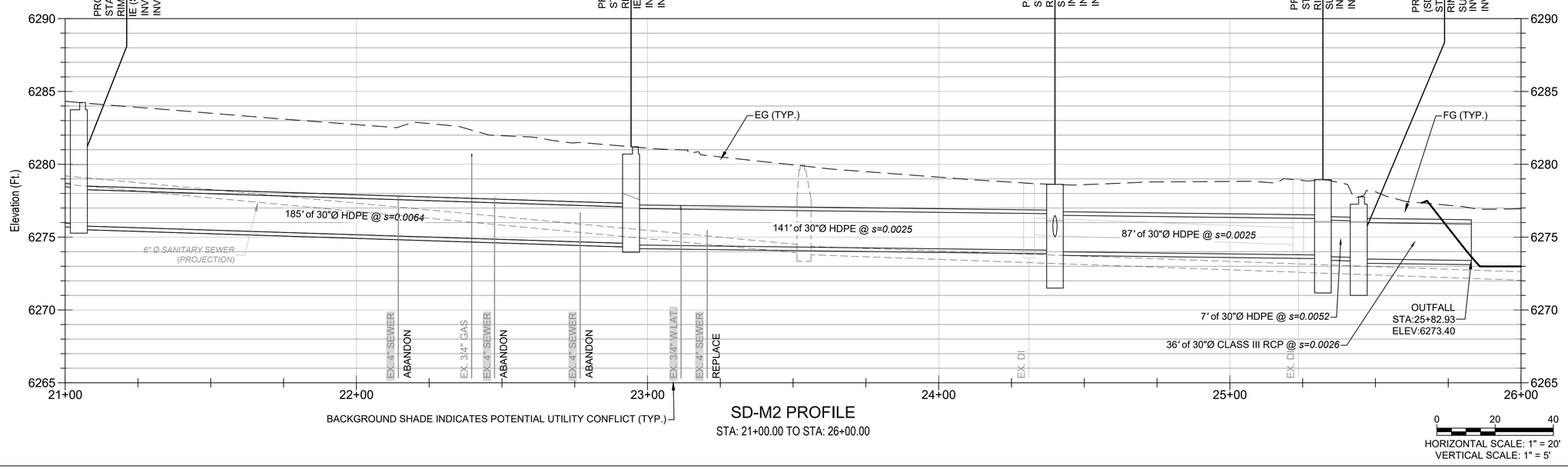
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-9
SHEET NUMBER	16



DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	400
REMOVE AND DISPOSE DRAIN INLET	EA	2
REMOVE AND DISPOSE SD PIPE	LF	102
REMOVE STUMP	EA	4

CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.

NOTES:
1. CONTRACTOR SHALL RELOCATE UTILITY POLES AS REQUIRED. SEE GENERAL NOTE 33, SHEET ii.
2. CONTRACTOR SHALL PROVIDE WATERLINE PROTECTION WHERE REQUIRED. SEE GENERAL NOTES 27, 28, 29 AND 30, SHEET ii.
3. SEE SHEET C-18 FOR MANHOLE ALIGNMENTS.
4. TEMPORARY TRENCH PATCH IS REQUIRED TO MEET WATER QUALITY POLLUTION CONTROL REQUIREMENTS. SEE SPECIAL PROVISIONS. CONTRACTOR SHALL COMPLETE FULL ROADWAY ASPHALT PAVEMENT REHABILITATION PER SHEETS RR0-RR9.



CONSTRUCTION SET

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

Plot Stamp: 2/13/2023 3:46:16 PM - Trujillo, Ivan
File: U:\237800\40107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-10

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

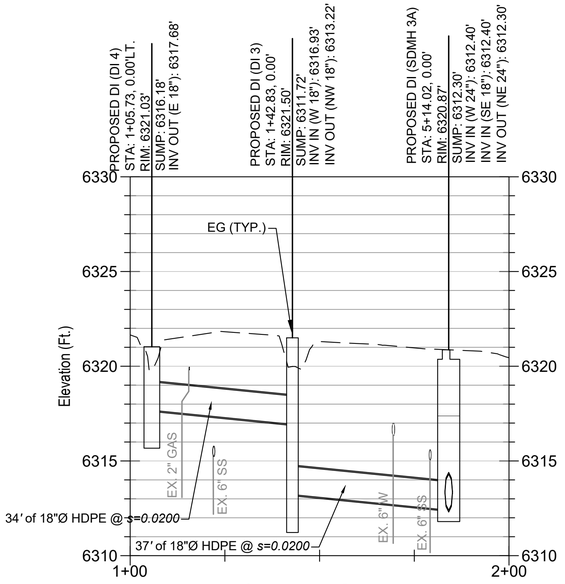
BONANZA AVENUE PLAN AND PROFILE SHEET 5
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/08/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER BRIAN E. NORRIS No. C 59100 EXP. 06/30/23 CIVIL STATE OF CALIFORNIA

1/8/23

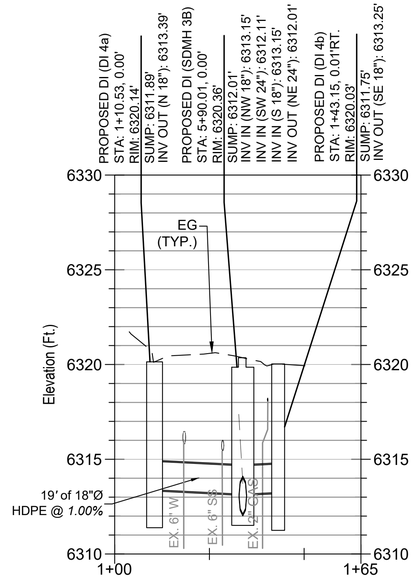
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-10
SHEET NUMBER	17



SD-L1 PROFILE

STA: 1+00.00 TO STA: 2+00.00

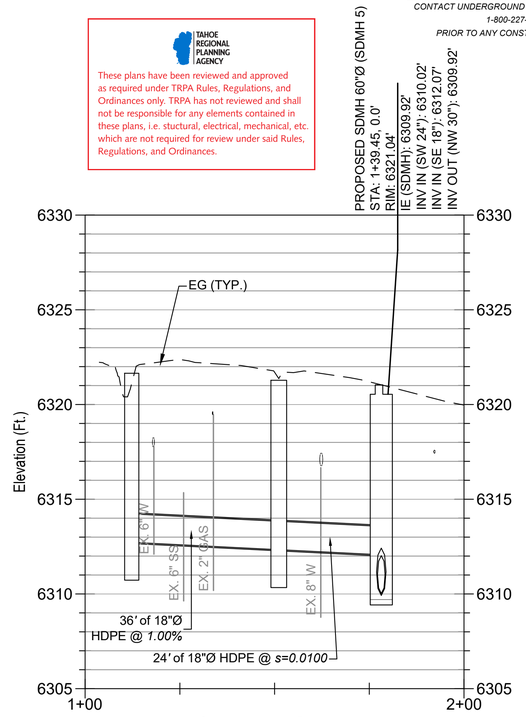
SEE SHEET C-2 FOR SD PLAN VIEW



SD-L1A PROFILE

STA: 1+00.00 TO STA: 1+65.00

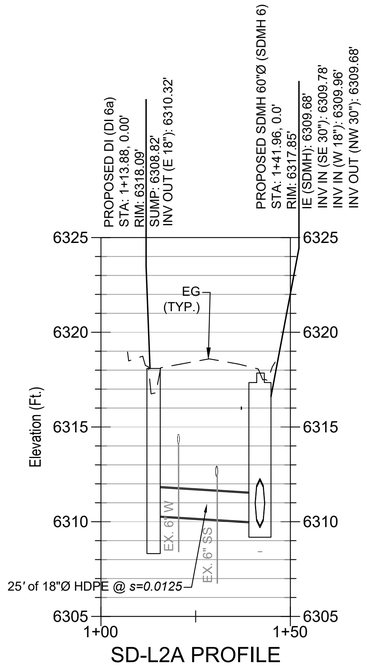
SEE SHEET C-2 FOR SD PLAN VIEW



SD-L2 PROFILE

STA: 1+00.00 TO STA: 2+00.00

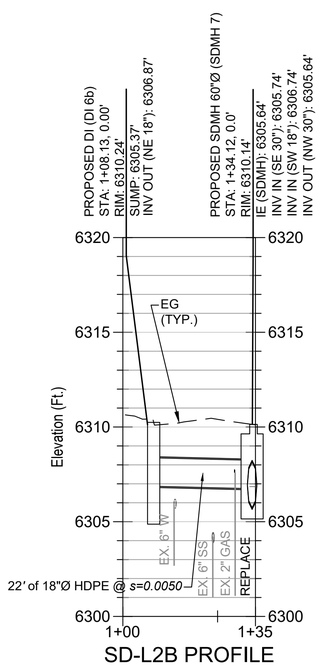
SEE SHEET C-2, C-3 FOR SD PLAN VIEW



SD-L2A PROFILE

STA: 1+00.00 TO STA: 1+50.00

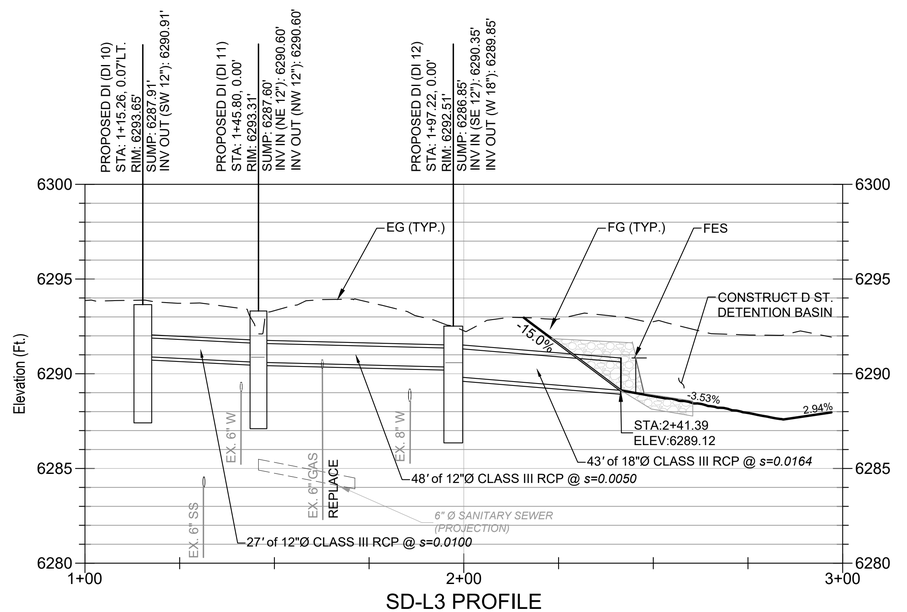
SEE SHEET C-3 FOR SD PLAN VIEW



SD-L2B PROFILE

STA: 1+00.00 TO STA: 1+35.00

SEE SHEET C-3 FOR SD PLAN VIEW



SD-L3 PROFILE

STA: 1+00.00 TO STA: 3+00.00

SEE SHEET C-6 FOR SD PLAN VIEW

0 20 40

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

CONSTRUCTION SET

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

* CALL BEFORE YOU DIG *

CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

Cardno

LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/08/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT

STORM DRAIN LATERAL PROFILES SHEET 1

TVSG IMPROVEMENT PROJECT PHASE I

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. NORD
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

1/8/23

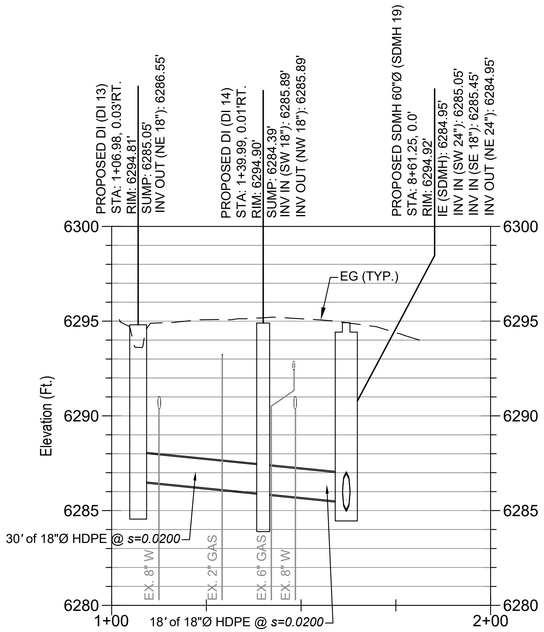
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-11

SHEET NUMBER
18

Plot Stamp: 2/13/2023 3:48:47 PM - Trujillo, Ivan
File: U:\237800440107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-11

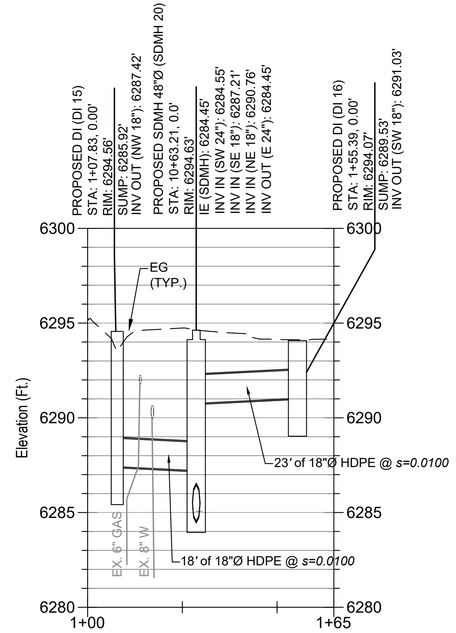
* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



SD-L4 PROFILE

STA: 1+00.00 TO STA: 2+00.00

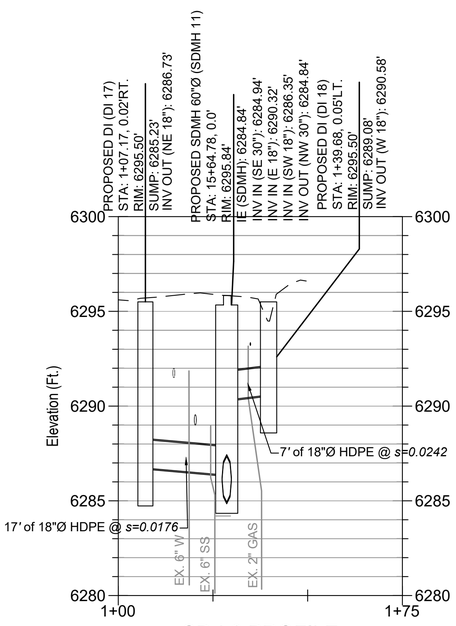
SEE SHEET C-7 FOR SD PLAN VIEW



SD-L5 PROFILE

STA: 1+00.00 TO STA: 1+65.00

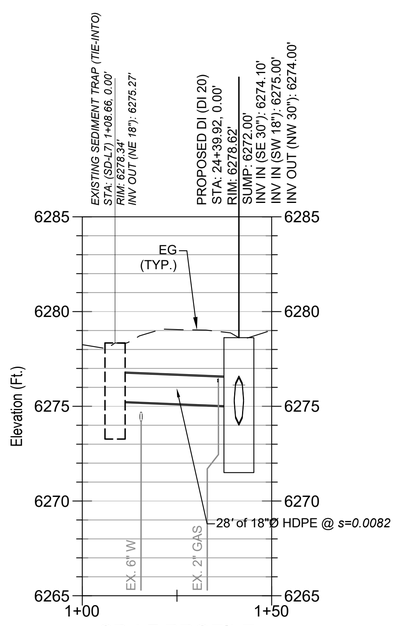
SEE SHEET C-7 FOR SD PLAN VIEW



SD-L6 PROFILE

STA: 1+00.00 TO STA: 1+75.00

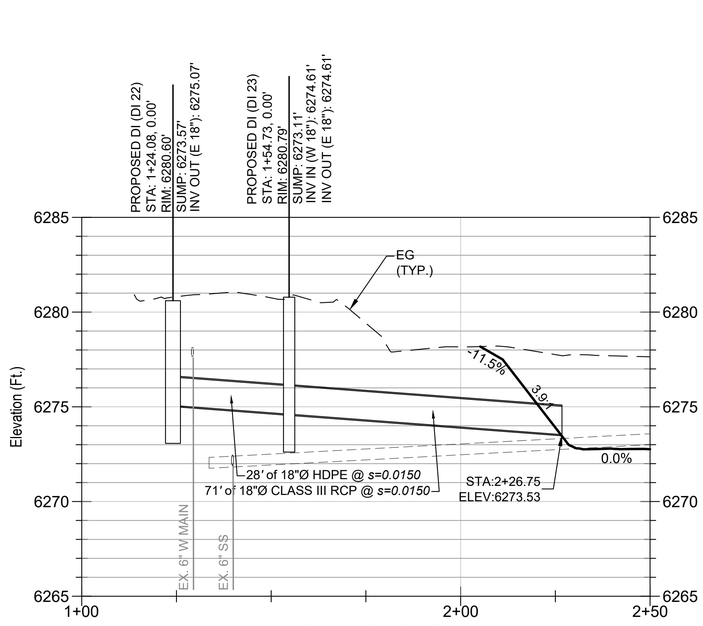
SEE SHEET C-5 FOR SD PLAN VIEW



SD-L7 PROFILE

STA: 1+00.00 TO STA: 1+50.00

SEE SHEET C-10 FOR SD PLAN VIEW



SD-L8 PROFILE

STA: 1+00.00 TO STA: 2+50.00

SEE SHEET C-15 FOR SD PLAN VIEW

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

CONSTRUCTION SET

TAHOE REGIONAL PLANNING AGENCY
These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

STORM DRAIN LATERAL PROFILES SHEET 2
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/08/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. NORRIS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA
1/8/23

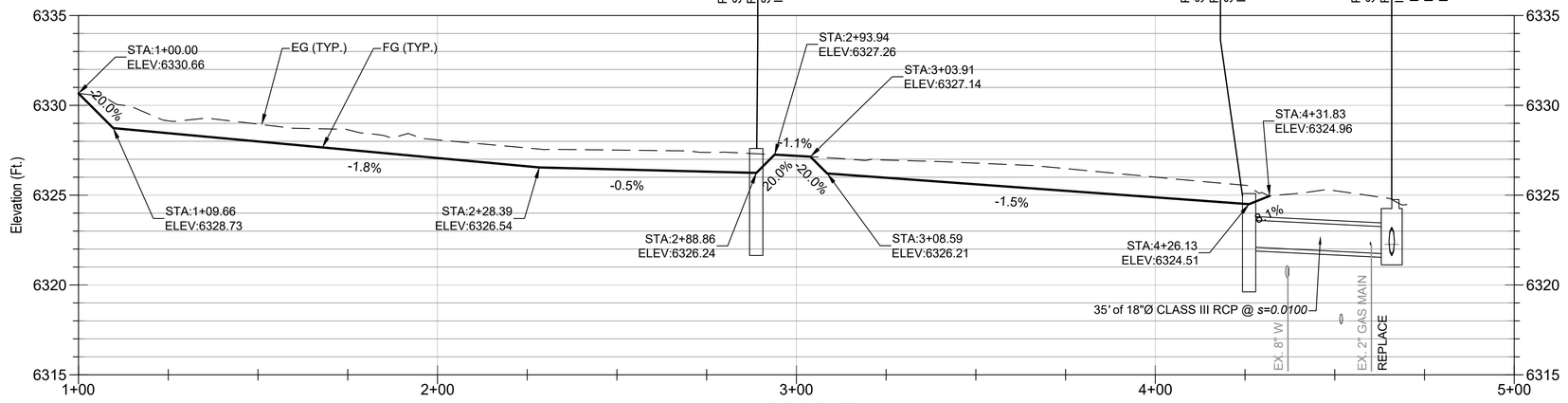
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-12
SHEET NUMBER	19

Plot Stamp: 2/13/2023 3:49:14 PM - Trujillo, Ivan
File: U:\237800\40107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-12

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

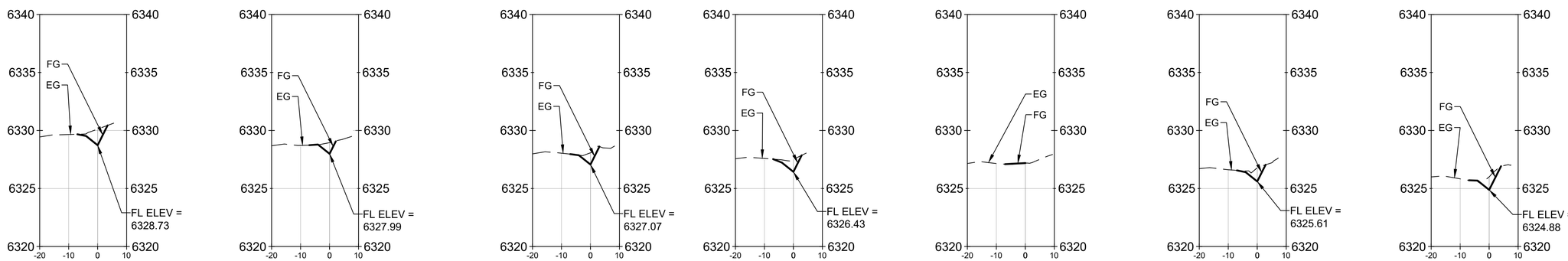
TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



D1 PROFILE

STA: 1+00.00 TO STA: 5+00.00
SEE SHEET C-1 FOR PLAN VIEW



F STREET DITCH STA 1+10

F STREET DITCH STA 1+50

F STREET DITCH STA 2+00

F STREET DITCH STA 2+50

SEE SHEET C-1 FOR PLAN VIEW
SEE DETAIL 2/D-1 FOR DITCH DETAIL

F STREET DITCH STA 3+00

F STREET DITCH STA 3+50

F STREET DITCH STA 4+00

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

CONSTRUCTION SET

Plot Stamp: 2/13/2023 3:49:29 PM - Trujillo, Ivan
File: U:\237800440107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-13

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

F STREET DITCH PROFILE AND SECTIONS
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/08/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. KOEPKE
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

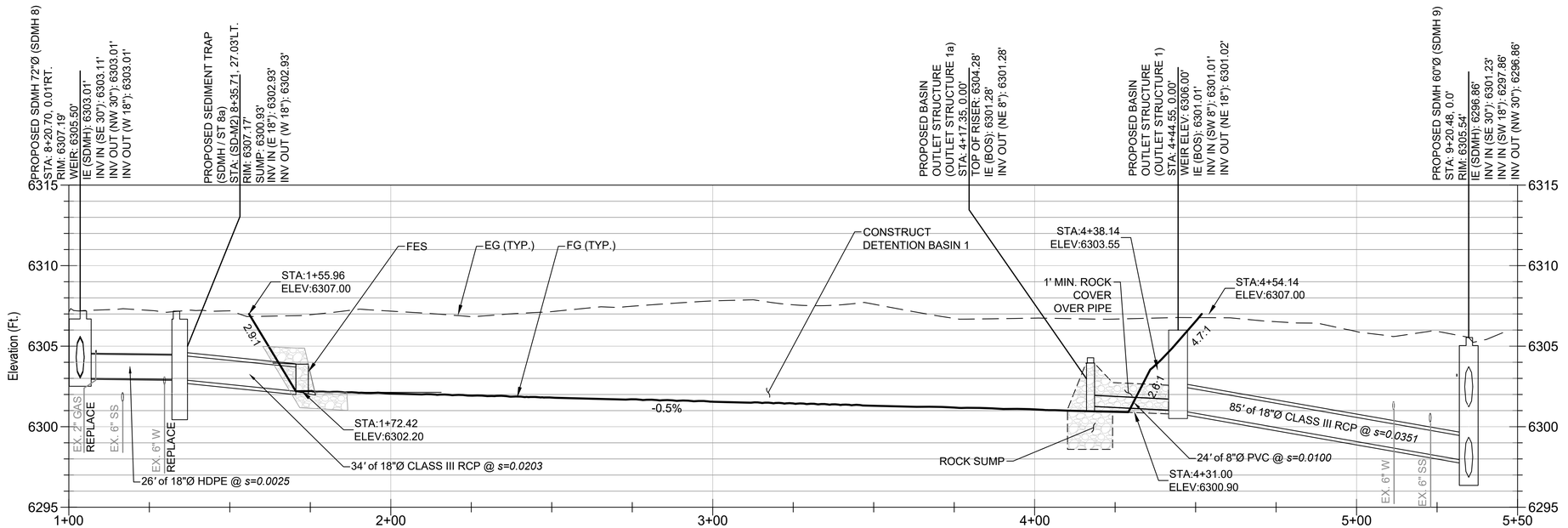
1/8/23

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-13

SHEET NUMBER
20

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



B1 PROFILE

STA: 1+00.00 TO STA: 5+50.00
SEE SHEET C-4 FOR SD PLAN VIEW

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

CONSTRUCTION SET

Plot Stamp: 2/13/2023 3:49:34 PM - Trujillo, Ivan
File: U:\237800401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-14

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BONANZA AVENUE SOUTH BASIN PROFILE AND SECTIONS
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	01/08/23	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MCRAE
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

1/8/23

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-14

SHEET NUMBER
21

NOTE:
1. CONTRACTOR SHALL PROVIDE WATERLINE PROTECTION WHERE REQUIRED. SEE GENERAL NOTES 27, 28, 29 AND 30, SHEET ii.
2. SEE SHEET C-16 FOR BASIN PROFILE (B3) AND SECTIONS
3. TEMPORARY TRENCH PATCH IS REQUIRED TO MEET WATER QUALITY POLLUTION CONTROL REQUIREMENTS. SEE SPECIAL PROVISIONS. CONTRACTOR SHALL COMPLETE FULL ROADWAY ASPHALT PAVEMENT REHABILITATION PER SHEETS RR0-RR9.

DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	375
REMOVE TREE (SMALLER THAN 10")	EA	71
REMOVE TREE (10" - 18")	EA	116
REMOVE TREE (19 - 24")	EA	3
REMOVE STUMP	EA	1

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

INSTALL DRAINAGE INLET TYPE 3 (DI 22) (1/D-4)
STA: (SD-L8) 1+24.08, 0.00'
SEE SHEET C-12 FOR (SD-L8) PROFILE INFORMATION
INSTALL CURB TRANSITION, EACH END (2/D-6) (TYP.)
AC TRENCH CUT / REMOVAL (TYP.)
SEE NOTE 3. SEE DEMO QUANTITY TABLE.
CONSTRUCT BATTERED CURB AND GUTTER, (1/D-6)
SEE SHEET C-15a
58 LF±
INSTALL 18" Ø HDPE STORM DRAIN PIPE (2/D-3)
28 LF±
INSTALL DRAINAGE INLET TYPE 1 (DI 23) (1/D-3)
STA: (SD-L8) 1+54.73, 0.00'
INSTALL BUCK AND POLE FENCE - REPAIR AND/OR REPLACE AS REQUIRED DUE TO CONSTRUCTION ACTIVITIES AND/OR AS DIRECTED BY ENGINEER (3/D-9)
INSTALL 18"Ø CLASS III RCP STORM DRAIN PIPE (2/D-3)
71 l F+
SEE SHEET C-12 FOR (SD-L8) PROFILE INFORMATION
8' WIDE BERM SURFACE
ELEV = 6277.5'
(TYP.)
GRADING LIMITS
(TYP.)
032-141-001
EMERALD BAY ROAD PROP LTD
INSTALL 8" Ø PVC (SDR 26), (2/D-3)
29 LF±
INSTALL BASIN OUTLET STRUCTURE (1/D-5)
(OUTLET STRUCTURE 3a)
STA: (B3) 5+08.39, 1.77'LT.
INSTALL 30"Ø CLASS III RCP STORM DRAIN PIPE, 67 LF± (2/D-3)
INSTALL BASIN OUTLET STRUCTURE (1/D-5)
(OUTLET STRUCTURE 3)
STA: (B3) 5+41.07, 0.00'
INSTALL FES TIE TO EX DITCH, MATCH EX (3/D-3A)
INSTALL FLARED END SECTION (3/D-3A)
INSTALL FES TO ROCK LINED SWALE TRANSITION (1/D-7)
CONSTRUCT ROCK-LINED SWALE (3/D-1) (TYP.)
FL/TIE-IN=6273.37
FL/TIE-IN=6272.86
FL/TIE-IN=6272.99
FL/TIE-IN=6272.81
FL=6272.13
FL=6271.79
REMOVE TREE
(TYP.)
032-141-002
CALIFORNIA TAHOE CONSERVANCY
032-141-003
CALIFORNIA TAHOE CONSERVANCY
BONANZA AVE
EMERALD BAY RD.
SEE SHEET C-10
STA: 21+00 - 26+00
SEE SHEET C-16 FOR (B3) PROFILE INFORMATION
CONSTRUCT BASIN B3 (NORTH BONANZA BASIN)
BASIN CAPACITY
BASIN TOP ELEV.=6,277.5'
BASIN BOTTOM ELEV.=6,273'
TOP AREA = 73,713 SF
BOTTOM AREA = 34,078 SF
CAPACITY = 9,717 CY
CAPACITY TO OUTLET ELEV. = 5,912 CY
INSTALL FES TO ROCK LINED SWALE TRANSITION (1/D-7)
INSTALL FLARED END SECTION (3/D-3A)
SEE SHEET C-16 FOR (B3 WEIR) PROFILE INFORMATION
ROCK RIPRAP
1330 SF
CONSTRUCT OVERFLOW WEIR
ELEV = 6276.50' (4/D-3A)
(B3 WEIR) 0+00
(B3 WEIR) 1+00
(B3 WEIR) 1+09
(B3) 0+00
(B3) 2+00
(B3) 4+00
(B3) 5+00
(B3) 6+50
(SD-L8) 1+00
(SD-L8) 2+00
(SD-L8) 2+50
(SD-L8) 3+00
(SD-M2) 26+00 +05
(C&G 6) 0+59
3+00.00
4+30.00
1+65.00
N33°24'55"W
N35°19'W
N27°46'05"W
0.2%
0.5%
0.0%
1.0%
3.9:1
3.8:1
5.0:1
6273
6274
6275
6276
6277
6278

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

0 20 40
HORIZONTAL SCALE: 1" = 20'

CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BONANZA AVENUE NORTH BASIN PLAN
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

5/13/22

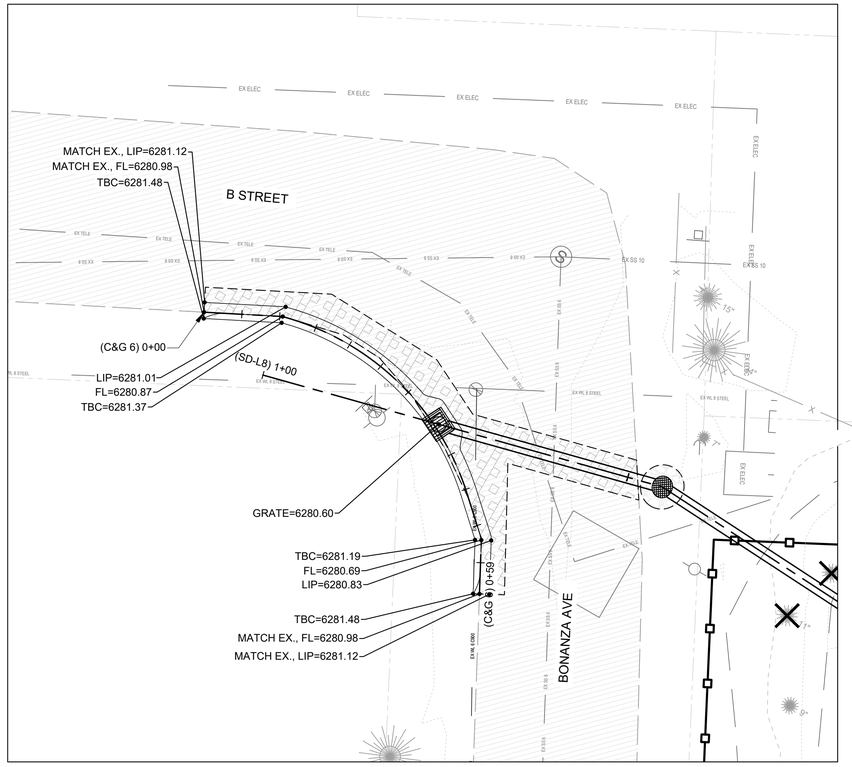
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-15

SHEET NUMBER
22

Plot Stamp: 2/13/2023 3:50:08 PM - Trujillo, Ivan
File: U:\2378004\01\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-15

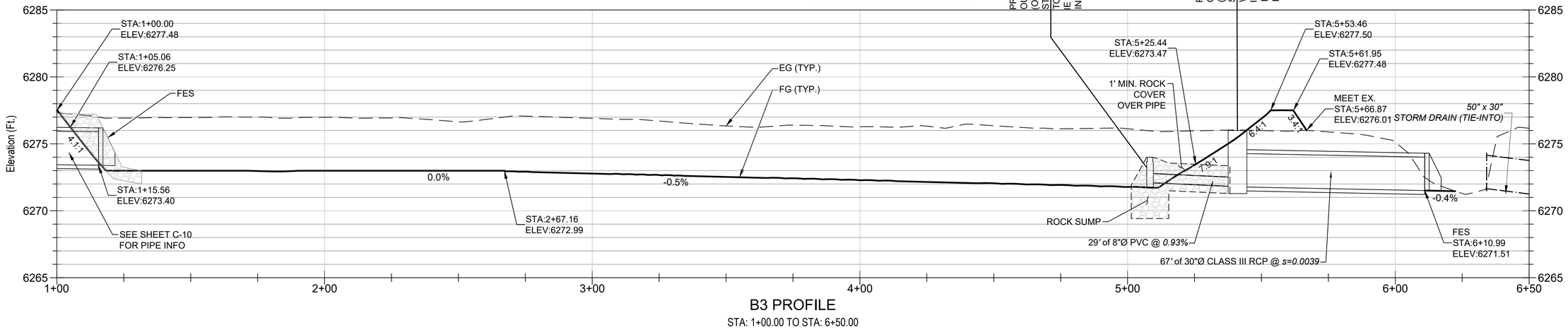
*** CALL BEFORE YOU DIG ***
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



TAHOE REGIONAL PLANNING AGENCY

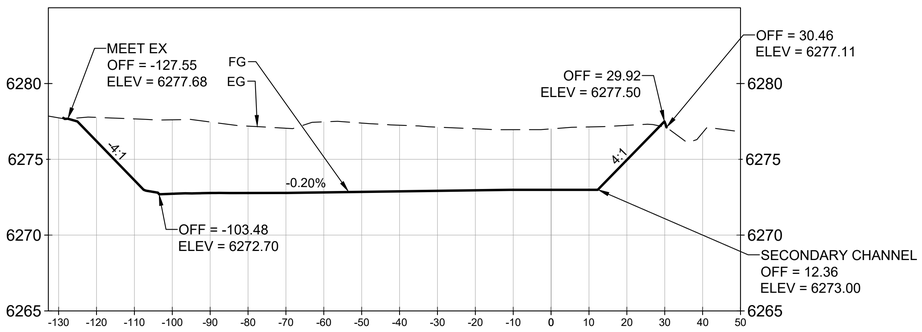
These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

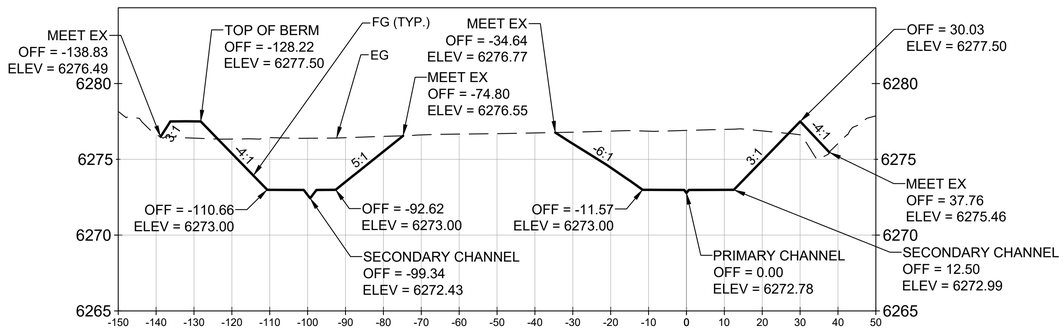


B3 PROFILE

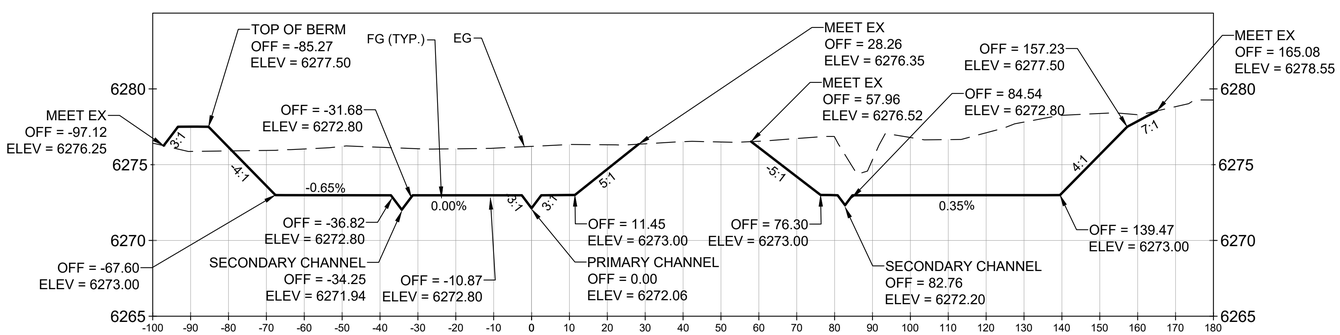
STA: 1+00.00 TO STA: 6+50.00



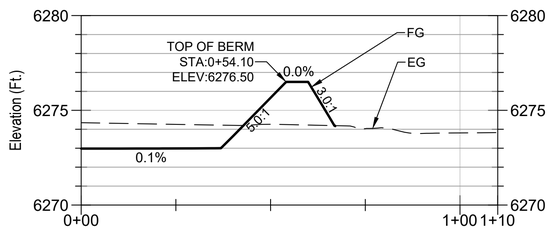
NORTH BONANZA STREET BASIN
STA 1+65



NORTH BONANZA STREET BASIN
STA 3+00



NORTH BONANZA STREET BASIN
STA 4+30



B3 WEIR PROFILE

STA: 0+00.00 TO STA: 1+09.96

NOTE:
SEE SHEET C-15 FOR BASIN PLAN

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BONANZA AVENUE NORTH BASIN PROFILE AND SECTIONS

TVSG IMPROVEMENT PROJECT PHASE I

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

BRIAN E. MORELAND — No. C 39100 — EXP. 06/30/23 — CIVIL — STATE OF CALIFORNIA — REGISTERED PROFESSIONAL ENGINEER

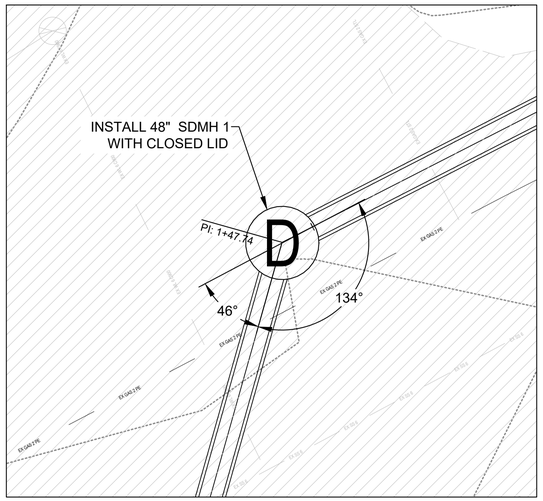
5/13/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

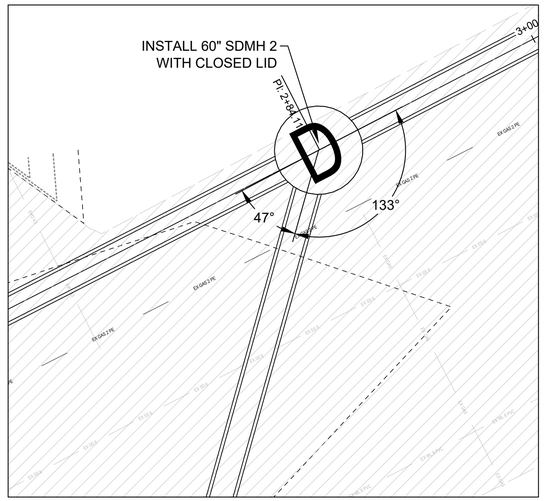
SHEET TITLE
C-16

SHEET NUMBER
24

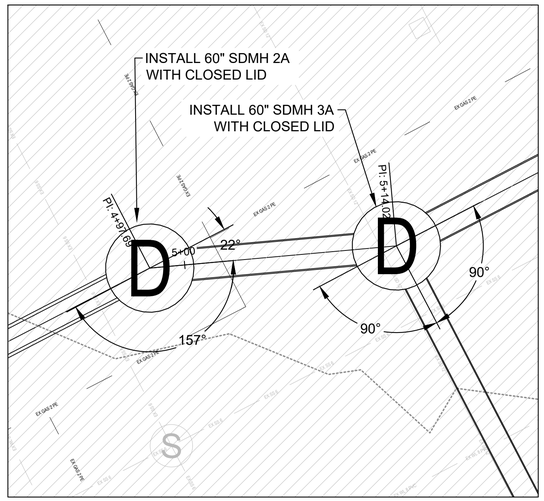
Plot Stamp: 2/13/2023 3:51:25 PM - Trujillo, Ivan
File: U:\237800\401107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_BONANZA.dwg, Tab: C-16



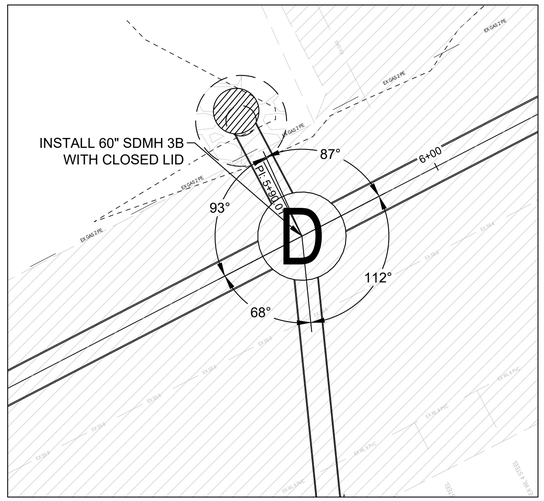
SDMH 1, SEE SHEET C-1



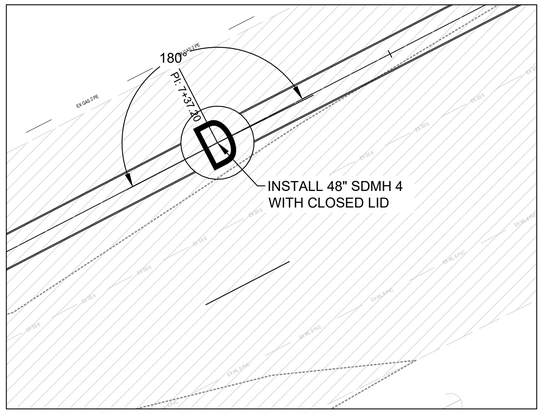
SDMH 2, SEE SHEET C-1



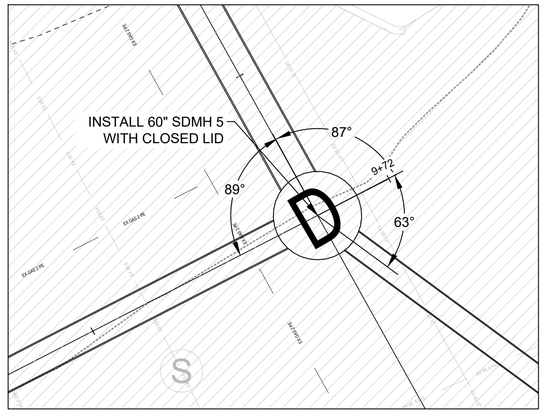
SDMH 2A, 3A, SEE SHEET C-2



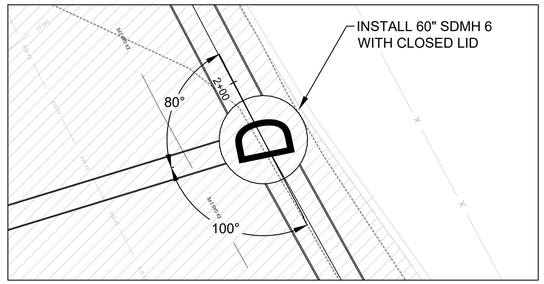
SDMH 3B, SEE SHEET C-2



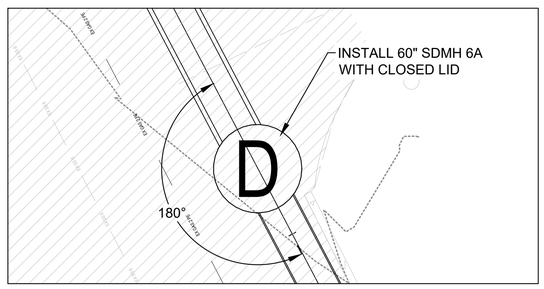
SDMH 4, SEE SHEET C-2



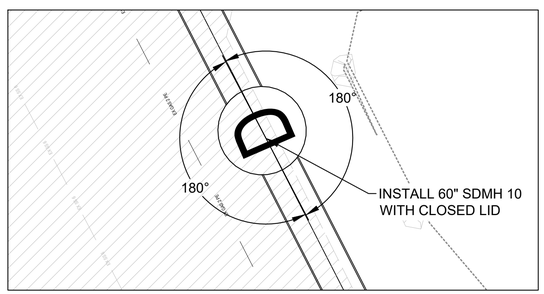
SDMH 5, SEE SHEET C-3



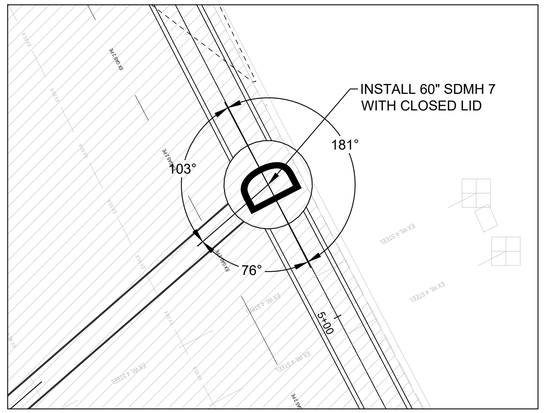
SDMH 6, SEE SHEET C-3



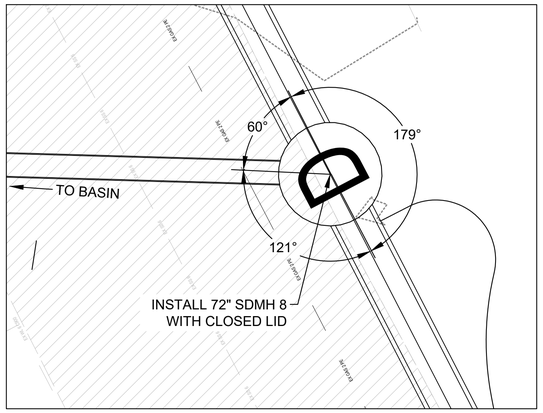
SDMH 6A, SEE SHEET C-3



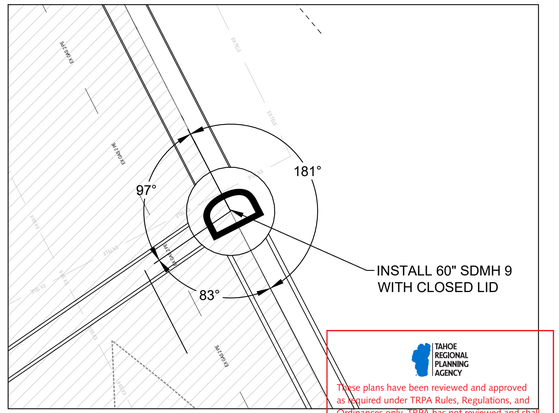
SDMH 10, SEE SHEET C-4



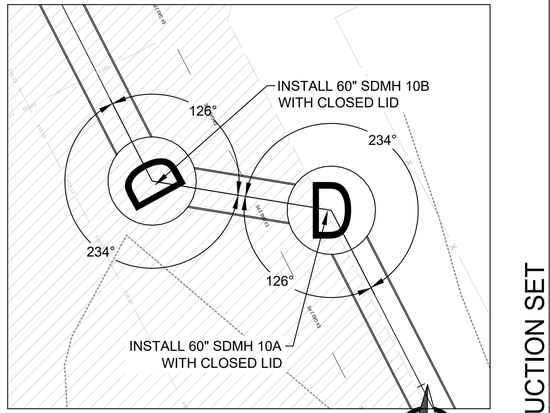
SDMH 7, SEE SHEET C-3



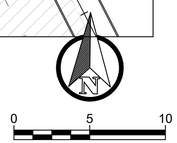
SDMH 8, SEE SHEET C-4



SDMH 9, SEE SHEET C-4



SDMH 10A, B SEE SHEET C-5



TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

MANHOLE ALIGNMENTS SHEET 1

TVSG IMPROVEMENT PROJECT PHASE I

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	12/16/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORRIS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

12/16/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

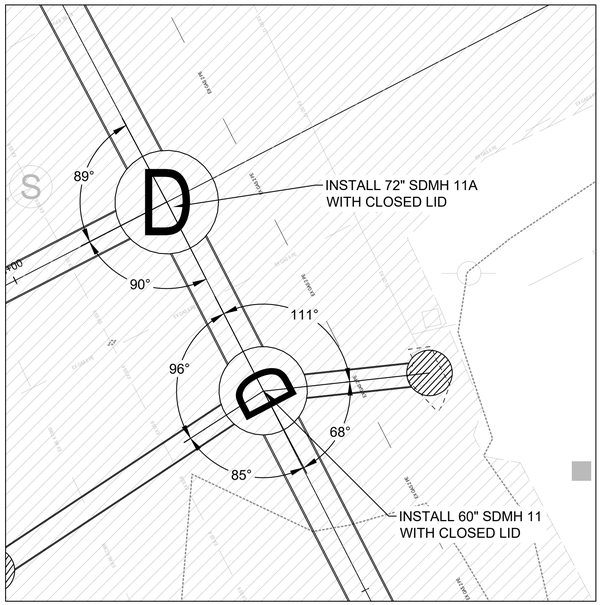
SHEET TITLE

C-17

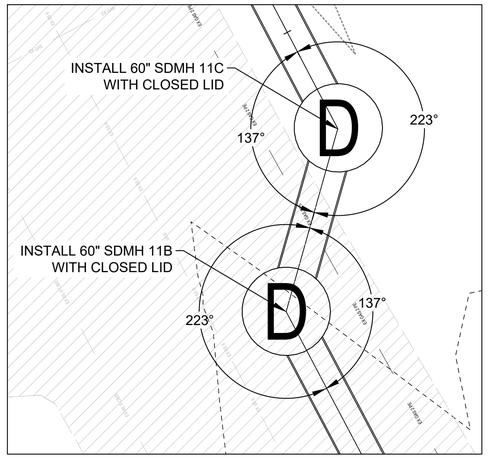
SHEET NUMBER

25

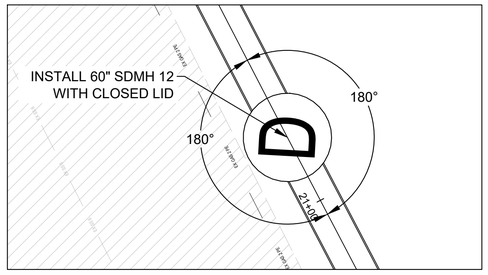
Plot Stamp: 2/13/2023 3:55:46 PM - Trujillo, Ivan
File: U:\2378000401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_MANHOLE ALIGNMENTS.dwg, Tab: C-17



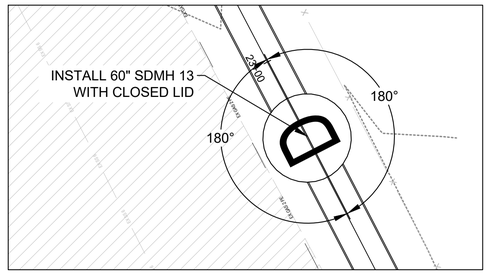
SDMH 11, 11A, SEE SHEET C-5



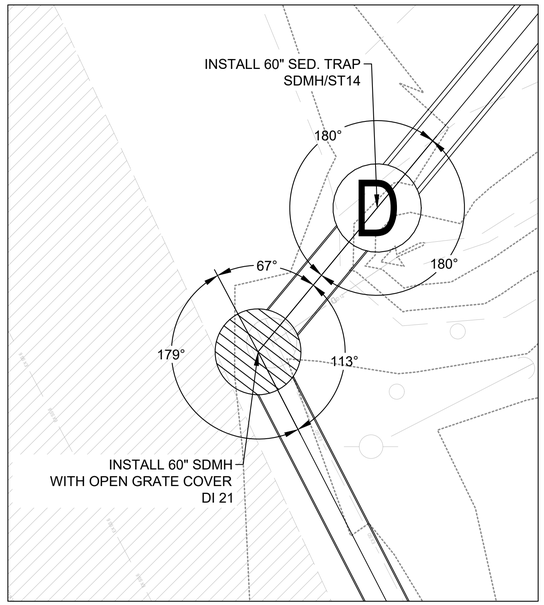
SDMH 11B, 11C, SEE SHEET C-9



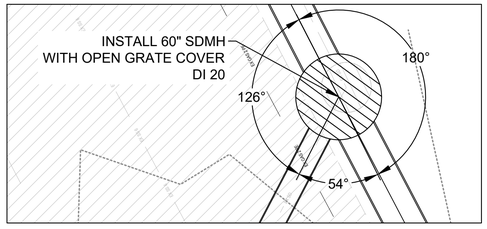
SDMH 12, SEE SHEET C-9



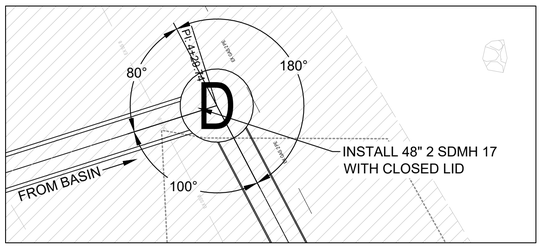
SDMH 13, SEE SHEET C-10



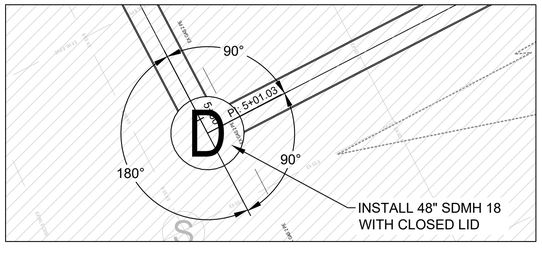
DI 21, SEE SHEET C-10



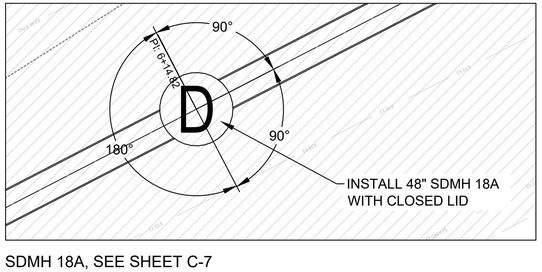
DI 20, SEE SHEET C-10



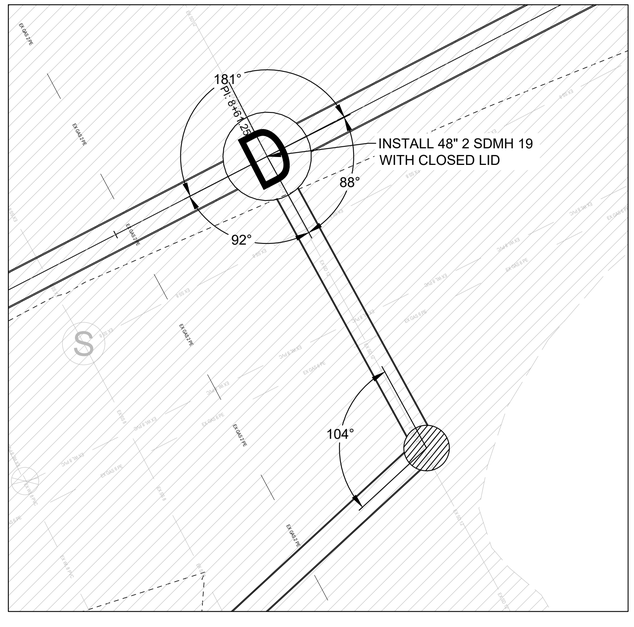
SDMH 17, SEE SHEET C-6



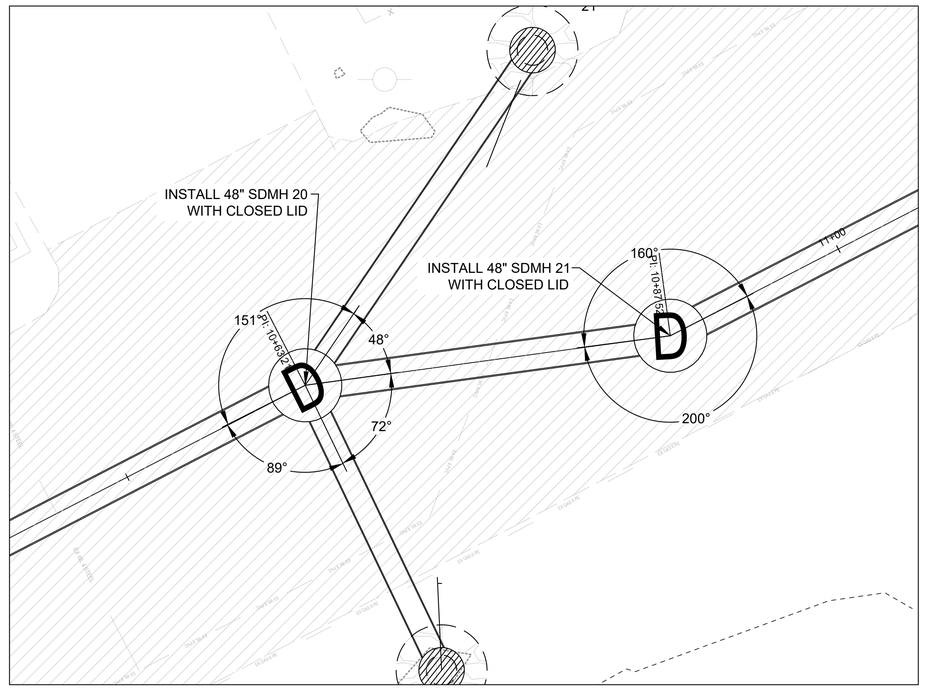
SDMH 18, SEE SHEET C-6



SDMH 18A, SEE SHEET C-7



SDMH 19, SEE SHEET C-7



SDMH 20, SDMH 21, SEE SHEET C-7

NOTE:
SEE SHEET C-8 FOR STRUCTURES
DI 7, 8, 9, 10, 11, 12

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

0 5 10

CONSTRUCTION SET

Cardno

LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

MANHOLE ALIGNMENTS SHEET 2
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	12/16/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORAN
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

12/16/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-18

SHEET NUMBER
26

Plot Stamp: 2/13/2023 3:59:21 PM - Trujillo, Ivan
File: U:\237800401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_MANHOLE ALIGNMENTS.dwg, Tab: C-18

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

JULIE LANE
MARGARET AVENUE
DEDI AVENUE
TATA LANE
BONANZA AVENUE
EMERALD BAY ROAD
F ST.
D ST.
B ST.
RR-1
RR-2
RR-3
RR-4
RR-5
RR-6
RR-7 "A"
RR-7 "B"
RR-8 "A"
RR-8 "B"
RR-9 "A"
RR-9 "B"

LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- ROAD SHOULDER STABILIZATION - PERMEABLE GRAVEL PAVERS (3076 SF, 769 LF) (5 / D-6)
- ROAD SHOULDER STABILIZATION - AC SWALE (6765 SF ,1353 LF) (6 / D-6)
- FULL ROADWAY REHABILITATION - 3" MILL AND OVERLAY
- FULL ROADWAY REHABILITATION - 4" MILL AND OVERLAY

ROAD REHABILITATION SCHEDULE

STREET NAME	DESCRIPTION	AREA (SF)
D STREET	Pavement reconstruction between Emerald Bay Road and Julie Lane. Mill off 4" of AC and place a single lift of 4" compacted thickness AC. See technical specifications.	52,800
F STREET	Pavement reconstruction between Bonanza Ave and Margaret Ave. Mill off 3" of AC and place a single lift of 3" compacted thickness AC. See technical specifications.	27,800
BONANZA AVENUE	Pavement reconstruction between F Street and B Street. Mill off 3" of AC and place a single lift of 3" compacted thickness AC. See technical specifications.	39,100

0 100 200
HORIZONTAL SCALE: 1" = 100'

TAHOE REGIONAL PLANNING AGENCY
These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

NOTES:
1. ROAD REHABILITATION SHEETS ARE BASED ON LIDAR SURVEY INFORMATION. ACTUAL ROAD WIDTHS AND RESIDENTIAL DRIVEWAY LOCATIONS MAY VARY. LIMITS OF MILL AND OVERLAY AND INSTALLATION OF ROAD SHOULDER STABILIZATION TREATMENTS WILL BE MARKED AND LOCATED IN THE FIELD BY THE ENGINEER AT TIME OF CONSTRUCTION.
2. EXISTING UTILITY INFRASTRUCTURE (E.G. BOXES, MANHOLES, FRAMES AND COVERS) SHALL BE PROTECTED DURING MILL AND OVERLAY OPERATIONS. ADJUST ALL EXISTING MANHOLES AND UTILITY BOXES TO FINISHED GRADE FOLLOWING COMPLETION OF MILL AND OVERLAY PAVING. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

ROAD REHABILITATION OVERVIEW
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DESCRIPTION	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MERRIAM
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

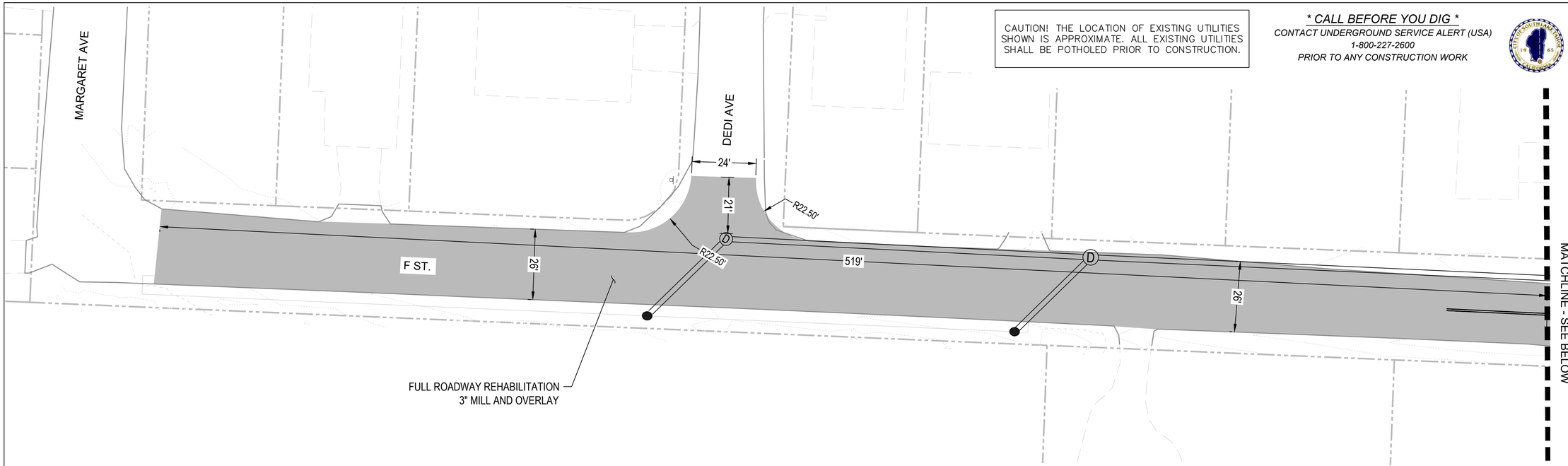
SHEET TITLE
RR-0

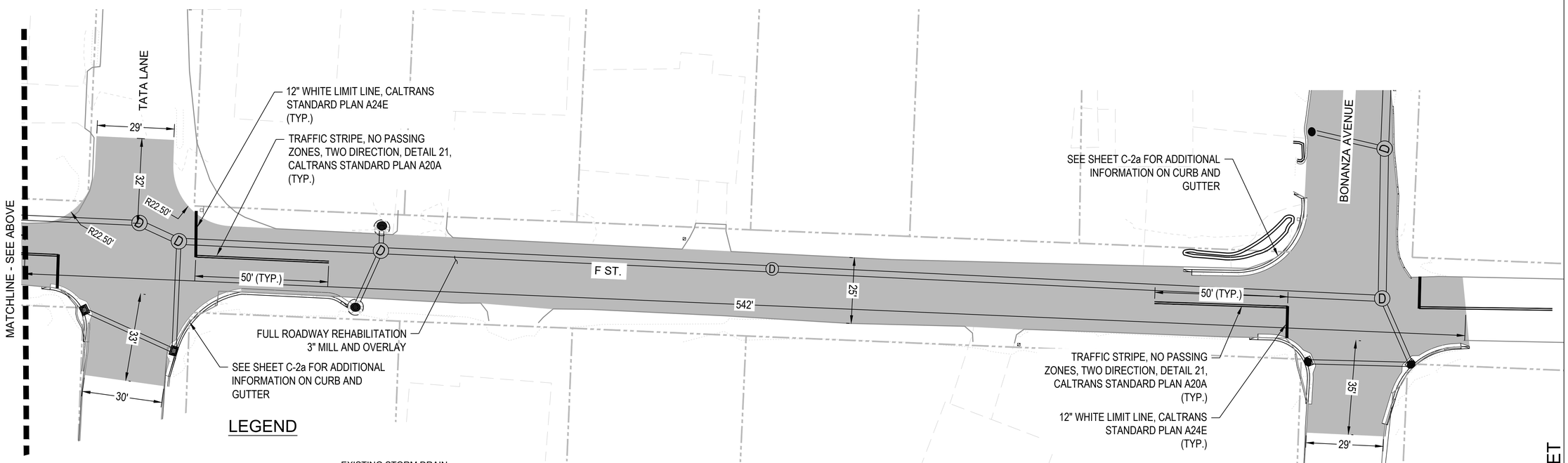
SHEET NUMBER
27

Plot Stamp: 2/13/2023 3:59:52 PM - Trujillo, Ivan
File: U:\237800\401107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_ROADSHOULDER-PLAN.dwg, Tab: RR-0

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK





LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- ROAD SHOULDER STABILIZATION - PERMEABLE GRAVEL PAVERS (3076 SF, 769 LF) (5 / D-6)
- ROAD SHOULDER STABILIZATION - AC SWALE (6765 SF ,1353 LF) (6 / D-6)
- FULL ROADWAY REHABILITATION - 3" MILL AND OVERLAY
- FULL ROADWAY REHABILITATION - 4" MILL AND OVERLAY

0 20 40
HORIZONTAL SCALE: 1" = 20'

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

NOTES:
1. ROAD REHABILITATION SHEETS ARE BASED ON LIDAR SURVEY INFORMATION. ACTUAL ROAD WIDTHS AND RESIDENTIAL DRIVEWAY LOCATIONS MAY VARY. LIMITS OF MILL AND OVERLAY AND INSTALLATION OF ROAD SHOULDER STABILIZATION TREATMENTS WILL BE MARKED AND LOCATED IN THE FIELD BY THE ENGINEER AT TIME OF CONSTRUCTION.
2. EXISTING UTILITY INFRASTRUCTURE (E.G. BOXES, MANHOLES, FRAMES AND COVERS) SHALL BE PROTECTED DURING MILL AND OVERLAY OPERATIONS. ADJUST ALL EXISTING MANHOLES AND UTILITY BOXES TO FINISHED GRADE FOLLOWING COMPLETION OF MILL AND OVERLAY PAVING. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

F ST ROAD REHAB SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DESCRIPTION	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MCREYNOLDS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
RR-1

SHEET NUMBER
28

Plot Stamp: 2/13/2023 4:00:11 PM - Trujillo, Ivan
File: U:\237800\401107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_ROADSHOULDER-PLAN.dwg, Tab: RR-1

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

JULIE LANE

MARGARET AVE

CONSTRUCT ROADSIDE AC SWALE
SEE SHEET RR-7 FOR FULL EXTENTS

TRAFFIC STRIPE, NO PASSING ZONES, TWO DIRECTION, DETAIL 21, CALTRANS STANDARD PLAN A20A (TYP.)

FULL ROADWAY REHABILITATION
4" MILL AND OVERLAY

12" WHITE LIMIT LINE, CALTRANS STANDARD PLAN A24E (TYP.)

D ST.

476'

ROAD SHOULDER STABILIZATION, PERMEABLE GRAVEL PAVERS AND CONCRETE EDGING
SEE SHEET RR-7 FOR FULL EXTENTS

DEDI AVE

ROAD SHOULDER STABILIZATION, PERMEABLE GRAVEL PAVERS AND CONCRETE EDGING
SEE SHEET RR-8 FOR FULL EXTENTS

MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

TATA LANE

565'

50'

FULL ROADWAY REHABILITATION
4" MILL AND OVERLAY

CONSTRUCT ROADSIDE AC SWALE
SEE SHEET RR-9 FOR FULL EXTENTS

6 / D-6 CONSTRUCT ROADSIDE AC SWALE
300 SF, 60 LF

MATCHLINE - SEE RR-3

LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- ROAD SHOULDER STABILIZATION - PERMEABLE GRAVEL PAVERS (3076 SF, 769 LF) 5 / D-6
- ROAD SHOULDER STABILIZATION - AC SWALE (6765 SF ,1353 LF) 6 / D-6
- FULL ROADWAY REHABILITATION - 3" MILL AND OVERLAY
- FULL ROADWAY REHABILITATION - 4" MILL AND OVERLAY

0 20 40
HORIZONTAL SCALE: 1" = 20'

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

NOTES:
1. ROAD REHABILITATION SHEETS ARE BASED ON LIDAR SURVEY INFORMATION. ACTUAL ROAD WIDTHS AND RESIDENTIAL DRIVEWAY LOCATIONS MAY VARY. LIMITS OF MILL AND OVERLAY AND INSTALLATION OF ROAD SHOULDER STABILIZATION TREATMENTS WILL BE MARKED AND LOCATED IN THE FIELD BY THE ENGINEER AT TIME OF CONSTRUCTION.
2. EXISTING UTILITY INFRASTRUCTURE (E.G. BOXES, MANHOLES, FRAMES AND COVERS) SHALL BE PROTECTED DURING MILL AND OVERLAY OPERATIONS. ADJUST ALL EXISTING MANHOLES AND UTILITY BOXES TO FINISHED GRADE FOLLOWING COMPLETION OF MILL AND OVERLAY PAVING. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION SET

Plot Stamp: 2/13/2023 4:00:30 PM - Trujillo, Ivan
File: U:\23780\401107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_ROADSHOULDER-PLAN.dwg, Tab: RR-2

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

D ST ROAD REHAB SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

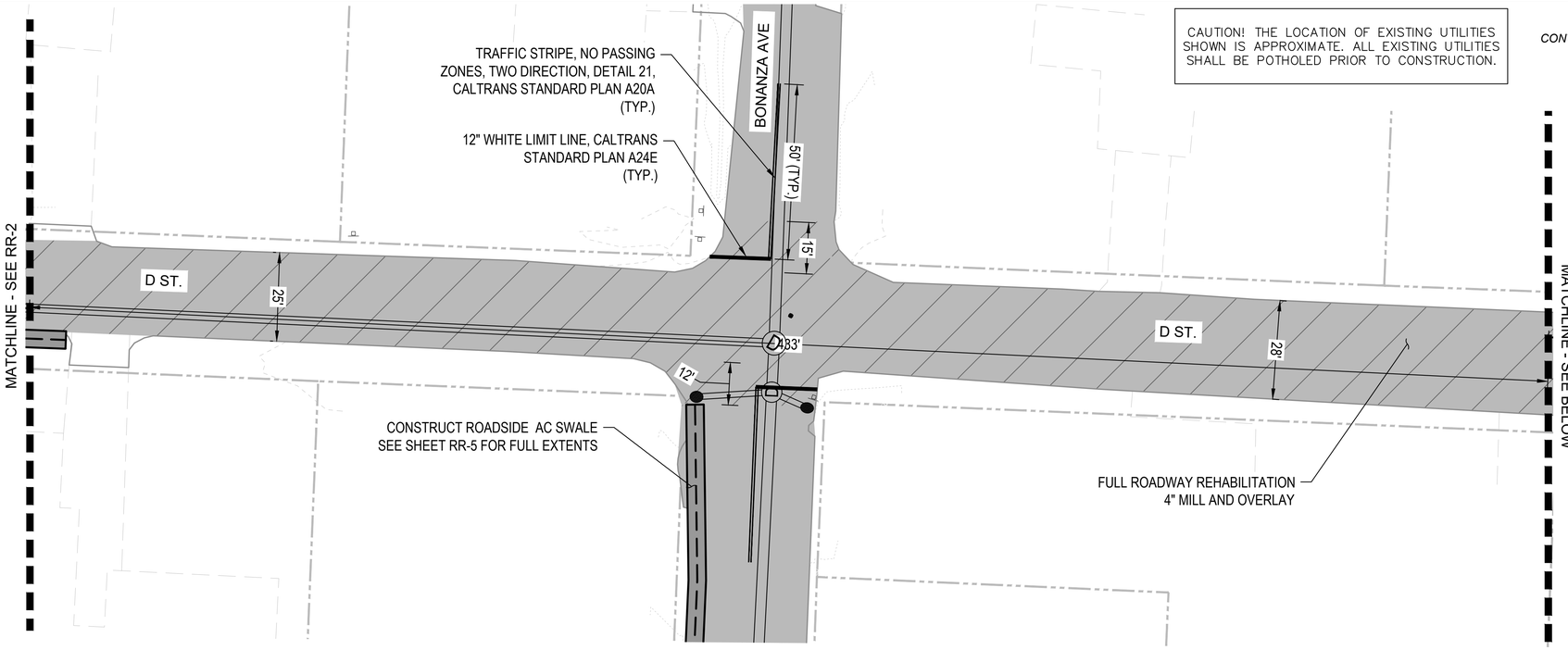
BRIAN E. MORRIS — No. C 59100 — EXP. 06/30/23 — REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
RR-2

SHEET NUMBER
29

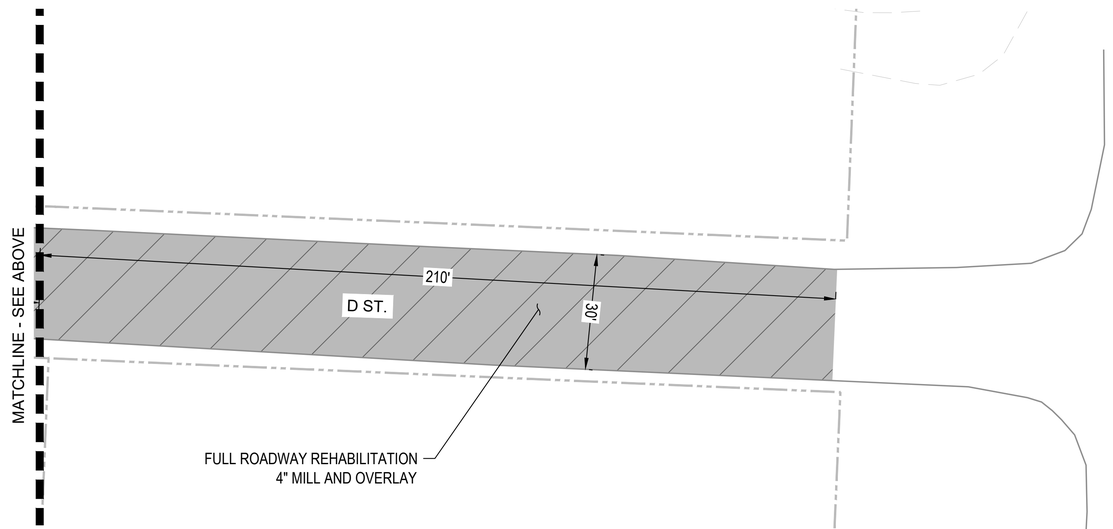


CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.





LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- ROAD SHOULDER STABILIZATION - PERMEABLE GRAVEL PAVERS (3076 SF, 769 LF) (5 / D-6)
- ROAD SHOULDER STABILIZATION - AC SWALE (6765 SF ,1353 LF) (6 / D-6)
- FULL ROADWAY REHABILITATION - 3" MILL AND OVERLAY
- FULL ROADWAY REHABILITATION - 4" MILL AND OVERLAY

0 20 40
HORIZONTAL SCALE: 1" = 20'

NOTES:
1. ROAD REHABILITATION SHEETS ARE BASED ON LIDAR SURVEY INFORMATION. ACTUAL ROAD WIDTHS AND RESIDENTIAL DRIVEWAY LOCATIONS MAY VARY. LIMITS OF MILL AND OVERLAY AND INSTALLATION OF ROAD SHOULDER STABILIZATION TREATMENTS WILL BE MARKED AND LOCATED IN THE FIELD BY THE ENGINEER AT TIME OF CONSTRUCTION.
2. EXISTING UTILITY INFRASTRUCTURE (E.G. BOXES, MANHOLES, FRAMES AND COVERS) SHALL BE PROTECTED DURING MILL AND OVERLAY OPERATIONS. ADJUST ALL EXISTING MANHOLES AND UTILITY BOXES TO FINISHED GRADE FOLLOWING COMPLETION OF MILL AND OVERLAY PAVING. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

D ST ROAD REHAB SHEET 2
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORRISSEY
No. C 39100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
RR-3

SHEET NUMBER
30

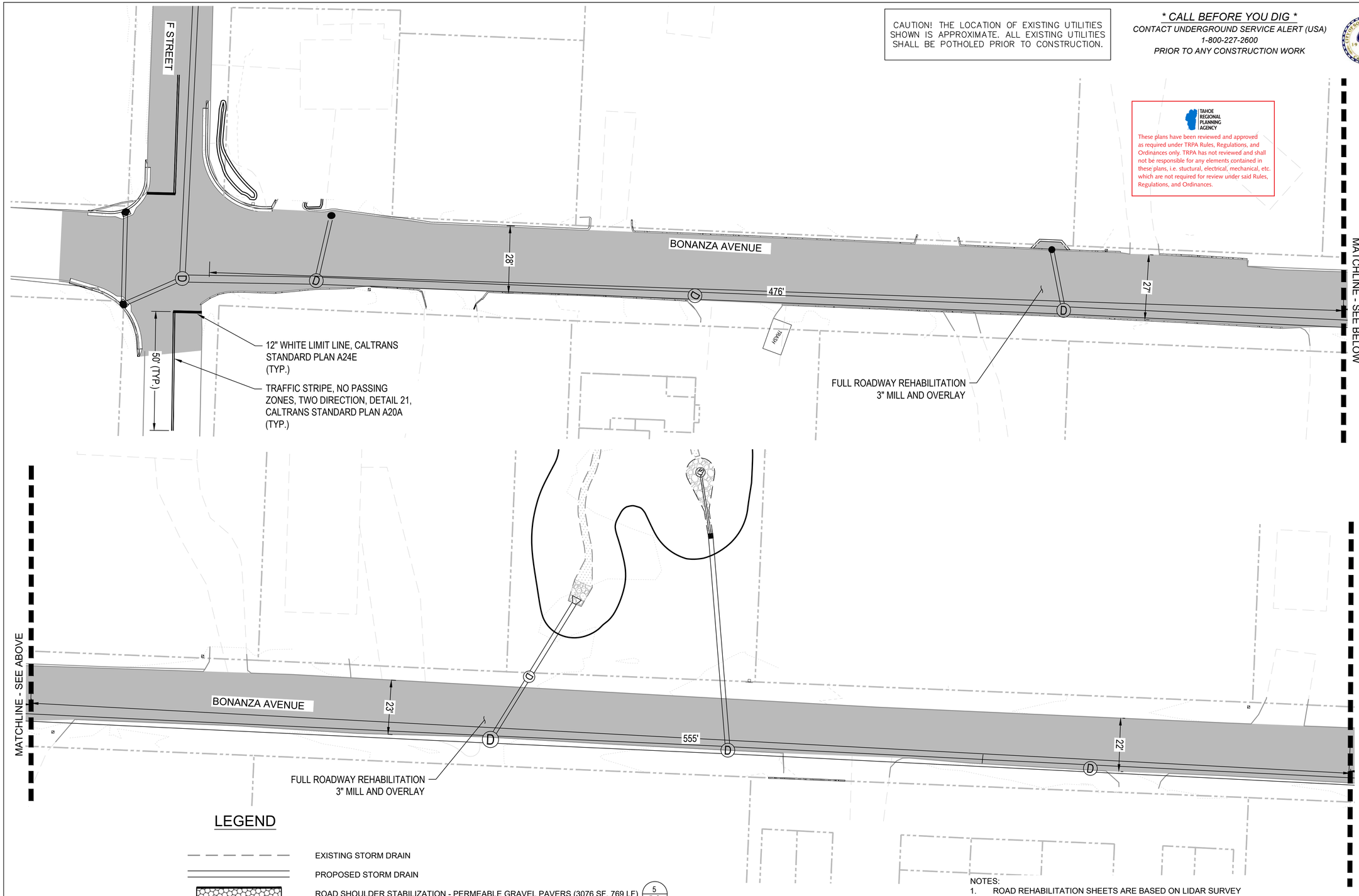
Plot Stamp: 2/13/2023 4:00:48 PM - Trujillo, Ivan
File: U:\237800\401107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_ROADSHOULDER-PLAN.dwg, Tab: RR-3

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- ROAD SHOULDER STABILIZATION - PERMEABLE GRAVEL PAVERS (3076 SF, 769 LF) (5 / D-6)
- ROAD SHOULDER STABILIZATION - AC SWALE (6765 SF ,1353 LF) (6 / D-6)
- FULL ROADWAY REHABILITATION - 3" MILL AND OVERLAY
- FULL ROADWAY REHABILITATION - 4" MILL AND OVERLAY

0 20 40
HORIZONTAL SCALE: 1" = 20'

NOTES:
1. ROAD REHABILITATION SHEETS ARE BASED ON LIDAR SURVEY INFORMATION. ACTUAL ROAD WIDTHS AND RESIDENTIAL DRIVEWAY LOCATIONS MAY VARY. LIMITS OF MILL AND OVERLAY AND INSTALLATION OF ROAD SHOULDER STABILIZATION TREATMENTS WILL BE MARKED AND LOCATED IN THE FIELD BY THE ENGINEER AT TIME OF CONSTRUCTION.
2. EXISTING UTILITY INFRASTRUCTURE (E.G. BOXES, MANHOLES, FRAMES AND COVERS) SHALL BE PROTECTED DURING MILL AND OVERLAY OPERATIONS. ADJUST ALL EXISTING MANHOLES AND UTILITY BOXES TO FINISHED GRADE FOLLOWING COMPLETION OF MILL AND OVERLAY PAVING. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BONANZA AVE ROAD REHAB SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
RR-4

SHEET NUMBER
31

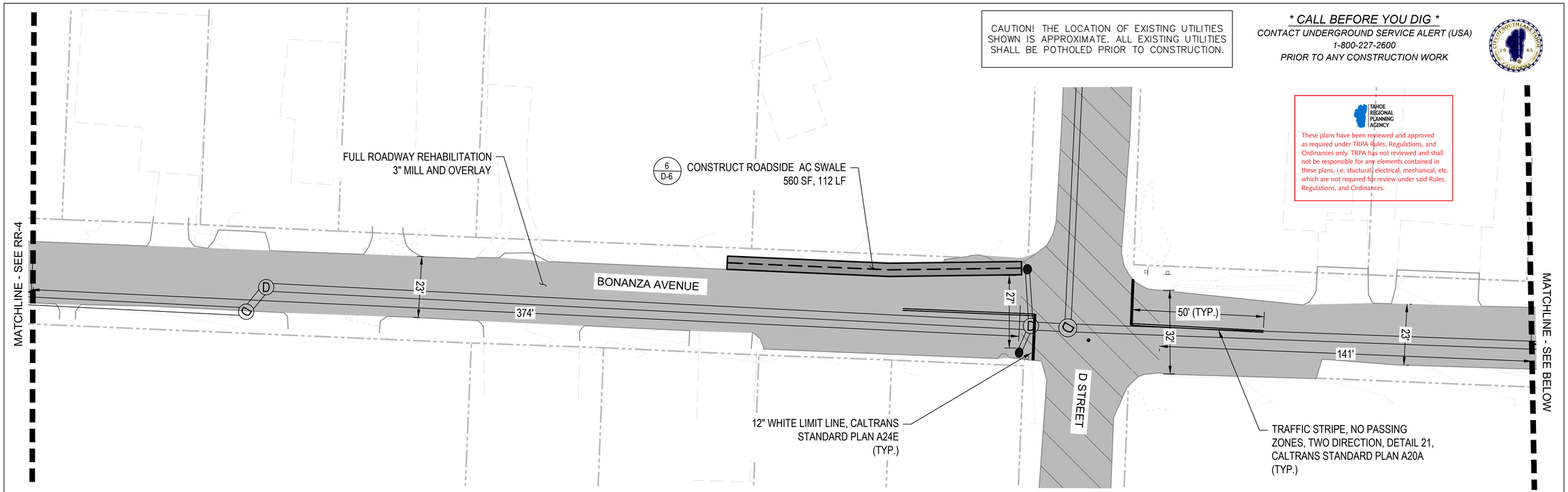
Plot Stamp: 2/13/2023 4:01:06 PM - Trujillo, Ivan
File: U:\237800401\07_Historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_ROADSHOULDER-PLAN.dwg, Tab: RR-4

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- ROAD SHOULDER STABILIZATION - PERMEABLE GRAVEL PAVERS (3076 SF, 769 LF) (5 / D-6)
- ROAD SHOULDER STABILIZATION - AC SWALE (6765 SF ,1353 LF) (6 / D-6)
- FULL ROADWAY REHABILITATION - 3" MILL AND OVERLAY
- FULL ROADWAY REHABILITATION - 4" MILL AND OVERLAY

0 20 40
HORIZONTAL SCALE: 1" = 20'

NOTES:
1. ROAD REHABILITATION SHEETS ARE BASED ON LIDAR SURVEY INFORMATION. ACTUAL ROAD WIDTHS AND RESIDENTIAL DRIVEWAY LOCATIONS MAY VARY. LIMITS OF MILL AND OVERLAY AND INSTALLATION OF ROAD SHOULDER STABILIZATION TREATMENTS WILL BE MARKED AND LOCATED IN THE FIELD BY THE ENGINEER AT TIME OF CONSTRUCTION.
2. EXISTING UTILITY INFRASTRUCTURE (E.G. BOXES, MANHOLES, FRAMES AND COVERS) SHALL BE PROTECTED DURING MILL AND OVERLAY OPERATIONS. ADJUST ALL EXISTING MANHOLES AND UTILITY BOXES TO FINISHED GRADE FOLLOWING COMPLETION OF MILL AND OVERLAY PAVING. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION SET

Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BONANZA AVE ROAD REHAB SHEET 2
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. NORRIS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

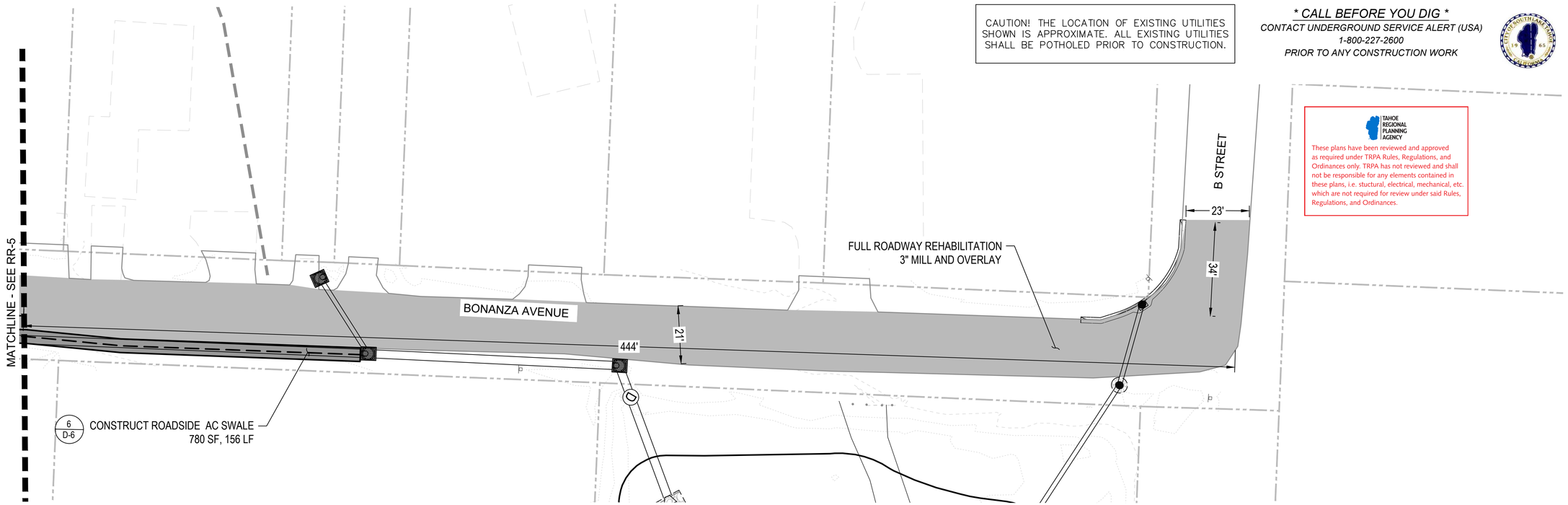
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	RR-5
SHEET NUMBER	32

Plot Stamp: 2/13/2023 4:01:24 PM - Trujillo, Ivan
File: U:\237800\40107_Historical\15 CAD\Phase 1\1! DWG\3 Sheetset Sheets\TVGS_ROADSHOULDER-PLAN.dwg, Tab: RR-5

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- ROAD SHOULDER STABILIZATION - PERMEABLE GRAVEL PAVERS (3076 SF, 769 LF) (5 / D-6)
- ROAD SHOULDER STABILIZATION - AC SWALE (6765 SF ,1353 LF) (6 / D-6)
- FULL ROADWAY REHABILITATION - 3" MILL AND OVERLAY
- FULL ROADWAY REHABILITATION - 4" MILL AND OVERLAY

0 20 40
HORIZONTAL SCALE: 1" = 20'

NOTES:
1. ROAD REHABILITATION SHEETS ARE BASED ON LIDAR SURVEY INFORMATION. ACTUAL ROAD WIDTHS AND RESIDENTIAL DRIVEWAY LOCATIONS MAY VARY. LIMITS OF MILL AND OVERLAY AND INSTALLATION OF ROAD SHOULDER STABILIZATION TREATMENTS WILL BE MARKED AND LOCATED IN THE FIELD BY THE ENGINEER AT TIME OF CONSTRUCTION.
2. EXISTING UTILITY INFRASTRUCTURE (E.G. BOXES, MANHOLES, FRAMES AND COVERS) SHALL BE PROTECTED DURING MILL AND OVERLAY OPERATIONS. ADJUST ALL EXISTING MANHOLES AND UTILITY BOXES TO FINISHED GRADE FOLLOWING COMPLETION OF MILL AND OVERLAY PAVING. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BONANZA AVE ROAD REHAB SHEET 3
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORRIS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

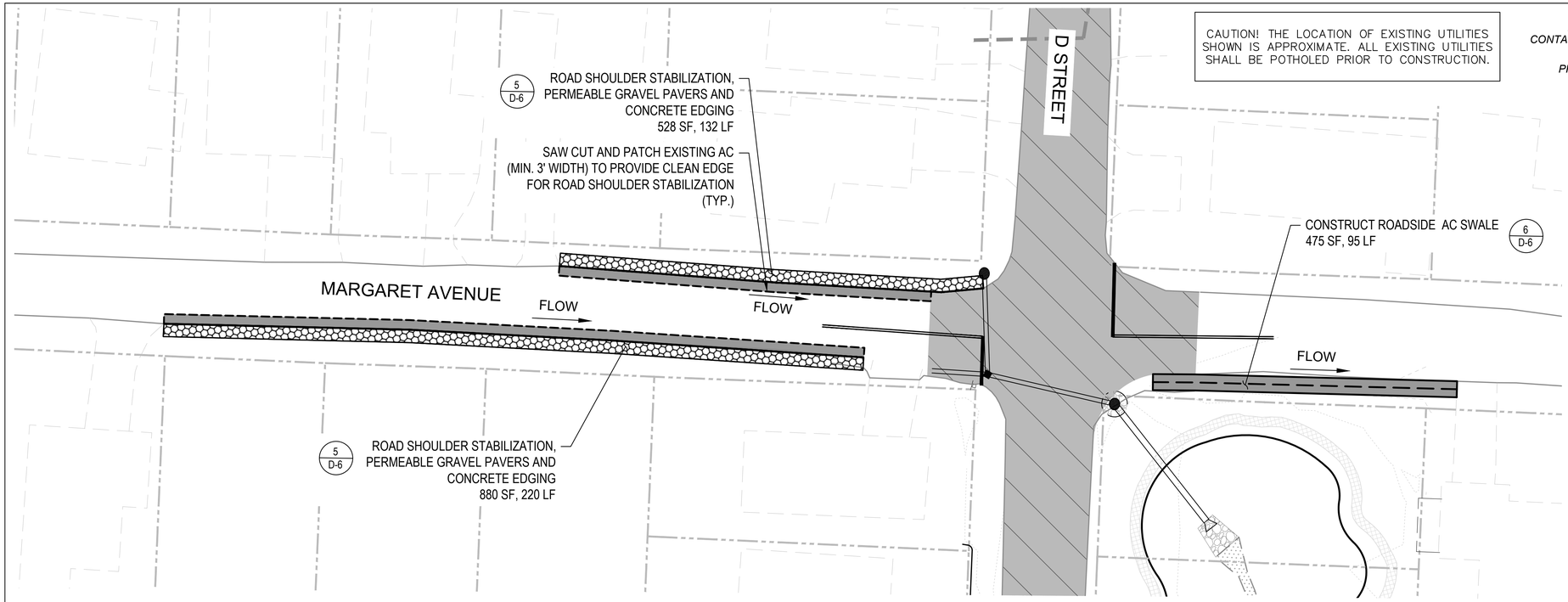
SHEET TITLE
RR-6

SHEET NUMBER
33

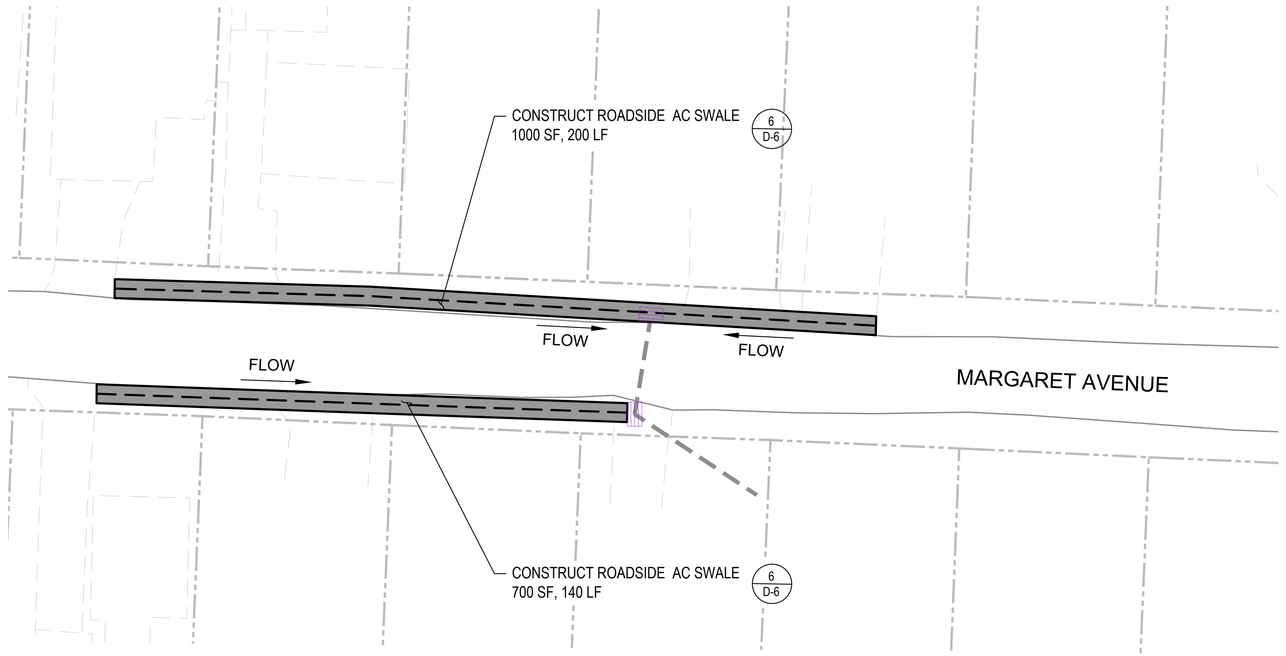
Plot Stamp: 2/13/2023 4:01:34 PM - Trujillo, Ivan
File: U:\237800401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_ROADSHOULDER-PLAN.dwg, Tab: RR-6

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



PLAN VIEW "A"



PLAN VIEW "B"

LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- ROAD SHOULDER STABILIZATION - PERMEABLE GRAVEL PAVERS (3076 SF, 769 LF) 5 D-6
- ROAD SHOULDER STABILIZATION - AC SWALE (6765 SF ,1353 LF) 6 D-6
- FULL ROADWAY REHABILITATION - 3" MILL AND OVERLAY
- FULL ROADWAY REHABILITATION - 4" MILL AND OVERLAY

NOTES:
1. ROAD REHABILITATION SHEETS ARE BASED ON LIDAR SURVEY INFORMATION. ACTUAL ROAD WIDTHS AND RESIDENTIAL DRIVEWAY LOCATIONS MAY VARY. LIMITS OF MILL AND OVERLAY AND INSTALLATION OF ROAD SHOULDER STABILIZATION TREATMENTS WILL BE MARKED AND LOCATED IN THE FIELD BY THE ENGINEER AT TIME OF CONSTRUCTION.
2. EXISTING UTILITY INFRASTRUCTURE (E.G. BOXES, MANHOLES, FRAMES AND COVERS) SHALL BE PROTECTED DURING MILL AND OVERLAY OPERATIONS. ADJUST ALL EXISTING MANHOLES AND UTILITY BOXES TO FINISHED GRADE FOLLOWING COMPLETION OF MILL AND OVERLAY PAVING. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

0 20 40
HORIZONTAL SCALE: 1" = 20'

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

MARGARET AVE ROAD REHAB SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DESCRIPTION	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. TERRY
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

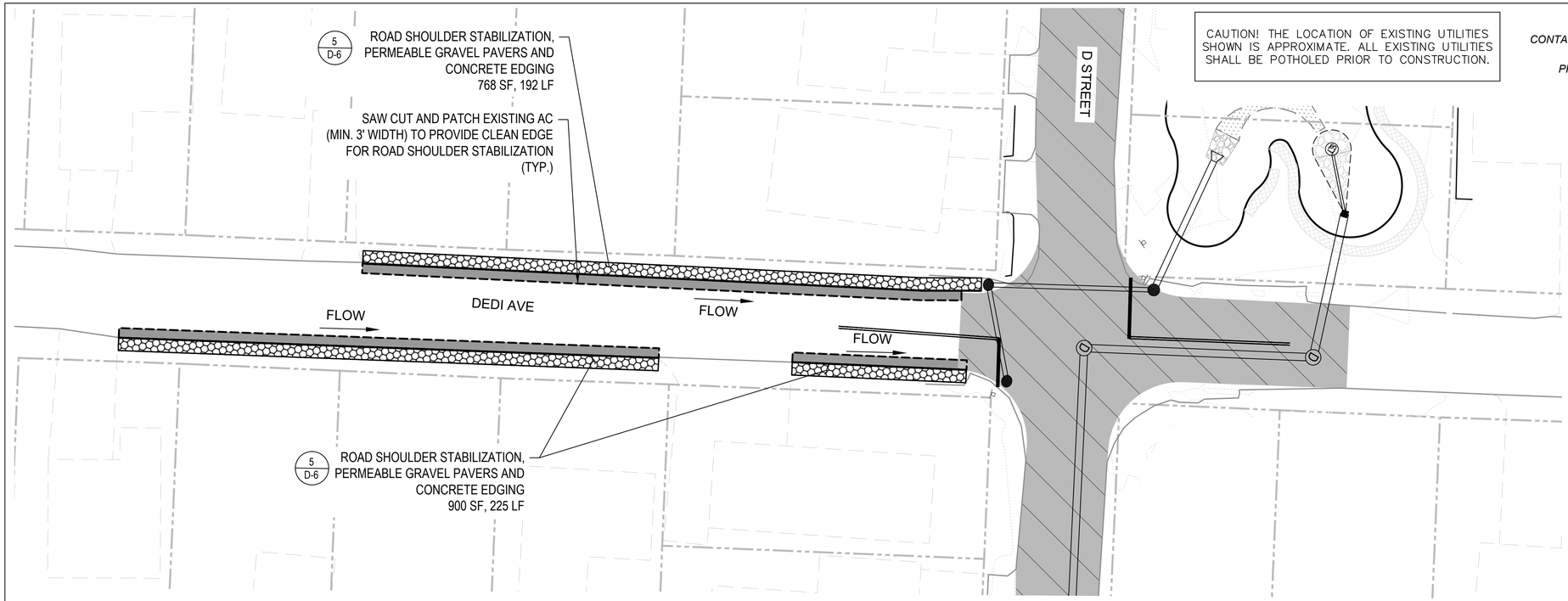
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

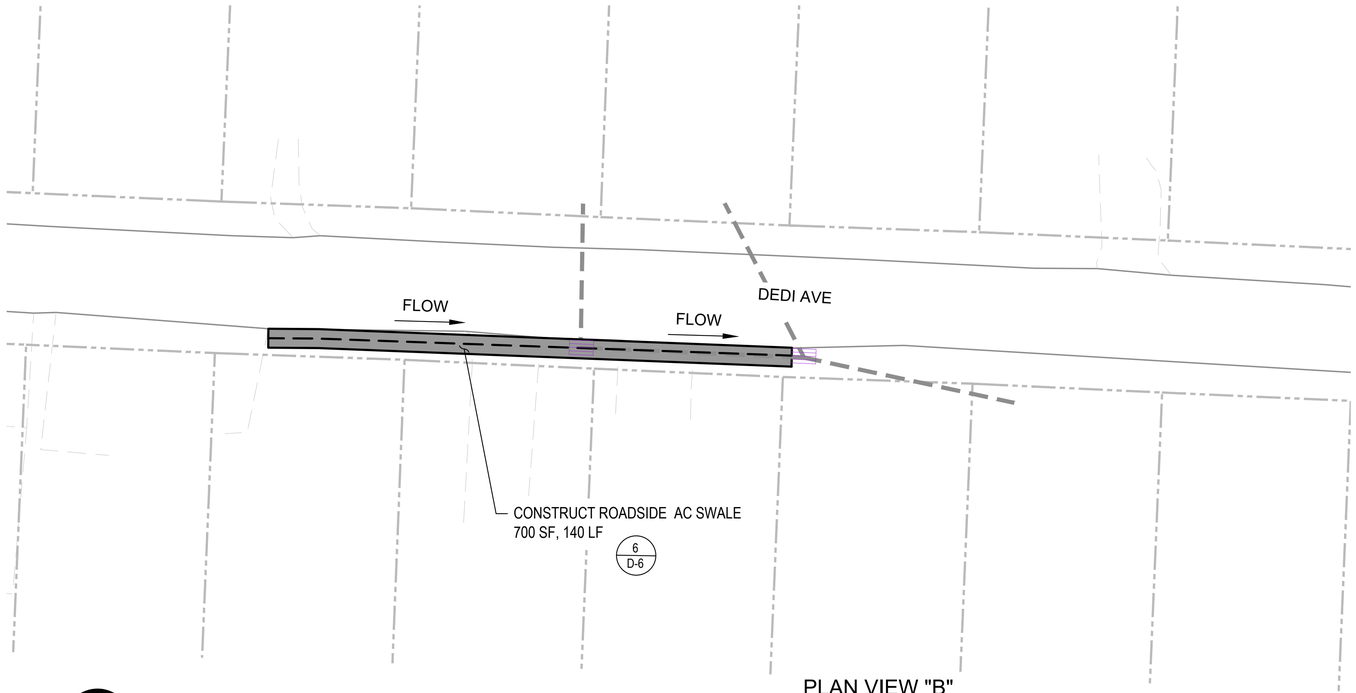
SHEET TITLE
RR-7

SHEET NUMBER
34

Plot Stamp: 2/13/2023 4:01:53 PM - Trujillo, Ivan
File: U:\237800\40107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_ROADSHOULDER-PLAN.dwg, Tab: RR-7



PLAN VIEW "A"



PLAN VIEW "B"

0 20 40

HORIZONTAL SCALE: 1" = 20'

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- ROAD SHOULDER STABILIZATION - PERMEABLE GRAVEL PAVERS (3076 SF, 769 LF) (5 / D-6)
- ROAD SHOULDER STABILIZATION - AC SWALE (6765 SF ,1353 LF) (6 / D-6)
- FULL ROADWAY REHABILITATION - 3" MILL AND OVERLAY
- FULL ROADWAY REHABILITATION - 4" MILL AND OVERLAY

NOTES:
1. ROAD REHABILITATION SHEETS ARE BASED ON LIDAR SURVEY INFORMATION. ACTUAL ROAD WIDTHS AND RESIDENTIAL DRIVEWAY LOCATIONS MAY VARY. LIMITS OF MILL AND OVERLAY AND INSTALLATION OF ROAD SHOULDER STABILIZATION TREATMENTS WILL BE MARKED AND LOCATED IN THE FIELD BY THE ENGINEER AT TIME OF CONSTRUCTION.
2. EXISTING UTILITY INFRASTRUCTURE (E.G. BOXES, MANHOLES, FRAMES AND COVERS) SHALL BE PROTECTED DURING MILL AND OVERLAY OPERATIONS. ADJUST ALL EXISTING MANHOLES AND UTILITY BOXES TO FINISHED GRADE FOLLOWING COMPLETION OF MILL AND OVERLAY PAVING. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DEDI AVE ROAD REHAB SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

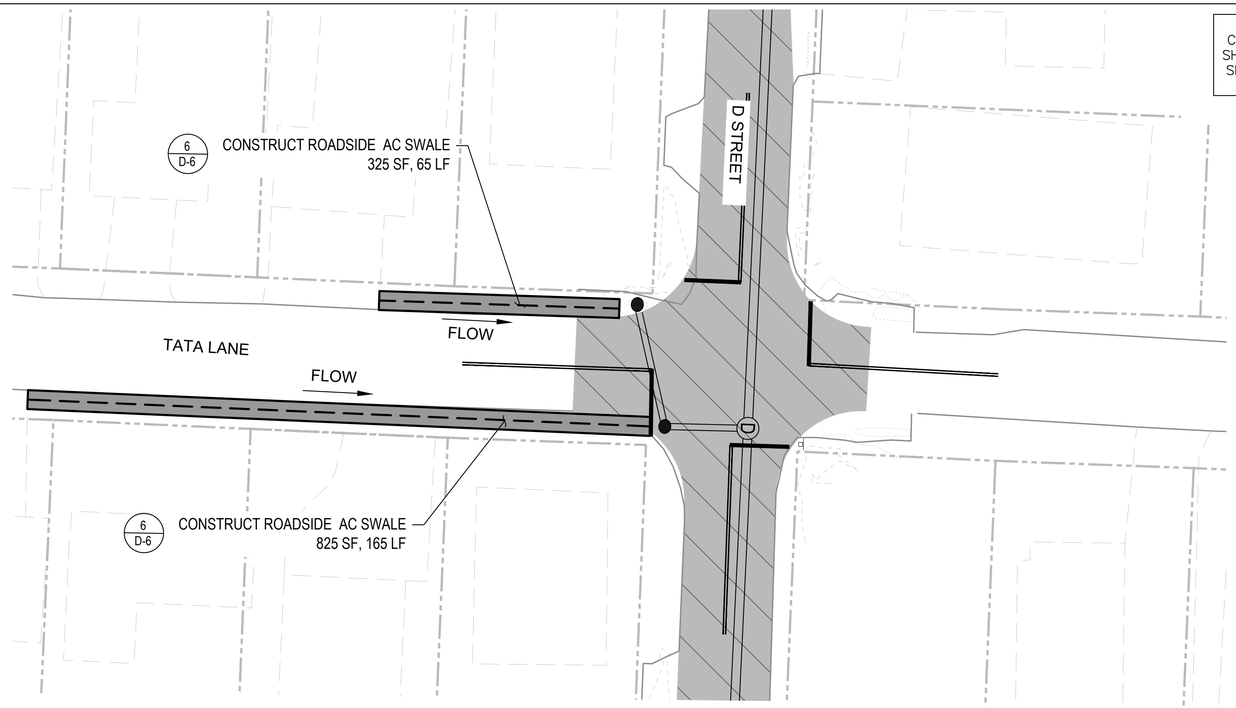
#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. [illegible]
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	RR-8
SHEET NUMBER	35

Plot Stamp: 2/13/2023 4:02:11 PM - Trujillo, Ivan
File: U:\237800\40107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_ROADSHOULDER-PLAN.dwg, Tab: RR-8



PLAN VIEW "A"

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

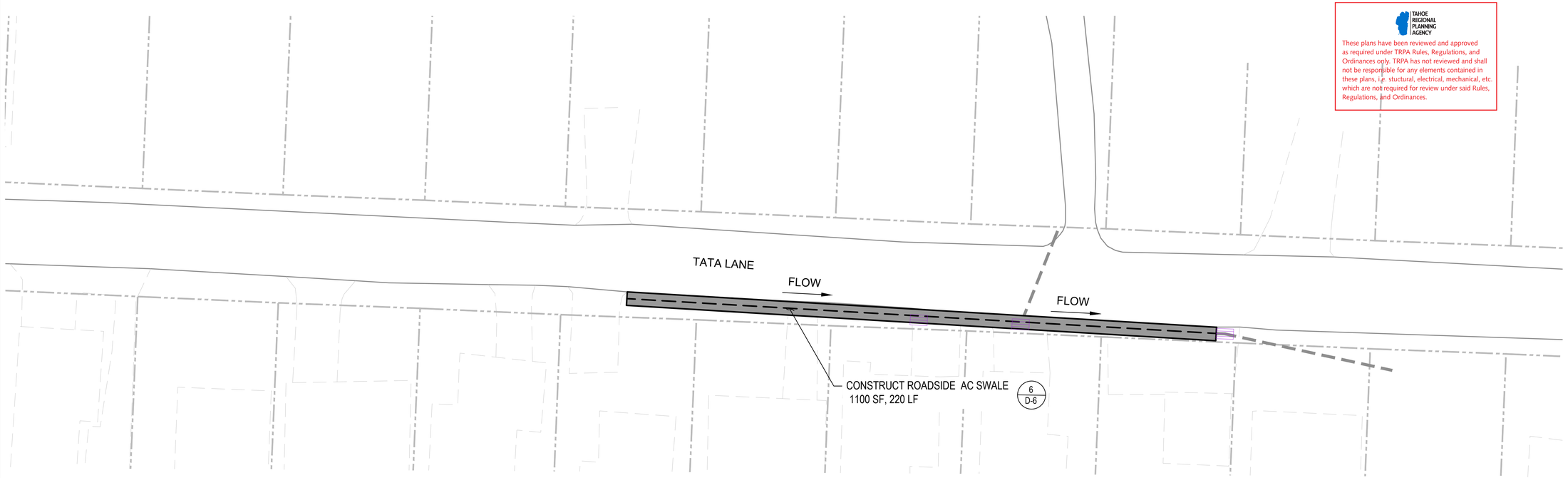
LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- ROAD SHOULDER STABILIZATION - PERMEABLE GRAVEL PAVERS (3076 SF, 769 LF) 5 / D-6
- ROAD SHOULDER STABILIZATION - AC SWALE (6765 SF ,1353 LF) 6 / D-6
- FULL ROADWAY REHABILITATION - 3" MILL AND OVERLAY
- FULL ROADWAY REHABILITATION - 4" MILL AND OVERLAY

NOTES:
1. ROAD REHABILITATION SHEETS ARE BASED ON LIDAR SURVEY INFORMATION. ACTUAL ROAD WIDTHS AND RESIDENTIAL DRIVEWAY LOCATIONS MAY VARY. LIMITS OF MILL AND OVERLAY AND INSTALLATION OF ROAD SHOULDER STABILIZATION TREATMENTS WILL BE MARKED AND LOCATED IN THE FIELD BY THE ENGINEER AT TIME OF CONSTRUCTION.
2. EXISTING UTILITY INFRASTRUCTURE (E.G. BOXES, MANHOLES, FRAMES AND COVERS) SHALL BE PROTECTED DURING MILL AND OVERLAY OPERATIONS. ADJUST ALL EXISTING MANHOLES AND UTILITY BOXES TO FINISHED GRADE FOLLOWING COMPLETION OF MILL AND OVERLAY PAVING. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



PLAN VIEW "B"

0 20 40
HORIZONTAL SCALE: 1" = 20'

CONSTRUCTION SET

Plot Stamp: 2/13/2023 4:02:30 PM - Trujillo, Ivan
File: U:\237800401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_ROADSHOULDER-PLAN.dwg, Tab: RR-9

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

TATA LANE ROAD REHAB SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MCRAE
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
RR-9

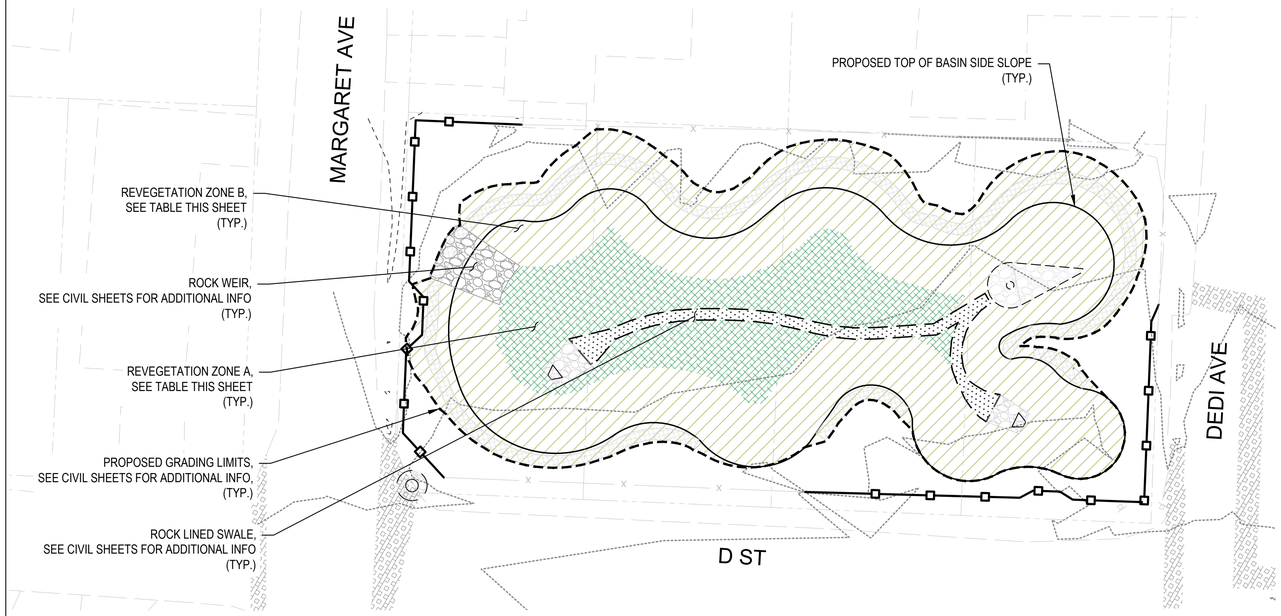
SHEET NUMBER
36

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

*** CALL BEFORE YOU DIG ***
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

TAHOE REGIONAL PLANNING AGENCY

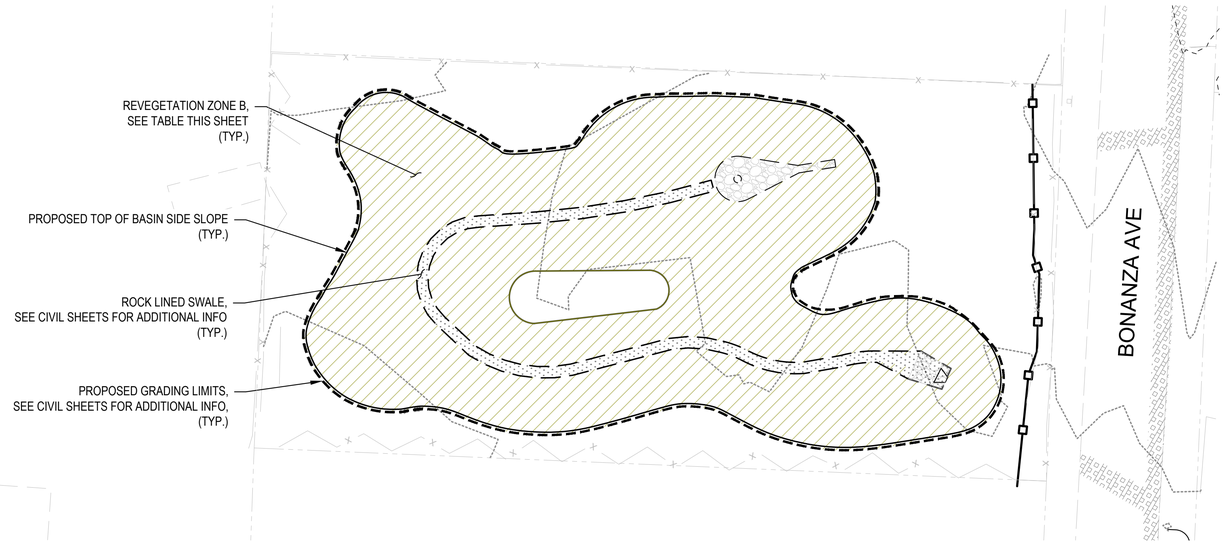
These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



BASIN 2 (B2) - MARGARET / D ST BASIN

REVEGETATION QUANTITIES				
KEY	ZONE	ITEM DESCRIPTION	UNIT	QUANTITY
	REVEGETATION ZONE A		SF	2,890
		TREATMENT TYPE 1 (TT1) - ORGANIC MATTER AND TOPSOIL SALVAGE AND REPLACEMENT		
		TREATMENT TYPE 3 (TT3) - WOODY VEGETATION SALVAGE AND PROCESSING		
		TREATMENT TYPE 5-2 (TT5-2) - SEEDING MIX 2		
		TREATMENT TYPE 6 (TT6) - HYDRAULIC MULCH APPLICATION		
	REVEGETATION ZONE B		SF	9,740
		TREATMENT TYPE 1 (TT1) - ORGANIC MATTER AND TOPSOIL SALVAGE AND REPLACEMENT		
		TREATMENT TYPE 3 (TT3) - WOODY VEGETATION SALVAGE AND PROCESSING		
		TREATMENT TYPE 5-2 (TT5-2) - SEEDING MIX 2		
		TREATMENT TYPE 6 (TT6) - HYDRAULIC MULCH APPLICATION		
		TREATMENT TYPE 8 (TT8) - COIR 40/400 NETTING INSTALLATION		

NOTE: REFER TO SPECIAL PROVISIONS FOR TREATMENT TYPE INFORMATION



BASIN 1 (B1) - SOUTH BONANZA BASIN

REVEGETATION QUANTITIES				
KEY	ZONE	ITEM DESCRIPTION	UNIT	QUANTITY
	REVEGETATION ZONE B		SF	11,305
		TREATMENT TYPE 1 (TT1) - ORGANIC MATTER AND TOPSOIL SALVAGE AND REPLACEMENT		
		TREATMENT TYPE 3 (TT3) - WOODY VEGETATION SALVAGE AND PROCESSING		
		TREATMENT TYPE 5-3 (TT5-3) - SEEDING MIX 3		
		TREATMENT TYPE 6 (TT6) - HYDRAULIC MULCH APPLICATION		
		TREATMENT TYPE 8 (TT8) - COIR 40/400 NETTING INSTALLATION		

NOTE: REFER TO SPECIAL PROVISIONS FOR TREATMENT TYPE INFORMATION

0 20 40
HORIZONTAL SCALE: 1" = 20'

CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

REVEGETATION SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. NORBY
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

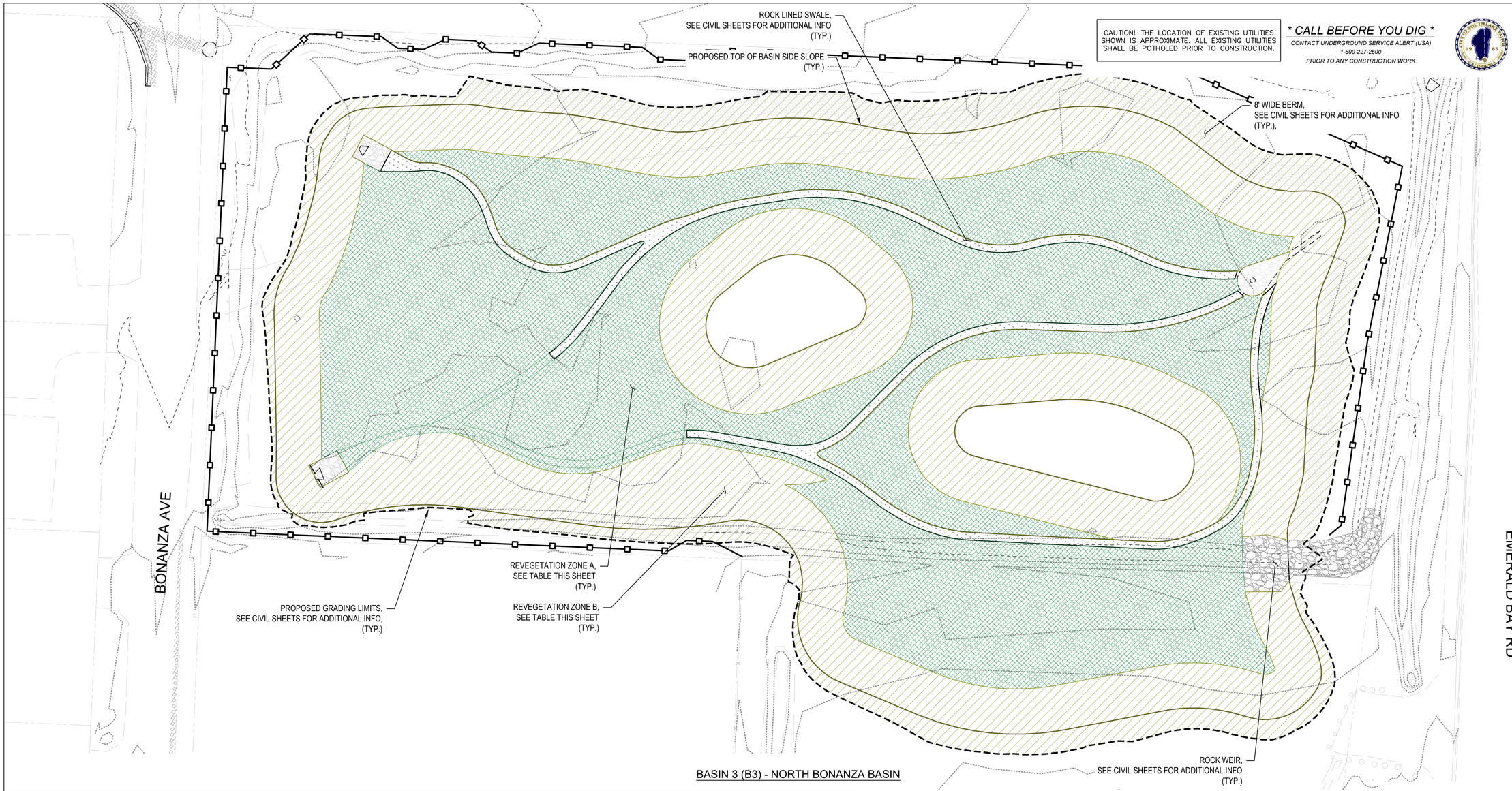
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	JD / BM
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
REVEG-1

SHEET NUMBER
37

Plot Stamp: 2/13/2023 4:02:56 PM - Trujillo, Ivan
File: U:\237800401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_VEG.dwg, Tab: REVEGETATION SHEET 1



BASIN 3 (B3) - NORTH BONANZA BASIN

REVEGETATION QUANTITIES				
KEY	ZONE	ITEM DESCRIPTION	UNIT	QUANTITY
	REVEGETATION ZONE A		SF	37,355
		TREATMENT TYPE 1 (TT1) - ORGANIC MATTER AND TOPSOIL SALVAGE AND REPLACEMENT		
		TREATMENT TYPE 3 (TT3) - WOODY VEGETATION SALVAGE AND PROCESSING		
		TREATMENT TYPE 5-3 (TT5-3) - SEEDING MIX 3		
		TREATMENT TYPE 6 (TT6) - HYDRAULIC MULCH APPLICATION		
	REVEGETATION ZONE B		SF	39,205
		TREATMENT TYPE 1 (TT1) - ORGANIC MATTER AND TOPSOIL SALVAGE AND REPLACEMENT		
		TREATMENT TYPE 3 (TT3) - WOODY VEGETATION SALVAGE AND PROCESSING		
		TREATMENT TYPE 5-3 (TT5-3) - SEEDING MIX 3		
		TREATMENT TYPE 6 (TT6) - HYDRAULIC MULCH APPLICATION		
		TREATMENT TYPE 8 (TT8) - COIR 40/400 NETTING INSTALLATION		

NOTE: REFER TO SPECIAL PROVISIONS FOR TREATMENT TYPE INFORMATION

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

0 20 40
HORIZONTAL SCALE: 1" = 20'

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

REVEGETATION SHEET 2
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORRIS
No. C 39100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

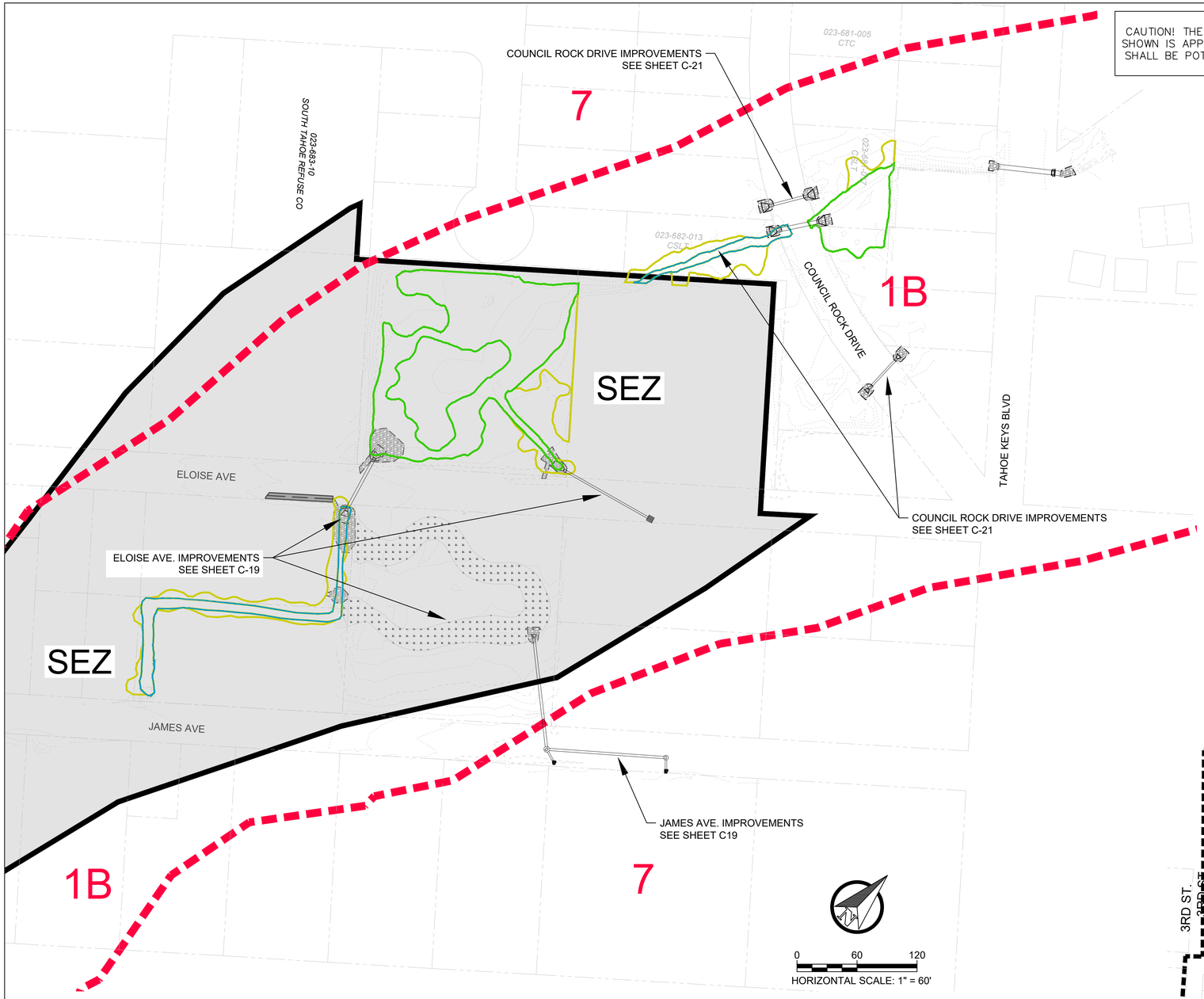
SHEET TITLE
REVEG-2

SHEET NUMBER
38

Plot Stamp: 2/13/2023 4:03:06 PM - Trujillo, Ivan
File: U:\2378000401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_VEG.dwg, Tab: REVEGETATION SHEET 2

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



LEGEND

- SEZ (STREAM ENVIRONMENT ZONE), DEFINED IN TAHOE VALLEY AREA PLAN
- LAND CAPABILITY DISTRICT
- # — LAND CAPABILITY CLASSIFICATION
- WATERS OF THE US
- WETLAND AREA
- RIPARIAN AREA

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



SHEET INDEX

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

SITE PLAN SHEET 2
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DESCRIPTION	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MERRILL
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
SP-2

SHEET NUMBER
39

Plot Stamp: 2/13/2023 4:03:33 PM - Trujillo, Ivan
File: U:\2378004\01\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_SITE-PLAN.dwg, Tab: SP-2

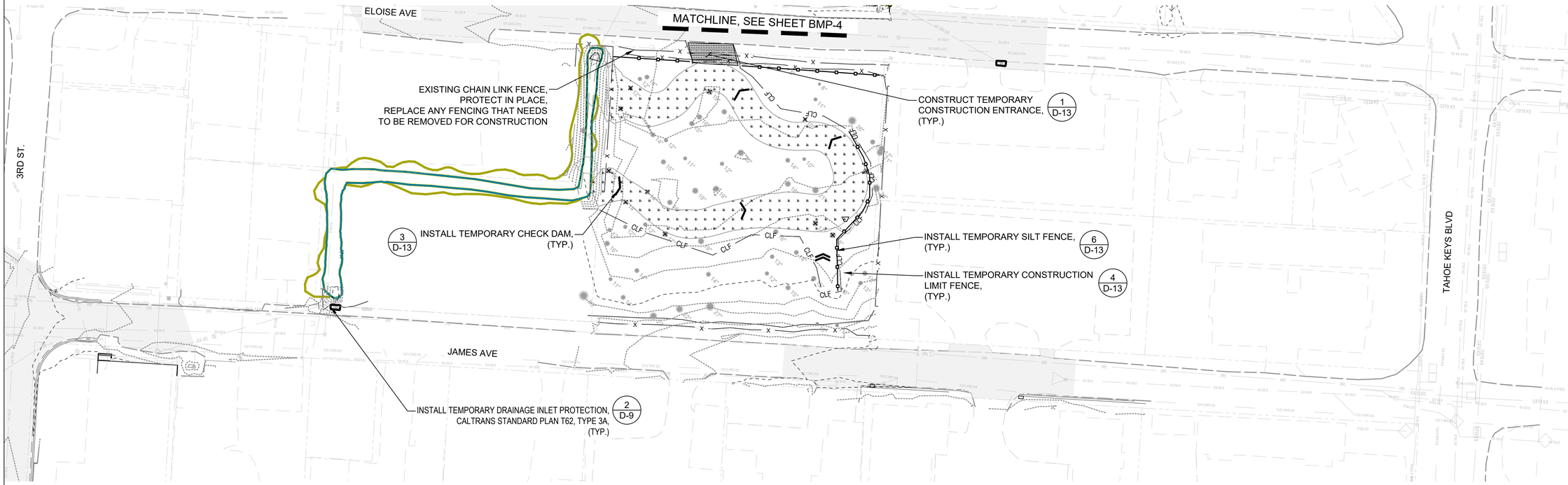
CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

*** CALL BEFORE YOU DIG ***

CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



BMP QUANTITIES		
ITEM DESCRIPTION	UNIT	QUANTITY*
TEMPORARY CHECK DAM	EA	±6
TEMPORARY DRAINAGE INLET PROTECTION	EA	±2
TEMPORARY CONSTRUCTION LIMIT FENCE (CLF)	LF	±500
TEMPORARY SILT FENCE	LF	±240
TEMPORARY CONSTRUCTION ENTRANCE	EA	1

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
2. THE STAGING AREA AS SHOWN ON THE BMP SHEETS INDICATES THE MAXIMUM USABLE SPACE THAT IS AVAILABLE TO THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION LIMIT AND STORAGE/STAGING AREA FENCING PLAN AND WORK SCHEDULE TO THE ENGINEER FOR ANY DEVIATIONS TO THIS PLAN FOR REVIEW AND ACCEPTANCE PRIOR TO ANY WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
4. PLACEMENT OF ADDITIONAL FENCING MAY BE NECESSARY FOR THE WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
5. THIS PLAN SHEET IS DIAGRAMMATIC ONLY, ALL TEMPORARY FENCING AND TEMPORARY EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MODIFIED AS NECESSARY PER PROGRESSION OF THE WORK, AS DIRECTED BY THE ENGINEER, AS DIRECTED BY THE QSP AND TO REFLECT EACH DAILY ACTIVE WORKING AREA; TO PROTECT PUBLIC SAFETY AND MAINTAIN EMERGENCY AND BUSINESS ACCESS, FOR THE DURATION OF THE PROJECT.
6. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE TRPA AND REGIONAL WATER QUALITY CONTROL BOARD FOR APPROVAL OF ALL INSTALLED TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR IS ADDITIONALLY REQUIRED TO SCHEDULE A TRPA PRE-GRADE MEETING. SEE SPECIAL PROVISIONS AND PROJECT PERMITS FOR ADDITIONAL REQUIREMENTS.
7. TEMPORARY EROSION CONTROL DEVICES SHALL BE PLACED, MAINTAINED AND ADJUSTED AS NECESSARY RELATIVE TO EACH DAILY ACTIVE WORKING AREA AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL TEMPORARY EROSION CONTROL MEASURES.
9. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE APPROXIMATE AND MAY BE ADJUSTED BY AN AMENDED SWPPP, DIRECTED BY THE ENGINEER OR DIRECTED BY THE PROJECT QSP.
10. CHECK DAMS SHALL BE INSTALLED AT A SEPARATION DISTANCE SO THAT THE TOP OF THE DOWNSTREAM CHECK DAM IS AT THE SAME ELEVATION AS THE BOTTOM OF THE UPSTREAM CHECK DAM.

LEGEND

- TEMPORARY SILT FENCE
- CLF — TEMPORARY CONSTRUCTION LIMIT FENCE
- TEMPORARY FIBER ROLL
- TEMPORARY CHECK DAM
- TEMPORARY DRAINAGE INLET PROTECTION
- TEMPORARY STAGING AND STORAGE AREA
- TEMPORARY CONSTRUCTION ENTRANCE
- WATERS OF THE UNITED STATES
- WETLANDS AREA
- RIPARIAN AREA

0 40 80
HORIZONTAL SCALE: 1" = 40'

CONSTRUCTION SET

Plot Stamp: 2/13/2023 4:04:24 PM - Trujillo, Ivan
File: U:\237800\40107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_BMP.dwg, Tab: BMP-3

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BMP SHEET 3

TVSG IMPROVEMENT PROJECT PHASE I

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORRIS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
BMP-3

SHEET NUMBER
40

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

*** CALL BEFORE YOU DIG ***

CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



BMP QUANTITIES		
ITEM DESCRIPTION	UNIT	QUANTITY*
TEMPORARY CHECK DAM	EA	±12
TEMPORARY DRAINAGE INLET PROTECTION	EA	0
TEMPORARY CONSTRUCTION LIMIT FENCE (CLF)	LF	±205
TEMPORARY SILT FENCE	LF	±370
TEMPORARY CONSTRUCTION ENTRANCE	SF	0

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
2. THE STAGING AREA AS SHOWN ON THE BMP SHEETS INDICATES THE MAXIMUM USABLE SPACE THAT IS AVAILABLE TO THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION LIMIT AND STORAGE/STAGING AREA FENCING PLAN AND WORK SCHEDULE TO THE ENGINEER FOR ANY DEVIATIONS TO THIS PLAN FOR REVIEW AND ACCEPTANCE PRIOR TO ANY WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
4. PLACEMENT OF ADDITIONAL FENCING MAY BE NECESSARY FOR THE WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
5. THIS PLAN SHEET IS DIAGRAMMATIC ONLY, ALL TEMPORARY FENCING AND TEMPORARY EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MODIFIED AS NECESSARY PER PROGRESSION OF THE WORK, AS DIRECTED BY THE ENGINEER, AS DIRECTED BY THE QSP AND TO REFLECT EACH DAILY ACTIVE WORKING AREA; TO PROTECT PUBLIC SAFETY AND MAINTAIN EMERGENCY AND BUSINESS ACCESS, FOR THE DURATION OF THE PROJECT.
6. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE TRPA AND REGIONAL WATER QUALITY CONTROL BOARD FOR APPROVAL OF ALL INSTALLED TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR IS ADDITIONALLY REQUIRED TO SCHEDULE A TRPA PRE-GRADE MEETING. SEE SPECIAL PROVISIONS AND PROJECT PERMITS FOR ADDITIONAL REQUIREMENTS.
7. TEMPORARY EROSION CONTROL DEVICES SHALL BE PLACED, MAINTAINED AND ADJUSTED AS NECESSARY RELATIVE TO EACH DAILY ACTIVE WORKING AREA AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL TEMPORARY EROSION CONTROL MEASURES.
9. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE APPROXIMATE AND MAY BE ADJUSTED BY AN AMENDED SWPPP, DIRECTED BY THE ENGINEER OR DIRECTED BY THE PROJECT QSP.
10. CHECK DAMS SHALL BE INSTALLED AT A SEPARATION DISTANCE SO THAT THE TOP OF THE DOWNSTREAM CHECK DAM IS AT THE SAME ELEVATION AS THE BOTTOM OF THE UPSTREAM CHECK DAM.

LEGEND

- TEMPORARY SILT FENCE
- CLF — TEMPORARY CONSTRUCTION LIMIT FENCE
- TEMPORARY FIBER ROLL
- TEMPORARY CHECK DAM
- TEMPORARY DRAINAGE INLET PROTECTION
- TEMPORARY STAGING AND STORAGE AREA
- TEMPORARY CONSTRUCTION ENTRANCE
- WATERS OF THE UNITED STATES
- WETLANDS AREA
- RIPARIAN AREA

0 40 80
HORIZONTAL SCALE: 1" = 40'

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BMP SHEET 4
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
BMP-4

SHEET NUMBER
41

Plot Stamp: 2/13/2023 4:04:53 PM - Trujillo, Ivan
File: U:\237800\40107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_BMP.dwg, Tab: BMP-4

SEE SHEET C-21

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

EXTENDED RIPRAP APRON FOR CULVERT INLET/OUTLET CONTROL ± 700 SF
3 D-3A INSTALL FLARED END SECTION
3 D-1 CONSTRUCT ROCK LINED SWALE ± 15 LF
SAWCUT LINE (TYP.)
ELOISE AVE
2 D-3A 2 D-3 EX. CMP SD PIPE REMOVE AND REPLACE W/ 22"x36" CLASS IV RCPA
6 D-6 CONSTRUCT ROADSIDE AC SWALE ±70 LF
3 D-1 CONSTRUCT ROCK LINED SWALE ±20 LF
AC PAVEMENT REMOVAL/PATCH LIMITS (SHADING TYP.) SEE DEMO QUANTITY TABLE
EXTENDED RIPRAP APRON FOR CULVER INLET/OUTLET CONTROL. ± 800 SF SEE NOTE 1.
MAINTAIN EX CHANNEL FOR HIGH FLOW EVENTS
4 D-3A CONSTRUCT OVERFLOW WEIR CREST: 6246.5' ±276 SF
TIE INTO EXISTING CHANNEL
CALTRANS INFILTRATION GALLERY
ROAD SHOULDER STABILIZATION, PERMEABLE GRAVEL PAVERS AND CONCRETE EDGING 840 SF, 210 LF
SAW CUT AND PATCH EXISTING AC (MIN. 3' WIDTH) TO PROVIDE CLEAN EDGE FOR ROAD SHOULDER STABILIZATION (TYP.)
JAMES AVE

5 D-6 ROAD SHOULDER STABILIZATION, PERMEABLE GRAVEL PAVERS AND CONCRETE EDGING 880 SF, 220 LF
SAW CUT AND PATCH EXISTING AC (MIN. 3' WIDTH) TO PROVIDE CLEAN EDGE FOR ROAD SHOULDER STABILIZATION (TYP.)
3 D-1 CONSTRUCT ROCK LINED SWALE ±15 LF
ROAD SHOULDER STABILIZATION, PERMEABLE GRAVEL PAVERS AND CONCRETE EDGING 920 SF, 230 LF 5 D-6
REMOVE TREE (TYP.)
GRAVEL CHECK DAM (TYP.) 3 D-10
CONSTRUCT MEANDERING LOW FLOW VEGETATED SWALE ±460 LF 1 D-1

EXTENDED RIPRAP APRON FOR CULVERT INLET/OUTLET CONTROL ± 200 SF SEE NOTE 1.
INSTALL FLARED END SECTION 3 D-3A
INSTALL 14" x 23" CLASS IV RCPA STORM DRAIN PIPE 100 LF± 3 D-3
REMOVE EX. DRAINAGE INLET
INSTALL DRAINAGE INLET TYPE 1 (DI 51) STA: (SD L21) 1+40.26, 0.00' 1 D-3
EX FENCE, PROTECT IN PLACE (TYP)
INSTALL FLARED END SECTION 3 D-3A
INSTALL 24"Ø CLASS IV RCP STORM DRAIN PIPE 110 LF± 2 D-3
INSTALL 24" Ø HDPE STORM DRAIN PIPE 115 LF± 2 D-3
1 D-2 INSTALL 60" ∅STORM DRAIN MANHOLE (SDMH 50) STA: (SD M20) 0+54.31, 0.00'
2 D-3 INSTALL 18" Ø HDPE STORM DRAIN PIPE 12 LF±
2 D-4 4 D-4 INSTALL DRAINAGE INLET TYPE 4 (DI 50) STA: (SD M20) 0+62.54, 13.09'RT.
1 D-2 INSTALL 48" ∅STORM DRAIN MANHOLE (SDMH 50a) STA: (SD M20) 1+73.82, 0.00'
2 D-3 INSTALL 18" Ø HDPE STORM DRAIN PIPE 11 LF±
2 D-4 4 D-4 INSTALL DRAINAGE INLET TYPE 4 (DI 50a) STA: (SD M20) 1+87.80, 0.00'RT.

023-211-03 SMITH
023-211-004 CSLT
023-211-005 CEFALU
023-211-047 CONVERSE PHILLIPS PROP CA LLC
023-211-043 BRUNALDI
023-211-010 CTC
023-211-044 CTC
023-211-048 MCKEEN MICHAEL S TR
023-211-021 JOHN CEFALU LTD PTNSP
023-211-022 DVR LODGING INC A CA CORP
023-211-019 HABASH SAMIR TR

0 20 40
HORIZONTAL SCALE: 1" = 20'

DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
AC PAVEMENT TRENCH PATCH (REMOVAL & REPLACEMENT)	SQFT	5460
REMOVE AND DISPOSE SD DI	EA	1
REMOVE AND DISPOSE SD PIPE	LF	60
REMOVE TREE (10" - 18")	EA	9
REMOVE TREE (19" - 24")	EA	2

CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN.

NOTES:
1. CLEAR EXISTING VEGETATION AND RE-GRADE CULVERT INLET/OUTLET AS SHOWN ON PLANS', OR AS DIRECTED BY ENGINEER TO RE-ESTABLISH FLOWLINE. APPLY ROCK TREATMENT AT DISTURBED AREAS.
2. SEE SHEET C-20 FOR SWALE PROFILE AND JAMES AVE. STORM DRAIN PROFILES.
3. SEE SHEET C-22 FOR SWALE SECTIONS.

CONSTRUCTION SET

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

JAMES AVE & ELOISE AVE PLAN
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	12/16/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER BRIAN E. MORGAN No. C 39100 EXP. 06/30/23 CIVIL STATE OF CALIFORNIA
12/16/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

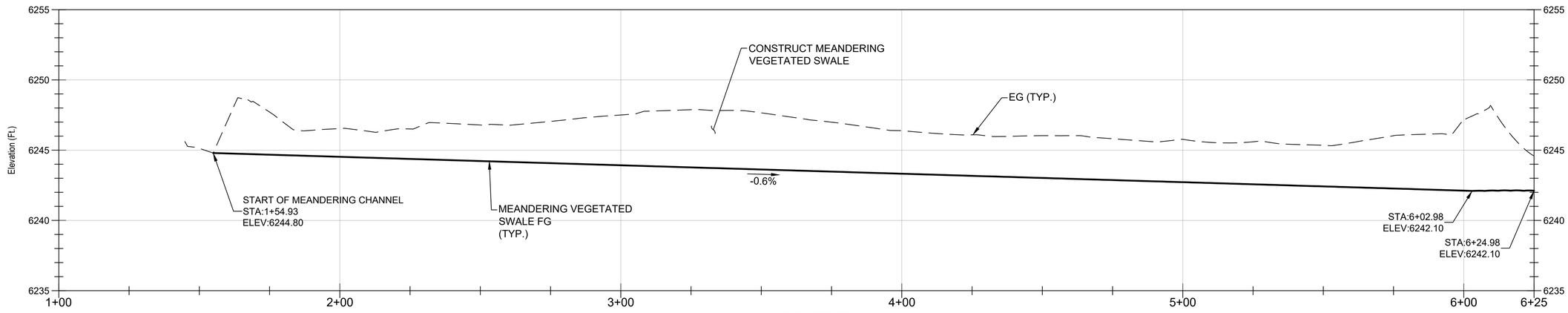
SHEET TITLE
C-19

SHEET NUMBER
42

Plot Stamp: 2/13/2023 4:06:04 PM - Trujillo, Ivan
File: U:\237800\401107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_NoHWY.dwg, Tab: C-19

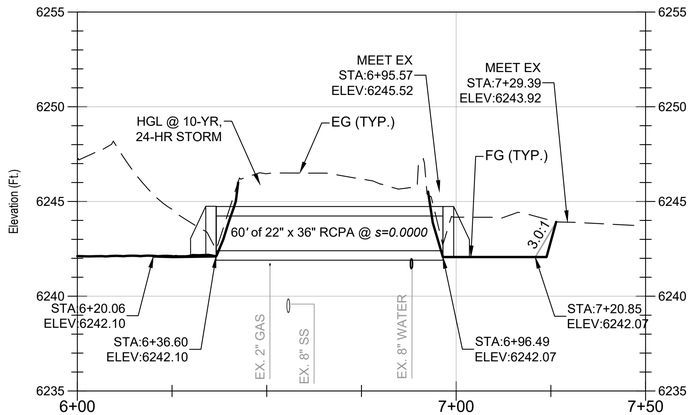
** CALL BEFORE YOU DIG **

CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



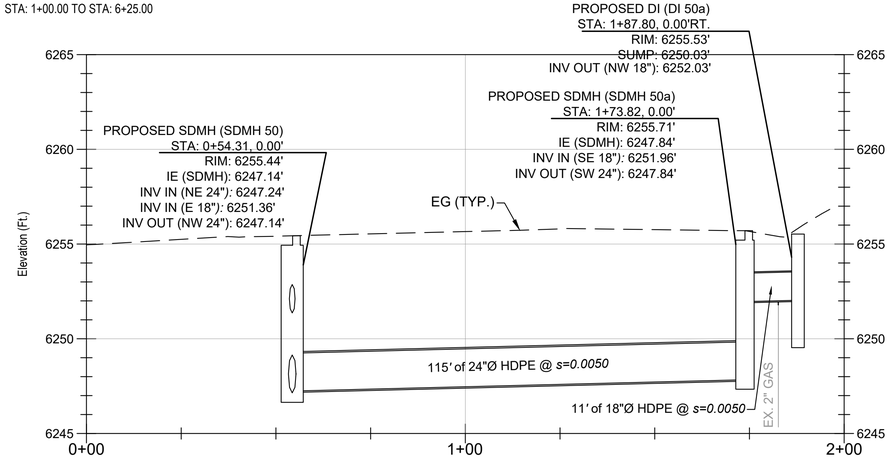
VS1 PROFILE

STA: 1+00.00 TO STA: 6+25.00



VS1 PROFILE

STA: 6+00.00 TO STA: 7+50.00



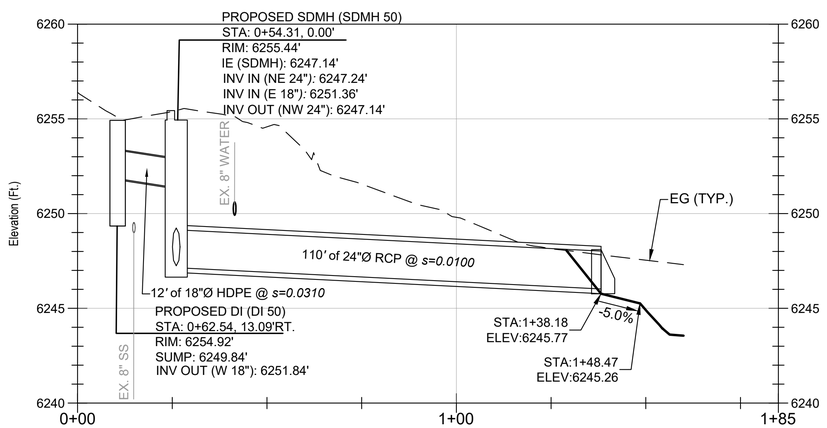
SD M20 PROFILE

STA: 0+00.00 TO STA: 2+00.00

NOTE:

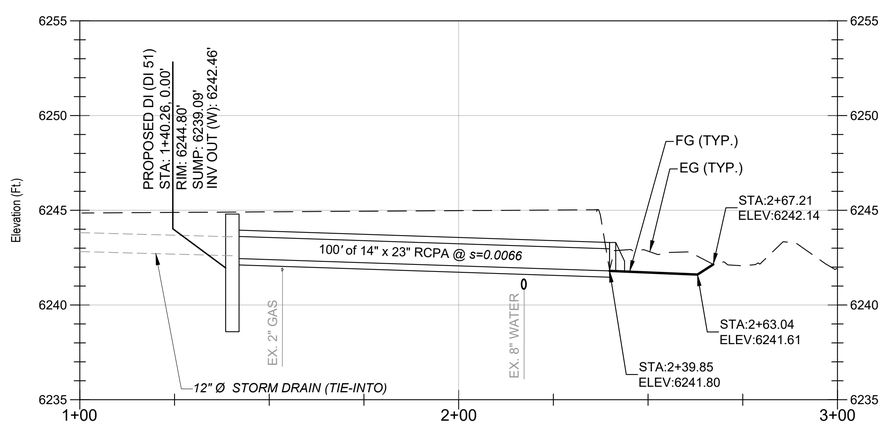
1. SEE SHEET C-19 FOR PLAN VIEW

CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



SD L20 PROFILE

STA: 0+00.00 TO STA: 1+85.00



SD L21 PROFILE

STA: 1+00.00 TO STA: 3+00.00

CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

JAMES AVE & ELOISE AVE PROFILES
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	12/16/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORELAND
No. C 69100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

12/16/22

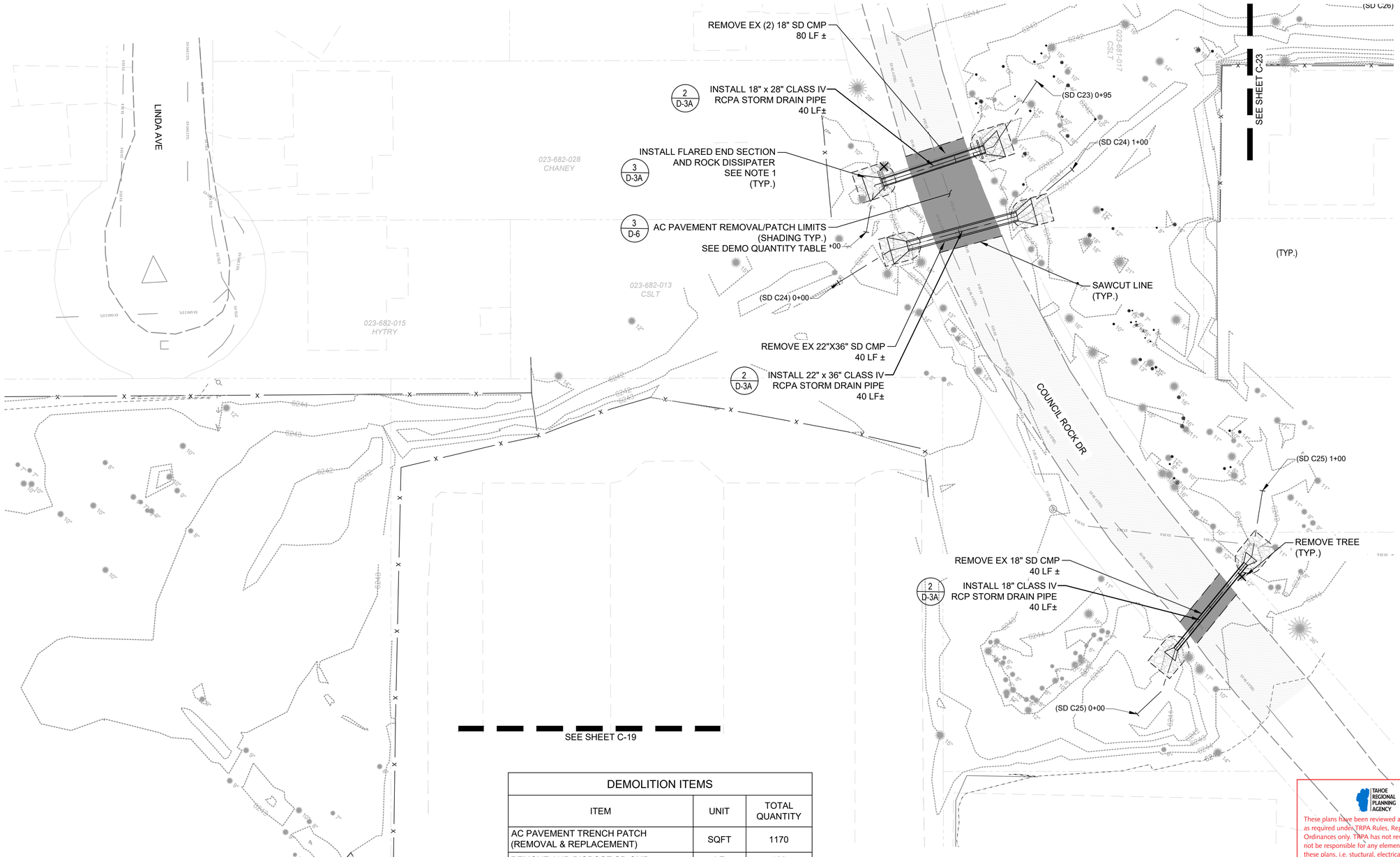
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-20

SHEET NUMBER
43

Plot Stamp: 2/13/2023 4:07:14 PM - Trujillo, Ivan
File: U:\237800\401107_historical\115 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGSI_PLAN-PROFILE_NofHWY..dwg, Tab: C-20

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
AC PAVEMENT TRENCH PATCH (REMOVAL & REPLACEMENT)	SQFT	1170
REMOVE AND DISPOSE SD CMP	LF	160
REMOVE TREE (10" - 18")	EA	2

CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL UTILITY SERVICES AND MAINS ARE SHOWN.

TAHOE REGIONAL PLANNING AGENCY
These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

NOTES:

1. CLEAR EXISTING VEGETATION AND RE-GRADE CULVERT INLET/OUTLET UP TO 10', OR AS DIRECTED BY ENGINEER TO RE-ESTABLISH FLOWLINE. APPLY ROCK TREATMENT AT DISTURBED AREAS.
2. SEE SHEET C-22 FOR CULVERT PROFILE VIEWS

0 20 40
HORIZONTAL SCALE: 1" = 20'

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

COUNCIL ROCK DRIVE PLAN
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

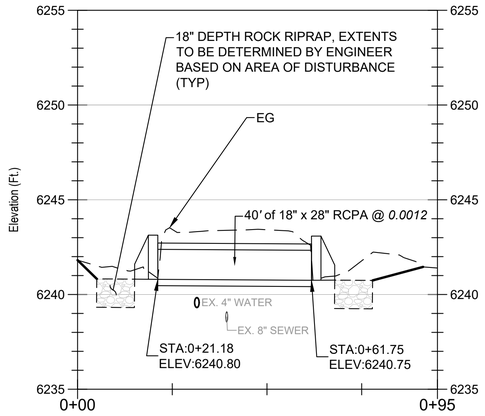
#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 89100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA
5/13/22

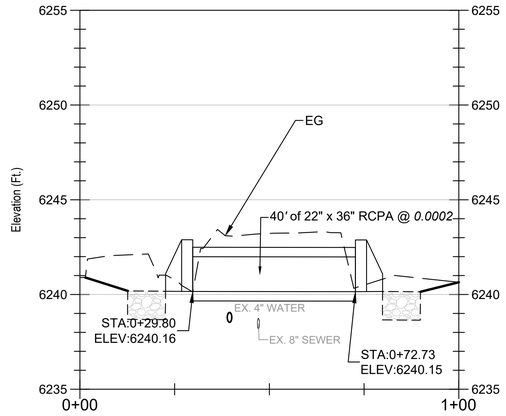
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-21
SHEET NUMBER	44

Plot Stamp: 2/13/2023 4:07:48 PM - Trujillo, Ivan
File: U:\2378004\107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGSI_PLAN-PROFILE_NofHWY.dwg, Tab: C-21

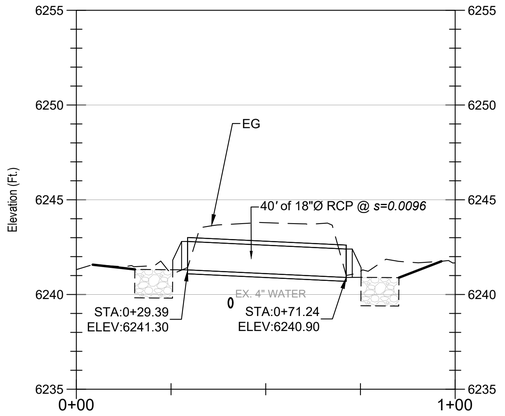
* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



SD C23 PROFILE
STA: 0+00.00 TO STA: 0+95.00



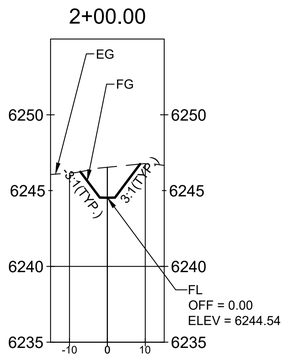
SD C24 PROFILE
STA: 0+00.00 TO STA: 1+00.00

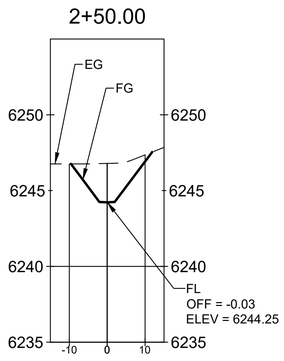


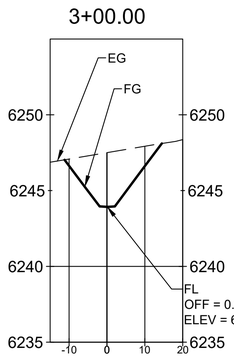
SD C25 PROFILE
STA: 0+00.00 TO STA: 1+00.00

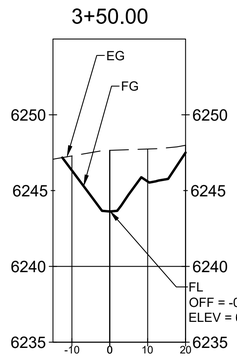
COUNCIL ROCK DRIVE CULVERT PROFILES

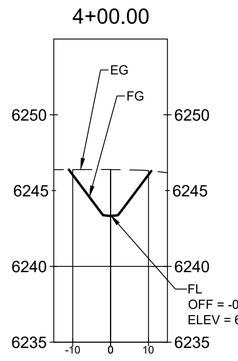
SEE SHEET C-21 FOR PLAN VIEWS
SEE DETAIL 2/D-3A FOR CULVERT SECTION





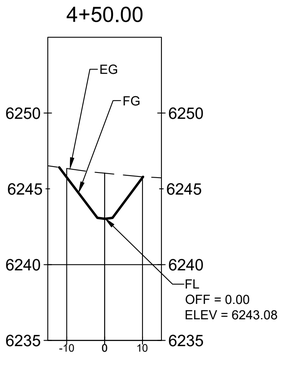


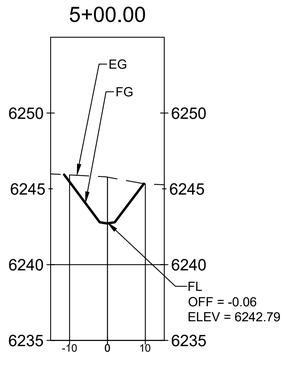


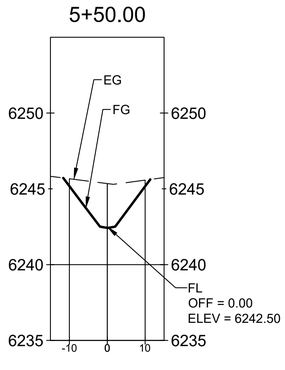


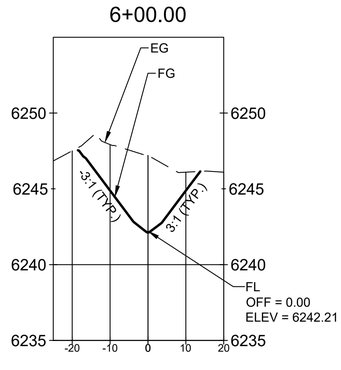
MEANDERING VEGETATED SWALE SECTIONS

SEE SHEET C-19 FOR PLAN VIEW
NOTE: ALL FG SIDE SLOPES SHOWN ARE 3:1, TYP.









MEANDERING VEGETATED SWALE SECTIONS

SEE SHEET C-19 FOR PLAN VIEW
NOTE: ALL FG SIDE SLOPES SHOWN ARE 3:1, TYP.

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

COUNCIL ROCK DRIVE PROFILE
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT

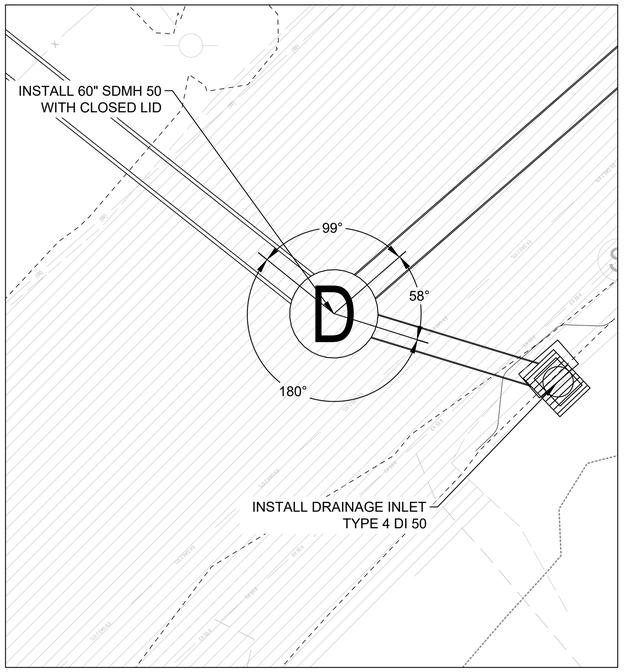
REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MCRAE
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

5/13/22

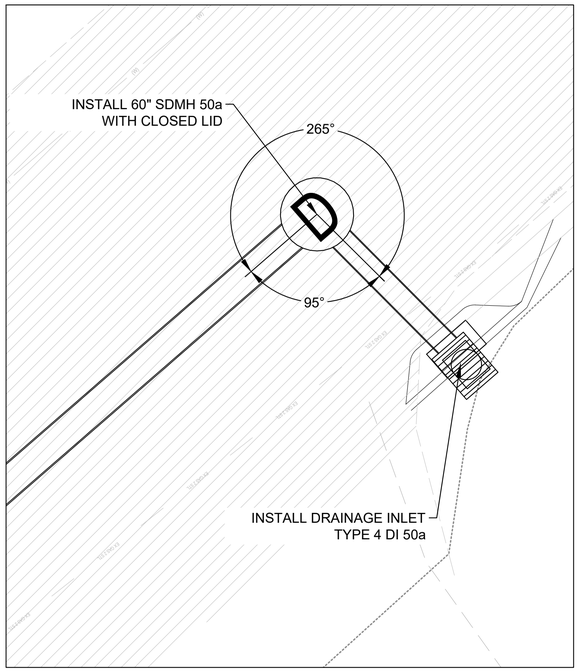
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-22
SHEET NUMBER
45

Plot Stamp: 2/13/2023 4:09:19 PM - Trujillo, Ivan
File: U:\2378\00401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_NoRtWY.dwg, Tab: C-22



SDMH 50, SEE SHEET C-19



SDMH 50a, SEE SHEET C-19

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

N

0 5 10

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

MANHOLE ALIGNMENTS SHEET 3

TVSG IMPROVEMENT PROJECT PHASE I

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY
1	5/13/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT
2	12/16/22	EX. UTILITY UPDATES, AND SD REVISIONS	IT

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORRIS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

12/16/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-24

SHEET NUMBER
46

Plot Stamp: 2/13/2023 4:10:26 PM - Trujillo, Ivan
File: U:\237800\40107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_MANHOLE ALIGNMENTS.dwg, Tab: C-24

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

REVEGETATION QUANTITIES				
KEY	ZONE	ITEM DESCRIPTION	UNIT	QUANTITY
	REVEGETATION ZONE A		SF	11,210
		TREATMENT TYPE 1 (TT1) - ORGANIC MATTER AND TOPSOIL SALVAGE AND REPLACEMENT		
		TREATMENT TYPE 2 (TT2) - SOD SALVAGE AND REPLACEMENT		
		TREATMENT TYPE 5-2 (TT5-2) - SEEDING MIX 2		
		TREATMENT TYPE 8 (TT8) - COIR 40/400 NETTING INSTALLATION		

NOTE: REFER TO SPECIAL PROVISIONS FOR TREATMENT TYPE INFORMATION



VEGETATED SWALE 1 (VS1) - JAMES/ELOISE VEGETATED SWALE

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

0 20 40
HORIZONTAL SCALE: 1" = 20'

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

REVEGETATION SHEET 3
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

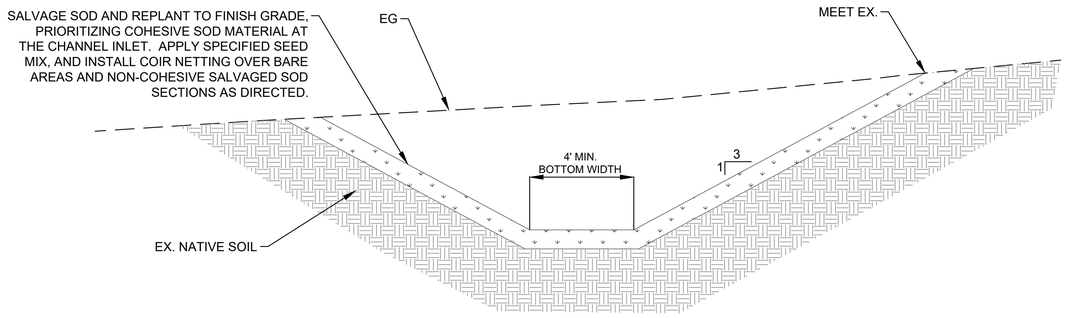
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
REVEG-3

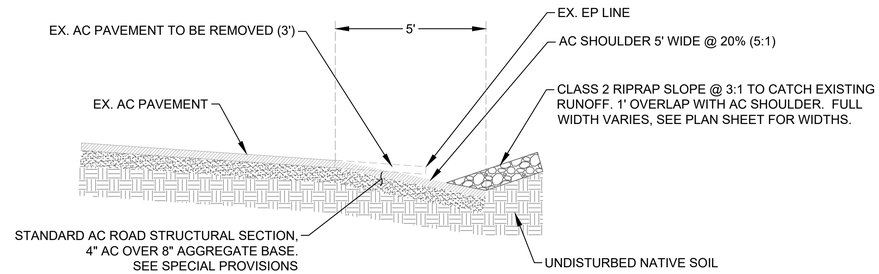
SHEET NUMBER
47

Plot Stamp: 2/13/2023 4:10:49 PM - Trujillo, Ivan
File: U:\237800\401107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_VEG.dwg, Tab: REVEGETATION SHEET 3

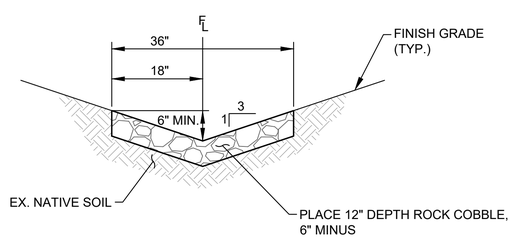


NOTES:
1. VEGETATED SWALE WIDTH VARIES. SEE CIVIL SHEETS FOR ADDITIONAL INFORMATION.
2. SEE SHEET REVEG-3 AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

VEGETATED SWALE — 1 / D-1
NTS

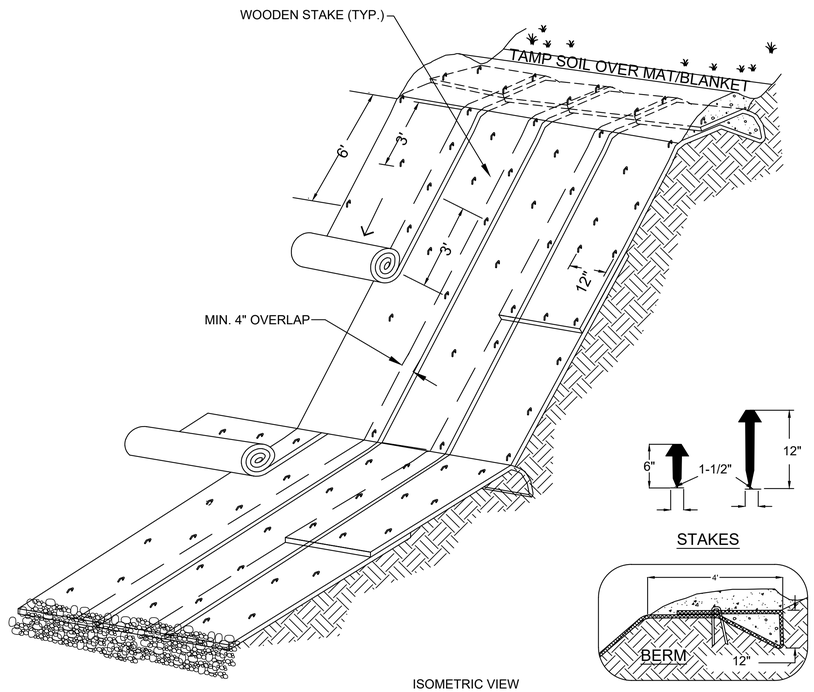


F ST. DRAINAGE "V" DITCH — 2 / D-1
NTS



NOTES:
1. SEE GRADING SHEETS FOR GRADING INFORMATION OF ROCK LINED SWALE AREAS. INFORMATION SHOWN IN DETAIL IS REPRESENTATIVE ONLY.

ROCK LINED SWALE — 3 / D-1
NTS



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

NOTES:
1. SLOPE STABILIZATION MATERIAL SHALL BE GEOCOIR/DeKowe 700 BIO-DEGRADABLE COIR AND JUTE MATTING OR EQUAL.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

EROSION CONTROL BLANKET, SLOPE STABILIZATION — 4 / D-1
NTS

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DETAIL SHEET 1
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER — BRIAN E. MORRIS — No. C 59100 — EXP. 06/30/23 — CIVIL — STATE OF CALIFORNIA

4/11/22

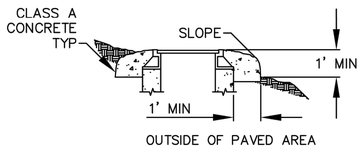
DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
D-1

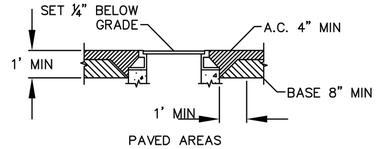
SHEET NUMBER
48

CONSTRUCTION SET

Plot Stamp: 2/13/2023 4:10:55 PM - Trujillo, Ivan
File: U:\2378\00401107_historical\15 CAD\Phase 1\11 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-1

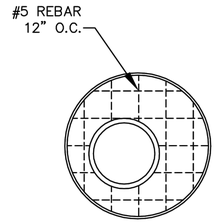


OUTSIDE OF PAVED AREA

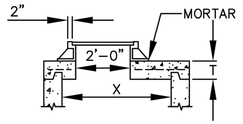


PAVED AREAS

MANHOLE FRAME AND COVER FINISHES

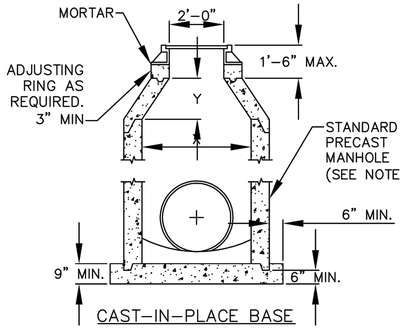


FLAT SLAB TOP



FLAT SLAB

FLAT SLAB SHALL BE USED WHEN DEPTH DOES NOT PERMIT USE OF TAPER UNIT



CAST-IN-PLACE BASE

TABLE OF DIMENSIONS				MAX PIPE
M.H.	X	Y	T MIN	INNER DIA
48"	48"	18"	8"	30"
60"	60"	30"	9"	42"
72"	72"	42"	10"	54"

NOTES:

1. ECCENTRIC CONES SHALL BE USED WHEN SPECIFIED ON THE PLANS.
2. JOINTS MAY BE EITHER KEYED OR TONGUE AND GROVE.
3. RISER SECTIONS, CONES, AND ADJUSTING RINGS SHALL CONFORM TO ASTM DESIGNATION C-478.
4. FRAME SHALL BE SECURED TO RISER OR FLAT SLAB TOP WITH MORTAR CEMENT.
5. DIMENSION "Y" IS A MINIMUM DIMENSION AND MAY BE GREATER IF DEPTH PERMITS.
6. MANHOLE FLOORS SHALL HAVE WOOD TROWEL FINISH AND SLOPE FROM ALL DIRECTIONS TOWARD THE OUTLET.
7. COVER FOR STORM DRAINS SHALL BEAR THE LETTER "D" OR "SD".
8. EXTRA DEPTH MANHOLES OR MANHOLES WITH PIPES OVER 54 INCHES IN DIAMETER SHALL REQUIRE SPECIAL DESIGN.
9. THERE SHALL BE AN 8 INCH MINIMUM CLEAR DISTANCE BETWEEN ALL PIPE OUTSIDE DIAMETERS AT THE MANHOLE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
10. CAST-IN-PLACE MANHOLE WALLS MAY BE APPROVED BY THE ENGINEER. ALL CAST-IN-PLACE MANHOLES MUST BE FORMED IN A CIRCULAR SHAPE CONSISTENT WITH THE DIAMETER SPECIFIED ON THE PLANS AND REQUIRED TO FIT UPPER PRECAST SECTIONS. MINIMUM WALL THICKNESS SHALL BE 8 INCHES. MAXIMUM HEIGHT OF THE CAST-IN-PLACE SHALL BE 60 INCHES (MEASURED FROM THE TOP OF THE MANHOLE). PRECAST RINGS SHALL BE SET WET OR REQUIRED KEY FORM SHALL BE INCLUDED IN THE FORM WORK TO ACCEPT THE PRECAST KEY. ALL CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED BY AN ACCPETABLE METHOD TO ENSURE VOIDS ARE REMOVED.
11. ANY VARIATIONS FROM THIS DETAIL OR SPECIAL MANHOLES AND JUNCTIONS BOXES WILL REQUIRE DESIGN REVIEW AND APPROVAL BY THE ENGINEER.

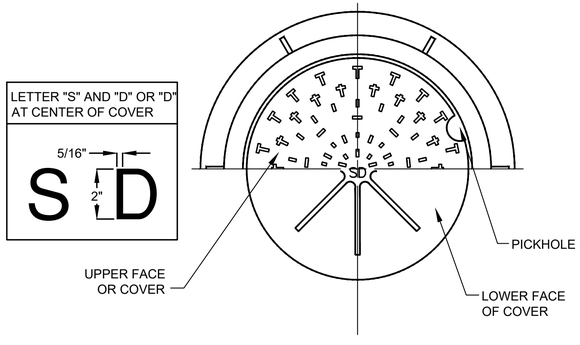
REGISTERED PROFESSIONAL ENGINEER
STANLEY B. HILL
No. RCE 53307
EXP. 06-30-2009
CIVIL
STATE OF CALIFORNIA

City of South Lake Tahoe
ENGINEERING DEPARTMENT
STORMDRAIN MANHOLE (SDMH)

APPROVED BY:		NOT TO SCALE	STANDARD DRAWING
05/01/2009	CITY ENGINEER		SD40

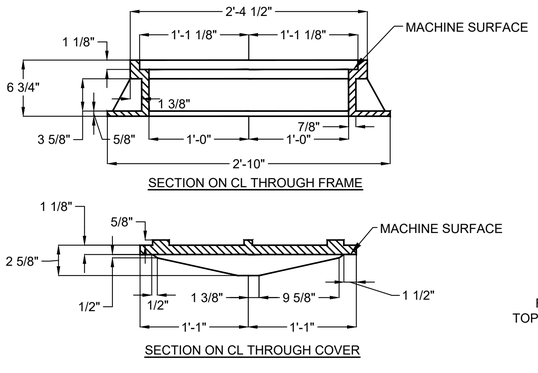
48", 60", AND 72" DIAMETER STORM DRAIN MANHOLE — 1 / D-2

NTS



HALF PLAN OF MANHOLE FRAME & COVER

SD OR D = STORM DRAIN

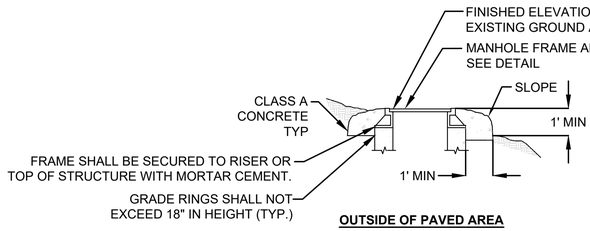


SECTION ON CL THROUGH FRAME

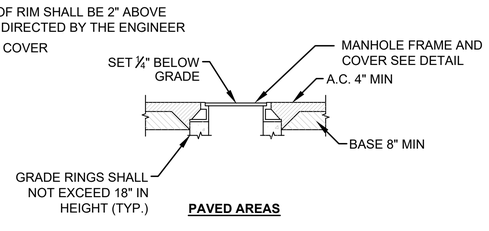
SECTION ON CL THROUGH COVER

STORMDRAIN MANHOLE 24" FRAME AND COVER — 2 / D-2

NTS



OUTSIDE OF PAVED AREA



PAVED AREAS

MANHOLE FRAME AND COVER FINISHES — 3 / D-2

NTS

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCTION SET

Cardno

LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DETAIL SHEET 2
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MCRAE
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

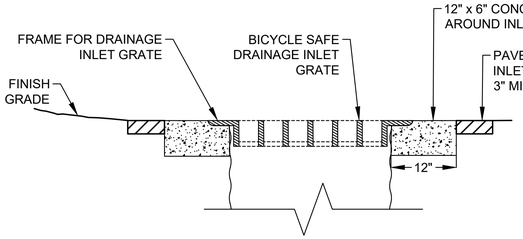
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

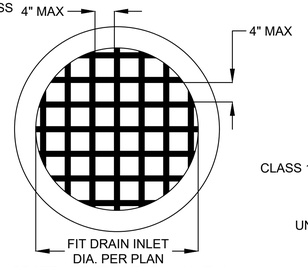
SHEET TITLE
D-2

SHEET NUMBER
49

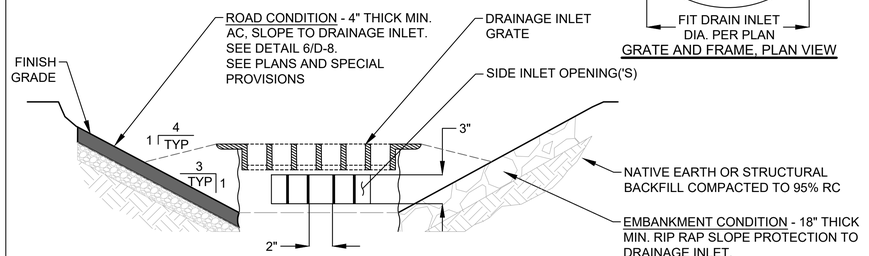
Plot Stamp: 2/13/2023 4:11:00 PM - Trujillo, Ivan
File: U:\2378600401\07_Instorical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-2
H:\Autocad files\C-SLT_STD_DWGS\SD40_SDMH.dwg, 4/17/2008 4:07:32 PM



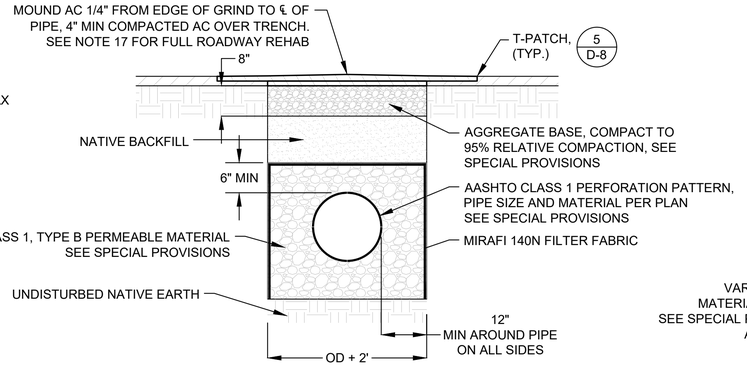
DRAINAGE INLET TYPE 1
TOP



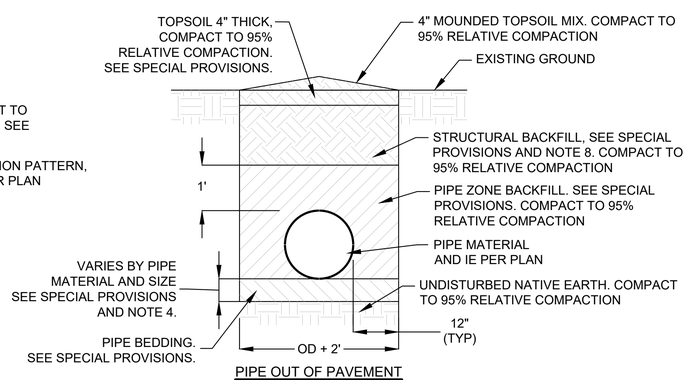
GRATE AND FRAME, PLAN VIEW



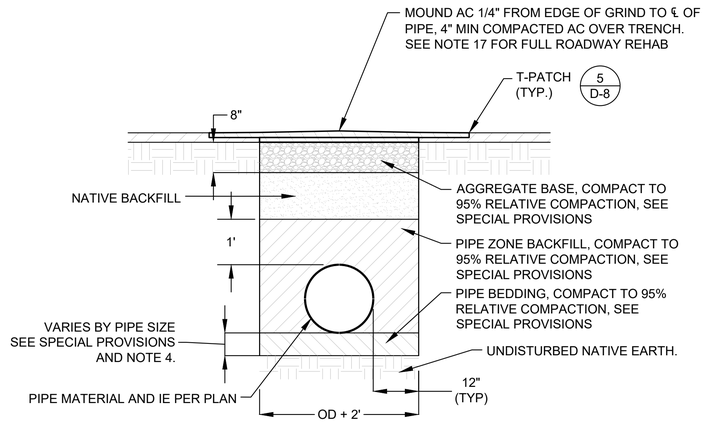
DRAINAGE INLET TYPE 2
TOP



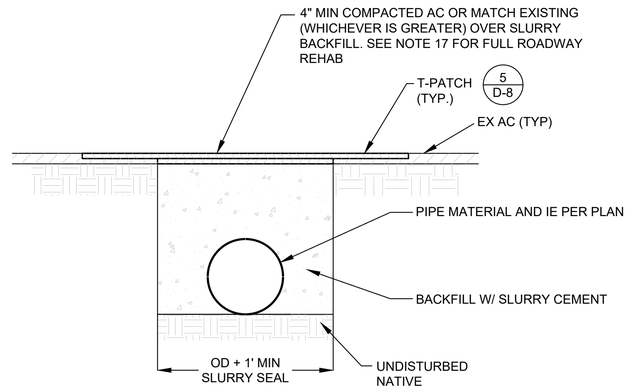
PERFORATED PIPE IN PAVEMENT



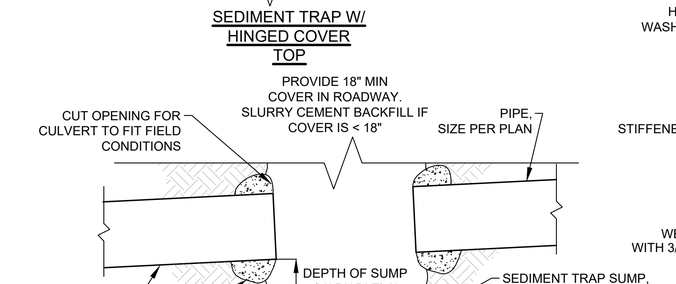
PIPE OUT OF PAVEMENT



PIPE IN PAVEMENT



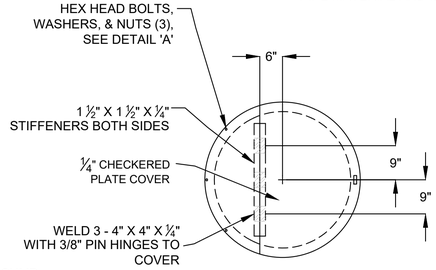
PIPE IN PAVEMENT
WITH MIN COVER



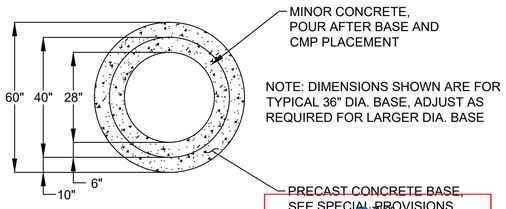
SEDIMENT TRAP W/
HINGED COVER
TOP

STRUCTURE BOTTOM

NOTES:
1. STRUCTURE BOTTOM IS TYPICAL OF ALL THREE STRUCTURES.



HINGED COVER, PLAN VIEW



CONCRETE BASE

TRPA REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

DRAINAGE INLET TYPES 1 & 2 W/ SEDIMENT TRAP
NTS
1 D-3

NOTES:

1. MINIMUM COVER* FROM CROWN OF PIPE TO FINISH GRADE SHALL BE AS FOLLOWS:
   - CULVERTS 18 INCHES
   - STORM DRAINS 18 INCHES FOR RCP --- 24 INCHES FOR HDPE

   *UNLESS OTHERWISE APPROVED. FOR ADDITIONAL INFORMATION SEE CSLT STANDARD DRAWING SD64.
2. GRIND PAVEMENT A MINIMUM OF 2 FOOT BEYOND EACH SIDE OF THE LONGITUDINAL OR TRANSVERSE EXCAVATION AFTER TRENCH BACKFILL AND FIRST LIFT OF HOT MIX AC.
3. REPLACE PAVEMENT TO EDGE OF PAVEMENT (EP) IF THE EXCAVATION IS WITHIN 3 FEET OF THE EP.
4. IN WET OR ROCKY MATERIAL THE DEPTH OF THE TRENCH BEDDING SHALL BE INCREASED TO THE LARGER OF EITHER 6 IN. OR 1/4 DIA OF PIPE.
5. THE MINIMUM DISTANCE BETWEEN THE SIDE OF THE TRENCH AND THE SIDE OF THE PIPE SHALL BE 1/2 OD OR 12", WHICHEVER IS GREATER.
6. PIPES INSTALLED WITHIN FILL SHALL BE 95% RELATIVE COMPACTION UP TO A MINIMUM OF 12 INCHES ABOVE THE TOP OF PIPE.
7. IN AREAS WITH MINIMUM COVER, BACKFILL ABOVE BEDDING SHALL BE CLASS 2 AGGREGATE BASE UNLESS BACKFILLING WITH CEMENT SLURRY.
8. IN AREAS OF NATURAL VEGETATION OR LANDSCAPING, REMOVE TOP 12 INCHES OF MATERIAL, STOCKPILE & REPLACE ON TRENCH IN A MOUND. BACKFILL COMPACTED TO 95% RELATIVE COMPACTION.
9. ALL LANDSCAPING CONDUITS WITHIN THE ROADWAY PRISM AND/OR TRAFFIC AREAS MUST HAVE MINIMUM OF 30 INCHES COVER.
10. AC PATCH SHALL BE HOTMIX ASPHALT A MINIMUM COMPACTED THICKNESS OF 4 INCHES AND PLACED IN A MINIMUM OF 2 LIFTS.
11. COLD MIX ASPHALT MAY BE PLACED TEMPORARILY, BUT MUST BE COMPLETELY REMOVED BEFORE PLACING THE PERMANENT HOT MIX ASPHALT.
12. PLACE AGGREGATE BASE (AB) AT THE TOP OF THE EXCAVATION WHERE THE EXCAVATION IS WITHIN 2' OF EP OR IF AB PRESENTLY EXISTS ABOVE THE EXCAVATION. IF THE EXCAVATION IS AT THE BOTTOM OF A ROADSIDE DITCH, BEYOND A ROADSIDE DITCH, OR BEHIND A CURB, THE REQUIREMENT FOR AB CAN BE WAIVED.
13. BACKFILL TO BE STRUCTURAL BACKFILL. AS SHOWN IN THIS DETAIL AND AS DESCRIBED IN SPECIAL PROVISIONS.
14. EXCESSIVE TRANSVERSE CUTS MAY REQUIRE A GRIND AND REPAVE OF ENTIRE TRAVEL LANE BETWEEN CUTS.
15. MINIMUM PATCH WIDTH SHALL BE 3' WIDE.
16. PATCH WORK SHALL NOT RESULT IN "RIBBON" STRIPS OF PAVEMENT (LESS THAN 3 FEET WIDE). EXISTING PAVEMENT WIDTHS LESS THAN 3 FEET WIDE SHALL BE REMOVED AND PAVED WITH THE PATCH WORK.
17. TRENCH PATCH PAVING AND/OR FULL ROADWAY PAVING REHABILITATION, WHERE APPLICABLE, SHALL BE INSTALLED AS SHOWN ON THE PLANS. SEE ROAD REHABILITATION PLAN SHEETS (RR-0 TO RR-9) AND THE PROJECT SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

PIPE TRENCH
NTS
2 D-3

CONSTRUCTION SET

DETAIL SHEET 3

TVSG IMPROVEMENT PROJECT PHASE I

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 39100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

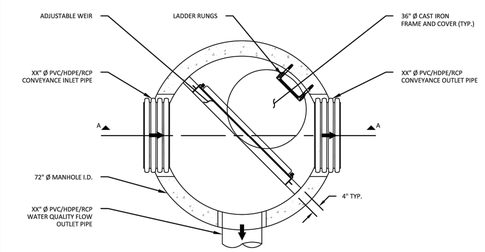
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

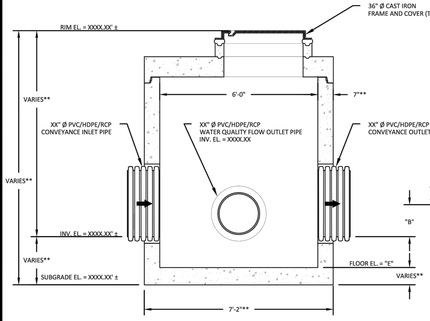
SHEET TITLE
D-3

SHEET NUMBER
50

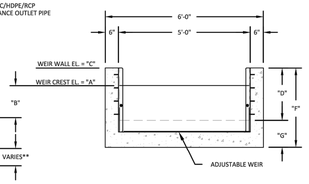
Plot Stamp: 2/13/2023 4:11:04 PM - Trujillo, Ivan
File: U:\2378004\0107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-3



PLAN VIEW



SECTION A-A - ADJUSTABLE WEIR NOT SHOWN FOR CLARITY



ADJUSTABLE WEIR - TYPICAL

SCALE: 1" = 32"

STORMVAULT DIVERTER MANHOLE
MODEL: SVDMH-72

MANHOLE DATA :

DIVERTED STORMWATER QUALITY DESIGN FLOW (SQDF)	XX.XX-CFS (XXX-GPM)
MANHOLE INTERNAL DIAMETER INCHES (Ø)	72"
RIM ELEVATION (FT)	XXX.XX'

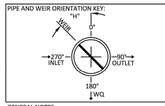
PIPE DATA	DIAMETER (Ø)	MATERIAL	INV. EL.	ORIENTATION
INLET PIPE	XX"	PVC/HDPE/RCP	XXXX.XX' ±	XXX°
WATER QUALITY FLOW OUTLET PIPE	XX"	PVC/HDPE/RCP	XXXX.XX' ±	XXX°
OUTLET PIPE	XX"	PVC/HDPE/RCP	XXXX.XX' ±	XXX°

ADJUSTABLE WEIR ELEVATIONS AND HEIGHTS :

A	WEIR CREST ELEVATION	XX.XX'
B	WEIR HEIGHT (ABOVE INLET INVERT)	XX.XX'
C	WEIR WALL ELEVATION	XX.XX'
D	WEIR WALL HEIGHT ABOVE PIPE INVERT	XX.XX'
E	FLOOR ELEVATION	XX.XX'
F	WEIR WALL TOTAL HEIGHT	XX.XX'
G	HEIGHT TO BOTTOM OF ADJUSTABLE WEIR OPENING (ADJUSTMENT HEIGHT)	XX.XX'
⇆	WEIR ORIENTATION (45° TYP.)	XXX°

(*) WEIR HEIGHT DIMENSION DETERMINED BY DESIGN ENGINEER'S HYDRAULIC ANALYSIS

PIPE AND WEIR ORIENTATION KEY:



NOTES/SPECIAL REQUIREMENTS:

GENERAL NOTES :

1. THIS LAYOUT SKETCH IS PROVIDED IN A SCHEMATIC FORMAT. THIS SHEET IS IN ENGINEERING & CONSTRUCTION FORMATTED DETAIL, ENGINEERING & CONSTRUCTION DETAIL READILY AVAILABLE. CONTACT JENSEN PRECAST.
2. PLAN VIEW FRAME AND COVER NOT SHOWN FOR CLARITY.
3. 48" DIAMETER RCP/HDPE IS THE LARGEST SUGGESTED INLET/OUTLET PIPE SIZE FOR THIS DIVERSION STRUCTURE.
4. INLET/OUTLET PIPE STUBS PROVIDED BY JENSEN PRECAST, PIPE TYPE ADAPTERS PROVIDED BY CUSTOMER.
5. DESIGN LOAD: H-20 TRAFFIC FROM 1' TO 6' OF COVER PER ASTM C890 & C915 AND ASSHTO LOADING METHODS.
6. CONTACT JENSEN PRECAST FOR OTHER INSTALLATION DEPTHS, INLET/OUTLET CONFIGURATIONS, AND/OR LOADING CONDITIONS FOR STRUCTURAL DESIGN REVISION TO MEET PROJECT SPECIFIC NEEDS.

CONSTRUCTION NOTES :

1. CONTRACTOR TO VERIFY VERTICAL DIMENSIONS OF ALL PRECAST PIECES IN FIELD.
2. VERIFY SUBBASE ELEVATION BEFORE PLACING PRECAST COMPONENTS OR BACKFILLING.
3. APPLY BUTYL MASTIC AND/OR GROUT TO SEAL JOINTS OF STRUCTURE.
4. CONTRACTOR TO GROUT ALL PIPE PENETRATIONS IN FIELD AS NECESSARY.
5. CONTRACTOR TO ADJUST FRAME/COVER ELEVATION IN FIELD AS NECESSARY.
6. ALL INTERNAL COMPONENTS INSTALLED BY MANUFACTURER.

MATERIALS :

1. ALL DIMENSIONS ARE IN FEET OR DECIMAL INCHES
2. PRECAST MATERIALS AND MANUFACTURING METHODS SHALL CONFORM TO ASTM C-857 & C-478.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH F'c = 3,000-PSI AT 28-DAYS.
4. THE PORTLAND CEMENT USED IN THE PRECAST SECTION SHALL MEET THE REQUIREMENTS OF TYPE II/V HIGH SULFATE RESISTANT CEMENT IN ACCORDANCE WITH ASTM CLASS M C-150.

LIFTING WEIGHTS :

1. HEAVIEST PICK WEIGHT IS 15,000-LBS.
2. JENSEN CRANE TRUCK CAN SET A MAXIMUM OF 25,000-LBS AT 15-FT OFFSET DISTANCE FROM CENTER OF CRANE TRUNNION.

(**) REGIONAL MANUFACTURING DIFFERENCE :

THESE ARE TEMPLATE DRAWINGS. JOINTS, WALL, TOP AND BOTTOM SLAB THICKNESS VARY ACROSS JENSEN'S REGIONAL MANUFACTURING FACILITIES AND ALSO FOR SITE SPECIFIC LOADING CONDITIONS. CONFIRM FINAL THICKNESS, PIPING CONFIGURATION AND CONCRETE THICKNESS PER CONSTRUCTION SUBMITTAL DRAWINGS. ADJUST FINAL DIMENSIONS TO EXTERIOR INVERT AND SUBGRADE ELEVATION PER REGIONAL DIFFERENCES.

MODEL: SVDMH-72 — STORMVAULT DIVERTER MANHOLE

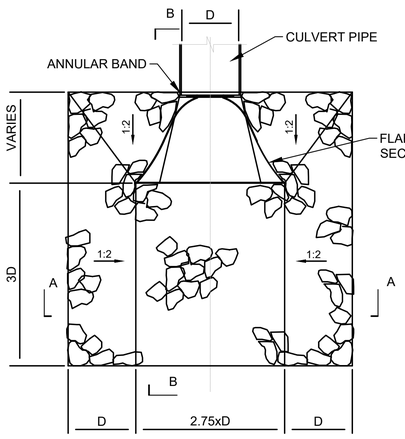
PROJECT: PROJECT NAME, CITY, STAE

JENSEN WATER RESOURCES
523 DUNN CIRCLE, SPARKS, NV 89431-6312
(877) 649-0095 FAX (775) 440-2013

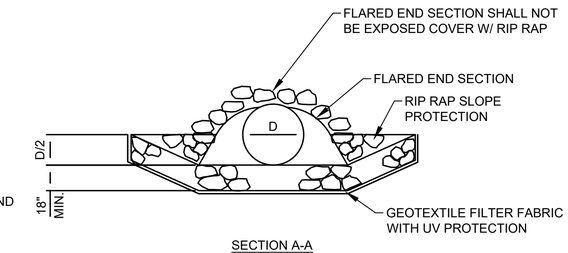
ORIG. ENG. DATE	SCALE	SHEET SIZE	DRAWN BY	SHEET NUMBER
XX/XX/XXXX	AS SHOWN	11" X 17"	X_XXXX	SVDMH-72

Copyright Information © 2011 Jensen Precast All Rights Reserved. All material's appearing as Jensen Precast documents and the like are propriety work product and are protected under U.S. copyright and other laws. Unless in conjunction with business conducted with Jensen Precast, any use of Jensen Precast work product without express, written consent is prohibited and recipient is prohibited from distributing any and all work product to non-approved third parties under penalty of civil action.

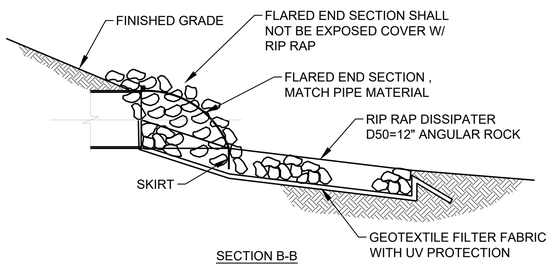
STORM DIVERTER MANHOLE — 1 / D-3A — NTS



PLAN



SECTION A-A

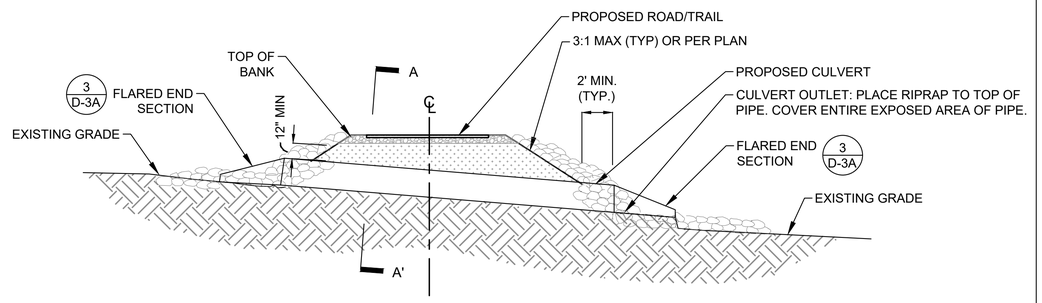


SECTION B-B

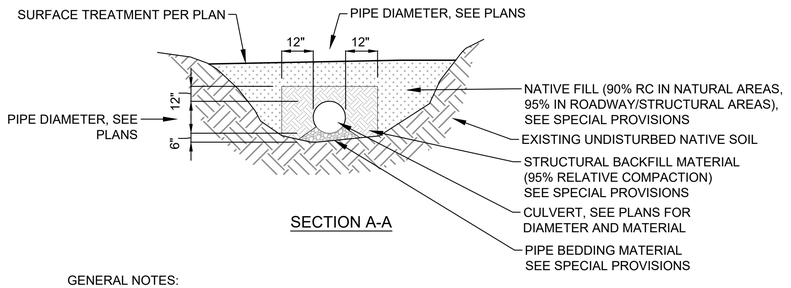
NOTES:

1. FLARED END SECTION INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. DIMENSIONS SHOWN ARE GENERAL AND SHOULD BE CONSIDERED MINIMUMS. REFER TO PLAN SHEETS FOR FINAL DIMENSIONS, AREA AND SHAPE.

FLARED END SECTION & RIPRAP DISSIPATER — 3 / D-3A — NTS



PROFILE

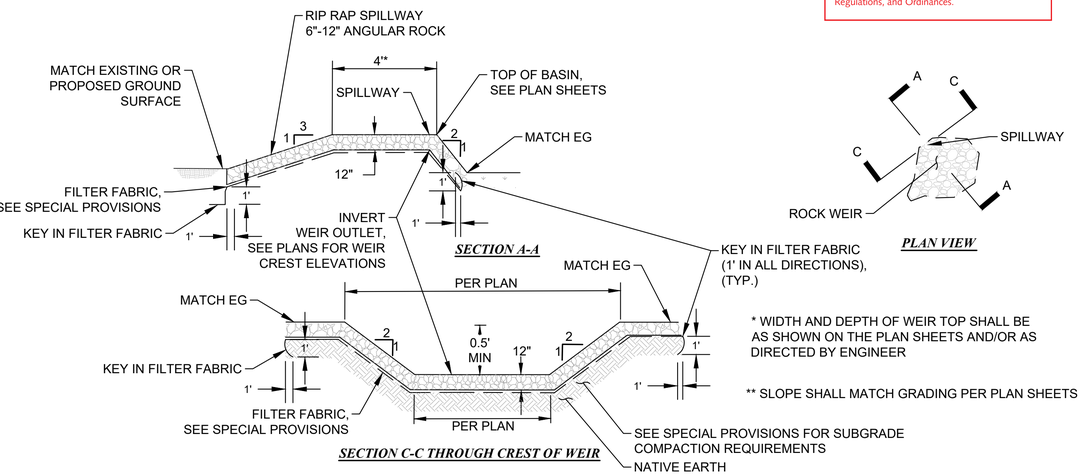


SECTION A-A

GENERAL NOTES:

1. DO NOT RAISE OUTLET ABOVE EXISTING GRADE OR DRAINAGE BED.
2. MINIMUM COVER OVER CULVERT SHALL BE 12 INCHES TO BOTTOM OF PAVEMENT STRUCTURAL SECTION OR GROUND SURFACE IN NON-PAVED AREAS.
3. CULVERT SHALL HAVE RIPRAP ON BOTH THE INLET AND OUTLET AS SHOWN.
4. SEE PLANS FOR INVERT ELEVATION INFORMATION.
5. ROCK REMOVAL (TRENCH) PAY LIMIT WILL BE LIMITED TO TRENCH LIMITS PER THIS DETAIL. ROCK REMOVED BEYOND THE TRENCH LIMITS ON THIS DETAIL SHALL NOT BE PAID.

CULVERT SECTION — 2 / D-3A — NTS



PLAN VIEW

* WIDTH AND DEPTH OF WEIR TOP SHALL BE AS SHOWN ON THE PLAN SHEETS AND/OR AS DIRECTED BY ENGINEER

** SLOPE SHALL MATCH GRADING PER PLAN SHEETS

OVERFLOW WEIR — 4 / D-3A — NTS

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCTION SET

Cardno

LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DETAIL SHEET 3A

TVSG IMPROVEMENT PROJECT PHASE I

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

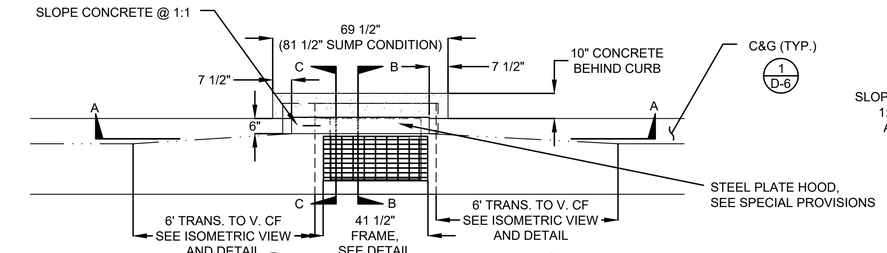
#	DATE	DESCRIPTION	BY

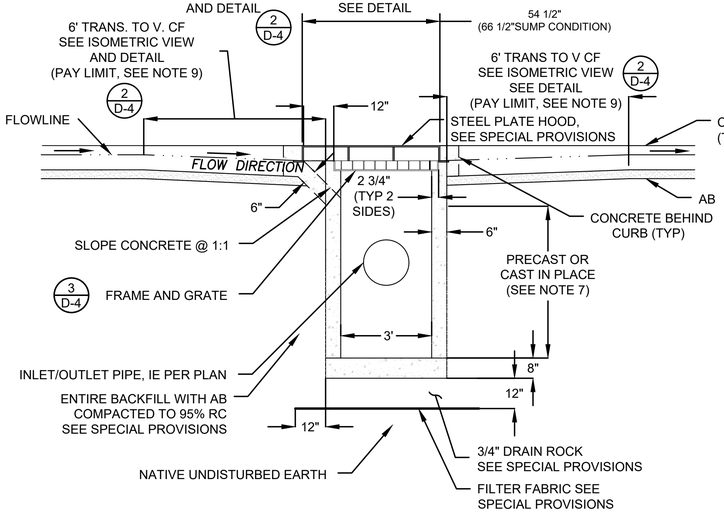
REGISTERED PROFESSIONAL ENGINEER — BRIAN E. [illegible] — No. C 59100 — EXP. 06/30/23 — CIVIL — STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	D-3A
SHEET NUMBER	51

Plot Stamp: 2/13/2023 4:11:08 PM - Trujillo, Ivan
File: U:\237800\401107_historical\15 CAD\Phase 111 DWG\3 Sheetset Sheets\TVSG_DETAILS.dwg, Tab: D-3A

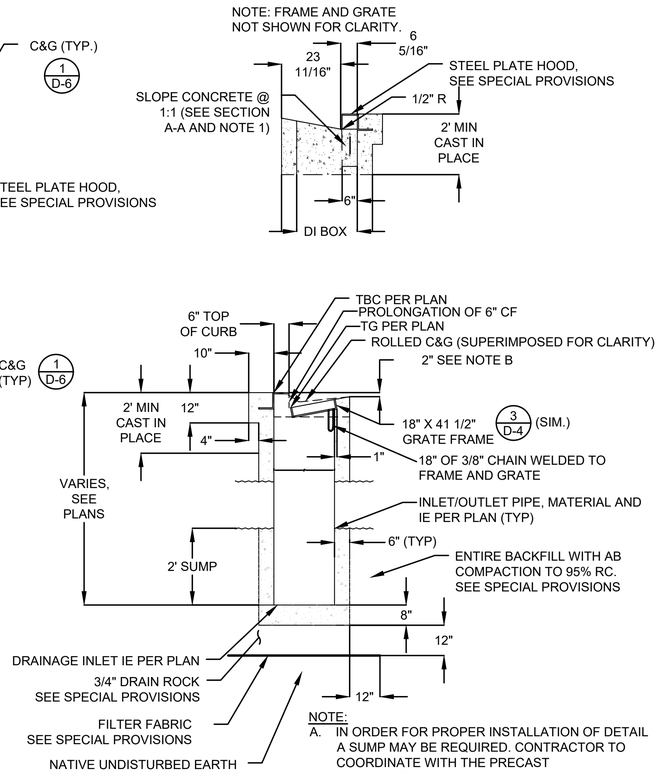




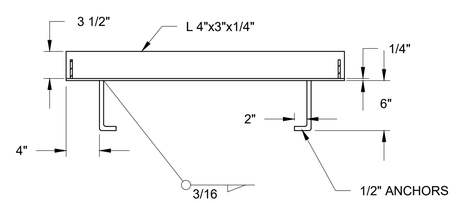
DRAINAGE INLET NOTES:

1. THE 1:1 SLOPED CONCRETE SECTION IS TO BE POSITIONED ON THE UP SLOPE SIDE OF THE DRAINAGE INLET. AT SAG LOCATIONS THE 1:1 SLOPED CONCRETE SECTION IS TO BE ON BOTH SIDES OF THE DRAINAGE INLET.
2. DEPRESS GUTTER FLOWLINE FROM 3 5/8" TO 6", AS MEASURED FROM TBC, PER 6' CURB TRANSITION DETAIL.
3. FLOOR OF THE DRAINAGE INLET SHALL BE PLACED PRIOR TO OR AT THE SAME TIME AS THE SIDE WALLS, OR TIED WITH REBAR.
4. FRAME AND GRATE SHALL CONFORM TO THE FRAME AND GRATE DETAIL ON THE PLANS, SEE SPECIAL PROVISIONS.
5. DRAINAGE INLET HOOD SHALL BE 1/2" MINIMUM THICKNESS STEEL PLATE.
6. WALL REINFORCING (NOT SHOWN) SHALL BE #4 BARS @ 18" OC EACH WAY, PLACED 1 1/2" CLEAR FROM INSIDE OF BOX. INLET BOTTOM REINFORCING NOT REQUIRED EXCEPT AS NOTED IN NOTE 3, ABOVE.
7. A PRECAST UNIT WITH CAST-IN-PLACE TOP SECTION TO RECEIVE GRATE, FRAME AND HOOD WILL BE AN ACCEPTABLE ALTERNATIVE TO CAST-IN-PLACE UNITS. DRAINAGE INLETS THAT ARE ENTIRELY PRECAST ARE NOT ACCEPTABLE. CAST-IN-PLACE TOP SECTIONS SHALL BE DOWLED INTO THE CURB AND GUTTER WITH 3-#4 BARS, 18" LONG, ON EACH SIDE OF DRAINAGE INLET.
8. TOP 1' OF DI SHALL BE CAST IN PLACE. NO PRE-CAST DI TOP SECTION ARE ALLOWED.
9. PAY LIMIT PER EACH DRAINAGE INLET UNIT INCLUDES THE 6-FT CURB TRANSITION ON EACH SIDE. SEE DETAIL 2/D-4 FOR ADDITIONAL INFORMATION.

DRAINAGE INLET TYPE 3
NTS
1
D-4

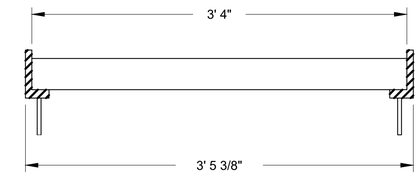


NOTE:
A. IN ORDER FOR PROPER INSTALLATION OF DETAIL A SUMP MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH THE PRECAST MANUFACTURER.
B. PLACE AC 3/8" ABOVE ADJACENT CONCRETE.

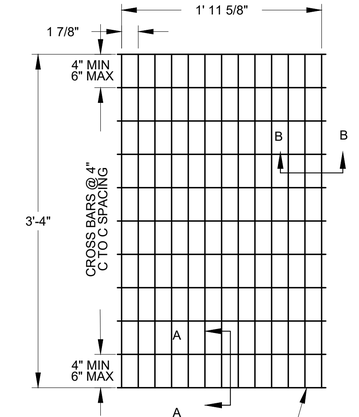


CROSS SECTION
(THRU FRAME)

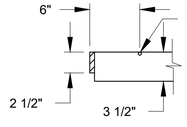
NOTE:
TYPE 24-13 GRATE (WELDED STEEL) BEARING BARS TO BE 3-1/2" X 1/4" BARS ON 1-7/8" CENTERS. 3/8" DIA. CROSS BARS MAY BE FILLET WELDED RESISTANCE WELDED OR ELECTROFORGED TO BEARING BARS.
WEIGHT OF 24" GRATE = 141 LBS.



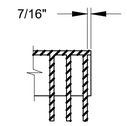
LONGITUDINAL SECTION
(THRU FRAME AND GRATE)



3/16 FILLET WELD FULL DEPTH EACH SIDE ON OUTSIDE BEARING BARS AND ON EVERY THIRD INTERNAL BEARING BAR.

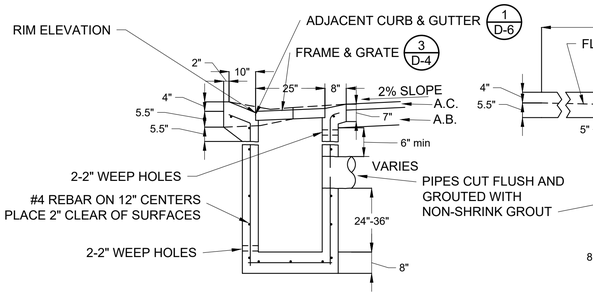


SECTION A-A

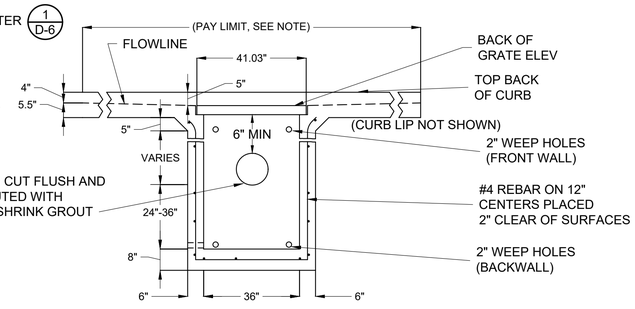


SECTION B-B

STORM DRAIN INLET GRATE
NTS
3
D-4

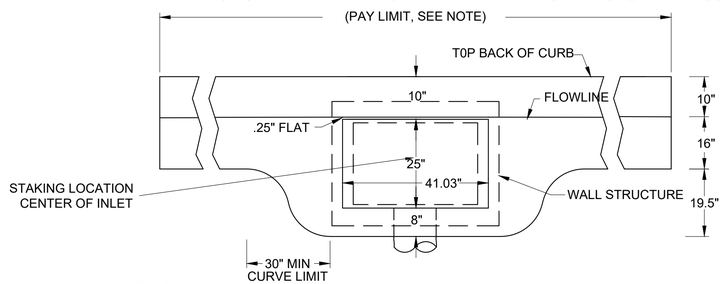


SIDE VIEW



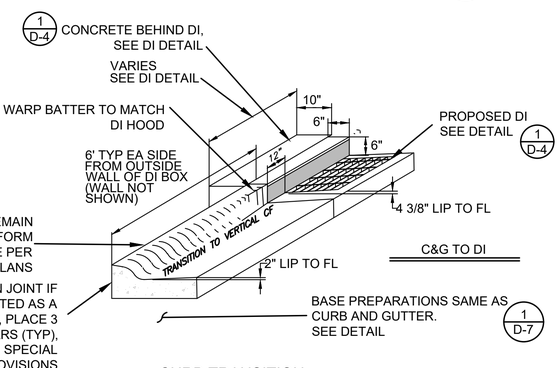
FRONT VIEW

*TOP 1' OF CATCH BASIN TO BE CAST IN PLACE WITH CURB AND GUTTER
*CATCH BASIN SHALL BE BACKFILLED WITH 1' MIN THICKNESS OF 3/4" DRAIN ROCK



PLAN VIEW

NOTE:
PAY LIMIT PER EACH DRAINAGE INLET UNIT INCLUDES THE 6-FT CURB TRANSITION ON EACH SIDE. SEE DETAIL 2/D-4 FOR ADDITIONAL INFORMATION.



CURB TRANSITION
(CURB AND GUTTER TO DRAINAGE INLET)
NTS
2
D-4

DRAINAGE INLET, TYPE 4
NTS
4
D-4

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCTION SET

DETAIL SHEET 4
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

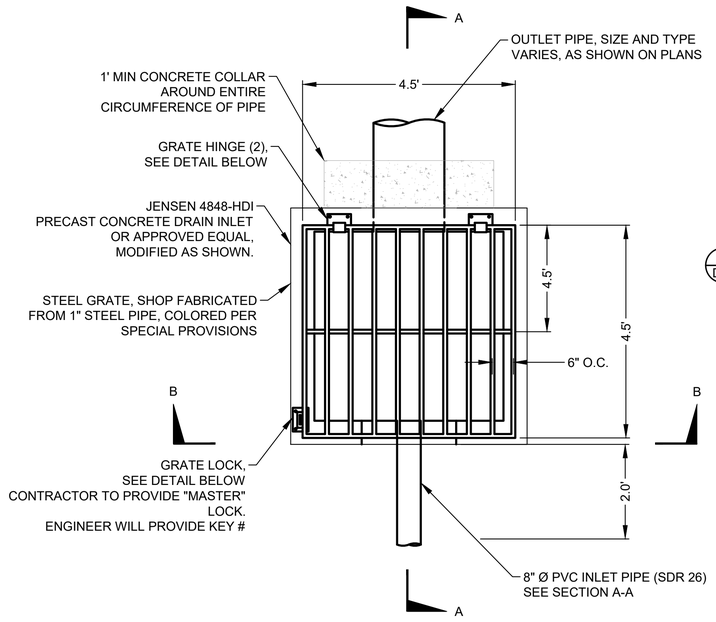
Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MERRELL
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

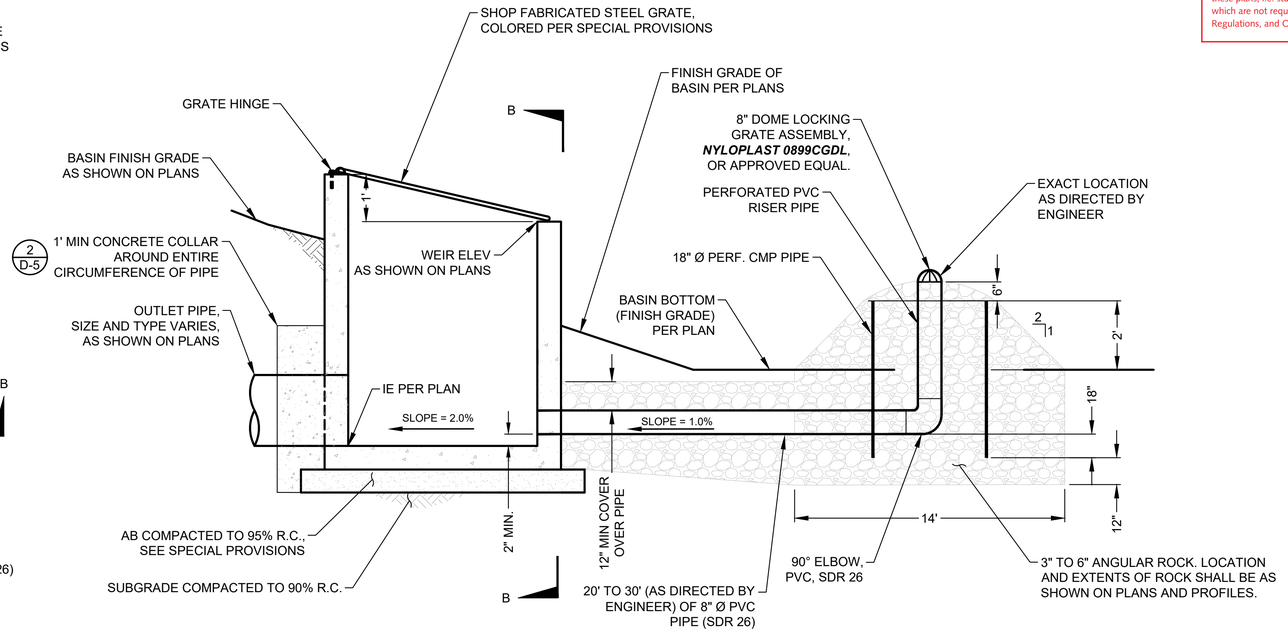
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	D-4
SHEET NUMBER	52

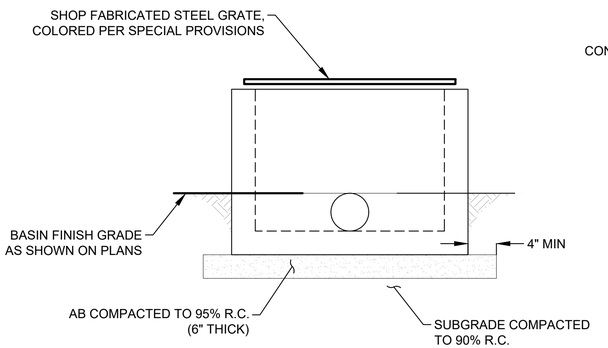
Plot Stamp: 2/13/2023 4:11:13 PM - Trujillo, Ivan
File: U:\237800\401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-4



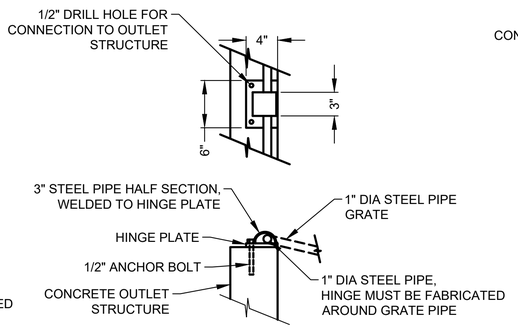
PLAN



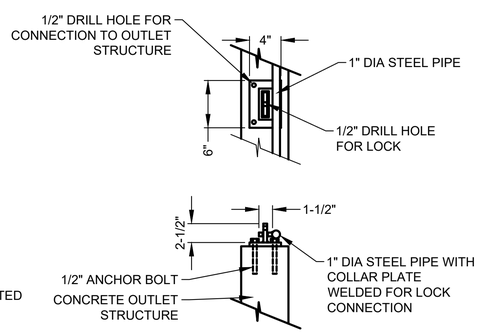
SECTION A-A



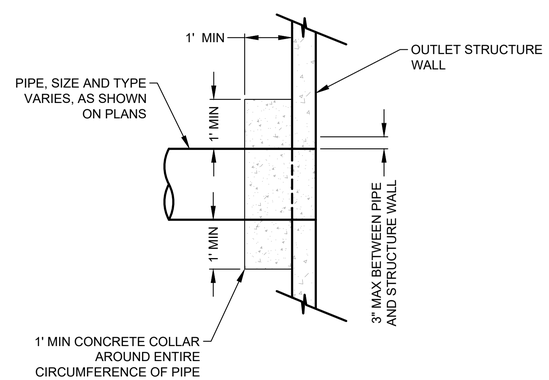
SECTION B-B



GRATE HINGE DETAIL



GRATE LOCK DETAIL



BASIN OUTLET STRUCTURE — 1 / D-5 — NTS

CONCRETE COLLAR — 2 / D-5 — NTS

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DETAIL SHEET 5

TVSG IMPROVEMENT PROJECT PHASE I

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER — BRIAN E. MERRIAM — No. C 59100 — EXP. 06/30/23 — CIVIL — STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

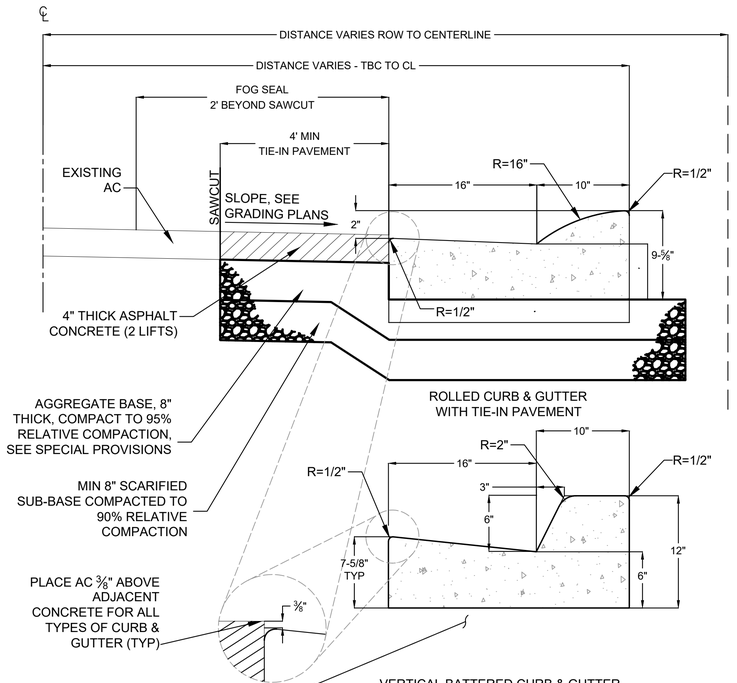
SHEET TITLE: D-5

SHEET NUMBER: 53

CONSTRUCTION SET

Plot Stamp: 2/13/2023 4:11:17 PM - Trujillo, Ivan
File: U:\237800\401107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-5

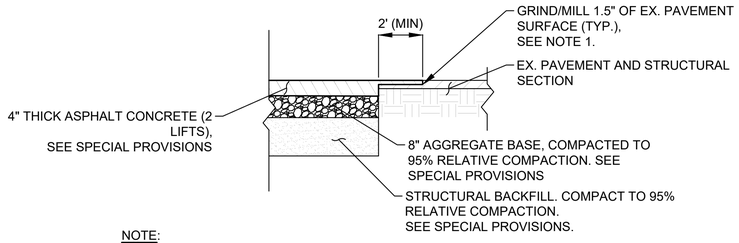
1. CONCRETE SHALL BE 7 SACK MIX AND SHALL CONFORM TO SECTION 90 OF THE CALTRANS STANDARD SPECIFICATIONS WITH 6% AIR ENTRAINMENT. CEMENT CONTENT SHALL NOT BE LESS THAN 658 LBS PER CY.
2. THE MATERIALS AND METHOD OF PLACING SHALL CONFORM TO SECTION 73 OF THE CALTRANS STANDARD SPECIFICATIONS.
3. CONCRETE SHALL HAVE A LIGHT BROOM FINISH RUNNING PARALLEL WITH THE FLOWLINE.
4. CONCRETE SHALL BE SPRAYED UNIFORMLY WITH A CLEAR PIGMENTED CURING COMPOUND IMMEDIATELY FOLLOWING BROOM FINISHING. THE MATERIAL, METHOD, AND RATE OF APPLICATION SHALL CONFORM TO SPECIAL PROVISIONS.
5. ALL BASE MATERIAL SHALL BE COMPACTED AND TESTED BY THE CITY OR BY A THIRD PARTY INSPECTOR AT THE CITY'S DISCRETION PRIOR TO CONCRETE POUR. NOTIFY THE CITY AT LEAST 24 HRS PRIOR TO POUR.
6. CONTRACTOR SHALL CONTACT INSPECTOR FOR SCHEDULING CURB STRINGLINE INSPECTION AT LEAST 24 HRS PRIOR TO CONCRETE POUR.
7. ALL FLOWLINES SHALL BE WATER TESTED BEFORE ACCEPTANCE FOR PAYMENT. CONTRACTOR SHALL CONTACT INSPECTOR TO SCHEDULE WATER TESTING.
8. LOCATE 2" DEEP TRANSVERSE SCORES AT 10' INTERVALS IN CURB AND GUTTERS. INSTALL EXPANSION JOINTS AT 30' INTERVALS AND AT ALL COLD JOINTS.
9. NO WASHOUT OF TRUCKS AND/OR EQUIPMENT WILL BE ALLOWED ON SITE UNLESS A BASIN IS PROVIDED AND APPROVED BY THE INSPECTOR.
10. CONTRACTOR MUST TRENCH PLATE ALL DRIVEWAYS FOR 72 HOURS AFTER CONCRETE POUR.
11. CITY HAS THE RIGHT TO REJECT CURB FOR NON-CONFORMANCE AND/OR POST CONSTRUCTION DAMAGE.
12. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BMPS, AC CUTS AND REPLACEMENT, REVEGETATION AND ALL OTHER INCIDENTALS ASSOCIATED WITH CURB INSTALLATION.



VERTICAL BATTERED CURB & GUTTER

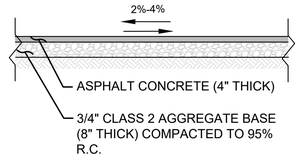
	City of South Lake Tahoe ENGINEERING DEPARTMENT CURB & GUTTER VERTICAL BATTERED & ROLLED		
APPROVED BY: 05/01/09 CITY ENGINEER		NOT TO SCALE	STANDARD DRAWING SD04

CURB AND GUTTER VERTICAL BATTERED & ROLLED — 1 / D-6
NTS

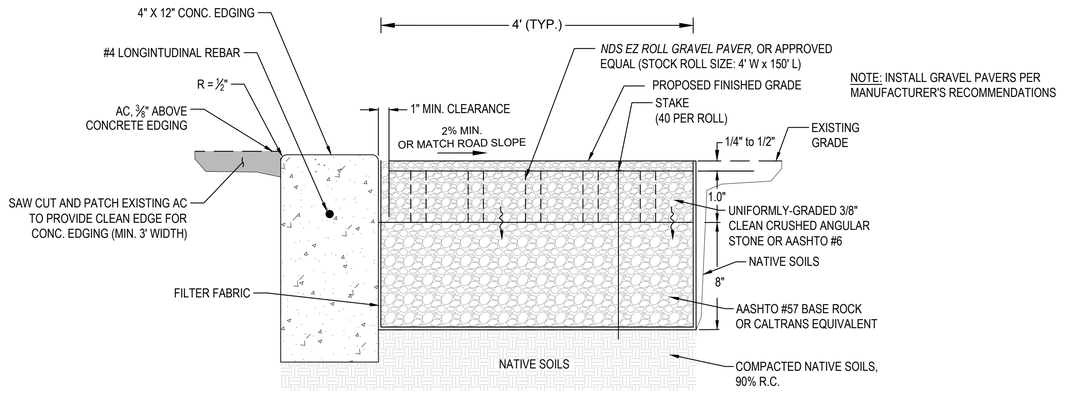


NOTE:
1. GRIND/MILL EXISTING PAVEMENT SURFACE MINIMUM 1.5" DEPTH OR TOP LIFT; AND MINIMUM OF 2 FOOT BEYOND AC TIE-IN JOINT.

T-PATCH — 3 / D-6
NTS



AC ROADWAY SECTION — 4 / D-6
NTS

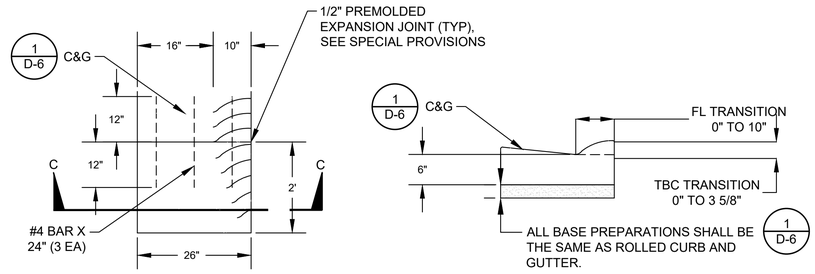


NOTE: INSTALL GRAVEL PAVERS PER MANUFACTURER'S RECOMMENDATIONS

ROAD SHOULDER STABILIZATION - GRAVEL PAVERS — 5 / D-6

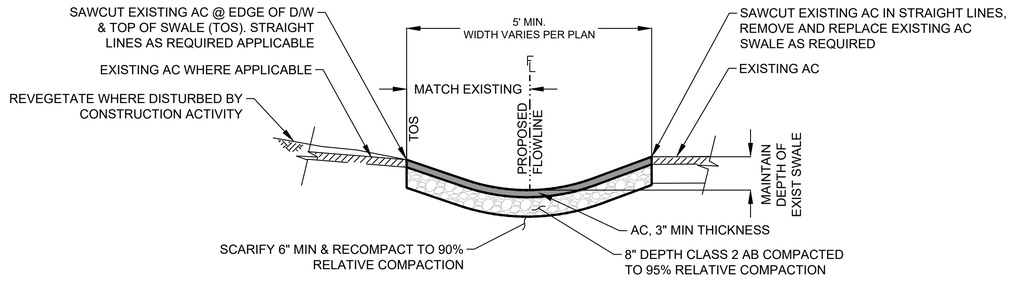
TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



PLAN - TYPE 1 ***SECTION C-C***

CURB TRANSITION (TYPE 1 - CURB END TRANSITION) — 2 / D-6
NTS



TYPICAL SECTION

ROADSIDE AC SWALE — 6 / D-6
NTS

CONSTRUCTION SET

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DETAIL SHEET 6
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER — BRIAN E. MCREYNOLDS — No. C 59100 — EXP. 06/30/23 — CIVIL — STATE OF CALIFORNIA

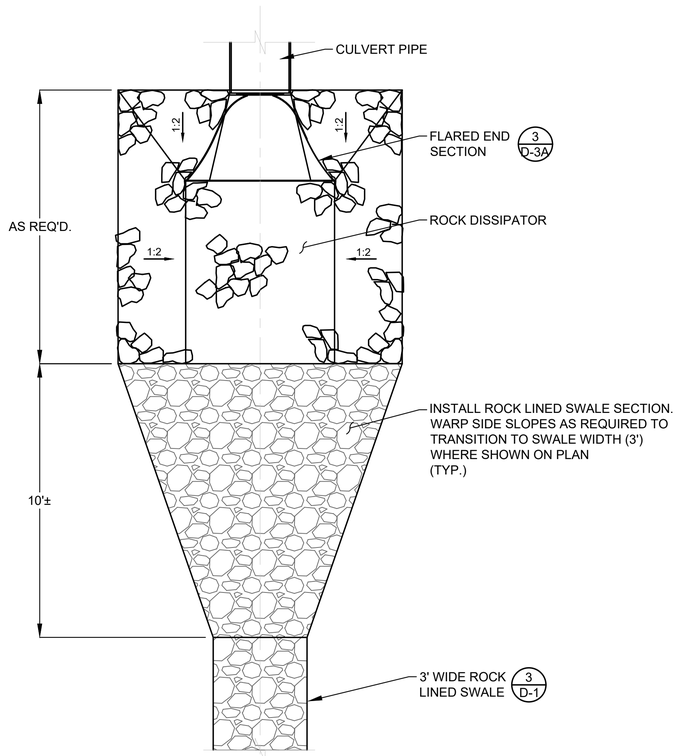
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: D-6

SHEET NUMBER: 54

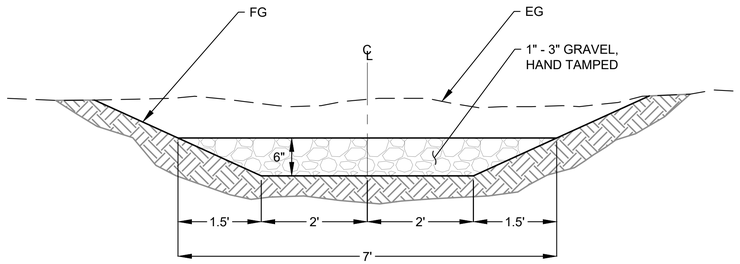
Plot Stamp: 2/13/2023 4:11:20 PM - Trujillo, Ivan
File: U:\237800401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-6



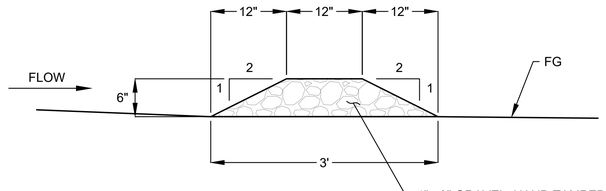
PLAN

FES TO ROCK LINED SWALE TRANSITION — 1 / D-7

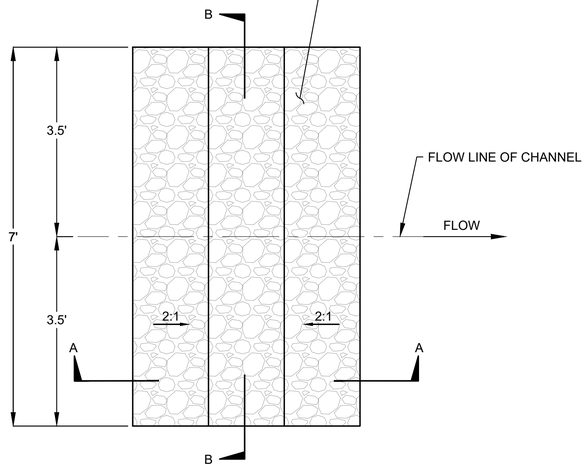
NTS



SECTION B-B



SECTION A-A



PLAN VIEW

GRAVEL CHECK DAM — 2 / D-7

NTS

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCTION SET

Cardno

LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DETAIL SHEET 7

TVSG IMPROVEMENT PROJECT PHASE I

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. NORRIS
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
D-7

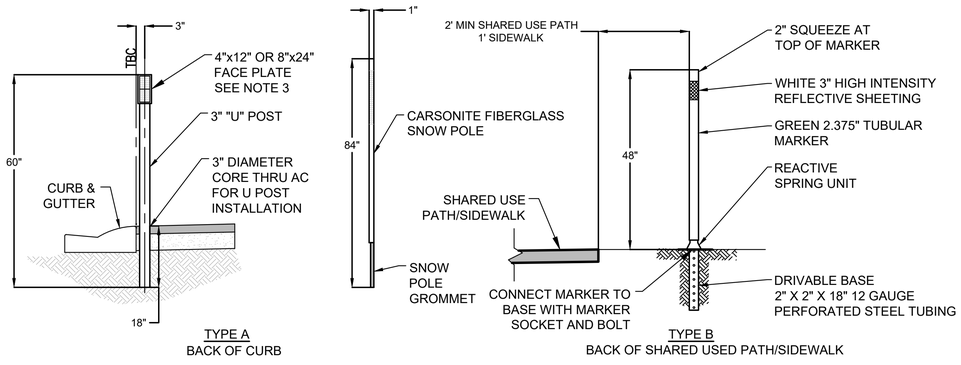
SHEET NUMBER
55

Plot Stamp: 2/13/2023 4:11:24 PM - Trujillo, Ivan
File: U:\237800\40107_historical\15 CAD\Phase 1\11 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-7



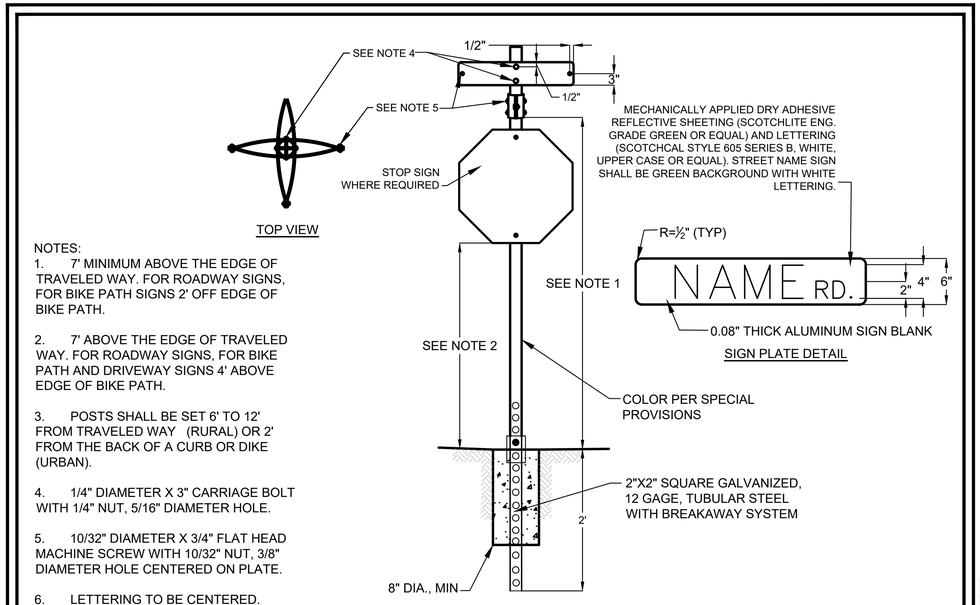
NOTES:
1. SIGN POSTS SHALL BE 4"X6" DOUGLAS FIR
2. SIGN POSTS SHALL BE BURIED 4' MINIMUM INTO THE GROUND
3. SIGN POSTS SHALL HAVE A CONCRETE FOOTING ALL AROUND THE BURIED PORTION OF THE POSTS, 6" MINIMUM THICKNESS IN ALL DIRECTIONS
4. CONCRETE SHALL BE 4,000 PSI IN CONFORMANCE WITH THE SPECIAL PROVISIONS
5. SIGN MATERIAL SHALL BE 1" ADX PLYWOOD BOARD PAINTED WITH ENAMEL, 2 COATS, OFF WHITE
6. ALL SIGN LOGOS WILL BE PROVIDED BY THE OWNER IN ".JPG" FORMAT TO THE CONTRACTOR
7. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

PROJECT SIGN — NTS — 1 / D-8



NOTE:
1. COORDINATE ROAD SIDE MARKER FACE PLATE SIZE, COLORS, AND LOCATIONS WITH THE CITY OF SOUTH LAKE TAHOE STREET MAINTENANCE DEPARTMENT PRIOR TO ORDERING MATERIALS AND CORING.
2. REFLECTIVE MARKERS USED ARE DG3 REFLECTIVE BLUE, YELLOW, AND WHITE.
3. 4" x 12" MARKER FACES USED TO MARK OBSTACLES AND TYPES OF CURB. 8" x 24" MARKER FACES USED TO MARK ALL DRAINAGE.
4. OBSTACLES AND CURBS ARE MARKED WITH WHITE AND WHEN BLUE IS ADDED TO THE FACE PLATE IT INDICATES THERE IS A VERTICAL CURB OR D CURB AS OPPOSED TO A ROLLED CURB.
5. ALL DRAINAGE IS MARKED WITH THE COLOR YELLOW, AND WHEN BLUE IS ADDED IT INDICATES THERE IS A VERTICAL CURB AT THE BACK OF THE INLET AS OPPOSED TO A ROLLED CURB OR FLUSH DRAIN. DRAINS ARE ALSO MARKED AT THE BOTTOM OF THE FACE PLATE WITH BLACK LETTERS TO DESCRIBE THE TYPE OF DRAINAGE, "D.I." IS A TYPICAL DROP INLET, "P" IS A PIPE INLET OR OUTLET, AND "D.W." IS A DRY WELL.
6. FIBERGLASS SNOW POLES ARE MARKED AS LISTED FOR MARKER PLATES.

OBJECT MARKER, TYPE A AND TYPE B — NTS — 2 / D-8



NOTES:
1. 7' MINIMUM ABOVE THE EDGE OF TRAVELED WAY. FOR ROADWAY SIGNS, FOR BIKE PATH SIGNS 2' OFF EDGE OF BIKE PATH.
2. 7' ABOVE THE EDGE OF TRAVELED WAY. FOR ROADWAY SIGNS, FOR BIKE PATH AND DRIVEWAY SIGNS 4' ABOVE EDGE OF BIKE PATH.
3. POSTS SHALL BE SET 6' TO 12' FROM TRAVELED WAY (RURAL) OR 2' FROM THE BACK OF A CURB OR DIKE (URBAN).
4. 1/4" DIAMETER X 3" CARRIAGE BOLT WITH 1/4" NUT, 5/16" DIAMETER HOLE.
5. 10/32" DIAMETER X 3/4" FLAT HEAD MACHINE SCREW WITH 10/32" NUT, 3/8" DIAMETER HOLE CENTERED ON PLATE.
6. LETTERING TO BE CENTERED.
7. POST SHALL BE A MINIMUM OF 1' BEHIND SIDEWALK.

	City of South Lake Tahoe ENGINEERING DEPARTMENT
	STREET NAME & STOP SIGN
APPROVED BY: 05/01/09 CITY ENGINEER	NOT TO SCALE / STANDARD DRAWING SD21

SIGN INSTALLATION — NTS — 3 / D-8

CONSTRUCTION SET

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DETAIL SHEET 8
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER — BRIAN E. MORGAN — No. C 39100 — EXP. 06/30/23 — CIVIL — STATE OF CALIFORNIA

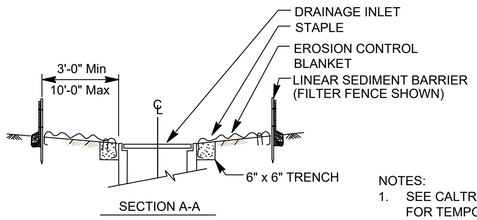
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: D-8

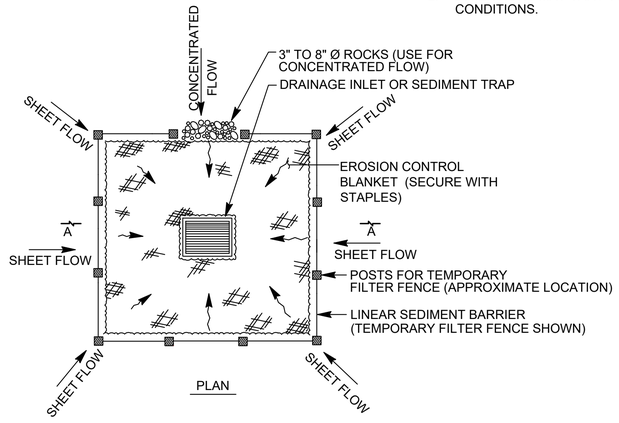
SHEET NUMBER: 56

Plot Stamp: 2/13/2023 4:11:27 PM - Trujillo, Ivan
File: U:\237800401\07_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-8



SECTION A-A

NOTES:
1. SEE CALTRANS STANDARD PLAN T51 FOR TEMPORARY SILT FENCE.
2. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.

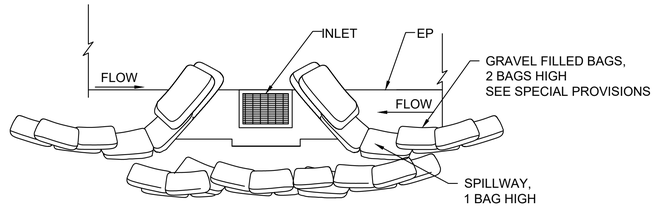


PLAN

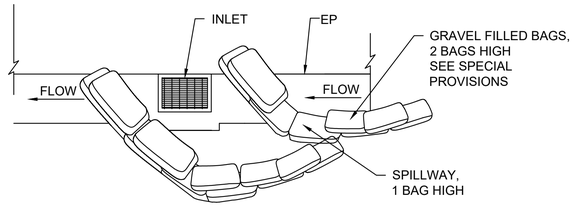
TEMPORARY DRAINAGE INLET PROTECTION, TYPE 1

NTS

1 D-9



AT SAG



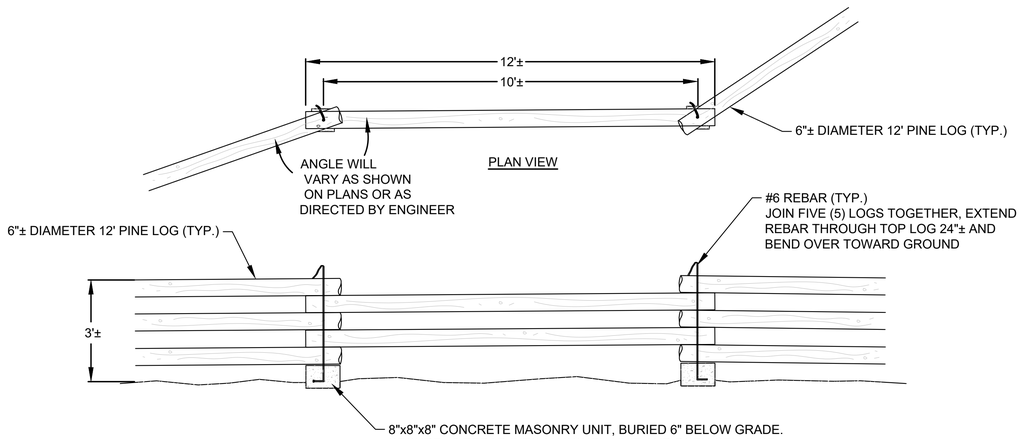
ON GRADE

NOTES:
1. GRAVEL BAGS SHALL BE FILLED WITH WASHED CLEAN GRAVEL.
2. INTENDED FOR SHORT-TERM USE ONLY.
3. USE TO INHIBIT NON-STORMWATER SUCH AS DUST CONTROL WATERING FLOW.
4. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
5. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
6. SEE CALTRANS STANDARD DETAIL T62 FOR ADDITIONAL INFORMATION.

TEMPORARY DRAINAGE INLET PROTECTION, TYPE 3

NTS

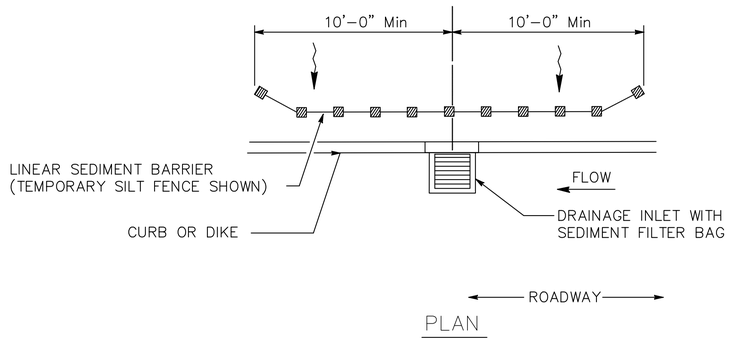
2 D-9



BUCK AND POLE FENCE

NTS

3 D-9



PLAN

NOTES:
1. SEE CALTRANS STANDARD DETAIL T64 FOR ADDITIONAL INFORMATION.

TEMPORARY DRAINAGE INLET PROTECTION, TYPE 5 (SEDIMENT FILTER BAG)

NTS

4 D-9

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCTION SET

DETAIL SHEET 9

TVSG IMPROVEMENT PROJECT PHASE I

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 39100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

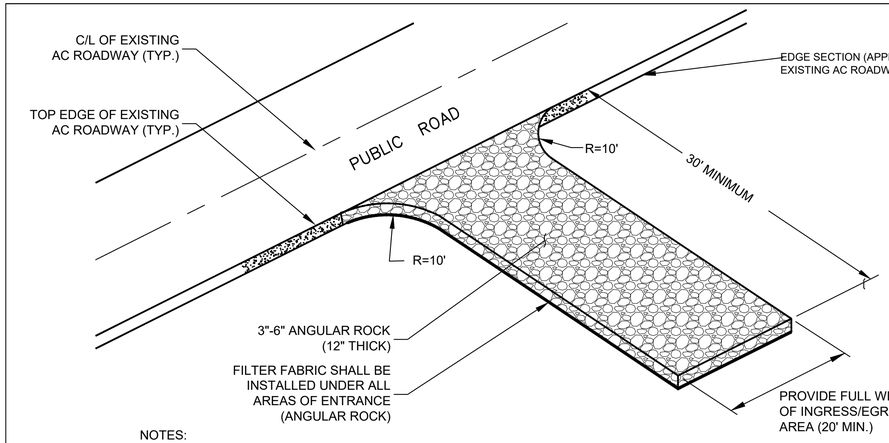
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
D-9

SHEET NUMBER
57

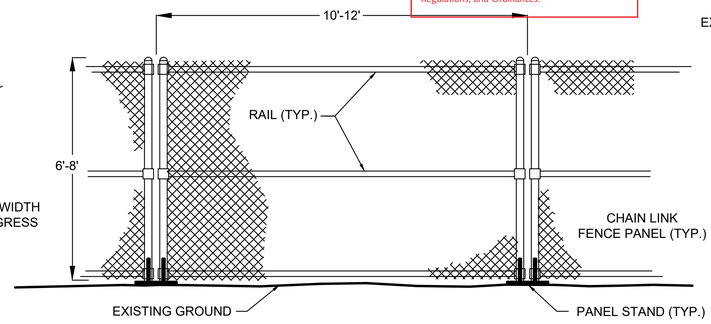
Plot Stamp: 2/13/2023 4:11:22 PM - Trujillo, Ivan
File: U:\237800\401107_historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-9



NOTES:
1. A STABILIZED CONSTRUCTION INGRESS AND EGRESS. ENTRANCE IS REQUIRED AT ALL LOCATIONS CONSTRUCTION VEHICLES WILL BE ENTERING/LEAVING NON-PAVED SURFACES. SEE PLANS.
2. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
3. THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND.
4. PERIODIC TOP DRESSING WITH ADDITIONAL STONE SHALL BE PROVIDED TO ENSURE THE INTEGRITY OF THE ENTRANCE DURING CONSTRUCTION.
5. THE ENTRANCE SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL.
6. ROCK MATERIAL SHALL BE ADDED WHEN SURFACE VOIDS ARE NOT VISIBLE.
7. ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE REMOVED IMMEDIATELY.
8. ALL MATERIALS SHALL BE REMOVED AT COMPLETION OF CONSTRUCTION AND AREAS REVEGETATED. SEE REVEGETATION PLANS AND SPECIAL PROVISIONS.

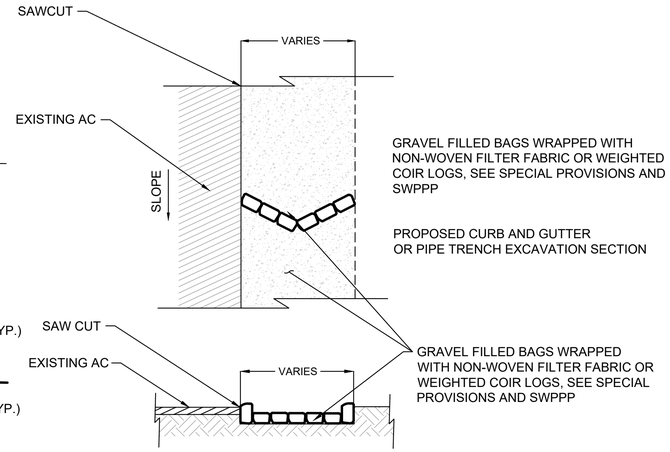
TEMPORARY CONSTRUCTION ENTRANCE — 1 / D-10
NTS

TAHOE REGIONAL PLANNING AGENCY
These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.



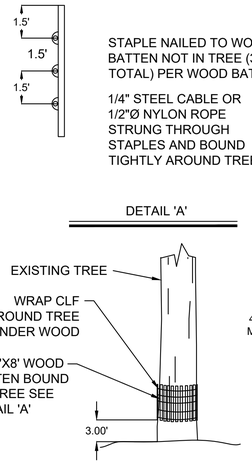
NOTES:
1. INSTALL FENCE PANELS IN A LINEAR ALIGNMENT AS INDICATED ON THE PLANS.
2. GATES MAY BE PLACED AS NECESSARY BY THE CONTRACTOR.
3. PLACE GRAVEL BAGS ON PANEL STANDS FOR ADDED SUPPORT TO PREVENT BLOW DOWN IN WINDY CONDITIONS.
4. INSTALL "NO TRESPASSING" SIGNS ON EVERY OTHER FENCE PANEL.
5. PROVIDE MESH SCREENING AT ALL STAGING AREAS.

TEMPORARY CHAIN LINK FENCE — 2 / D-10
NTS



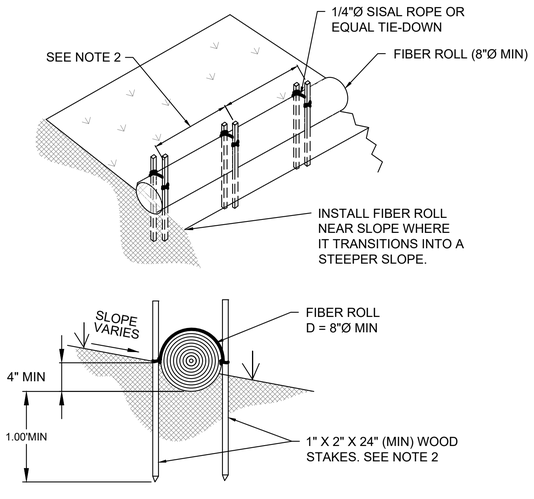
NOTE:
1. APPLY TO COMPACTED SURFACES SUCH AS SUBGRADE FOR CONCRETE WORK AND AC PAVING.

TEMPORARY CHECK DAM — 3 / D-10
NTS



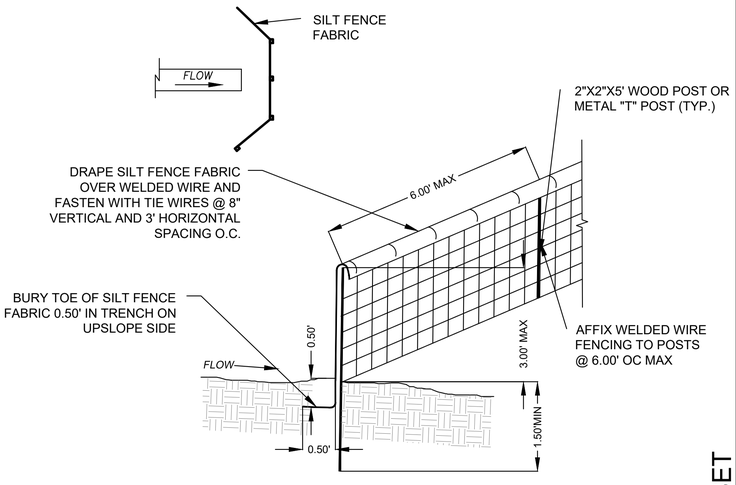
NOTES:
1. DETAIL DEPICTS A TREE PROTECTION APPLICATION, BUT THE MATERIAL AND SPACING SHOWN ALSO APPLIES TO GENERAL USE FOR CONSTRUCTION LIMIT FENCE.
2. CLF SHALL BE 48" HIGH (MINIMUM).
3. FOR TREES WITH DRIPLINES THAT OVERHANG THE CONSTRUCTION AREAS, THE LOCATION OF THE TREE PROTECTION FENCE SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER AND/OR TRPA AT PREGRADE MEETING.

TEMPORARY CONSTRUCTION LIMIT FENCE — 4 / D-10
NTS



NOTES:
1. INSTALL FIBER ROLL ALONG LEVEL CONTOUR.
2. SEE CALTRANS STANDARD DETAIL T56 FOR ADDITIONAL DETAILED INFORMATION. INFORMATION ON THIS SHEET IS GENERAL AND FOR INFORMATIONAL PURPOSES ONLY

TEMPORARY FIBER ROLL — 5 / D-10
NTS



NOTES:
1. PLACE FENCING SUCH THAT STORM RUNOFF CANNOT PASS AROUND OR UNDER FENCE
2. SEE CALTRANS STANDARD DETAIL T51 (TEMPORARY SILT FENCE) FOR ADDITIONAL INFORMATION.

TEMPORARY SILT FENCE — 6 / D-10
NTS

CONSTRUCTION SET

DETAIL SHEET 10
TVSG IMPROVEMENT PROJECT PHASE I
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

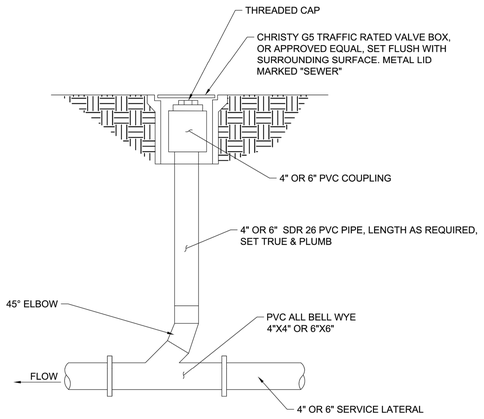
4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

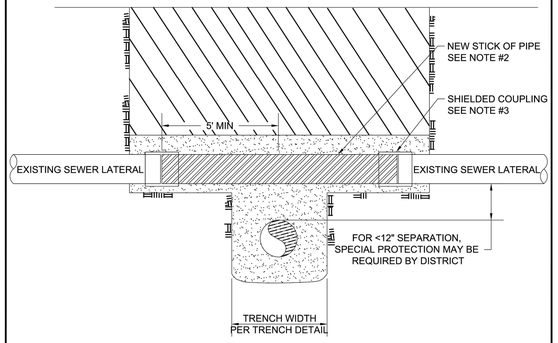
SHEET TITLE
D-10

SHEET NUMBER
58

Plot Stamp: 2/13/2023 4:11:36 PM - Trujillo, Ivan
File: U:\2378004010\7_Internal\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-10



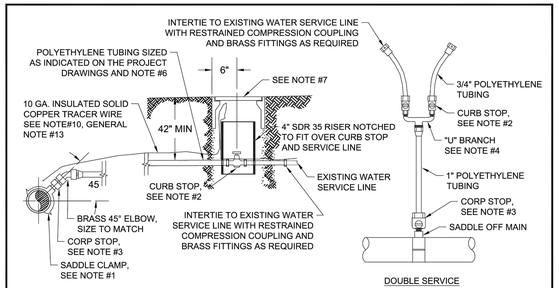
APPROVED BY:	SEWER CLEANOUT		SS02
JULIE B RYAN, DISTRICT ENGINEER P.E. NO. CE 59002	STANDARD DETAIL SS02		
	DATE: 4/7/2022	SCALE:NTS	



NOTES:

1) WHERE SEWER LATERAL IS DAMAGED DURING CONSTRUCTION, THE LATERAL SHALL BE CUT AND REPLACED FOR A DISTANCE OF AT LEAST FIVE FEET (5') ON EACH SIDE OF THE POINT OF CROSSING.
2) ALL SEWER LATERAL REPLACEMENT PIPING SHALL BE PVC SDR 26 UNLESS NOTED OR APPROVED BY THE DISTRICT.
3) ALL COUPLING, ADAPTERS AND MATERIALS USED TO CONNECT PVC SDR 26 PIPING TO OTHER PIPE MATERIALS SHALL BE APPROVED BY THE DISTRICT.
4) ALL SEWER LATERAL REPAIRS SHALL BE BACKFILLED WITH COMPACTED OR JETTED CLASS 2 AGGREGATE BASE MATERIAL AS REQUIRED BY THE DISTRICT PER TRENCH DETAIL.

APPROVED BY:	SEWER LATERAL REPLACEMENT AT PIPE TRENCH		SS03
JULIE B RYAN, DISTRICT ENGINEER P.E. NO. CE 59002	STANDARD DETAIL SS03		
	DATE: 4/7/2022	SCALE:NTS	



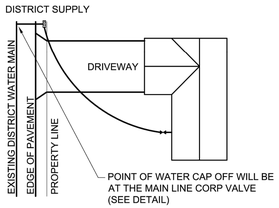
DOUBLE SERVICE

NOTES:

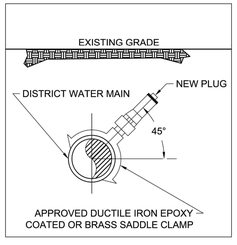
1) ALL SERVICE CONNECTIONS SHALL CONFORM TO AWWA C-800-84 AND BE INSTALLED FROM THE NEW MAIN TO EACH EXISTING SERVICE LINE. SERVICE SADDLE SHALL BE DOUBLE STAINLESS STEEL STRAP, FUSION BONDED EPOXY COATED SMITH BLAIR #317 OR APPROVED EQUAL.
2) NEW CURB-STOP SHALL BE SIZED AS INDICATED ON PLANS AND BE MUELLER #300/B20283 OR APPROVED EQUAL.
3) CORPORATION STOP SHALL BE SIZED AS INDICATED ON PLANS AND BE MUELLER #300/B20013 OR APPROVED EQUAL FOR 3/4" TO 1" USE MUELLER #300/2969 OR APPROVED EQUAL FOR 1 1/2" TO 2".
4) SINGLE HOUSE SERVICE SHALL BE 3/4" POLYETHYLENE WITH 3/4" FITTINGS. DOUBLE HOUSE SERVICE SHALL BE 1" POLYETHYLENE TO FORD #U68-43 SPACING "U" BRANCH OR EQUAL WITH TWO 3/4" CURB-STOPS AND SERVICE CONNECTIONS.
5) ALL WATER SERVICES SHALL HAVE A HAND-TAMPED SAND BEDDING NINE INCHES (9") ABOVE AND BENEATH THE TUBING AND SHALL HAVE SIX INCHES (6") MINIMUM CLEARANCE ON EACH SIDE.
6) ALL WATER SERVICE SHALL BE POLYETHYLENE 200 PSI CLASS IRON PIPE SIZE FOR 3/4" TO 1". COPPER TUBE SIZE FOR 1 1/2" TO 2". PIPE STIFFENER INSERTS TO BE USED AT ALL CONNECTIONS.
7) WATER VALVE BOX SHALL BE CHRISTY G5 FOR SINGLE SERVICE, AND CHRISTY B1017 F0R DOUBLE SERVICE OR APPROVED EQUAL WITH A METAL LID MARKED "WATER". WATER VALVE BOX PLACED IN ASPHALT SHALL BE 1/4" TO 1/2" BELOW FINISH GRADE.
8) ALL CORP-STOPS, CURB-STOPS AND POLYETHYLENE SERVICE LINES SHALL BE DISINFECTED AND HYDROSTATIC TESTED ALONG WITH THE NEW MAIN PRIOR TO BEING PLACED INTO SERVICE.
9) ALL TUBING CONNECTIONS SHALL BE THE COMPRESSION TYPE; MUELLER OR APPROVED EQUAL.
10) 10 GA. SOLID COPPER TRACER WIRE SHALL BE INSTALLED FROM THE NEW MAIN ALONG NEW SERVICE LINE TO THE EXISTING WATER SERVICE LINE WITH A SIX INCH (6") MINIMUM LOOP AT THE TOP OF THE RISER PIPE.
11) WATER SERVICE CONNECTIONS INSTALLED ON THE OPPOSITE SIDE OF THE STREET FROM WATER MAIN SHALL UTILIZE TRENCHLESS TECHNOLOGY (I.E. PNEUMATIC RAM OR MOLE) OR OTHER METHOD APPROVED BY DISTRICT ENGINEER.

APPROVED BY:	WATER SERVICE		WS01
JULIE B RYAN, DISTRICT ENGINEER P.E. NO. CE 59002	STANDARD DETAIL WS01		
	DATE: 4/7/2022	SCALE:NTS	

PLAN VIEW



DETAIL



NOTES:

1) UNDERGROUND SERVICE ALERT (USA) 811 TO BE NOTIFIED A MINIMUM OF FORTY EIGHT (48) HOURS BEFORE ANY EXCAVATION.
2) ALL WATER SERVICE(S) TO BE CAPPED SHALL BE FIELD LOCATED BY DISTRICT INSPECTORS.
3) DO NOT DEMOLISH ANY BUILDING UNTIL WATER SERVICE CAP OFF LOCATION FOR THAT BUILDING IS EXCAVATED AND CONFIRMED.
4) WATER SERVICE(S) WILL BE CAPPED AT THE MAIN LINE CORP VALVE. FINAL CAP OFF LOCATION SHALL BE FIELD VERIFIED AND APPROVED BY THE DISTRICT.
5) WATER SERVICE(S) MUST BE SEVERED AT THE CAP OFF POINT IN A WORKMANSHIP LIKE MANNER APPROPRIATE FOR THE TYPE OF PIPE TO BE CAPPED. A MINIMUM OF SIX FEET (6') OF PIPING DOWNSTREAM OF THE CAP OFF POINT SHALL BE REMOVED.
6) THE PLUGGING OF THE SEVERED WATER SERVICE(S) MUST BE MADE WITH A NEW IRON OR BRASS PLUG APPROPRIATE FOR THAT SIZE WATER SERVICE.
7) NO WORK SHALL BE COVERED UNTIL INSPECTED AND APPROVED BY THE DISTRICT.
8) THE DISTRICT SHALL BE GIVEN A MINIMUM OF TWENTY FOUR (24) HOURS NOTICE TO INSPECT ALL WORK ASSOCIATED WITH CAPPING OF LATERAL(S).

APPROVED BY:	ABANDON WATER SERVICE 3/4" TO 2"		WS06
JULIE B RYAN, DISTRICT ENGINEER P.E. NO. CE 59002	STANDARD DETAIL WS06		
	DATE: 4/11/2022	SCALE:NTS	

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. stuctural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

CONSTRUCTION SET

Cardno

LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DETAIL SHEET 11

TVSG IMPROVEMENT PROJECT PHASE I

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER
BRIAN E. MORGAN
No. C 59100
EXP. 06/30/23
CIVIL
STATE OF CALIFORNIA

4/11/22

DATE	FEB 2023
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
D-11

SHEET NUMBER
59

Plot Stamp: 2/13/2023 4:11:39 PM - Trujillo, Ivan
File: U:\2378004\01\07_Historical\15 CAD\Phase 1\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-11

CITY OF SOUTH LAKE TAHOE, PUBLIC WORKS DEPARTMENT

TAHOE VALLEY STORMWATER AND GREENBELT IMPROVEMENT PROJECT PHASE II

95% DESIGN - NOT FOR CONSTRUCTION

MARCH 2022

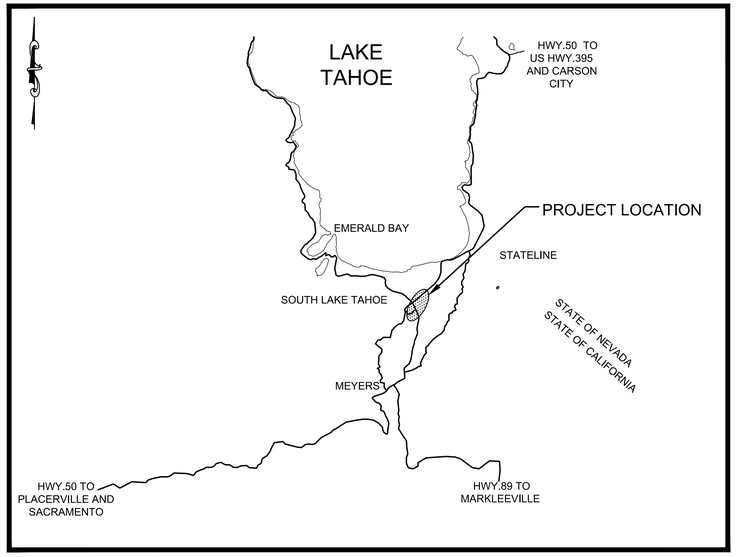
PUBLIC WORKS CONTRACT No.: 11-301-40030-02

FORMAL BID No.: 23-30140030-BN1



PROJECT LOCATION MAP

N.T.S.



VICINITY MAP

N.T.S

OWNER:

CITY OF SOUTH LAKE TAHOE
1740 D STREET
SOUTH LAKE TAHOE, CA 96150

DESIGNED BY:

Cardno
BRIAN McRAE, P.E.
CIVIL ENGINEER OF RECORD
STATE OF CALIFORNIA NO. XXXXX

DATE

RECORD DRAWINGS:

ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION, I.E., "RECORD DRAWING INFORMATION, SHOWN HEREIN WERE MADE UNDER THE DIRECTION OF THE UNDERSIGNED CONTRACTOR AND ARE CORRECT AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER OF RECORD.

CONTRACTOR'S SIGNATURE

DATE

RESIDENT ENGINEER'S SIGNATURE
(STAMP OR SEAL)

DATE

NOTES:

CONTRACTOR'S LICENSE CLASSIFICATIONS: SEE ARTICLE 2 OF THE SPECIAL PROVISIONS

CONSTRUCTION SHALL CONFORM TO THE CITY OF SOUTH LAKE TAHOE PUBLIC IMPROVEMENT AND ENGINEERING STANDARDS, THE STANDARD PLANS, THE STANDARD SPECIFICATIONS, THE SPECIAL PROVISIONS, AND THESE PROJECT PLANS.

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **

CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

TITLE SHEET
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	i
SHEET NUMBER	1

Plot Stamp: 3/11/2022 3:41:22 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_TITLE SHEET.dwg, Tab: i

NOTES

1. UNLESS OTHERWISE DEFINED OR NOTED, "ENGINEER" SHALL MEAN THE PUBLIC WORKS DIRECTOR, DEPUTY PUBLIC WORKS DIRECTOR OR THEIR DESIGNEE; "ENGINEER OF RECORD" SHALL MEAN CARDNO; "OWNER" SHALL MEAN THE CITY OF SOUTH LAKE TAHOE.

2. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES AND CITY ORDINANCES OR STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND THE CITY OF SOUTH LAKE TAHOE PUBLIC IMPROVEMENT AND ENGINEERING STANDARDS, THESE PLANS SHALL APPLY AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.

3. THE CONTRACTOR SHALL COMPARE ALL PLANS FOR CONFORMANCE AS TO THE LAYOUT OF FEATURES AND DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. IF DISCREPANCIES BETWEEN THE PLANS AND THE SPECIFICATIONS OCCUR, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING A PRE-CONSTRUCTION JOB SITE CONFERENCE WITH GOVERNING AGENCIES, ALL UTILITY COMPANIES, AND OWNER'S REPRESENTATIVES PRIOR TO COMMENCING WORK. THIS MEETING WILL VERIFY SCHEDULES, METHODS, AND MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PROJECT.

5. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF APPLICABLE GOVERNING AGENCY STANDARDS AND PERMITS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.

6. CONTRACTOR SHALL MAINTAIN, IN A SAFE PLACE, ONE RECORD COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, WORK CHANGE DIRECTIVES, FIELD ORDERS, AND WRITTEN INTERPRETATIONS AND CLARIFICATIONS IN GOOD ORDER AND ANNOTATED TO SHOW CHANGES MADE DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL SEQUENCE, COORDINATE, AND CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS SUCH AS TO MAINTAIN CONTINUOUS PUBLIC SAFETY, ACCESS, DRAINAGE, AND UTILITY SERVICES TO EXISTING FACILITIES REQUIRING THESE SERVICES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST SEVEN (7) DAYS IN ADVANCE OF INTERRUPTION OF ANY OF THESE SERVICES.

8. ANY CONSTRUCTION ACTIVITIES CREATING NOISE IN EXCESS TO THE TRPA NOISE STANDARDS MAY BE CONSIDERED EXEMPT BETWEEN THE HOURS OF 8:00 A.M. AND 6:30 P.M. EXCEPT AS DESCRIBED WITHIN NOTE #9.

9. CONSTRUCTION NOISE EMANATING FROM ANY CONSTRUCTION ACTIVITIES FOR WHICH A CONSTRUCTION PERMIT OR GRADING PERMIT IS REQUIRED IS PROHIBITED ON SUNDAYS AND FEDERAL HOLIDAYS, AND SHALL ONLY OCCUR BETWEEN THE HOURS OF 8:00 A.M. AND 6:30 P.M. MONDAY THROUGH SATURDAY. SEE TRPA CODE OF ORDINANCES.

10. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT THE JOB SITE AT ALL TIMES INCLUDING SAFETY OF PERSONS AND PROPERTY, AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ENGINEER'S JOB SITE REVIEW DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

11. THE TYPES, LOCATIONS, SIZES, EXTENT AND/OR DEPTHS OF EXISTING UNDERGROUND IMPROVEMENTS THAT ARE SHOWN MAY NOT BE EXACT. CARDNO AND THE CITY OF SOUTH LAKE TAHOE ASSUMES NO RESPONSIBILITY FOR ANY UNDERGROUND FACILITIES OR OTHER BURIED OBJECTS WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY AGENCIES TO DETERMINE LOCATIONS OF UNDERGROUND FACILITIES PRIOR TO ANY EXCAVATIONS AND FOR THE PROTECTION OF AND REPAIR OF ANY DAMAGE TO THEM. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THESE UTILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF THE ACTUAL LOCATION IS SIGNIFICANTLY DIFFERENT FROM THAT SHOWN ON THESE PLANS.

12. AS PART OF THIS WORK, THE CONTRACTOR IS TO VERY CAREFULLY PROTECT ALL EXISTING IMPROVEMENTS, VEGETATION, TREES AND OTHER FACILITIES WHICH ARE WITHIN THE PROJECT AREA BUT OUTSIDE THE SCOPE OF THIS PROJECT. WHERE THE REMOVAL OF ANY SUCH FEATURES ARE IN QUESTION, THE CONTRACTOR SHALL PROTECT THAT AREA UNTIL A DECISION CAN BE MADE BY THE ENGINEER. WHERE THE POSSIBILITY OF DAMAGE TO ANY TREE OR VEGETATION THAT IS DESIGNATED TO REMAIN ON SITE EXISTS, THE CONTRACTOR SHALL ERECT A TEMPORARY FENCE OR BARRIER TO PROTECT THE TREE OR VEGETATION (SEE DETAILS). IF ANY TREES ARE SCARRED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INVESTIGATION TO DETERMINE EXTENT OF DAMAGE AND RECOMMENDED REMEDIAL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMEDIAL MEASURES.

13. THE REQUIREMENTS OF ANY PERMITS ISSUED FOR THIS PROJECT BY ANY LOCAL, COUNTY, STATE OR FEDERAL AGENCY SHALL BE STRICTLY OBSERVED BY THE CONTRACTOR.

14. NO CONSTRUCTION SHALL BE DONE BETWEEN OCTOBER 15 AND MAY 1 WITHOUT AN APPROVED SEDIMENT AND EROSION CONTROL PLAN TO PREVENT SOIL EROSION AND A GRADING EXCEPTION FROM TRPA, THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - LAHONTAN REGION, AND APPROVAL OF THE ENGINEER. ALL WORK PERFORMED BETWEEN OCTOBER 15 AND MAY 1 MUST BE PERFORMED IN SUCH A MANNER THAT THE PROJECT CAN BE WINTERIZED WITHIN TWENTY-FOUR (24) HOURS.

15. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED PURSUANT TO THE SPECIAL PROVISIONS TO THE STANDARD SPECIFICATIONS.

16. IF THERE ARE ANY SOILS THAT, IN THE OPINION OF THE ENGINEER, ARE NOT STABILIZED PRIOR TO OCTOBER 15, THE SITE SHALL BE COMPLETELY WINTERIZED. THE WINTERIZATION SHALL INCLUDE (BUT NOT BE LIMITED TO) REPAIR OF SEDIMENT BARRIERS AND FILTER BERMS AS NECESSARY, APPLICATION OF A PINE NEEDLE MULCH TO DISTURBED AREAS TO BE REVEGETATED, APPLICATION OF ASPHALTIC TACKING AGENTS TO AREAS TO BE PAVED AND INSTALLATION OF FILTER INLETS AROUND STORM DRAINAGE INLETS AND PROTECTION OF WATER BODIES INCLUDING SEZ.

17. THERE SHALL BE NO GRADING, FILLING, CLEARING OF VEGETATION (WHICH DISTURBS SOIL), OR OTHER DISTURBANCE OF THE SOIL DURING INCLEMENT WEATHER AND FOR THE RESULTING PERIOD OF TIME WHEN THE SITE IS IN A SATURATED, MUDDY OR UNSTABLE CONDITION. CLEARING, EARTH-MOVING, AND EXCAVATION OPERATIONS AND OTHER GRADING ACTIVITIES SHALL CEASE WHEN WIND SPEED EXCEEDS 20 MPH AVERAGED OVER ONE (1) HOUR.

18. SOIL AND CONSTRUCTION MATERIAL SHALL NOT BE TRACKED OFF THE CONSTRUCTION SITE. GRADING OPERATIONS SHALL CEASE IN THE EVENT THAT A DANGER OF VIOLATING THIS CONDITION EXISTS. THE SITE SHALL BE CLEANED UP AND ROAD RIGHT-OF-WAY SWEPT CLEAN WHEN NECESSARY. THE PROJECT SHALL BE TREATED AS NECESSARY TO PREVENT OFF-SITE MIGRATION AND ACCUMULATION OF DIRT, SOIL OR OTHER MATERIALS WHICH CAN SUBSEQUENTLY BE ENTRAINED IN AMBIENT AIR. CONTRACTOR SHALL PROVIDE PERIODIC WATERING TO CONTROL AIRBORNE PARTICLES, TRACKING CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES AT ALL LOCATIONS OF GRADING.

19. DURING CONSTRUCTION, ENVIRONMENTAL PROTECTION DEVICES SUCH AS ADEQUATE EROSION CONTROL DEVICES, DUST CONTROL AND VEGETATION PROTECTION BARRIERS SHALL BE MAINTAINED.

20. REHABILITATION AND CLEANUP OF THE SITE FOLLOWING CONSTRUCTION MUST INCLUDE REMOVAL OF ALL CONSTRUCTION WASTE AND DEBRIS.

21. NO CLEANING OF EQUIPMENT, INCLUDING CEMENT MIXERS, SHALL BE PERMITTED ANYWHERE WITHIN THE PROJECT AREA EXCEPT AS AUTHORIZED BY THE ENGINEER.

22. NO VEHICLES OR HEAVY EQUIPMENT SHALL BE ALLOWED IN ANY RIPARIAN OR WET AREA, EXCEPT AS SPECIFICALLY AUTHORIZED BY THE ENGINEER.

23. LOOSE SOIL MOUNDS OR SURFACES SHALL BE PROTECTED FROM WIND OR WATER EROSION BY BEING APPROPRIATELY COVERED WHEN CONSTRUCTION IS NOT IN ACTIVE PROGRESS OR WHEN REQUIRED BY THE ENGINEER.

24. SEWER SERVICE AND SEWER MAIN HORIZONTAL LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY (SEE NOTE 11). CONTRACTOR SHALL ASSUME THAT EACH PARCEL IS SERVED BY A SEWER SERVICE. EXISTING SEWER SERVICES THAT CONFLICT WITH STORM DRAIN INSTALLATION WILL REQUIRE RELOCATION. CONTRACTOR SHALL RELOCATE SEWER SERVICES PER DETAIL SHOWN ON THE PLANS. ALL SEWER RELATED CONSTRUCTION MATERIALS, METHODS, TESTING AND INSPECTION SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH TAHOE PUBLIC UTILITY DISTRICT. THE SEWER LATERALS RELOCATED BY THE CONTRACTOR SHALL BE AIR TESTED PURSUANT TO STPUD STANDARDS AND APPROVED BEFORE BACKFILLING THE TRENCH.

NOTES

25. CONTRACTOR SHALL NOTIFY SOUTH TAHOE PUBLIC UTILITY DISTRICT IN WRITING 48 HOURS IN ADVANCE OF WORK AFFECTING SEWER LINES. CONTRACTOR SHALL COORDINATE DISRUPTIONS TO SERVICE WITH SOUTH TAHOE PUBLIC UTILITY DISTRICT AND THE AFFECTED PROPERTY OWNER'S AND RESIDENTS.

26. WHERE PROPOSED STORMDRAIN PIPE AND EXISTING SEWER PIPE CROSS, AS SHOWN ON PLANS OR AS MARKED BY USA, CONTRACTOR SHALL POTHOLE SEWER LINES TO A MINIMUM DEPTH OF 12" BELOW BOTTOM OF STORMDRAIN PIPE. POTHOLING SHALL BE PERFORMED A MINIMUM OF TWO WORKING DAYS PRIOR TO THE BEGINNING OF STORM DRAIN CONSTRUCTION OR PAVEMENT SAWCUTTING ANYWHERE IN THE PROJECT. IF CONFLICT EXISTS AND IS NOT SHOWN ON PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY. ANY DAMAGED SEWER MUST BE REPORTED TO THE SOUTH TAHOE PUBLIC UTILITY DISTRICT. SEWER CONSTRUCTION WILL REQUIRE TESTING PER THE SOUTH TAHOE PUBLIC UTILITY DISTRICT STANDARDS.

27. WATER SERVICE AND WATER MAIN HORIZONTAL LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY (SEE NOTE 11). EXISTING WATER LINES MAY BE STEEL, IRON OR PVC OR OTHER MATERIAL. IF POLYBUTYLENE WATERLINE IS DISCOVERED CONTRACTOR SHALL NOTIFY ENGINEER. CONTRACTOR SHALL ASSUME THAT EACH PARCEL IS SERVED BY A WATER SERVICE. EXISTING WATER SERVICES AND MAINS THAT CONFLICT WITH STORM DRAIN INSTALLATION SHALL REQUIRE RELOCATION. CONTRACTOR SHALL RELOCATE WATER SERVICES AND MAINS PER DETAILS SHOWN ON THE PLANS. ALL WATER RELATED CONSTRUCTION MATERIALS AND METHODS AND TESTING AND INSPECTION SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH TAHOE PUBLIC UTILITY DISTRICT AND TITLE 22 OF THE WATER CODE.

28. CONTRACTOR SHALL NOTIFY SOUTH TAHOE PUBLIC UTILITY DISTRICT IN WRITING 48 HOURS IN ADVANCE OF WORK AFFECTING WATER LINES. CONTRACTOR SHALL COORDINATE DISRUPTIONS TO SERVICE WITH SOUTH TAHOE PUBLIC UTILITY DISTRICT AND THE AFFECTED PROPERTY OWNERS AND RESIDENTS.

29. WHERE PROPOSED STORMDRAIN PIPE AND EXISTING WATER PIPE CROSS, AS SHOWN ON PLANS OR AS MARKED BY USA, CONTRACTOR SHALL POTHOLE WATER LINES TO A MINIMUM DEPTH OF 12" BELOW BOTTOM OF STORMDRAIN PIPE. POTHOLING SHALL BE PERFORMED A MINIMUM OF TWO WORKING DAYS PRIOR TO THE BEGINNING OF STORM DRAIN CONSTRUCTION OR PAVEMENT SAWCUTTING ANYWHERE IN THE PROJECT AREA. IF CONFLICT EXISTS AND IS NOT SHOWN ON PLANS CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY. ANY DAMAGED WATER LINES MUST BE REPORTED TO THE SOUTH TAHOE PUBLIC UTILITY DISTRICT. WATER CONSTRUCTION WILL REQUIRE TESTING PER THE SOUTH TAHOE PUBLIC UTILITY DISTRICT STANDARDS.

30. WATER, SEWER AND STORM DRAIN SEPARATIONS SHALL CONFORM TO THE "CRITERIA FOR THE SEPARATION OF WATER MAINS AND SANITARY SEWERS" OF THE STATE OF CALIFORNIA DEPARTMENT OF HEALTH SERVICES.

31. GAS SERVICE AND GAS MAIN HORIZONTAL LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY (SEE NOTE 11). CONTRACTOR SHALL ASSUME THAT EACH PARCEL IS SERVED BY A GAS SERVICE. EXISTING GAS SERVICES AND MAINS THAT CONFLICT WITH STORM DRAIN INSTALLATION SHALL REQUIRE RELOCATION. CONTRACTOR SHALL EXPOSE EXISTING PIPE AND PROVIDE ALL TRENCHING AND SHORING AS REQUIRED. THE GAS UTILITY COMPANY WILL CONSTRUCT THE PIPE RELOCATION AND INITIAL BACKFILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THIS WORK WITH THE GAS UTILITY COMPANY. CONTRACTOR SHALL CONSTRUCT TRENCH RESURFACING PER THE APPLICABLE DETAIL. ALL GAS RELATED CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT GOVERNING GAS UTILITY.

32. WHERE PROPOSED STORMDRAIN PIPE AND EXISTING GAS PIPE CROSS, AS SHOWN ON PLANS OR AS MARKED BY USA, CONTRACTOR SHALL POTHOLE GAS LINES TO A MINIMUM DEPTH OF 12" BELOW BOTTOM OF STORMDRAIN PIPE. POTHOLING SHALL BE PERFORMED A MINIMUM OF TWO WORKING DAYS PRIOR TO THE BEGINNING OF STORM DRAIN CONSTRUCTION OR PAVEMENT SAWCUTTING ANYWHERE IN THE PROJECT. IF CONFLICT EXISTS AND IS NOT SHOWN ON PLANS CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

33. ELECTRICAL SERVICE AND ELECTRICAL TRANSMISSION HORIZONTAL LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY (SEE NOTE 11). CONTRACTOR SHALL ASSUME THAT EACH PARCEL IS SERVED BY A ELECTRICAL SERVICE. EXISTING ELECTRICAL SERVICES AND TRANSMISSION LINES THAT CONFLICT WITH STORM DRAIN INSTALLATION SHALL REQUIRE RELOCATION. CONTRACTOR SHALL EXPOSE EXISTING PIPE AND PROVIDE ALL TRENCHING AND SHORING AS REQUIRED. THE ELECTRICAL UTILITY COMPANY WILL CONSTRUCT THE PIPE RELOCATION AND INITIAL BACKFILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THIS WORK WITH THE ELECTRICAL UTILITY COMPANY. CONTRACTOR SHALL CONSTRUCT TRENCH RESURFACING PER THE APPLICABLE DETAIL. ALL ELECTRICAL RELATED CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT GOVERNING ELECTRICAL UTILITY.

34. WHERE PROPOSED STORMDRAIN PIPE AND EXISTING ELECTRICAL CONDUITS CROSS, AS SHOWN ON PLANS OR AS MARKED BY USA, CONTRACTOR SHALL POTHOLE ELECTRICAL LINES TO A MINIMUM DEPTH OF 12" BELOW BOTTOM OF STORMDRAIN PIPE. POTHOLING SHALL BE PERFORMED A MINIMUM OF TWO WORKING DAYS PRIOR TO THE BEGINNING OF STORM DRAIN CONSTRUCTION OR PAVEMENT SAWCUTTING ANYWHERE IN THE PROJECT. IF CONFLICT EXISTS AND IS NOT SHOWN ON PLANS CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

35. TELEPHONE SERVICE AND TELEPHONE TRANSMISSION HORIZONTAL LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY (SEE NOTE 11). CONTRACTOR SHALL ASSUME THAT EACH PARCEL IS SERVED BY A TELEPHONE SERVICE. EXISTING TELEPHONE SERVICES AND TRANSMISSION LINES THAT CONFLICT WITH STORM DRAIN INSTALLATION SHALL REQUIRE RELOCATION. CONTRACTOR SHALL EXPOSE EXISTING PIPE AND PROVIDE ALL TRENCHING AND SHORING AS REQUIRED. THE TELEPHONE UTILITY COMPANY WILL CONSTRUCT THE PIPE RELOCATION AND INITIAL BACKFILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THIS WORK WITH THE TELEPHONE UTILITY COMPANY. CONTRACTOR SHALL CONSTRUCT TRENCH RESURFACING PER THE APPLICABLE DETAIL. ALL TELEPHONE RELATED CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT GOVERNING TELEPHONE UTILITY.

36. WHERE PROPOSED STORMDRAIN PIPE AND EXISTING TELEPHONE CONDUITS CROSS, AS SHOWN ON PLANS OR AS MARKED BY USA, CONTRACTOR SHALL POTHOLE TELEPHONE LINES TO A MINIMUM DEPTH OF 12" BELOW BOTTOM OF STORMDRAIN PIPE. POTHOLING SHALL BE PERFORMED A MINIMUM OF TWO WORKING DAYS PRIOR TO THE BEGINNING OF STORM DRAIN CONSTRUCTION OR PAVEMENT SAWCUTTING ANYWHERE IN THE PROJECT. IF CONFLICT EXISTS AND IS NOT SHOWN ON PLANS CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

37. CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN GOOD CONDITION AND IN PROPER TUNE IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND NOT ALLOWED TO IDLE FOR LONG PERIODS OF TIME. ALL WHEELED AND TRACK CONSTRUCTION EQUIPMENT SUCH AS BACKHOES, EXCAVATORS, TRUCKS, TRACTORS, COMPACTOR ROLLERS, ETC. SHALL BE STEAM CLEANED TO REMOVE ALL DIRT, WEEDS AND GREASE BEFORE ARRIVAL AT THE PROJECT SITE. IF EQUIPMENT IS TO BE BROUGHT INTO THE TAHOE BASIN, STEAM CLEANING MUST OCCUR OUTSIDE THE TAHOE BASIN.

38. LAND DISTURBING ACTIVITIES SHALL BE DONE IN INCREMENTS AS DETERMINED ON THE APPROVED PROJECT SCHEDULE TO MINIMIZE THE AMOUNT OF AREA DISTURBED, AND UNTREATED, AT ANY ONE TIME.

39. NO OPEN BURNING OF DEBRIS SHALL OCCUR WITHIN THE PROJECT LIMITS, DURING AND AFTER CONSTRUCTION.

40. ADEQUATE MUFFLERS AND ENCLOSURES FOR POWERED EQUIPMENT ARE REQUIRED.

41. CONTRACTOR SHALL INSTALL DOUBLE 4" YELLOW CENTER LINE REFLECTORIZED TRAFFIC PAINT AT ALL LOCATIONS WHERE THE EXISTING DOUBLE YELLOW CENTERLINE PAINT HAS BEEN DISTURBED, DEFACED, OBLITERATED OR WHERE THE LOCATION OF THE CENTERLINE HAS SIGNIFICANTLY CHANGED DURING CONSTRUCTION. "STOP" PAINT AND "STOP BAR" PAINT SHALL BE INSTALLED AT ALL LOCATIONS WHERE THE EXISTING "STOP BAR" PAINT HAS BEEN DISTURBED, DEFACED, OBLITERATED OR WHERE THE LOCATION OF THE EXISTING "STOP BAR" PAINT HAS CHANGED DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE THE EXISTING DISTURBED, DEFACED, OBLITERATED "STOP BAR" OR DOUBLE YELLOW CENTERLINE PAINT.

42. PAYMENT FOR AC PATCHING WILL BE LIMITED TO WHAT IS SHOWN ON THE PLANS UNLESS APPROVAL FOR REMOVAL AND REPLACEMENT OF ADDITIONAL PAVEMENT IS APPROVED BY THE ENGINEER.

43. ANY CONSTRUCTION OCCURRING WITHIN 36" OF THE EXISTING SANITARY SEWER FORCE MAIN SHALL BE EXCAVATED BY HAND. NO MACHINE EXCAVATION WILL BE ALLOWED WITHIN 36" OF THE EXISTING SANITARY SEWER FORCE MAIN.

44. CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER ON SUITABLE BEDDING AND BACKFILL MATERIAL. IF MATERIAL IS DEEMED UNSUITABLE BY THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-HAUL OF UNSUITABLE MATERIAL AND THE IMPORT OF SUITABLE BEDDING AND BACKFILL MATERIAL.

NOTES

45. INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF SIGNIFICANT EROSION AND SILTATION FROM ENTERING THE STORM DRAIN SYSTEM, NATURAL DRAINAGE COURSES, AND/OR INTRUDING UPON ADJACENT ROADWAYS AND PROPERTIES. EROSION CONTROL MEASURES ON THESE PLANS ARE INTENDED AS A GUIDE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED IN THE FIELD AND AS APPROVED BY THE ENGINEER. THIS RESPONSIBILITY SHALL APPLY THROUGHOUT THE COURSE OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS HAVE BECOME STABILIZED AND SHALL NOT BE LIMITED TO WET WEATHER PERIODS. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP UPDATES.

46. IF ANY UNKNOWN SUBSURFACE STRUCTURE OR CONTAMINATION IS DISCOVERED DURING CONSTRUCTION, IT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

47. ALL EXCAVATED MATERIAL FROM THE SITE NEEDS TO BE INSPECTED BY THE ENGINEER PRIOR TO OFF HAUL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION FOR INSPECTION.

48. ALL SURPLUS EXCAVATED MATERIAL SHALL BE DISPOSED OF OUTSIDE THE TAHOE BASIN, AT A SITE APPROVED BY TRPA, OR AS NOTED IN THE SPECIAL PROVISIONS.

49. ONLY EQUIPMENT OF A SIZE AND TYPE THAT, UNDER PREVAILING SITE CONDITIONS, AND CONSIDERING THE NATURE OF THE WORK TO BE PERFORMED AND WILL DO THE LEAST AMOUNT OF DAMAGE, SHALL BE USED.

50. ASPHALT PAVEMENT AND BASE THICKNESS ARE SHOWN ON THE PLANS. IN PLACE COMPACTED THICKNESS THEREOF SHALL BE WITHIN THE FOLLOWING TOLERANCES:
    AGGREGATE BASE COURSE: $\frac{1}{2}$" PLUS OR MINUS
    ASPHALT SURFACE: $\frac{1}{4}$" PLUS OR MINUS

51. ALL ASPHALT CONCRETE SURFACES SHALL BE SAWCUT FOUR FEET MINIMUM INSIDE THE EDGE OF PAVEMENT TO A NEAT, STRAIGHT LINE AND REMOVED FOR CURB AND GUTTER CONSTRUCTION. THE EXPOSED EDGE SHALL BE SEALED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIALS SHALL BE GRADED AND RECOMPACTED PRIOR TO PAVING.

52. MANUFACTURER'S MATERIAL AND WEIGHT TICKETS SHALL BE FURNISHED TO THE ENGINEER.

53. TRENCHES SHALL BE BACKFILLED OR COVERED WITH TRENCH PLATING BY THE END OF EACH WORK DAY. ALL PERMANENT (OR TEMPORARY) PAVEMENT REQUIRED WITHIN THE TRENCHING AREA SHALL BE PLACED BY THE END OF EACH WORK DAY. SEE SPECIAL PROVISIONS, APPROVED SWPPP AND PERMITS FOR ADDITIONAL REQUIREMENTS.

ABBREVIATIONS

AB	AGGREGATE BASE	EG	EXISTING GRADE	PR	PROPOSED
ABAN	ABANDONED	ELEV	ELEVATION	PSI	POUNDS PER SQUARE INCH
AC	ASPHALT CONCRETE	ELEC	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT
AHW	AVERAGE HIGH WATER	EP	EDGE OF PAVEMENT	PT	POINT
APN	ASSESSOR'S PARCEL NUMBER	EVCE	END VERTICAL CURVE ELEVATION	PVC	POLYVINYL CHLORIDE
APPROX	APPROXIMATE	EVCS	END VERTICAL CURVE STATION	PVI	POINT OF VERTICAL INTERSECTION
AVE	AVENUE	EX	EXISTING	QSP	QUALIFIED SWPPP PRACTITIONER
BGN	BEGIN	F	FIR	RC	RELATIVE COMPACTION
BLDR	BOULDER	FES	FLARED END SECTION	RCBC	REINFORCED CONCRETE BOX CULVERT
BLVD	BOULEVARD	FF	FILTER FENCE	RCEP	REINFORCED CONCRETE ELLIPTICAL PIPE
BMP	BEST MANAGEMENT PRACTICE	FG	FINISHED GRADE	RCP	REINFORCED CONCRETE PIPE
BOS	BASE OF STRUCTURE	FH	FIRE HYDRANT	RD	ROAD
BVCE	BEGIN VERTICAL CURVE ELEVATION	FL	FLOWLINE	REF	REFERENCE
BVCS	BEGIN VERTICAL CURVE STATION	FM	FORCE MAIN	RT	RIGHT
CA	CALIFORNIA	FS	FINISH SURFACE	R/W	RIGHT-OF-WAY
CALC'S	CALCULATIONS	G	GAS	S	SOUTH OR SLOPE
CALTRANS	CALIFORNIA DEPARTMENT OF TRANSPORTATION	GB	GRADE BREAK	SD	STORM DRAIN
		H	HORIZONTAL	SDMH	STORM DRAIN MANHOLE
CBC	CONCRETE BOX CULVERT	HDPE	HIGH DENSITY POLYETHYLENE	SDR	STANDARD DIMENSION RATIO
CF	CUBIC FEET OR CURB FACE	HGL	HYDRAULIC GRADE LINE	SEZ	STREAM ENVIRONMENT ZONE
CFS	CUBIC FEET PER SECOND	HR	HOUR	SF	SQUARE FEET
CLF	CONSTRUCTION LIMIT FENCE	HWY	HIGHWAY	SHT	SHEET
CLR	CLEAR	I.E.	INVERT ELEVATION	SS	SANITARY SEWER
CMP	CORRUGATED METAL PIPE	INST	INSTALL	SSMH	SANITARY SEWER MANHOLE
CO.	COUNTY	INV	INVERT	ST	SEDIMENT TRAP OR STREET
CONC	CONCRETE	LF	LINEAR FEET	STA	STATION
CONST	CONSTRUCT	LT	LEFT	STPUD	SOUTH TAHOE PUBLIC UTILITY DISTRICT
CP	CONTROL POINT	LTB	LAKE TAHOE BOULEVARD	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
CSLT	CITY OF SOUTH LAKE TAHOE	LVC	LENGTH OF VERTICAL CURVE	TBC	TOP BACK OF CURB
CT	CALTRANS OR COURT	MAX	MAXIMUM	TEC	TEMPORARY EROSION CONTROL
CTC	CALIFORNIA TAHOE CONSERVANCY	MH	MANHOLE	TEL	TELEPHONE
CY	CUBIC YARD	MIN	MINIMUM	TN	TON
C&G	CURB AND GUTTER	MISC	MISCELLANEOUS	TOT	TOTAL
C/L	CENTERLINE	N	NORTH	TOB	TOP OF BANK
DBL	DOUBLE	NO	NUMBER	TRPA	TAHOE REGIONAL PLANNING AGENCY
DET	DETAIL	NTS	NOT TO SCALE	TVSG	TAHOE VALLEY STORMWATER & GREENBELT
DG	DECOMPSED GRANITE	OC	ON CENTER	TYP	TYPICAL
DI	DRAINAGE INLET	OFF	OFFSET	USFS	UNITED STATES FOREST SERVICE
DIAM/Ø	DIAMETER	P	PINE	V	VERTICAL
DIP	DUCTILE IRON PIPE	PC	POINT OF CURVATURE	W	WEST OR WATER
DISS	DISSIPATOR	PCC	POINT OF COMPOUND CURVATURE	WFB	WATER FILLED BARRIER
DR D/W	DRIVE DRIVEWAY	PIP	PROTECT IN PLACE	WL	WATER LINE
E	EAST	PL	PROPERTY LINE	W/	WITH
EA	EACH	PP	POWER/UTILITY POLE	W/O	WITHOUT
EC	EROSION CONTROL	PRC	POINT OF REVERSE CURVATURE	YR	YEAR

UTILITIES

CABLE TELEVISION	CHARTER COMMUNICATIONS, (775) 233-8706
NATURAL GAS	SOUTHWEST GAS CO., (775) 887-2864
ELECTRIC	LIBERTY ENERGY, (530) 543-5278
SEWER & WATER	SOUTH TAHOE PUD, (530) 544-6474
TELEPHONE	AT&T, (916) 453-6287
STORM DRAIN	CITY OF SOUTH LAKE TAHOE, DPW (530) 542-6030
TRAFFIC SIGNALS	CALTRANS, (530) 741-4566

CITY OF SOUTH LAKE TAHOE
1740 D STREET
SOUTH LAKE TAHOE, CA 96150

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GENERAL NOTES
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

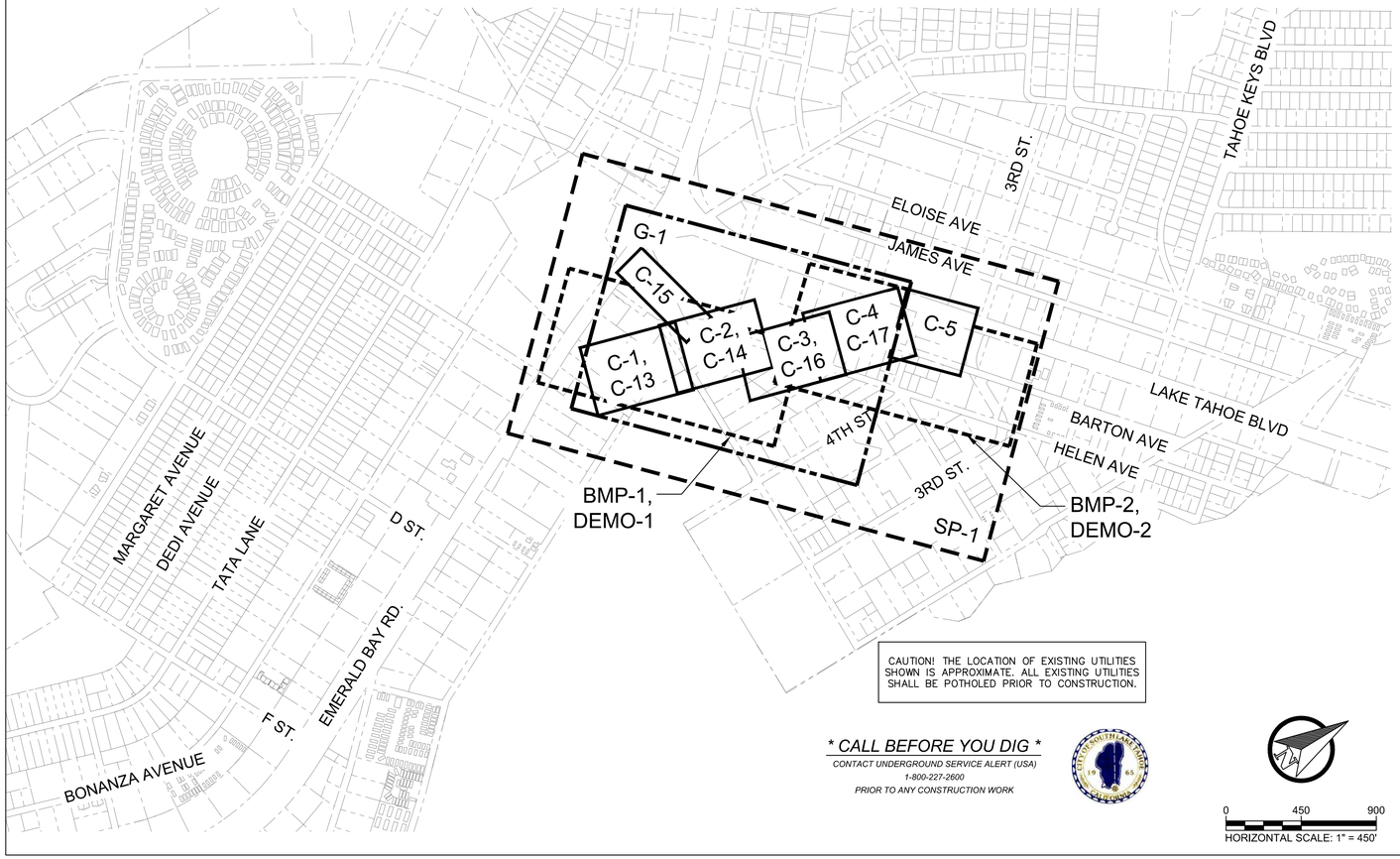
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	ii
SHEET NUMBER	2

Plot Stamp: 3/11/2022 3:41:26 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_TITLE SHEET.dwg, Tab: ii

TAHOE VALLEY PHASE II SHEET LIST

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	i	TITLE SHEET
2	ii	GENERAL NOTES
3	iii	INDEX SHEET
4	SP-1	SITE PLAN
5	BMP-1	BMP SHEET 1
6	BMP-2	BMP SHEET 2
7	DEMO-1	DEMO SHEET 1
8	DEMO-2	DEMO SHEET 2
9	G-1	GREENBELT OVERVIEW GRADING PLAN
10	C-1	GREENBELT SD AND BASIN GRADING SHEET 1
11	C-2	GREENBELT SD AND BASIN GRADING SHEET 2
12	C-3	GREENBELT SD AND BASIN GRADING SHEET 3
13	C-4	GREENBELT SD AND BASIN GRADING SHEET 4
14	C-5	4TH STREET STORM DRAIN PLAN
15	C-6	GREENBELT DRAINAGE PROFILE
16	C-7	GREENBELT DRAINAGE SECTIONS SHEET 1
17	C-8	GREENBELT DRAINAGE SECTIONS SHEET 2
18	C-9	BARTON AVE TO 4TH ST SD PROFILES
19	C-10	BARTON AVE TO 4TH ST SD LATERAL PROFILES
20	C-11	MANHOLE ALIGNMENTS
21	C-12	GREENBELT TRAILS OVERVIEW SHEET
22	C-13	GREENBELT TRAILS PLAN SHEET 1
23	C-14	GREENBELT TRAILS PLAN SHEET 2
24	C-15	GREENBELT TRAILS PLAN SHEET 3
25	C-16	GREENBELT TRAILS PLAN SHEET 4
26	C-17	GREENBELT TRAILS PLAN SHEET 5
27	C-18	GREENBELT TRAILS PROFILES SHEET 1
28	C-19	GREENBELT TRAILS PROFILES SHEET 2
29	C-20	GREENBELT TRAILS PROFILES SHEET 3
30	C-21	GREENBELT TRAILS PROFILES SHEET 4
31	C-22	GREENBELT TRAILS SECTIONS SHEET 1
32	C-23	GREENBELT TRAILS SECTIONS SHEET 2
33	C-24	GREENBELT TRAILS SECTIONS SHEET 3
34	C-25	GREENBELT TRAILS SECTIONS SHEET 4
35	C-26	GREENBELT TRAILS SECTIONS SHEET 5
36	C-27	BARTON AVE. TO LTB TRAILS PROFILES AND SECTIONS
37	L0-1	GENERAL INFORMATION
38	L0-2	HARDSCAPE REFERENCE PLAN
39	L0-3	PLANTING CONCEPT PLAN
40	L0-4	KEY PLAN
41	L1-1	MATERIALS AND FURNISHINGS PLAN 1
42	L1-2	MATERIALS AND FURNISHINGS PLAN 2
43	L1-3	MATERIALS AND FURNISHINGS PLAN 3
44	L1-4	MATERIALS AND FURNISHINGS PLAN 4
45	L1-5	MATERIALS AND FURNISHINGS PLAN 5
46	L1-6	MATERIALS AND FURNISHINGS PLAN 6
47	L2-1	SITE DETAILS 1
48	L2-2	SITE DETAILS 2
49	L2-3	SITE DETAILS 3
50	L2-4	SITE DETAILS 4
51	L2-5	SITE DETAILS 5
52	L3-1	PLANTING PLAN 1
53	L3-2	PLANTING PLAN 2
54	L3-3	PLANTING PLAN 3
55	L3-4	PLANTING PLAN 4
56	L3-5	PLANTING PLAN 5
57	L3-6	PLANTING PLAN 6
58	L4-1	PLANTING DETAILS
59	E-0	ELECTRICAL SHEET 0
60	E-1	ELECTRICAL SHEET 1
61	E-2	ELECTRICAL SHEET 2
62	E-3	ELECTRICAL SHEET 3
63	E-4	ELECTRICAL SHEET 4
64	E-5	ELECTRICAL SHEET 5
65	E-6	ELECTRICAL SHEET 6
66	E-7	ELECTRICAL SHEET 7
67	E-8	ELECTRICAL SHEET 8
68	E-9	ELECTRICAL SHEET 9
69	D-1	DETAIL SHEET 1
70	D-2	DETAIL SHEET 2
71	D-3	DETAIL SHEET 3
72	D-4	DETAIL SHEET 4
73	D-5	DETAIL SHEET 5
74	D-6	DETAIL SHEET 6
75	D-7	DETAIL SHEET 7
76	D-8	DETAIL SHEET 8
77	D-9	DETAIL SHEET 9
78	D-10	DETAIL SHEET 10
79	D-11	DETAIL SHEET 11
80	D-12	DETAIL SHEET 12



CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **

CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

0 450 900
HORIZONTAL SCALE: 1" = 450'

LEGEND

*NOTE: LEGEND PROVIDED ON SHEET SUPERCEDES THIS LEGEND

EXISTING

- PROPERTY BOUNDARY
- EDGE OF PAVEMENT
- EXISTING FENCELINE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING SEWER LINES
- EXISTING WATER LINES
- EXISTING GAS LINES
- EXISTING ELEC. LINES
- EXISTING TELE. LINES
- EXISTING STORM DRAIN
- EXISTING UTILITIES (VARIES)
- EXISTING LANE STRIPING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING DRAIN INLET

PROPOSED

- PROPOSED ASPHALT-CONCRETE\ PATCH
- PROPOSED CONSTRUCTION LIMIT FENCE
- PROPOSED SILT/FILTER FENCE
- PROPOSED CURB AND GUTTER
- PROPOSED ROCK RIPRAP AREA
- PROPOSED BUCK AND POLE FENCE
- PROPOSED ROCK LINED SWALE
- PROPOSED DISSIPATOR
- ROCK SLOPE PROTECTION
- PROPOSED TREE REMOVAL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM DRAIN PIPE
- PROPOSED LANDSCAPING BUFFER
- PROPOSED ASPHALT MULTI-USE PATH
- PROPOSED STORM DRAIN MANHOLE
- DETAIL NUMBER
- SHEET NUMBER WHERE DETAIL OCCURS (X / D-X)
- PROPOSED STORM DRAIN DRAINAGE INLETS (TYPE 1, TYPE 2, TYPE 3, TYPE 4)
- PROPOSED STORM DRAIN INLET PROTECTION
- PROPOSED SIGN
- PROPOSED GRAVEL BAG CHECK DAM

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

INDEX SHEET
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	iii
SHEET NUMBER	3

Plot Stamp: 3/11/2022 3:42:25 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_INDEX.dwg, Tab: iii

LEGEND

- SEZ (STREAM ENVIRONMENT ZONE), DEFINED IN TAHOE VALLEY AREA PLAN
- # — LAND CAPABILITY DISTRICT
- LAND CAPABILITY CLASSIFICATION
- WATERS OF THE US
- WETLAND AREA
- RIPARIAN AREA

0 100 200
HORIZONTAL SCALE: 1" = 100'

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

LAKE TAHOE BLVD
4TH STREET IMPROVEMENTS SEE SHEET C-5
BARTON STREET IMPROVEMENTS SEE SHEET C-4
GREENBELT IMPROVEMENTS SEE SHEETS C-1 TO C-5 AND C-13 TO C-17
SEZ
BARTON AVE
4TH ST.
HELEN AVE
EMERALD BAY RD
023-241-23 CTC
023-231-16 CSLT
023-231-03 CTC
023-231-12 CTC
023-231-10 CTC
023-381-01 CTC
023-381-03 CSLT
023-381-07 MC DONALDS CORPORATION
023-381-10 CTC
023-430-39 MC DONALDS CORPORATION
023-430-36 PRINCE HAROLD PROPERTIES LLC
023-081-05 CSLT
023-430-40 CTC
023-081-07 MOSHER
7
1B

JAMES AVE
G-1
C-15
C-2, C-14
C-3, C-16
C-4, C-17
C-5
C-1, C-13
BMP-1, DEMO-1
BMP-2, DEMO-2
BARTON AVE
HELEN AVE
4TH ST.
3RD ST.

SHEET INDEX

95% DESIGN - NOT FOR CONSTRUCTION

SITE PLAN
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

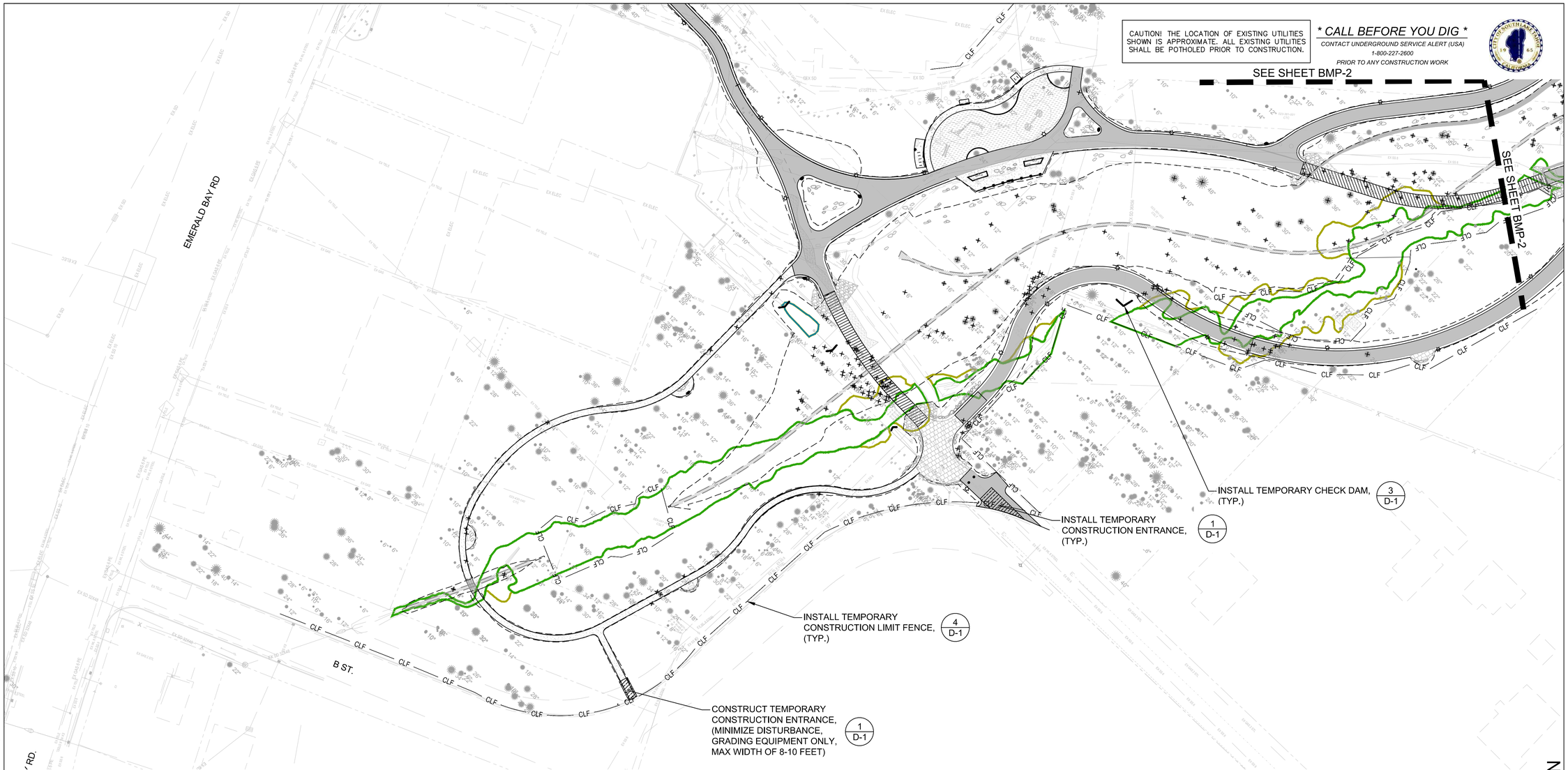
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: SP-1
SHEET NUMBER: 4

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

Plot Stamp: 3/11/2022 3:45:24 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_SITE-PLAN.dwg, Tab: SP-1



NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
2. THE STAGING AREA AS SHOWN ON THE BMP SHEETS INDICATES THE MAXIMUM USABLE SPACE THAT IS AVAILABLE TO THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION LIMIT AND STORAGE/STAGING AREA FENCING PLAN AND WORK SCHEDULE TO THE ENGINEER FOR ANY DEVIATIONS TO THIS PLAN FOR REVIEW AND ACCEPTANCE PRIOR TO ANY WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
4. PLACEMENT OF ADDITIONAL FENCING MAY BE NECESSARY FOR THE WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
5. THIS PLAN SHEET IS DIAGRAMMATIC ONLY, ALL TEMPORARY FENCING AND TEMPORARY EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MODIFIED AS NECESSARY PER PROGRESSION OF THE WORK, AS DIRECTED BY THE ENGINEER, AS DIRECTED BY THE QSP AND TO REFLECT EACH DAILY ACTIVE WORKING AREA; TO PROTECT PUBLIC SAFETY AND MAINTAIN EMERGENCY AND BUSINESS ACCESS, FOR THE DURATION OF THE PROJECT.
6. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE TRPA AND REGIONAL WATER QUALITY CONTROL BOARD FOR APPROVAL OF ALL INSTALLED TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR IS ADDITIONALLY REQUIRED TO SCHEDULE A TRPA PRE-GRADE MEETING. SEE SPECIAL PROVISIONS AND PROJECT PERMITS FOR ADDITIONAL REQUIREMENTS.
7. TEMPORARY EROSION CONTROL DEVICES SHALL BE PLACED, MAINTAINED AND ADJUSTED AS NECESSARY RELATIVE TO EACH DAILY ACTIVE WORKING AREA AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL TEMPORARY EROSION CONTROL MEASURES.
9. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE APPROXIMATE AND MAY BE ADJUSTED BY AN AMENDED SWPPP, DIRECTED BY THE ENGINEER OR DIRECTED BY THE PROJECT QSP.
10. CHECK DAMS SHALL BE INSTALLED AT A SEPARATION DISTANCE SO THAT THE TOP OF THE DOWNSTREAM CHECK DAM IS AT THE SAME ELEVATION AS THE BOTTOM OF THE UPSTREAM CHECK DAM.

BMP QUANTITIES		
ITEM DESCRIPTION	UNIT	QUANTITY*
TEMPORARY CHECK DAM	EA	±4
TEMPORARY DRAINAGE INLET PROTECTION	EA	0
TEMPORARY CONSTRUCTION LIMIT FENCE (CLF)	LF	±2885
TEMPORARY SILT FENCE	LF	0
TEMPORARY CONSTRUCTION ENTRANCE	SF	±175

LEGEND

- TEMPORARY SILT FENCE
- CLF — TEMPORARY CONSTRUCTION LIMIT FENCE
- TEMPORARY FIBER ROLL
- TEMPORARY CHECK DAM
- TEMPORARY DRAINAGE INLET PROTECTION
- TEMPORARY STAGING AND STORAGE AREA
- TEMPORARY CONSTRUCTION ENTRANCE
- WATERS OF THE UNITED STATES
- WETLANDS AREA
- RIPARIAN AREA

0 50 100
HORIZONTAL SCALE: 1" = 50'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BMP SHEET 1
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

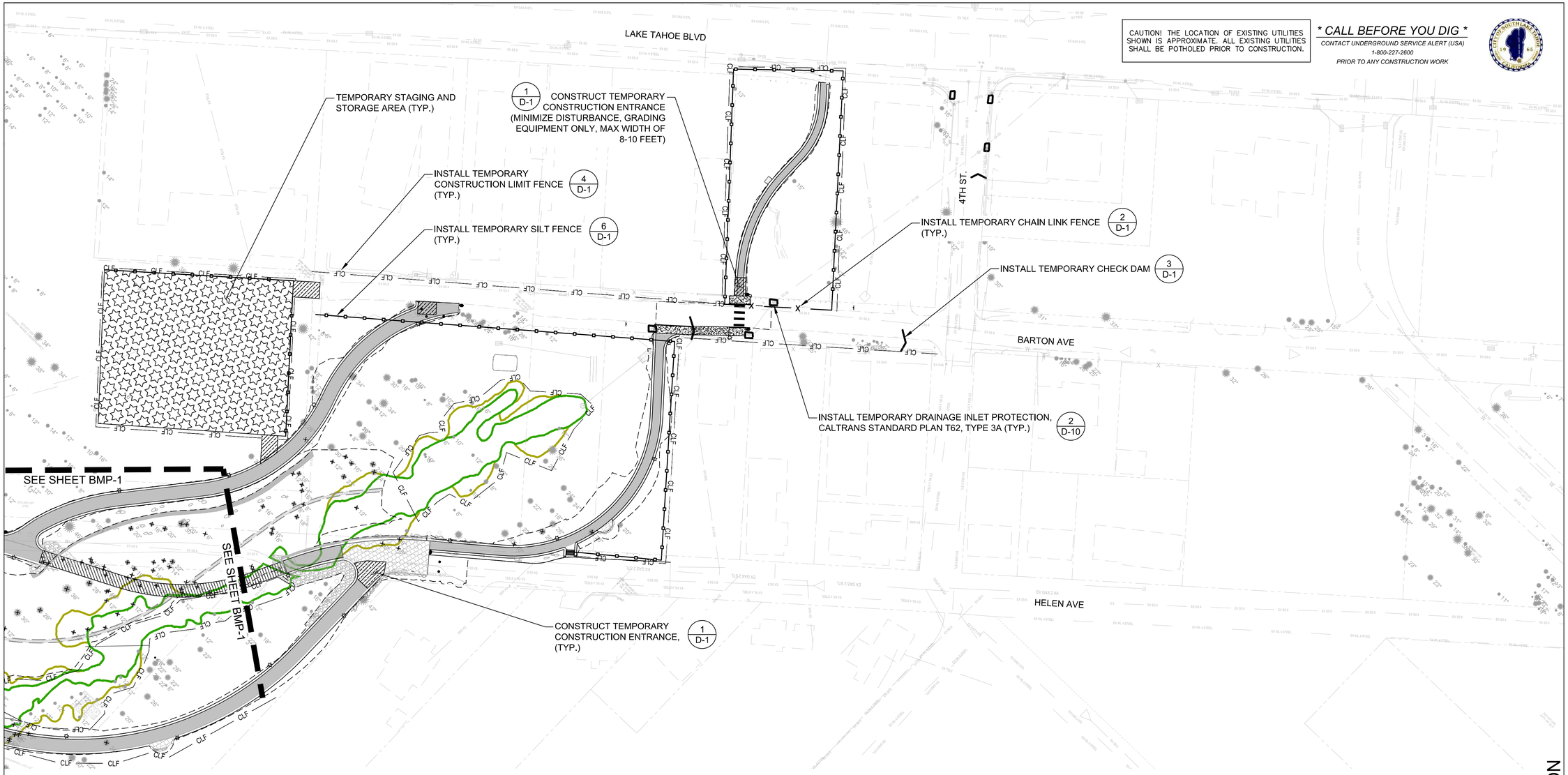
SHEET TITLE
BMP-1

SHEET NUMBER
5

Plot Stamp: 3/11/2022 3:49:20 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_BMP.dwg, Tab: BMP-1

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

*** CALL BEFORE YOU DIG ***
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



BMP QUANTITIES		
ITEM DESCRIPTION	UNIT	QUANTITY*
TEMPORARY GRAVEL CHECK DAM	EA	±3
TEMPORARY DRAINAGE INLET PROTECTION	EA	±6
TEMPORARY CONSTRUCTION LIMIT FENCE (CLF)	LF	±2,680
TEMPORARY SILT FENCE	LF	±1,500
TEMPORARY CONSTRUCTION ENTRANCE	SF	±1565

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
2. THE STAGING AREA AS SHOWN ON THE BMP SHEETS INDICATES THE MAXIMUM USABLE SPACE THAT IS AVAILABLE TO THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION LIMIT AND STORAGE/STAGING AREA FENCING PLAN AND WORK SCHEDULE TO THE ENGINEER FOR ANY DEVIATIONS TO THIS PLAN FOR REVIEW AND ACCEPTANCE PRIOR TO ANY WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
4. PLACEMENT OF ADDITIONAL FENCING MAY BE NECESSARY FOR THE WORK REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PROJECT DRAWINGS.
5. THIS PLAN SHEET IS DIAGRAMMATIC ONLY, ALL TEMPORARY FENCING AND TEMPORARY EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MODIFIED AS NECESSARY PER PROGRESSION OF THE WORK, AS DIRECTED BY THE ENGINEER, AS DIRECTED BY THE QSP AND TO REFLECT EACH DAILY ACTIVE WORKING AREA; TO PROTECT PUBLIC SAFETY AND MAINTAIN EMERGENCY AND BUSINESS ACCESS, FOR THE DURATION OF THE PROJECT.
6. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE TRPA AND REGIONAL WATER QUALITY CONTROL BOARD FOR APPROVAL OF ALL INSTALLED TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR IS ADDITIONALLY REQUIRED TO SCHEDULE A TRPA PRE-GRADE MEETING. SEE SPECIAL PROVISIONS AND PROJECT PERMITS FOR ADDITIONAL REQUIREMENTS.
7. TEMPORARY EROSION CONTROL DEVICES SHALL BE PLACED, MAINTAINED AND ADJUSTED AS NECESSARY RELATIVE TO EACH DAILY ACTIVE WORKING AREA AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED SWPPP AND THE PROJECT PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL TEMPORARY EROSION CONTROL MEASURES.
9. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE APPROXIMATE AND MAY BE ADJUSTED BY AN AMENDED SWPPP, DIRECTED BY THE ENGINEER OR DIRECTED BY THE PROJECT QSP.
10. CHECK DAMS SHALL BE INSTALLED AT A SEPARATION DISTANCE SO THAT THE TOP OF THE DOWNSTREAM CHECK DAM IS AT THE SAME ELEVATION AS THE BOTTOM OF THE UPSTREAM CHECK DAM.

LEGEND

- TEMPORARY SILT FENCE
- CLF — TEMPORARY CONSTRUCTION LIMIT FENCE
- TEMPORARY FIBER ROLL
- X — TEMPORARY CHAIN LINK FENCE
- TEMPORARY CHECK DAM
- TEMPORARY DRAINAGE INLET PROTECTION
- TEMPORARY STAGING AND STORAGE AREA
- TEMPORARY CONSTRUCTION ENTRANCE
- WATERS OF THE UNITED STATES
- WETLANDS AREA
- RIPARIAN AREA

0 50 100
HORIZONTAL SCALE: 1" = 50'

95% DESIGN - NOT FOR CONSTRUCTION

BMP SHEET 2

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
BMP-2

SHEET NUMBER
6

Plot Stamp: 3/11/2022 3:49:43 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_BMP.dwg, Tab: BMP-2

EMERALD BAY RD

PROTECT IN PLACE
THIS SEGMENT OF EX TRAIL

EX. ROCK-LINED DITCH,
REMOVE AND DISPOSE
(TYP)

EX. CONCRETE,
REMOVE AND DISPOSE

EX. ROCK-LINED DITCH,
PROTECT IN PLACE

EX. SD PIPE,
REMOVE AND DISPOSE

PROTECT IN PLACE
EX SD PIPE AND
STRUCTURES

EX. SD STRUCTURE,
TIE-IN TO

EX. SD PIPE,
REMOVE AND DISPOSE

EX. BASIN TO BE FILLED.
REFER TO GRADING SHEETS
C-19 AND C-20 FOR
ADDITIONAL INFORMATION.

EX. SD STRUCTURE,
REMOVE AND DISPOSE

EX. SD PIPE,
REMOVE AND DISPOSE

SALVAGE AND RELOCATE EX BOULDERS FOR
INCORPORATION INTO PROPOSED WORK AS
SHOWN AND DIRECTED BY THE ENGINEER.
(TYP.)

EX. BASIN TO BE FILLED.
REFER TO GRADING SHEET
C-2 FOR ADDITIONAL
INFORMATION.

SEE SHEET DEMO-2

SALVAGE AND RELOCATE EX BOULDERS FOR
INCORPORATION INTO PROPOSED WORK AS
SHOWN AND DIRECTED BY THE ENGINEER.
(TYP.)

EX. SSMH,
PROTECT IN PLACE,
RAISE/LOWER RIM TO FINISH GRADE
AS NEEDED

EX. UTILITY POLE,
PROTECT IN PLACE

EX. ASPHALT CONCRETE PAVEMENT,
REMOVE AND DISPOSE

EX. FENCE,
REMOVE AND DISPOSE PORTION
±183 LF

REMOVE TREE,
(TYP.)

B ST

023-081-005
CSLT

023-430-040
CTC

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

DEMO QUANTITIES		
ITEM DESCRIPTION	UNIT	QUANTITY*
REMOVE ASPHALT CONCRETE PAVEMENT	SF	±10,318
REMOVE EX. CONCRETE STRUCTURE	EA	3
REMOVE EX. SD STRUCTURE	EA	2
REMOVE EX. SD PIPE	LF	±132
REMOVE AND DISPOSE ROCK–LINED DITCH	SF	±1,785
REMOVE AND DISPOSE FENCE	LF	±183
REMOVE TREE (6"–9")	EA	49
REMOVE TREE (10"–18")	EA	46
REMOVE TREE (19"–24")	EA	10
REMOVE TREE (25"–35")	EA	3
REMOVE TREE (36"+)	EA	0
REMOVE STUMP	EA	1

0 30 60
HORIZONTAL SCALE: 1" = 30'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DEMO SHEET 1
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
#######

SHEET NUMBER
7

LAND USE #

Plot Stamp: 3/11/2022 3:53:41 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DEMO.dwg, Tab: DEMO-1

BARTON AVE

HELEN AVE

EX. SSMH,
PROTECT IN PLACE,
RAISE/LOWER RIM TO FINISH GRADE AS NEEDED

EX. SD VAULT,
REMOVE EXISTING COVER AND RETROFIT W/ STEEL FLAT TOP COVER, 2'x2' FRAME AND LOCKING HINGE OPENING

EX. 60"X39" CMP SD PIPE,
REMOVE AND DISPOSE PORTION OF EX SD PIPE,
±84 LF

SALVAGE AND RELOCATE EX BOULDERS FOR INCORPORATION INTO PROPOSED WORK AS SHOWN AND DIRECTED BY THE ENGINEER. (TYP.)

SEE SHEETS C-4 AND C-5 FOR DEMOLITION ITEMS ON BARTON AVE AND HELEN BASIN SD STRUCTURES

EX. SSMH,
PROTECT IN PLACE,
RAISE/LOWER RIM TO FINISH GRADE AS NEEDED

EX. ASPHALT CONCRETE PAVEMENT,
REMOVE AND DISPOSE

SEE SHEET DEMO-1

REMOVE TREE (TYP.)

EX. REMNANT CONCRETE STRUCTURE,
REMOVE AND DISPOSE

TREES NOT SURVEYED SHALL BE VERIFIED IN THE FIELD FOR REMOVAL. TREES NOT IDENTIFIED FOR REMOVAL SHALL REMAIN (TYP.)

DEMO QUANTITIES

ITEM DESCRIPTION	UNIT	QUANTITY*
REMOVE ASPHALT CONCRETE PAVEMENT	SF	±7,865
REMOVE EX. CONCRETE STRUCTURE	EA	1
REMOVE EX. SD STRUCTURE	EA	1
REMOVE EX. SD PIPE	LF	±84
REMOVE AND SALVAGE ROCK–LINED DITCH	SF	0
REMOVE TREE (6"–9")	EA	36
REMOVE TREE (10"–18")	EA	76
REMOVE TREE (19"–24")	EA	10
REMOVE TREE (25"–35")	EA	7
REMOVE TREE (36"+)	EA	3
REMOVE STUMP	EA	0

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

0 30 60
HORIZONTAL SCALE: 1" = 30'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DEMO SHEET 2

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
DEMO-2

SHEET NUMBER
8

LAND USE #

Plot Stamp: 3/11/2022 3:54:02 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVSG_DEMO.dwg, Tab: DEMO-2

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

LEGEND:

AREAS OF CUT

AREAS OF FILL



0 60 120
HORIZONTAL SCALE: 1" = 60'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno

LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT OVERVIEW GRADING PLAN
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
G-1

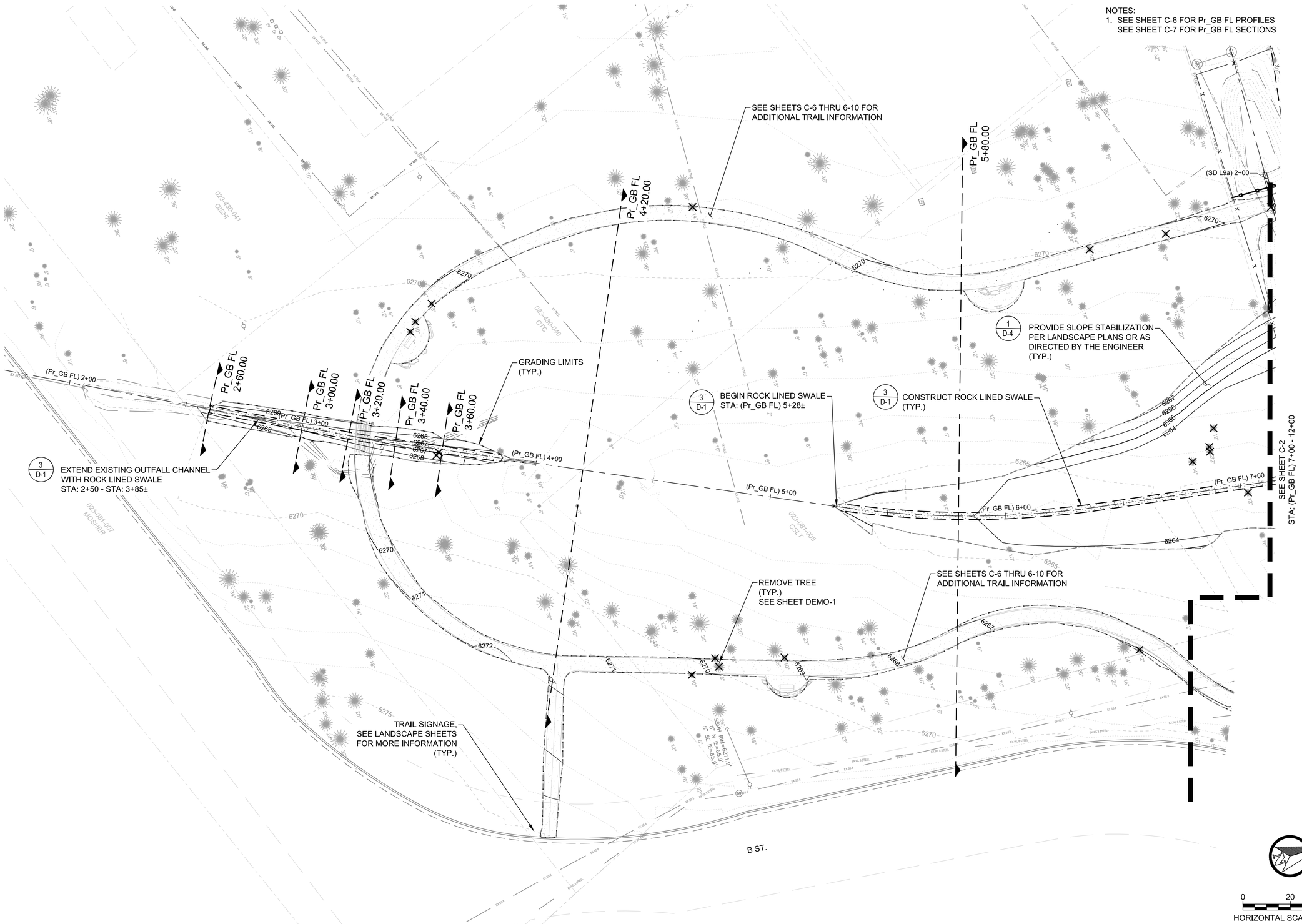
SHEET NUMBER
9

Plot Stamp: 3/11/2022 3:54:59 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-SD.dwg, Tab: G-1

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTES:
1. SEE SHEET C-6 FOR Pr_GB FL PROFILES
   SEE SHEET C-7 FOR Pr_GB FL SECTIONS



0 20 40
HORIZONTAL SCALE: 1" = 20'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT SD AND BASIN GRADING SHEET 1
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-1
SHEET NUMBER	10

Plot Stamp: 3/11/2022 3:55:28 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-SD.dwg, Tab: C-1

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTES:
1. SEE SHEET C-6 FOR Pr_GB FL PROFILES
   SEE SHEETS C-7 AND C-8 FOR Pr_GB FL SECTIONS
2. SEE LANDSCAPE SHEETS FOR SITE AMENITIES / FURNISHINGS

(SD L9b) 1+00
(SD L9a) 1+00
(SD L9b) 2+00
(SD L9a) 2+00
(SD L9b) 3+00
(SD L9a) 3+50
(SD L9b) 4+00
(SD L9b) 4+50
Pr_GB FL 7+40.00
Pr_GB FL 9+00.00
Pr_GB FL 10+60.00
(Pr_GB FL) 7+00
(Pr_GB FL) 8+00
(Pr_GB FL) 9+00
(Pr_GB FL) 10+00
(Pr_GB FL) 11+00
(Pr_GB FL) 12+00

REMOVE EX. SD PIPE.
SEE DEMO SHEET 2.

INSTALL 18" Ø RCP STORM DRAIN PIPE (2 D-3)
194 LF±
CONNECT TO EX. SD STRUCTURE

TRAIL AMENITIES AND SITE FURNISHINGS. SEE LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION

SEE SHEETS C-6 THRU 6-10 FOR ADDITIONAL TRAIL INFORMATION

RETROFIT EX. SD VAULT W/ STEEL FLAT TOP COVER, 2'x2' FRAME AND LOCKING HINGE OPENING (1 D-5) (SIMILAR)

INSTALL LIGHT POST (TYP.)
SEE ELECTRICAL SHEETS FOR EXACT LOCATION AND ADDITIONAL INFORMATION

INSTALL FES AT PIPE OUTLET (5 D-6)

TIE-IN TO EXISTING SD STRUCTURE

INSTALL FENCE, MATCH EX. 34 LF ±

INSTALL 3-WAY WYE FITTING
CONNECT EX. 12" Ø SD PIPE TO PROPOSED 18" Ø SD PIPE

INSTALL 18" Ø HDPE STORM DRAIN PIPE (2 D-3)
74 LF±

INSTALL FES AT PIPE OUTLET (5 D-6)

(1 D-4) PROVIDE SLOPE STABILIZATION PER LANDSCAPE PLANS OR AS DIRECTED BY THE ENGINEER (TYP.)

CUT EX. SD PIPE.
SEE DEMO SHEET 2.
ADD FES AND RIP RAP DISSIPATOR (5 D-6)

SEE SHEET C-1
STA: (Pr_GB FL) 2+00 - 7+00

SEE SHEETS C-6 THRU 6-10 FOR ADDITIONAL TRAIL INFORMATION

EX. TRAIL TO BE REMOVED (TYP.) SEE DEMO SHEET 1

ADD FES TO EX SD PIPE (5 D-6)

CONSTRUCT ROCK LINED SWALE (TYP.) (4 D-6)

REMOVE TREE (TYP.)
SEE SHEETS DEMO-1 & DEMO-2

GRADING LIMITS (TYP.)

REMOVE EX SD PIPE, RESTORE GRADING.
SEE SHEET DEMO-2

SEE SHEETS C-6 THRU C-10 FOR ADDITIONAL TRAIL INFORMATION

EX. SD NETWORK. PROTECT IN PLACE (TYP.)

SEE SHEET C-3
STA: (Pr_GB FL) 12+25 - 17+00

IE: 6261.0'

MC DONALDS CORPORATION 023-381-002
MC DONALDS CORPORATION 023-381-003 CSLT
CASANOVAS 023-381-009

HORIZONTAL SCALE: 1" = 20'

95% DESIGN - NOT FOR CONSTRUCTION

Plot Stamp: 3/11/2022 3:56:03 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-SD.dwg, Tab: C-2

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT SD AND BASIN GRADING SHEET 2
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DESCRIPTION	DATE	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-2

SHEET NUMBER
11

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTES:
1. SEE SHEET C-6 FOR Pr_GB FL PROFILES
   SEE SHEET C-8 FOR Pr_GB FL SECTIONS
2. SEE LANDSCAPE SHEETS FOR SITE AMENITIES / FURNISHINGS

Pr_GB FL 12+20.00
Pr_GB FL 13+80.00
Pr_GB FL 15+40.00
BARTON AVE
SEE SHEET C-4 FOR BARTON AVE IMPROVEMENTS
REMOVE TREE (TYP.) SEE SHEET DEMO-2
SEE SHEET C-2 STA: (Pr_GB FL) 7+00 - 12+25
(Pr_GB FL) 11+00
(Pr_GB FL) 12+00
(Pr_GB FL) 13+00
(Pr_GB FL) 14+00
(Pr_GB FL) 15+00
(Pr_GB FL) 16+00
(Pr_GB FL) 17+00
GRADING LIMITS (TYP.)
1 / D-9 MINOR ROCKERY WALL
4 / D-6 CONSTRUCT ROCK LINED SWALE (TYP.)
1 / D-4 PROVIDE SLOPE STABILIZATION PER LANDSCAPE PLANS OR AS DIRECTED BY THE ENGINEER (TYP.)
SEE SHEETS C-6 THRU C-10 FOR ADDITIONAL BOARDWALK INFORMATION
SEE SHEETS C-6 THRU C-10 FOR ADDITIONAL TRAIL INFORMATION
4 / D-6 END ROCK LINED SWALE STA: (PR_GB FL) 15+74±
PRESERVE EXISTING BASIN OUTSIDE OF GRADING LIMITS
GRADING LIMITS (TYP.)
SEE SHEET C-4 STA: (Pr_GB FL) 16+25 - 18+31
TRAIL SIGNAGE, SEE LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION (TYP.)
INSTALL LIGHT POST (TYP.) SEE ELECTRICAL SHEETS FOR EXACT LOCATION AND ADDITIONAL INFORMATION
TRAIL AMENITIES AND SITE FURNISHINGS. SEE LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION

0 20 40
HORIZONTAL SCALE: 1" = 20'

95% DESIGN - NOT FOR CONSTRUCTION

Plot Stamp: 3/11/2022 3:56:34 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-SD.dwg, Tab: C-3

Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT SD AND BASIN GRADING SHEET 3
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-3

SHEET NUMBER
12

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.

DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	5560
REMOVE AND DISPOSE SD DI	EA	1
REMOVE AND DISPOSE SD PIPE	LF	107
REMOVE TREE (10" AND SMALLER)	EA	4
REMOVE TREE (11" TO 23")	EA	5
REMOVE TREE (24" AND LARGER)	EA	1

NOTES:
1. SEE SHEET C-9 FOR STORM DRAIN (SD-M10) PROFILE AND (SD-M10a) PROFILE SEE SHEET C-10 FOR STORM DRAIN LATERAL (SD-L9) PROFILE AND (SD-L10) PROFILE
2. SEE LANDSCAPE SHEETS FOR SITE AMENITIES / FURNISHINGS

REMOVE AND DISPOSE EX FENCE AS REQUIRED FOR CONSTRUCTION OF PROPOSED TRAIL

PRESERVE EXISTING BASIN/MEADOW
BASIN TOP ELEVATION: 6,265'
BASIN BOTTOM ELEVATION: 6,254.5'
BASIN TOP AREA: 181,387 SF
BASIN BOTTOM AREA: 3,083 SF
BASIN CAPACITY: 25,925 CY
BASIN CAPACITY TO OUTLET: 7,119 CY
EMERGENCY OVERFLOW: 6264.5'
SECONDARY OUTLET ELEV: 6263.5'
BASIN OUTLET ELEV: 6261'

CONSTRUCT OVERFLOW WEIR (4/D-10)
WEIR ELEV: 6264.5'

INSTALL BASIN OUTLET STRUCTURE (1/D-5)
(OUTLET STRUCTURE 5)
STA: (SD M10a) 1+08.05, 0.00'RT.
OUTLET BOX ONLY -
NO LOW FLOW OUTLET

SALVAGE AND RESET EX. POSTS

END ROCK LINED SWALE (4/D-6)
STA: (PR_GB FL) 15+74±

PRESERVE EXISTING BASIN OUTSIDE OF GRADING LIMITS

GRADING LIMITS (TYP.)

SEE SHEET C-3
STA: (Pr_GB FL) 12+25 - 16+25

TRAIL SIGNAGE, SEE LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION (TYP.)

(1/D-4) PROVIDE SLOPE STABILIZATION PER LANDSCAPE PLANS OR AS DIRECTED BY THE ENGINEER (TYP.)

SITE FURNISHINGS, SEE LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION (TYP.)

(2/D-3) REMOVE AND DISPOSE EX SD PIPE
INSTALL 30" Ø CLASS IV RCP STORM DRAIN PIPE
115 LF±

REMOVE AND DISPOSE EX. SD INLET AND SD PIPE

INSTALL 30" Ø HDPE STORM DRAIN PIPE (2/D-3)
101 LF±

INSTALL 60"ø STORM DRAIN MANHOLE (SDMH 30a) (1/D-2)
STA: (SD M10a) 2+13.59, 0.00'

INSTALL 18" Ø HDPE STORM DRAIN PIPE (2/D-3)
8 LF±

INSTALL DRAINAGE INLET TYPE 2 (DI 29) (1/D-3)
STA: (SD M10a) 2+20.44, 10.32' RT.

INSTALL 30" Ø CLASS IV RCP STORM DRAIN PIPE (2/D-3)
24 LF±

INSTALL 96"ø STORM DRAIN MANHOLE (SDMH 30) (2/D-2)
STA: (SD-M10) 2+80.53, 0.00'

INSTALL 30" Ø CLASS IV RCP STORM DRAIN PIPE (2/D-3)
69 LF±

REMOVE AND DISPOSE PORTION OF EX SD PIPE LOCATED WITHIN PUBLIC RIGHT OF WAY. PORTION OF EX SD PIPE LOCATED IN PRIVATE PARCEL TO BE ABANDONED IN PLACE AND PLUGGED WITH SLURRY CEMENT BACKFILL.

SEE SHEETS C-6 THRU C-10 FOR ADDITIONAL TRAIL INFORMATION

REMOVE AND DISPOSE EX SD DI
INSTALL DRAINAGE INLET TYPE 2 (DI 31) (1/D-3)
STA: (SD L10) 1+06.61, 0.00'

CONSTRUCT ROAD SHOULDER STABILIZATION, PERMEABLE GRAVEL PAVERS & CONCRETE EDGING. (4/D-7)
1200 SF, 300 LF

REMOVE AND DISPOSE EX SD PIPE

REMOVE AND DISPOSE EX SD JUNCTION CONCRETE STRUCTURE AND PIPE

REMOVE AND DISPOSE EX SD DI, (1/D-3)
INSTALL DRAINAGE INLET TYPE 1 (DI 30)
STA: (SD-M10) 3+52.71, 5.70'RT.

REMOVE AND DISPOSE EX SD PIPE, (2/D-3)
INSTALL 18" Ø HDPE STORM DRAIN PIPE
3 LF±

INSTALL 60" ø STORM DRAIN MANHOLE (SDMH 31) (1/D-2)
STA: (SD-M10) 3+56.25, 0.11'LT.

REMOVE AND DISPOSE EX SD PIPE, (2/D-3)
INSTALL 18" Ø HDPE STORM DRAIN PIPE
23 LF±

REMOVE AND DISPOSE EX BASIN OUTLET STRUCTURE
INSTALL BASIN OUTLET STRUCTURE (1/D-5)
(OUTLET STRUCTURE 4a)
STA: (SD-M10) 1+59.68, 0.00'

INSTALL 6" Ø HDPE STORM DRAIN PIPE (2/D-3)
29 LF±

EXISTING 48" ø STORM DRAIN MANHOLE (OUTLET STRUCTURE 4) (1/D-5)
STA: (SD-M10) 1+26.60, 0.00'

RESTORE BASIN AND BERM TO NATURAL CONDITIONS AFTER CONSTRUCTION OF PROPOSED BASIN OUTLET WORKS

(2/D-3) INSTALL 30" Ø HDPE STORM DRAIN PIPE
193 LF±

(5/D-8) AC PAVEMENT REMOVAL/PATCH LIMITS (SHADING TYP.)
SEE DEMO QUANTITY TABLE

SEE SHEET C-5
STA: (SD-M10) 5+20 - 8+50

HORIZONTAL SCALE: 1" = 20'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT SD AND BASIN GRADING SHEET 4
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
CITY OF SOUTH LAKE TAHOE

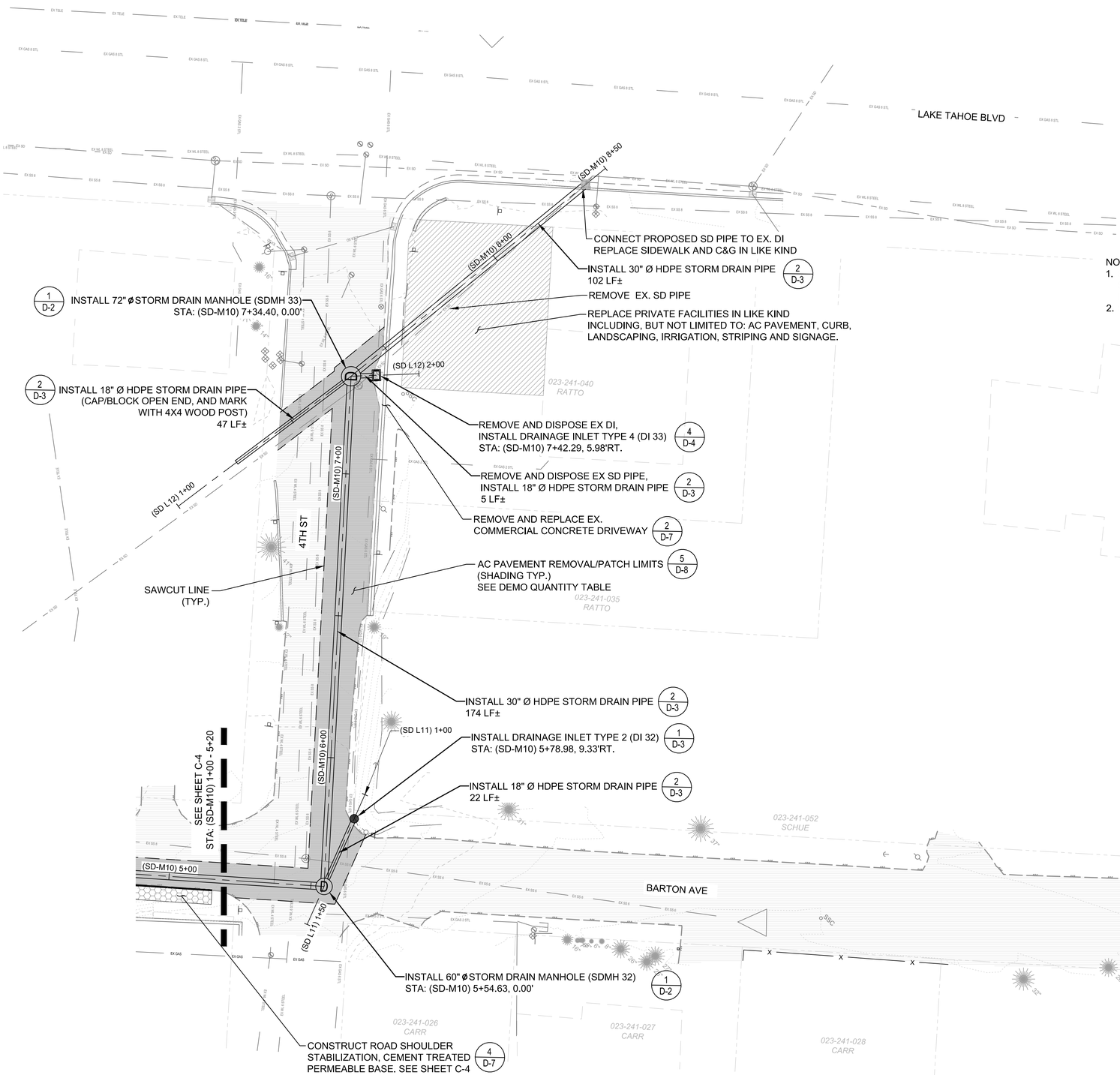
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-4
SHEET NUMBER	13

Plot Stamp: 3/11/2022 3:57:05 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-SD.dwg, Tab: C-4

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



DEMOLITION ITEMS		
ITEM	UNIT	TOTAL QUANTITY
REMOVE AND DISPOSE AC PAVEMENT	SF	3235
REMOVE AND DISPOSE SD DI	EA	1
REMOVE AND DISPOSE SD PIPE	LF	107

CAUTION! ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY UTILITY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITY SERVICES AND MAINS ARE SHOWN ON THESE PLANS.

NOTES:
1. SEE SHEET C-9 FOR 4TH STREET STORM DRAIN (SD-M10) PROFILE
   SEE SHEET C-10 FOR STORM DRAIN LATERALS (SD-L11) AND (SD-L12) PROFILES
2. SEE LANDSCAPE SHEETS FOR SITE AMENITIES / FURNISHINGS

0 20 40
HORIZONTAL SCALE: 1" = 20'

95% DESIGN - NOT FOR CONSTRUCTION

4TH STREET STORM DRAIN PLAN
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

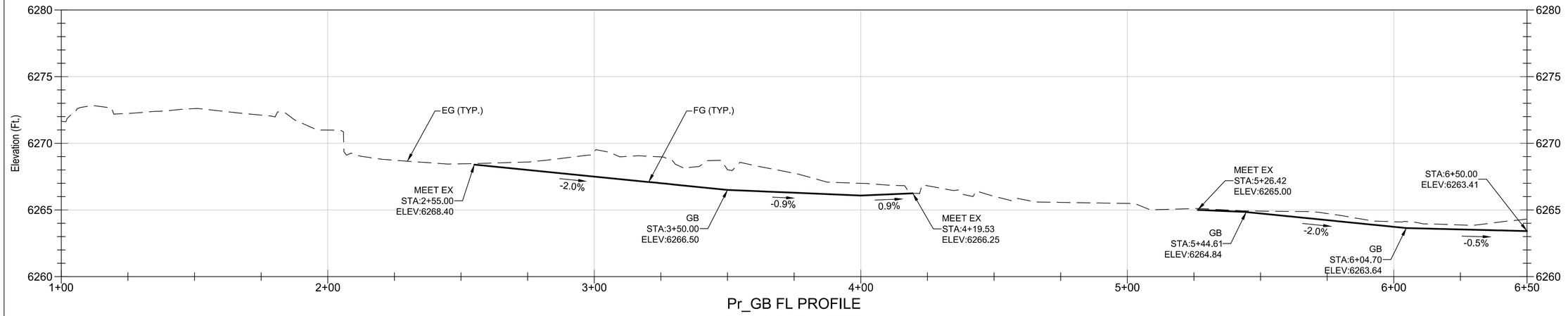
Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-5
SHEET NUMBER	14

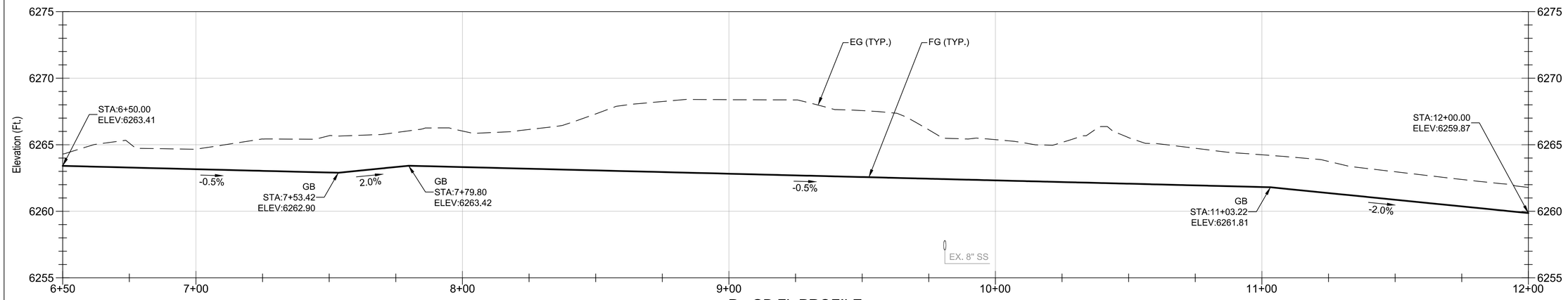
Plot Stamp: 3/11/2022 3:57:33 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\03 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-SD.dwg, Tab: C-5

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

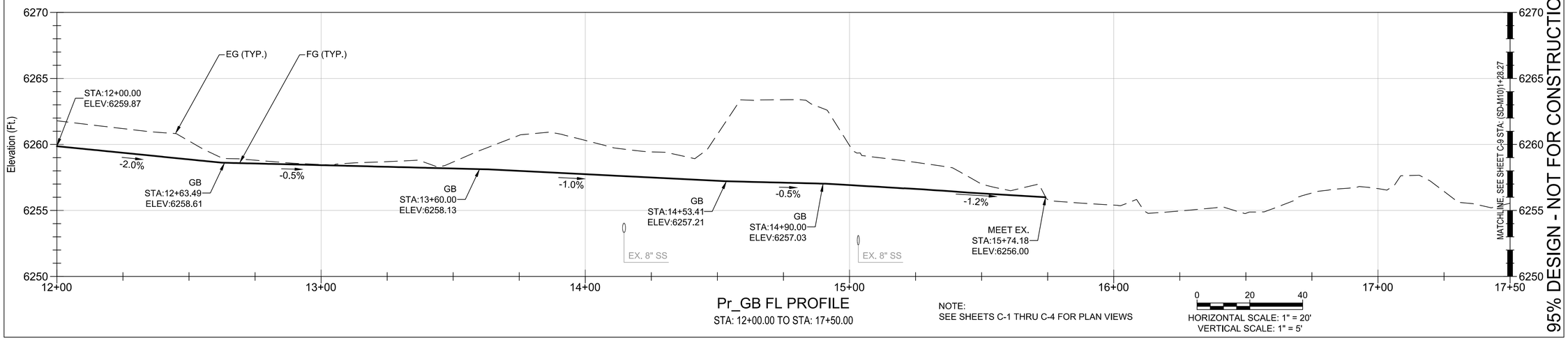
** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK



Pr_GB FL PROFILE
STA: 1+00.00 TO STA: 6+50.00



Pr_GB FL PROFILE
STA: 6+50.00 TO STA: 12+00.00



Pr_GB FL PROFILE
STA: 12+00.00 TO STA: 17+50.00

NOTE:
SEE SHEETS C-1 THRU C-4 FOR PLAN VIEWS

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

95% DESIGN - NOT FOR CONSTRUCTION

Plot Stamp: 3/11/2022 3:57:56 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-SD.dwg, Tab: C-6

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT DRAINAGE PROFILE
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

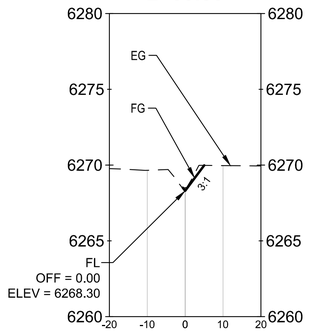
SHEET TITLE
C-6

SHEET NUMBER
15

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

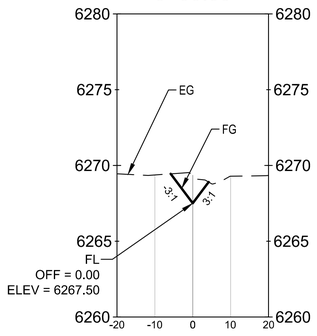
** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

2+60.00



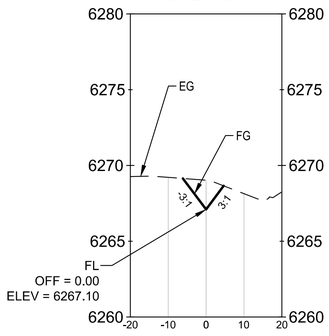
NOTE:
SEE SHEET C-1 FOR PLAN VIEW

3+00.00



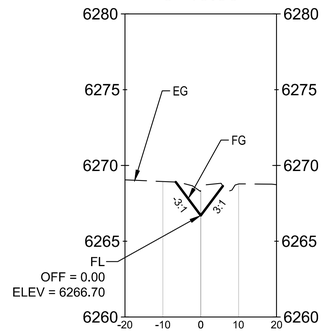
NOTE:
SEE SHEET C-1 FOR PLAN VIEW

3+20.00



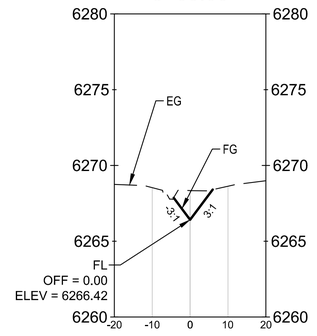
NOTE:
SEE SHEET C-1 FOR PLAN VIEW

3+40.00



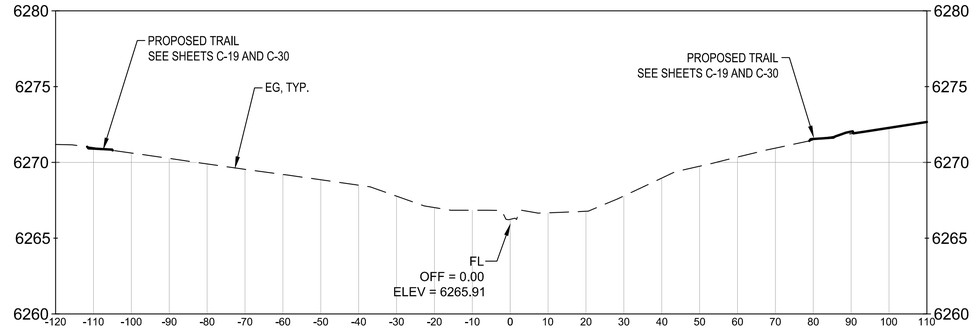
NOTE:
SEE SHEET C-9 FOR PLAN VIEW

3+60.00



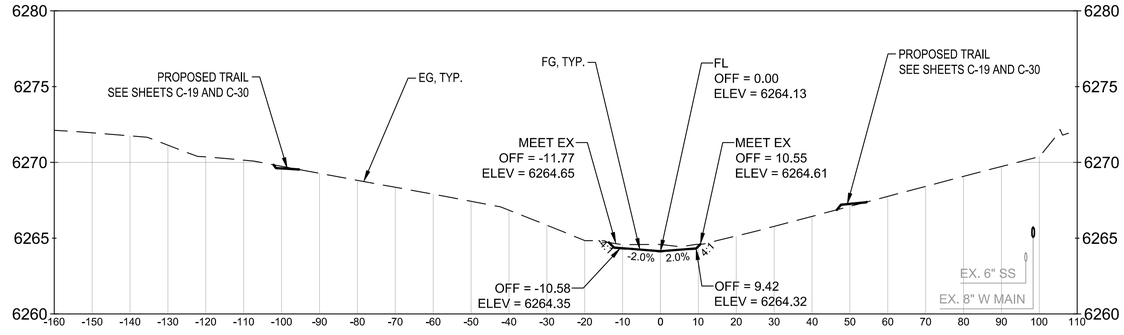
NOTE:
SEE SHEET C-1 FOR PLAN VIEW

4+20.00



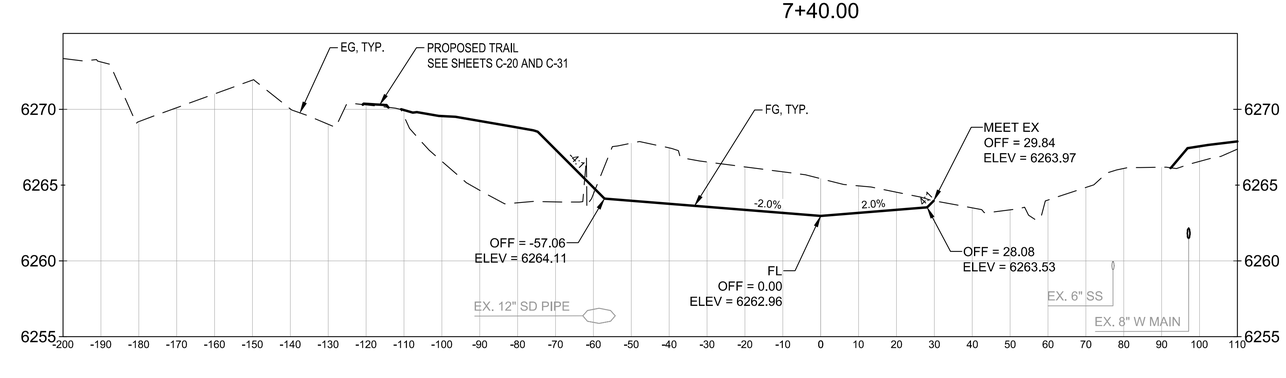
NOTE:
SEE SHEET C-1 FOR PLAN VIEW

5+80.00



NOTE:
SEE SHEET C-1 FOR PLAN VIEW

7+40.00



NOTE:
SEE SHEET C-2 FOR PLAN VIEW

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT DRAINAGE SECTIONS SHEET 1
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-7

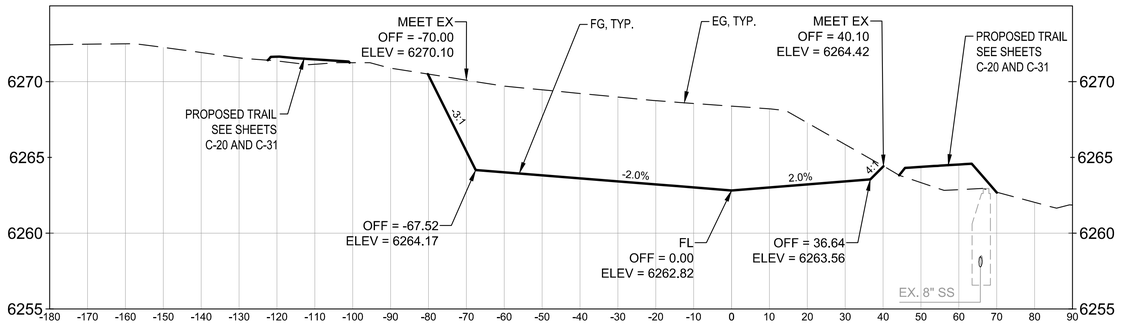
SHEET NUMBER
16

Plot Stamp: 3/11/2022 3:58:42 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-SD.dwg, Tab: C-7

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

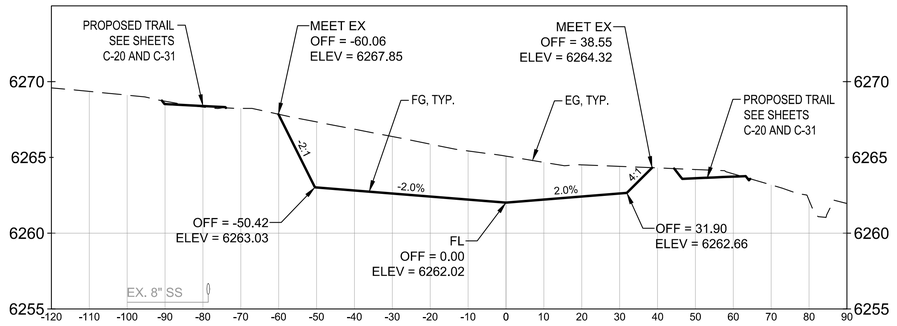
** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

9+00.00



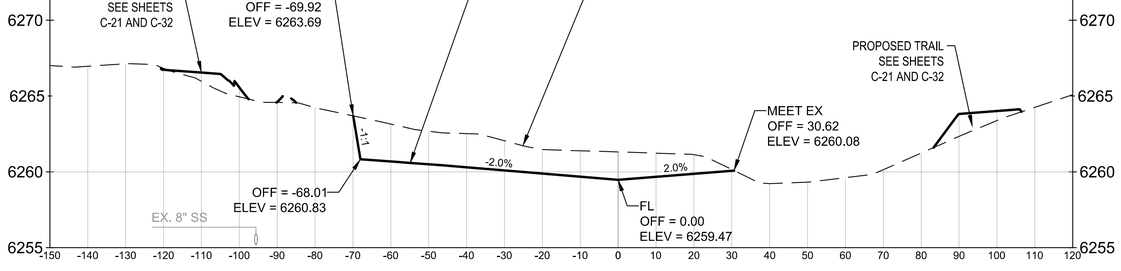
NOTE:
SEE SHEET C-2 FOR PLAN VIEW

10+60.00



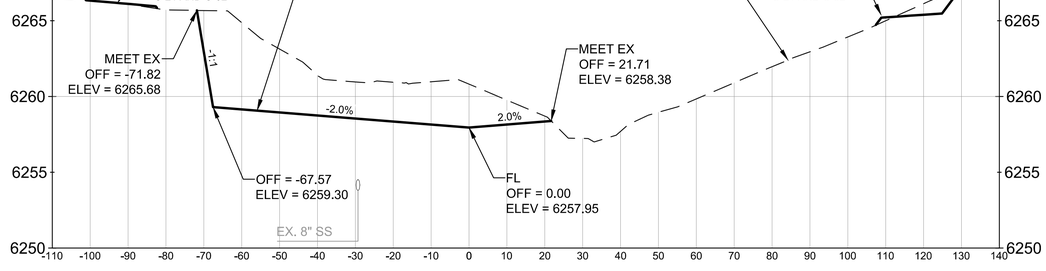
NOTE:
SEE SHEET C-2 FOR PLAN VIEW

12+20.00



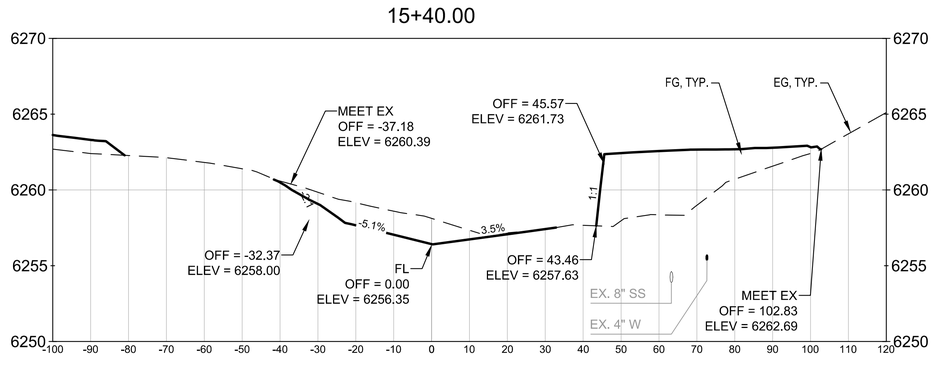
NOTE:
SEE SHEET C-3 FOR PLAN VIEW

13+80.00



NOTE:
SEE SHEET C-3 FOR PLAN VIEW

15+40.00



NOTE:
SEE SHEET C-3 FOR PLAN VIEW

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

95% DESIGN - NOT FOR CONSTRUCTION

GREENBELT DRAINAGE SECTIONS SHEET 2
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-8

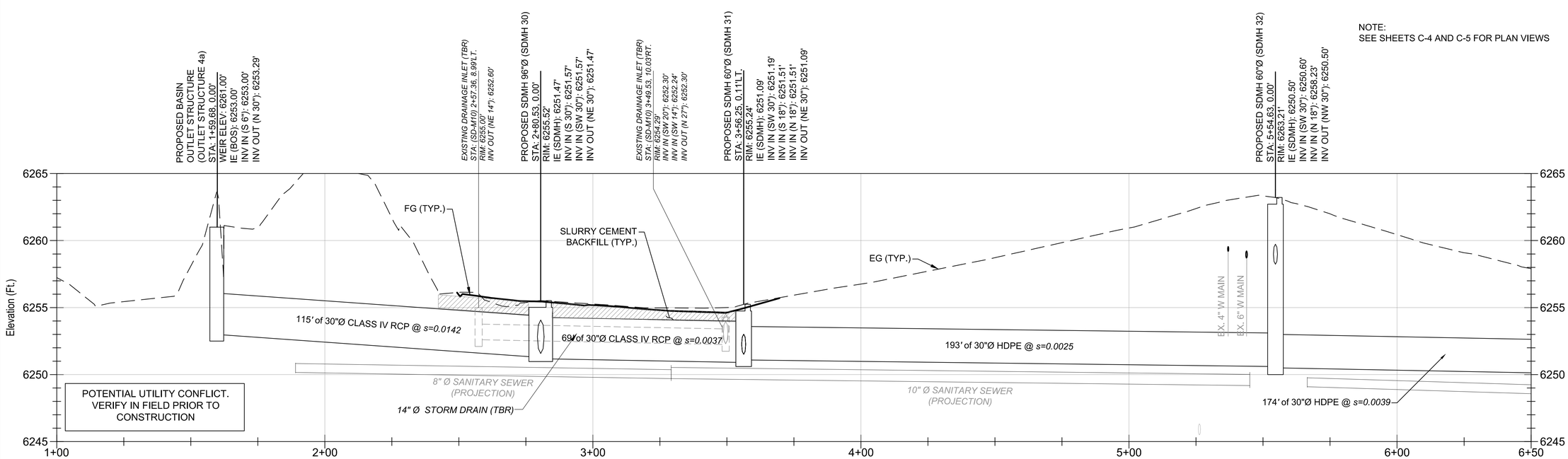
SHEET NUMBER
17

Plot Stamp: 3/11/2022 3:58:12 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-SD.dwg, Tab: C-8

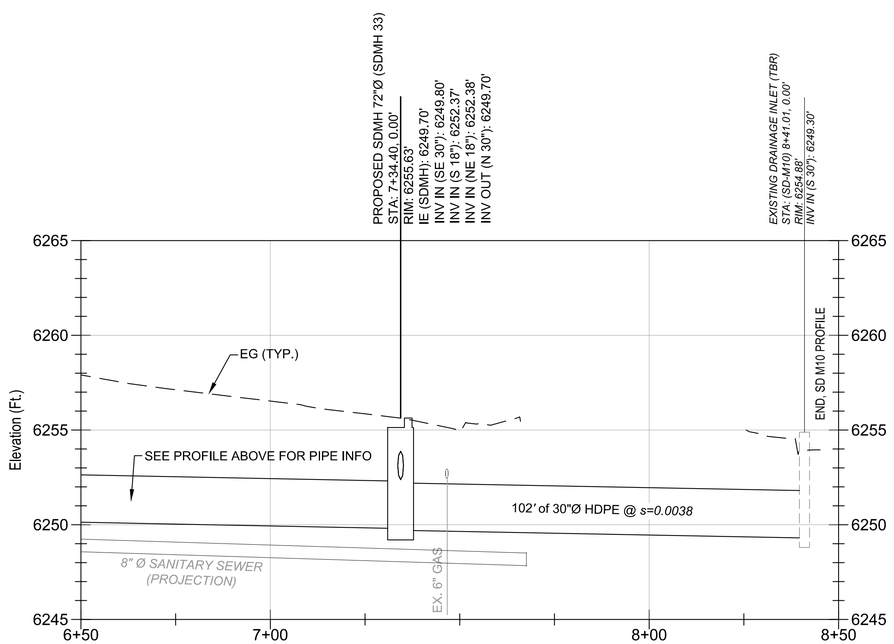
CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

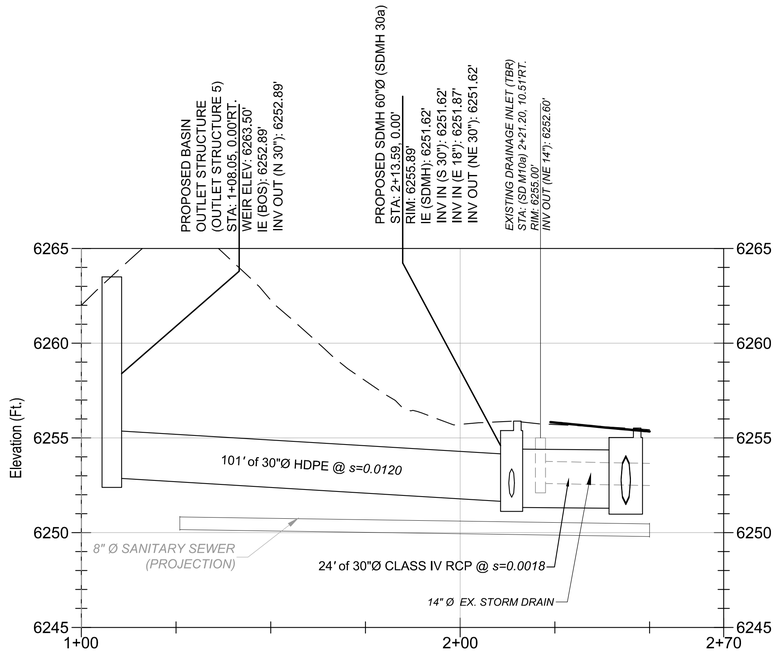
NOTE:
SEE SHEETS C-4 AND C-5 FOR PLAN VIEWS



SD-M10 PROFILE
STA: 1+00.00 TO STA: 6+50.00



SD-M10 PROFILE
STA: 6+50.00 TO STA: 8+50.00



SD M10a PROFILE
STA: 1+00.00 TO STA: 2+69.57

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

95% DESIGN - NOT FOR CONSTRUCTION

BARTON AVE TO 4TH ST SD PROFILES

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

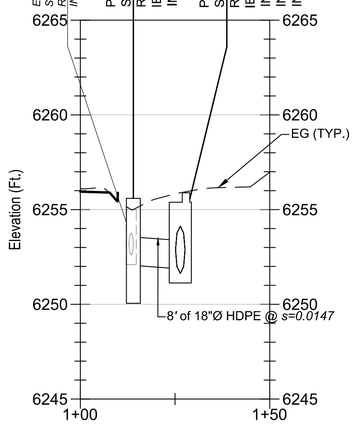
Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

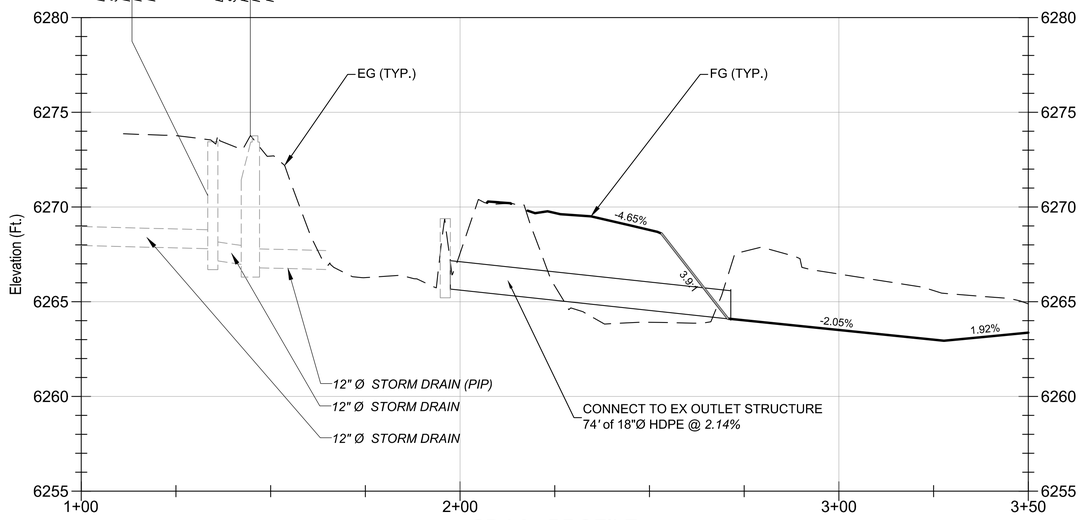
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-9
SHEET NUMBER	18

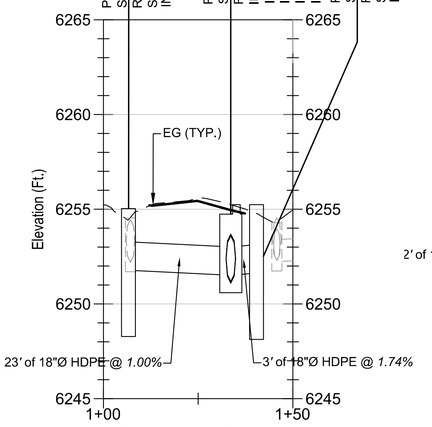
Plot Stamp: 3/11/2022 3:59:32 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-SD.dwg, Tab: C-9

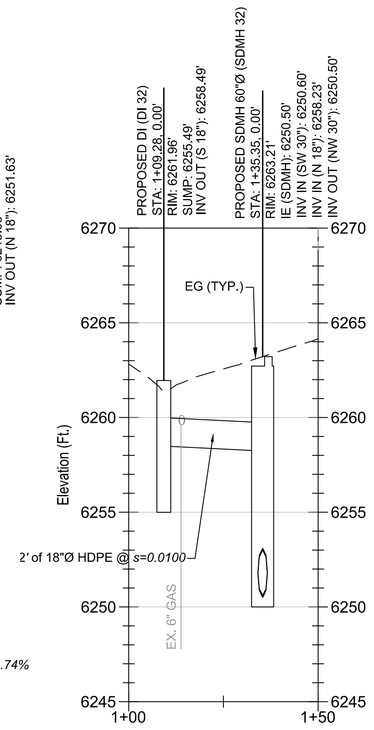
CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

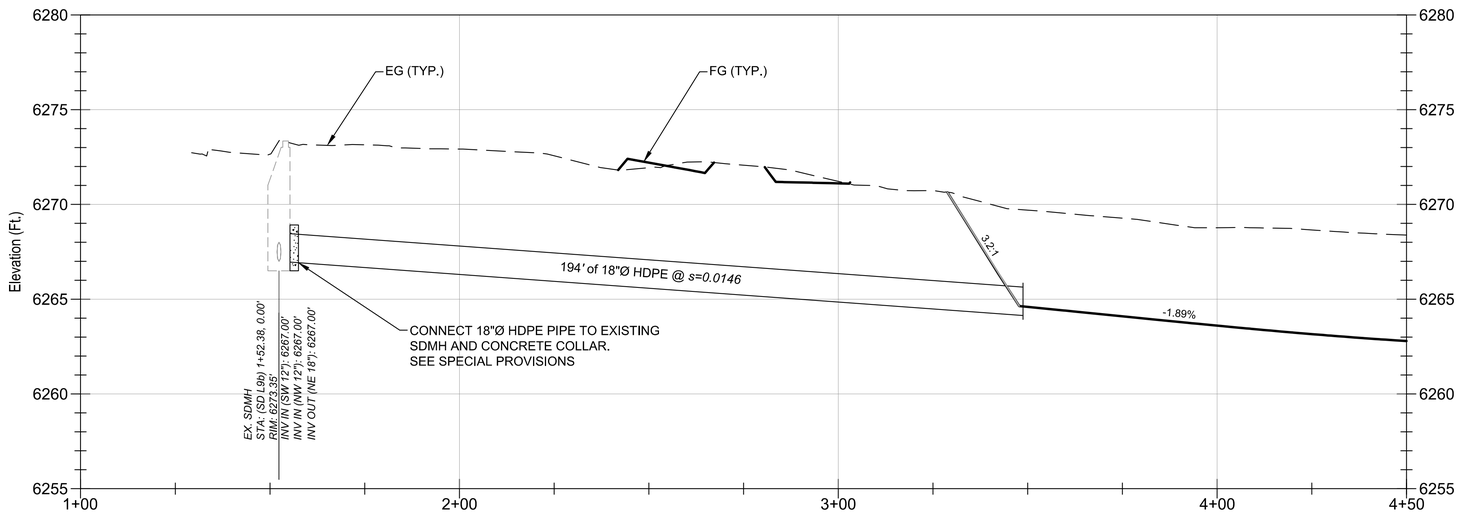
** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

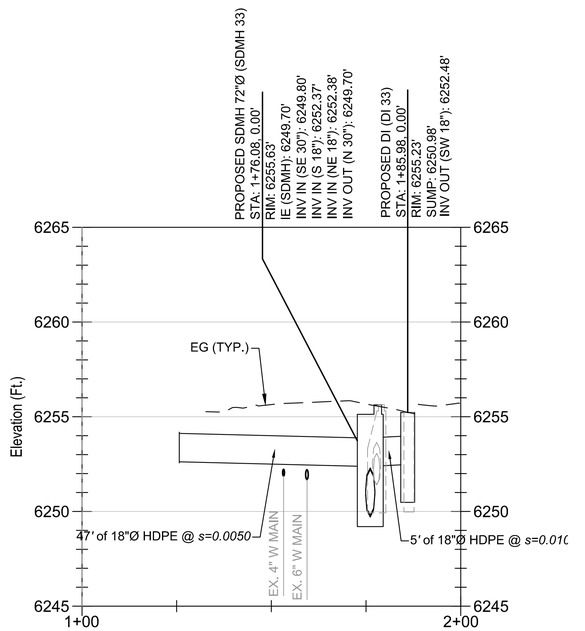












0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

95% DESIGN - NOT FOR CONSTRUCTION

BARTON AVE TO 4TH ST SD LATERAL PROFILES

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

Cardno

LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

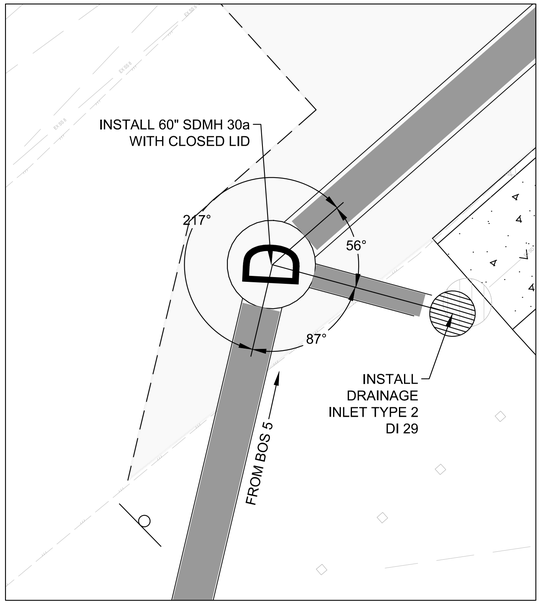
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

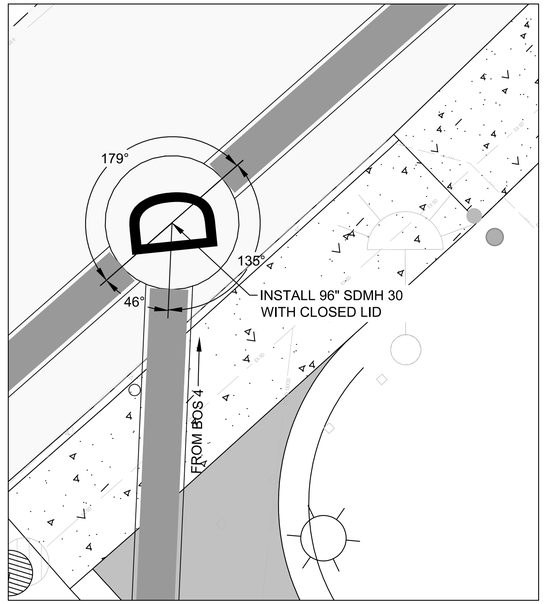
SHEET TITLE
C-10

SHEET NUMBER
19

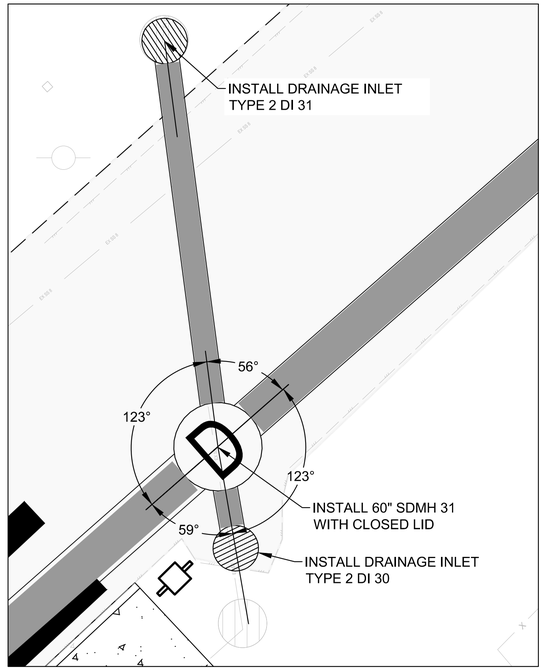
Plot Stamp: 3/11/2022 3:59:52 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-SD.dwg, Tab: C-10



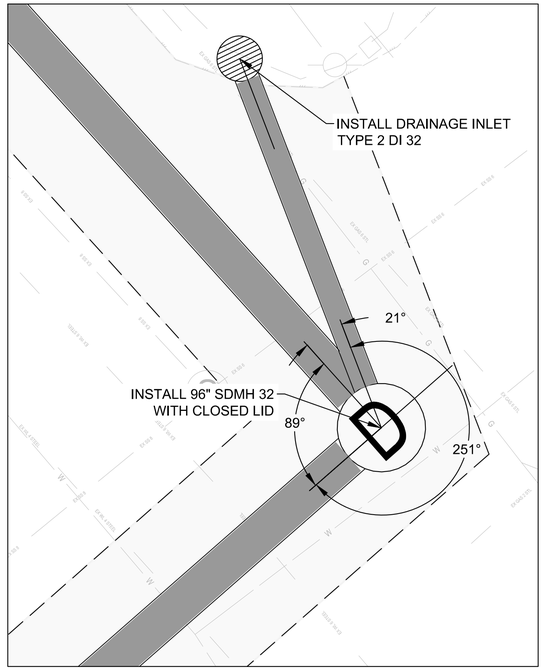
SDMH 30a, SEE SHEET C-4



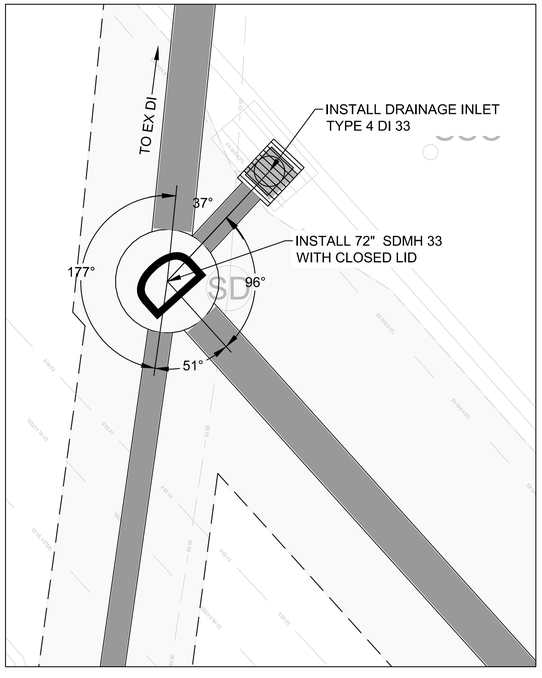
SDMH 30, SEE SHEET C-4



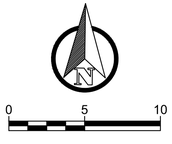
SDMH 31, SEE SHEET C-4



SDMH 32, SEE SHEET C-5



SDMH 33, SEE SHEET C-5



95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

MANHOLE ALIGNMENTS
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-11

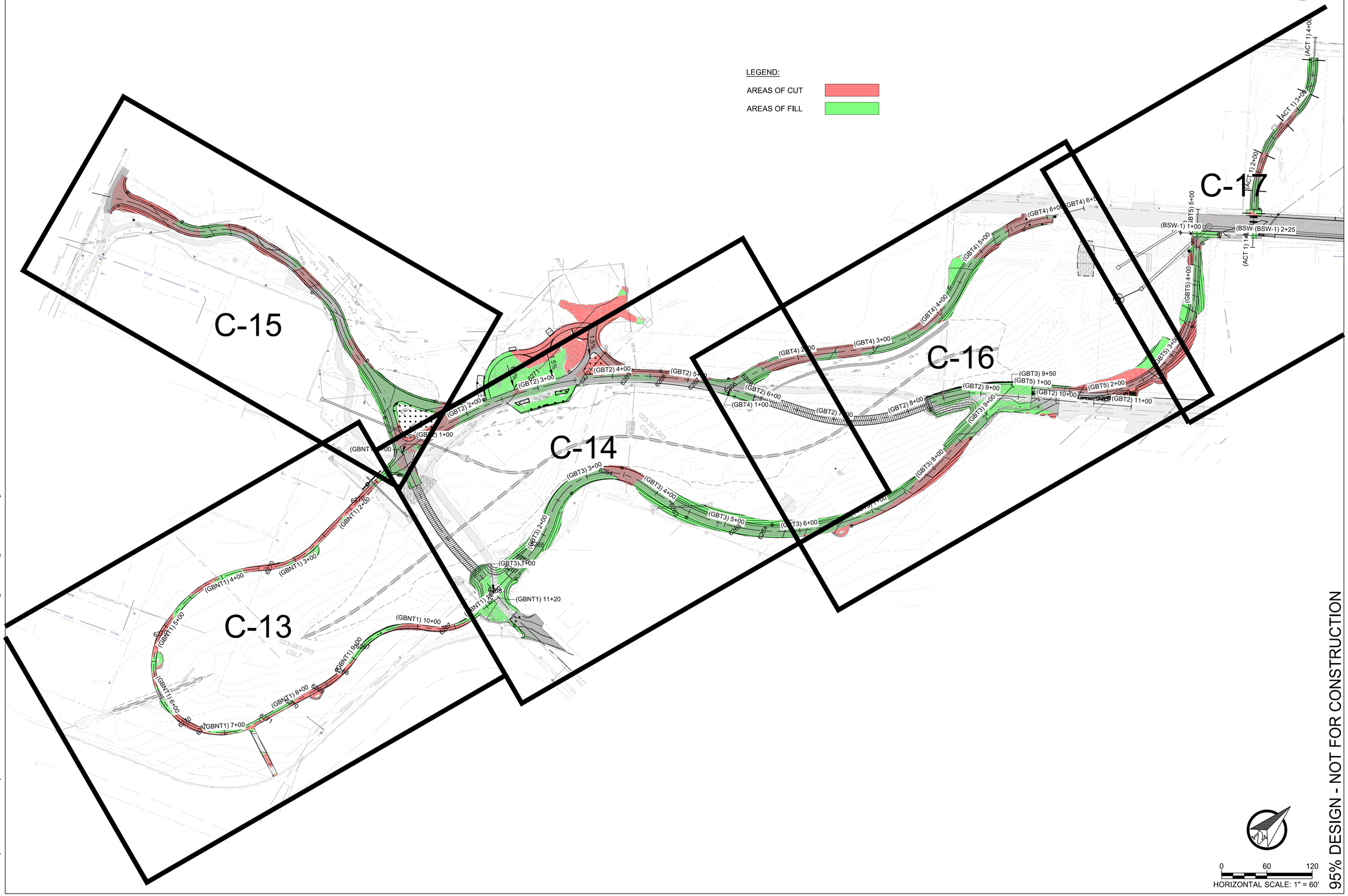
SHEET NUMBER
20

Plot Stamp: 3/11/2022 4:04:15 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_MANHOLE ALIGNMENTS.dwg, Tab: C-11

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

LEGEND:
AREAS OF CUT
AREAS OF FILL



95% DESIGN - NOT FOR CONSTRUCTION

0 60 120
HORIZONTAL SCALE: 1" = 60'

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT TRAILS OVERVIEW SHEET
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-12

SHEET NUMBER
21

Plot Stamp: 3/11/2022 4:12:31 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN+PROFILE_GREENBELT-TRAIL.dwg, Tab: C-12

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTES:
1. SEE SHEET C-21 FOR GBNT1 PROFILES
   SEE SHEET C-26 FOR GBNT1 SECTIONS
2. SEE "L" SHEETS FOR SITE AMENITIES / FURNISHINGS

FILL EX. BASIN AND GRADE TO MATCH ADJACENT PROPOSED TOPOGRAPHY. REFERENCE SHEET C-2 FOR ADDITIONAL INFORMATION.

INSTALL 8' WIDE DG TRAIL (2/D-6) (TYP.)

SEE SHEET C-14
STA: (GBNT1) 1+00 - 1+30

3/D-10 LOG DRAINAGE CROSSING 15' SPAN

GRADING LIMITS (TYP.)

INSTALL DG REST AREA ±187 SF

ROCK LINED SWALE SEE SHEET C-1

REMOVE TREE SEE DEMO SHEETS (TYP.)

INSTALL DG REST AREA ±97 SF

SEE SHEET C-14
STA: (GBNT1) 10+75 - 11+20

B ST.

0 20 40
HORIZONTAL SCALE: 1" = 20'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT TRAILS PLAN SHEET 1
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-13

SHEET NUMBER
22

Plot Stamp: 3/11/2022 4:13:04 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-13

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTES:
1. SEE SHEET C-18 FOR GBT1 PROFILES
   SEE SHEET C-22 FOR GBT1 SECTIONS
2. SEE SHEET C-18 AND C-19 FOR GBT2 PROFILES
   SEE SHEET C-23 FOR GBT2 SECTIONS
3. SEE SHEET C-19 FOR GBT3 PROFILE
   SEE SHEET C-24 FOR GBT3 SECTIONS
4. SEE SHEET C-21 FOR GBNT1 PROFILES
   SEE SHEET C-26 FOR GBNT1 SECTIONS
5. SEE "L" SHEETS FOR LANDSCAPE AND SITE FURNISHINGS / AMENITIES.

SEE SHEET C-15
STA: (GBT1) 1+00 - 6+50

SEE SHEET C-13
STA: (GBNT1) 1+30 - 10+75

SEE SHEET C-13
STA: (GBNT1) 10+75 - 11+30

EX. DIRT TRAIL (TYP.)

1 D-6 CONSTRUCT 12' WIDE AC MULTI-USE TRAIL

BEGIN BOARDWALK CONSTRUCT ABUTMENT 2 D-12
STA: 7+28.92
OFF: 0.00'

INSTALL ROCK SLOPE PROTECTION 5 D-1

1 D-12 CONSTRUCT BOARDWALK

EX. TRAIL TO BE REMOVED (TYP.) SEE DEMO SHEET 1

END BOARDWALK CONSTRUCT ABUTMENT 2 D-12
STA: 8+80.67
OFF: 0.00'

INSTALL ROCK SLOPE PROTECTION 5 D-1

GRADING LIMITS (TYP.)

INSTALL LIGHT POST (TYP.)
SEE ELECTRICAL SHEETS FOR EXACT LOCATION AND ADDITIONAL INFORMATION

CONSTRUCT PROPOSED PAVER JUNCTION AREA

INSTALL REMOVABLE BOLLARD (TYP.) 1 D-8

TIE-IN PROPOSED AC TRAIL WITH EXISTING B ST. PAVEMENT

EX. SD NETWORK. PROTECT IN PLACE (TYP.)

SD IMPROVEMENTS SEE SHEET C-2

ROCK LINED SWALE SEE SHEET C-2

REMOVE TREE SEE DEMO SHEETS (TYP.)

1 D-6 CONSTRUCT 12' WIDE AC MULTI-USE TRAIL

1 D-6 CONSTRUCT 12' WIDE AC MULTI-USE TRAIL

5 D-1 INSTALL ROCK SLOPE PROTECTION

BEGIN BOARDWALK CONSTRUCT ABUTMENT 2 D-12
STA: 5+90.28
OFF: 0.00'

1 D-12 CONSTRUCT BOARDWALK

SEE SHEET C-16
STA: (GBT2) 7+00 - 11+00

SEE SHEET C-16
STA: (GBT4) 2+00 - 5+84

SEE SHEET C-16
STA: (GBT3) 6+00 - 9+29

EX. CHANNEL

0 20 40
HORIZONTAL SCALE: 1" = 20'

95% DESIGN - NOT FOR CONSTRUCTION

GREENBELT TRAILS PLAN SHEET 2
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

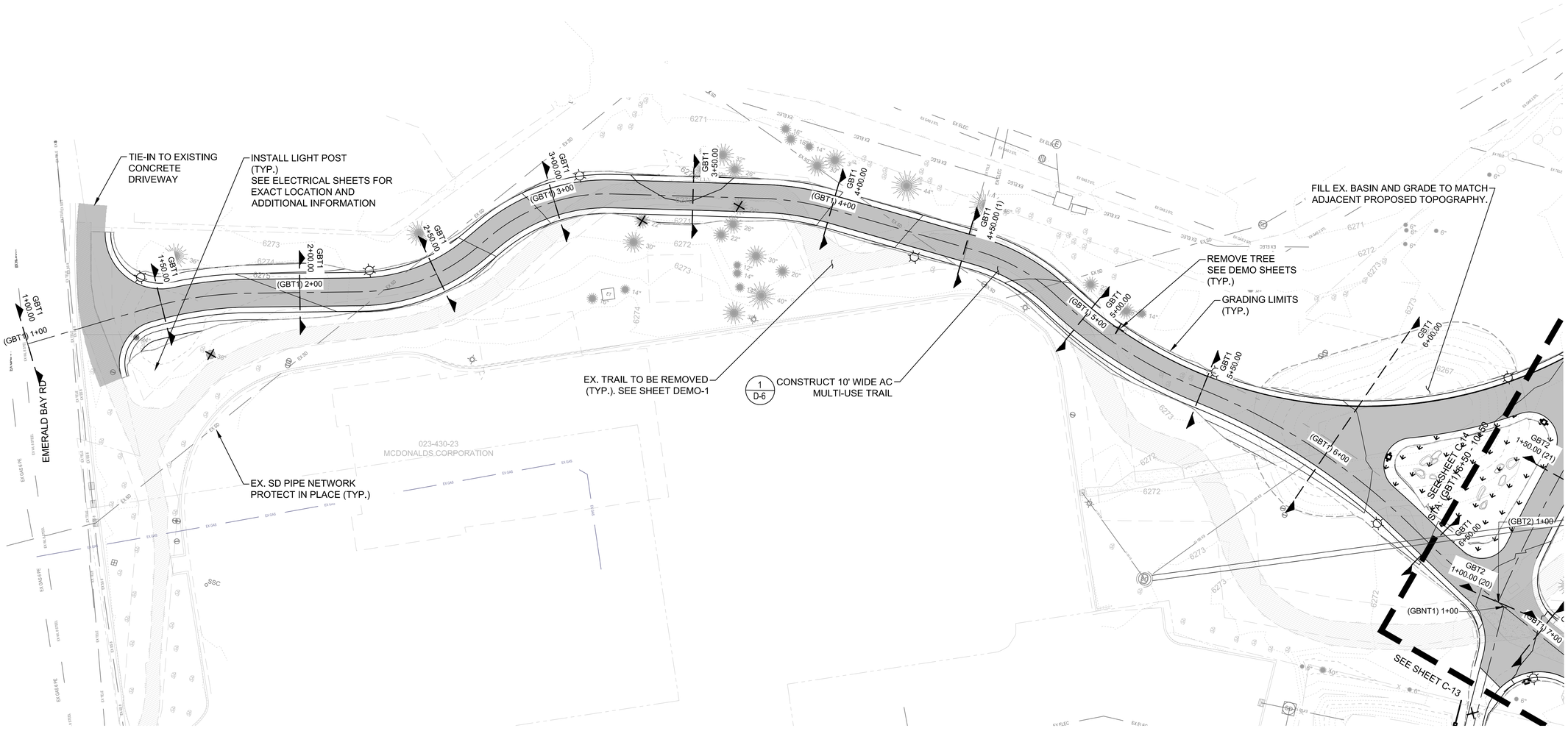
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-14
SHEET NUMBER	23

Plot Stamp: 3/11/2022 4:13:40 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-14

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTES:
1. SEE SHEET C-18 FOR GBT1 PROFILES
   SEE SHEET C-22 FOR GBT1 SECTIONS
2. SEE "L" SHEETS FOR SITE AMENITIES



95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT TRAILS PLAN SHEET 3
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-15

SHEET NUMBER
24

Plot Stamp: 3/11/2022 4:14:14 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-15

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTES:
1. SEE SHEETS C-18 AND C-19 FOR GBT2 PROFILES
   SEE SHEET C-23 FOR GBT2 SECTIONS
2. SEE SHEET C-19 FOR GBT3 PROFILE
   SEE SHEET C-24 FOR GBT3 SECTIONS
3. SEE SHEET C-20 FOR GBT4 PROFILES
   SEE SHEET C-25 FOR GBT4 SECTIONS
4. SEE SHEET C-20 FOR GBT5 PROFILES
   SEE SHEET C-25 FOR GBT5 SECTIONS
5. SEE "L" SHEETS FOR LANDSCAPE AND SITE FURNISHINGS / AMENITIES

BARTON AVE

FG=6266.56
FG=6265.82
GBT2 5+50.00 (39)
(GBT4) 1+00
FG=6266.36
FG=6265.26
FG=6265.96
FG=6265.15
GBT2 6+00.00 (30)
(GBT4) 6+50
BEGIN BOARDWALK CONSTRUCT ABUTMENT
2 / D-12
STA: 5+90.28
OFF: 0.00'
GBT4 1+50.00 (57)
SEE SHEET C-14
STA: (GBT4) 1+00 - 2+00
GBT4 2+00.00 (58)
GBT4 2+50.00 (59)
GBT4 3+00.00 (60)
(GBT4) 3+00
GRADING LIMIT (TYP.)
GBT4 3+50.00 (61)
GBT4 4+00.00 (62)
(GBT4) 4+00
GBT4 4+50.00 (63)
GBT4 5+00.00 (64)
(GBT4) 5+00
1 / D-6 INSTALL 12' WIDE AC MULTI-USE TRAIL
STA: (GBT4) 2+00 TO 6+00
1 / D-8 INSTALL REMOVABLE BOLLARDS
SEE SHEET C-17 FOR BARTON AVE SD IMPROVEMENTS
GBT4 5+50.00 (65)
GBT4 5+84.00
(GBT4) 6+00
(GBT4) 6+50
1 / D-12 CONSTRUCT BOARDWALK
GBT2 6+50.00 (31)
SEE SHEET C-14
STA: (GBT2) 1+00 - 7+00
GBT2 7+00.00 (32)
GBT2 7+50.00 (33)
ROCK LINED SWALE
SEE SHEET C-3
OVERFLOW WEIR,
SEE SD AND BASIN GRADING SHEETS FOR ADDITIONAL INFORMATION
END BOARDWALK CONSTRUCT ABUTMENT
2 / D-12
STA: 8+31.80
OFF: 0.00'
GBT2 8+00.00 (34)
(GBT2) 8+00
GBT2 8+50.00 (35)
FG=6262.52
REMOVE TREE
SEE DEMO SHEETS
(TYP.)
EX. CHANNEL
1 / D-6 CONSTRUCT 12' WIDE AC MULTI-USE TRAIL
5 / D-1 INSTALL ROCK SLOPE PROTECTION
SEE SHEET C-17
SEE SHEET C-14
STA: (GBT3) 1+00 - 6+00
GBT3 6+00.00 (50)
(GBT3) 6+00
GBT3 6+50.00 (51)
GBT3 7+00.00 (52)
(GBT3) 7+00
GBT3 7+50.00 (53)
GBT3 8+00.00 (54)
(GBT3) 8+00
GBT3 8+50.00 (55)
GBT3 9+00.00 (56)
(GBT3) 9+00
GBT3 9+25.00
(GBT3) 9+50
GBT2 9+50.00 (37)
GBT2 10+00.00 (38)
GBT2 10+50.00 (39)
GBT5 1+00.00 (66)
(GBT5) 1+00
GBT5 1+50.00 (67)
GBT5 2+00.00 (68)
GBT5 2+50.00 (69)
GBT5 3+00.00 (70)
(GBT5) 3+00
1 / D-8 INSTALL REMOVABLE BOLLARDS
RE-CONSTRUCT AC ROADWAY
CONSTRUCT 8' WIDE AC MULTI-USE TRAIL, STA: (GBT5) 1+00 TO 1+91
1 / D-6
INSTALL LIGHT POST (TYP.)
SEE ELECTRICAL SHEETS FOR EXACT LOCATION AND ADDITIONAL INFORMATION
1 / D-6 CONSTRUCT 12' WIDE AC MULTI-USE TRAIL
ADJUST/FIELD FIT TRAIL ALIGNMENT TO PRESERVE TREES ALONG PROPERTY LINE
SAWCUT EX AC TO TRANSITION TO NEW TRAIL
GBT2 11+00.00 (40)
(GBT2) 11+00
HELEN AVE
SEE SHEET C-17

0 20 40
HORIZONTAL SCALE: 1" = 20'

95% DESIGN - NOT FOR CONSTRUCTION

Plot Stamp: 3/11/2022 4:14:47 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-16

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT TRAILS PLAN SHEET 4
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

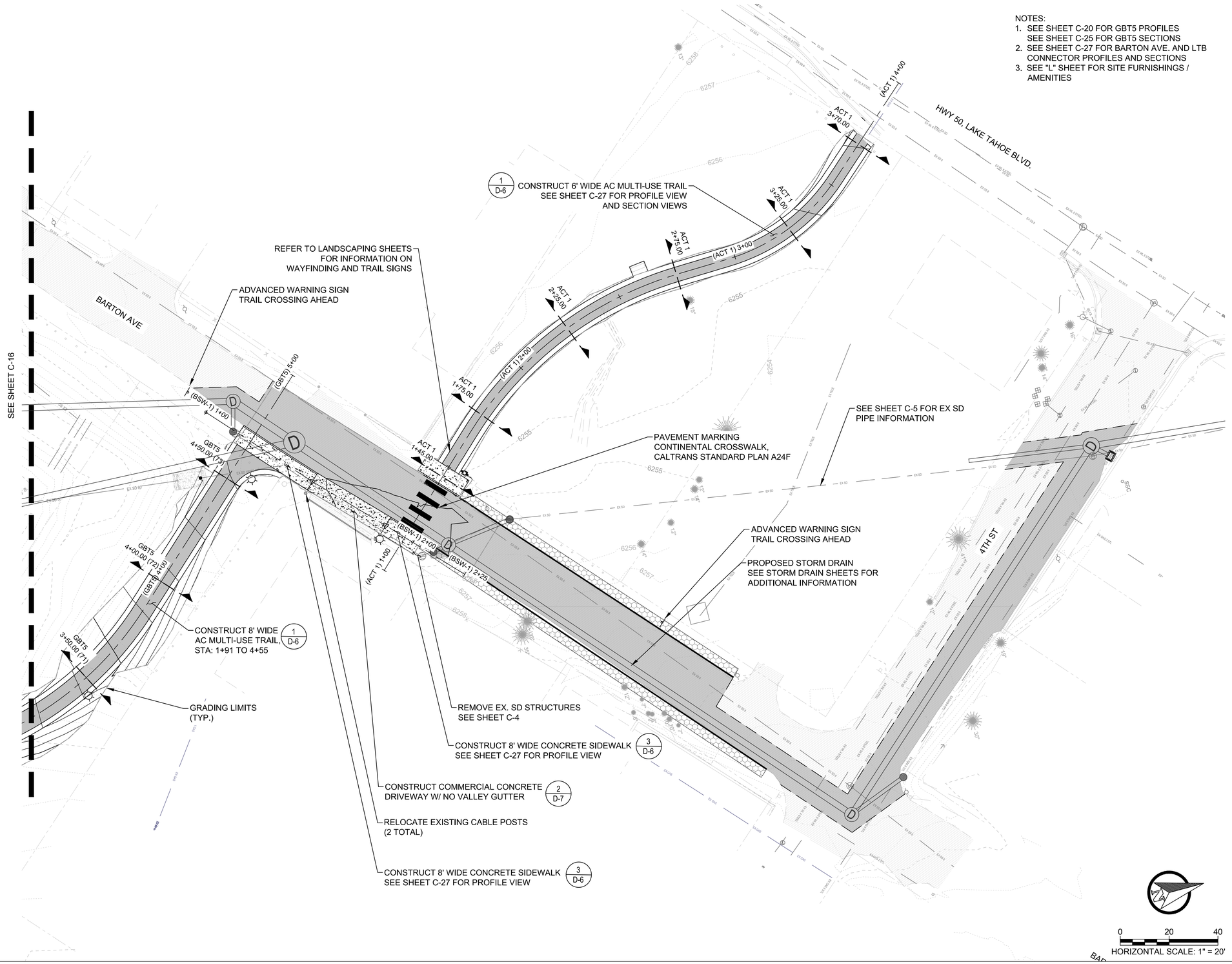
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-16
SHEET NUMBER	25

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTES:
1. SEE SHEET C-20 FOR GBT5 PROFILES
   SEE SHEET C-25 FOR GBT5 SECTIONS
2. SEE SHEET C-27 FOR BARTON AVE. AND LTB CONNECTOR PROFILES AND SECTIONS
3. SEE "L" SHEET FOR SITE FURNISHINGS / AMENITIES



0 20 40
HORIZONTAL SCALE: 1" = 20'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT TRAILS PLAN SHEET 5
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-17

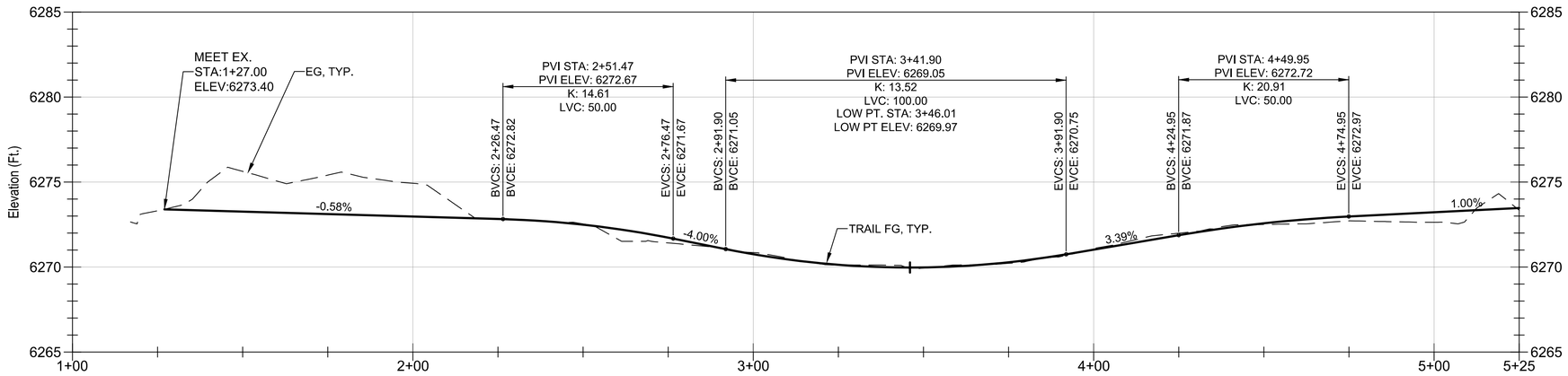
SHEET NUMBER
26

Plot Stamp: 3/11/2022 4:15:21 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN+PROFILE_GREENBELT-TRAIL.dwg, Tab: C-17

** CALL BEFORE YOU DIG **

CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

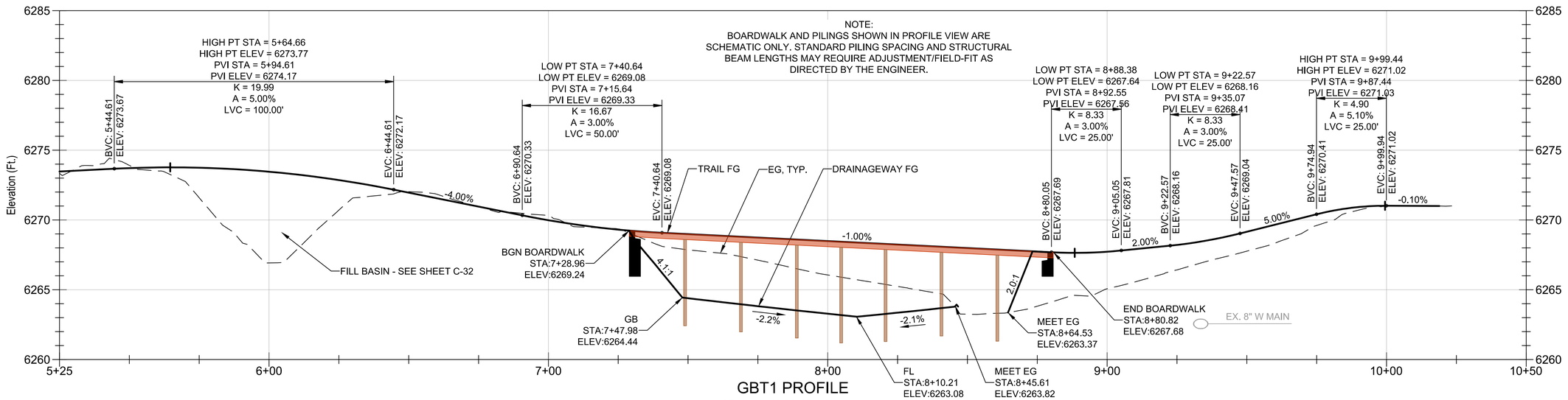
CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.



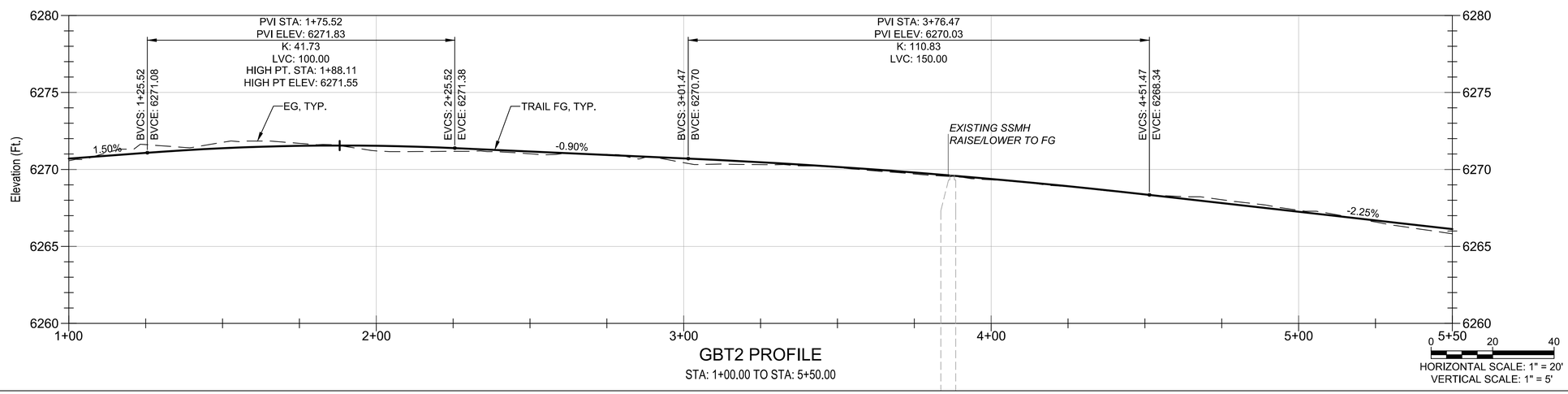
GBT1 PROFILE
STA: 1+00.00 TO STA: 5+25.00

NOTES:
1. SEE SHEET C-14 AND C-15 FOR GBT1 PLAN
2. SEE SHEET C-14 FOR GBT2 PLAN

NOTE:
BOARDWALK AND PILINGS SHOWN IN PROFILE VIEW ARE SCHEMATIC ONLY. STANDARD PILING SPACING AND STRUCTURAL BEAM LENGTHS MAY REQUIRE ADJUSTMENT/FIELD-FIT AS DIRECTED BY THE ENGINEER.



GBT1 PROFILE
STA: 5+25.00 TO STA: 10+50.00



GBT2 PROFILE
STA: 1+00.00 TO STA: 5+50.00

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT TRAILS PROFILES SHEET 1
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

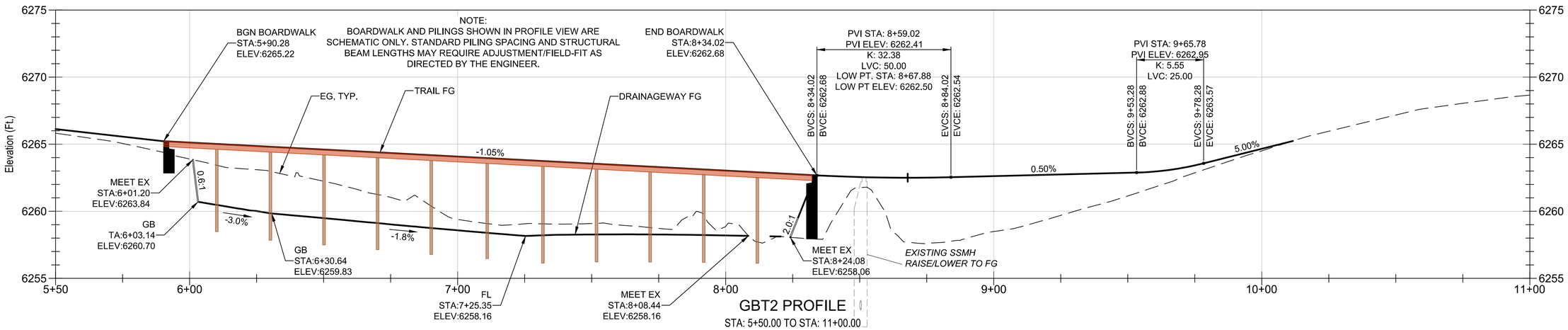
#	DATE	DESCRIPTION	BY
4			

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

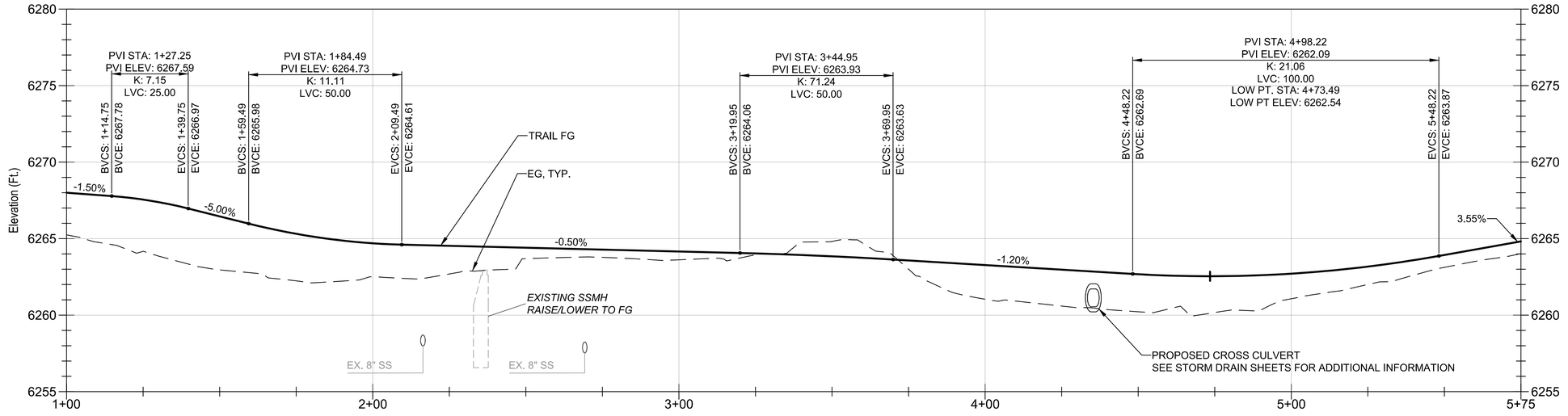
SHEET TITLE
C-18

SHEET NUMBER
27

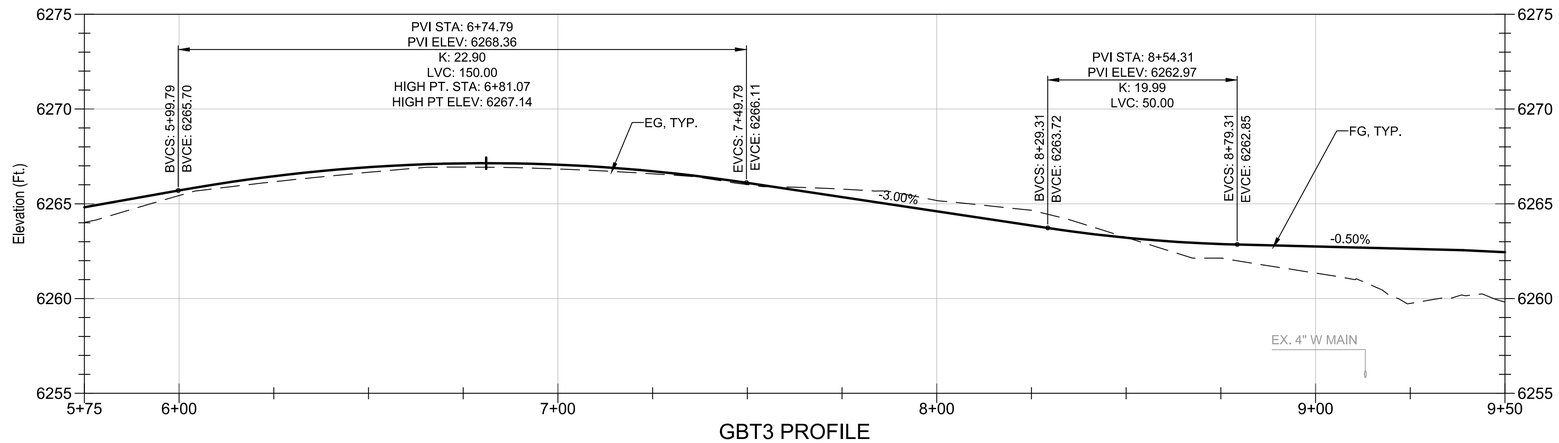
Plot Stamp: 3/11/2022 4:15:48 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN+PROFILE_GREENBELT-TRAIL.dwg, Tab: C-18



GBT2 PROFILE
STA: 5+50.00 TO STA: 11+00.00



GBT3 PROFILE
STA: 1+00.00 TO STA: 5+75.00



GBT3 PROFILE
STA: 5+75.00 TO STA: 9+50.00

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

NOTES:
1. SEE SHEET C-14 FOR GBT2 PLAN
2. SEE SHEETS C-14 AND C-16 FOR GBT3 PLAN

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

95% DESIGN - NOT FOR CONSTRUCTION

GREENBELT TRAILS PROFILES SHEET 2

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-19

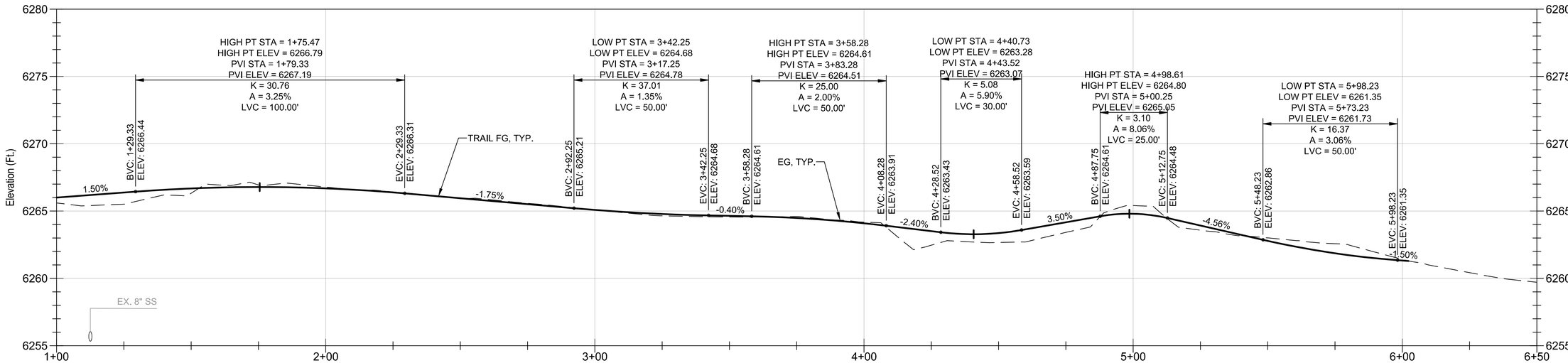
SHEET NUMBER
28

Plot Stamp: 3/11/2022 4:16:10 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-19

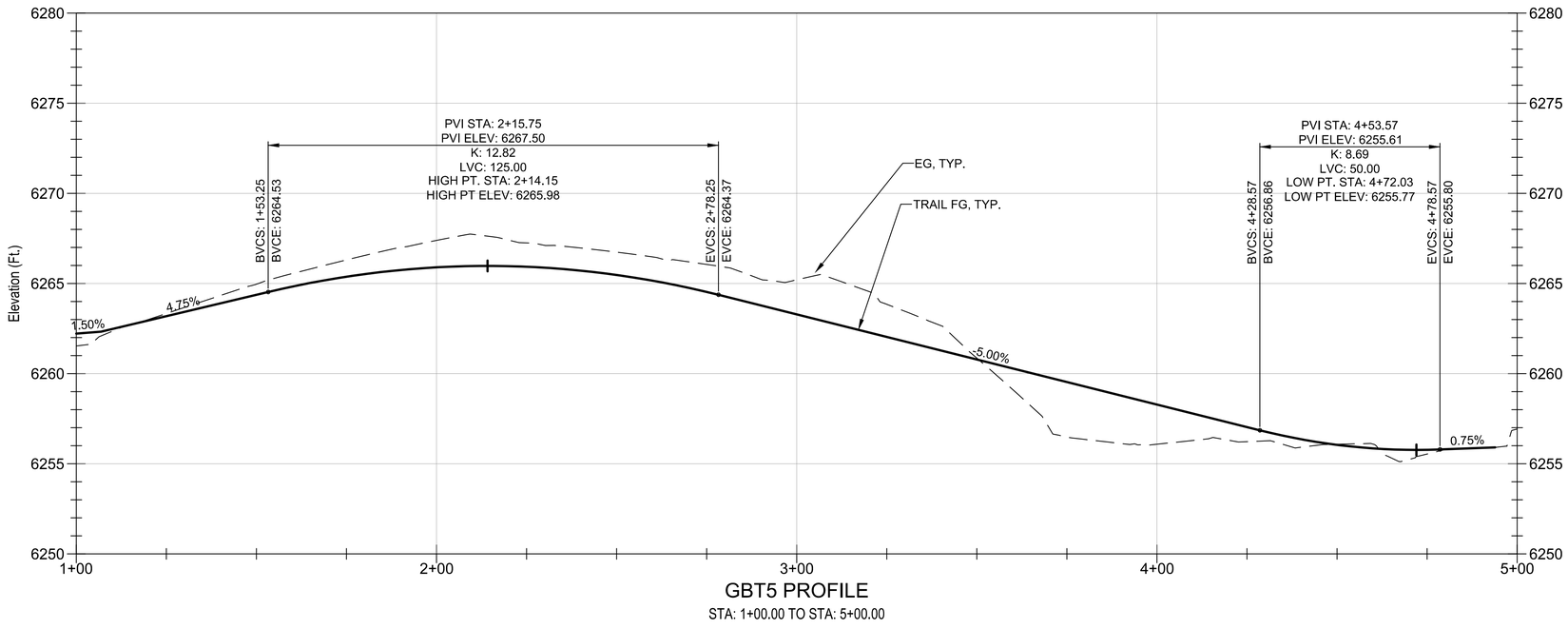
CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTES:
1. SEE SHEET C-16 FOR GBT4 PLAN
2.SEE SHEETS C-16 AND C-17 FOR GBT5 PLAN



GBT4 PROFILE
STA: 1+00.00 TO STA: 6+50.00



GBT5 PROFILE
STA: 1+00.00 TO STA: 5+00.00

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

95% DESIGN - NOT FOR CONSTRUCTION

GREENBELT TRAILS PROFILES SHEET 3
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-20

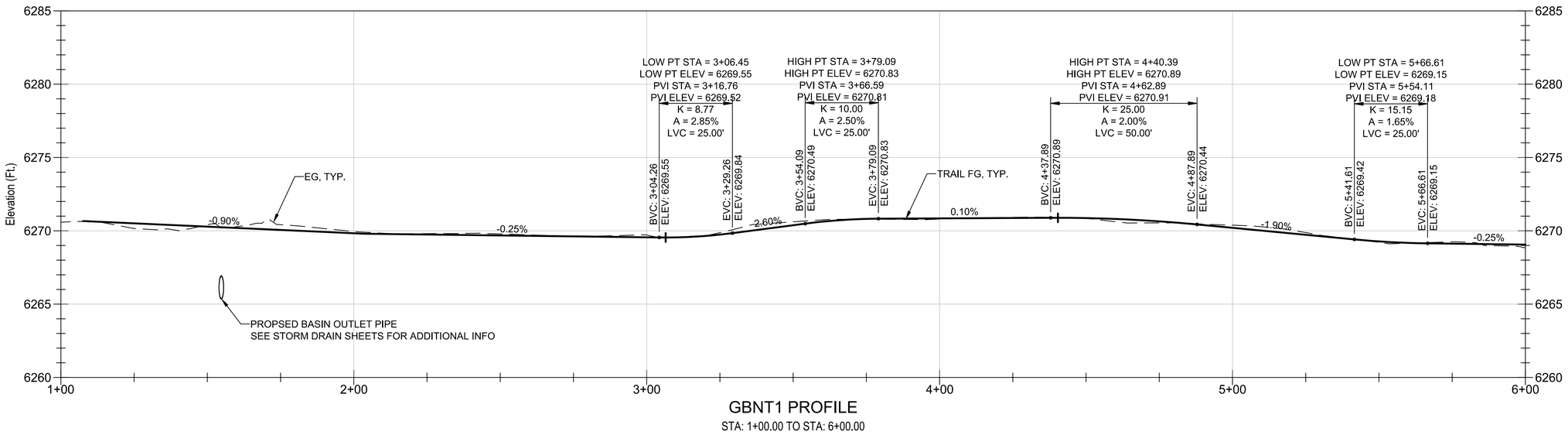
SHEET NUMBER
29

Plot Stamp: 3/11/2022 4:16:28 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-20

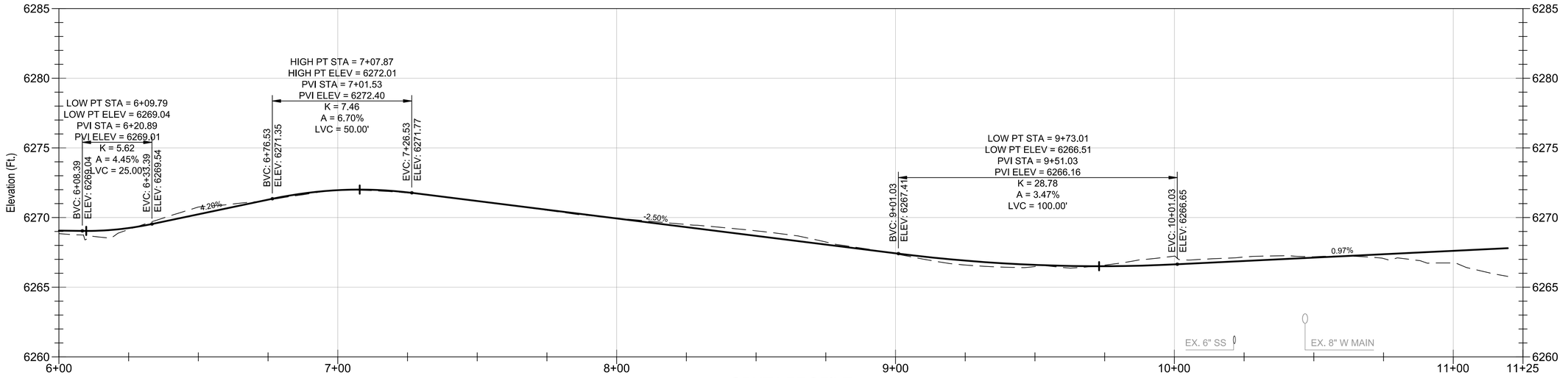
CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTE:
1. SEE SHEETS C-13 AND C-14 FOR GBNT1 PLAN



GBNT1 PROFILE
STA: 1+00.00 TO STA: 6+00.00



GBNT1 PROFILE
STA: 6+00.00 TO STA: 11+25.00

0 20 40
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT TRAILS PROFILES SHEET 4
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

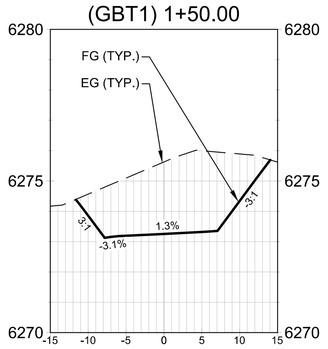
#	DATE	DESCRIPTION	BY

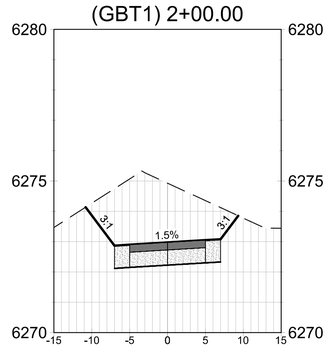
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

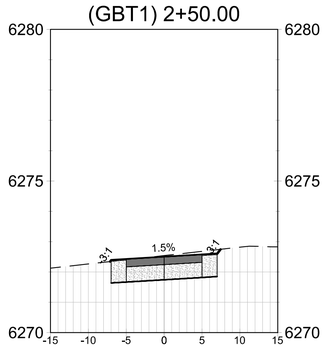
SHEET TITLE
C-21

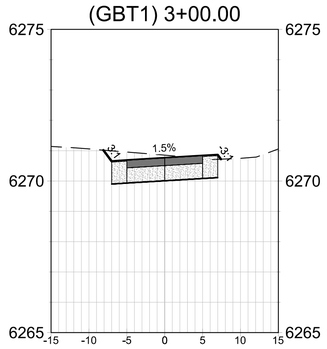
SHEET NUMBER
30

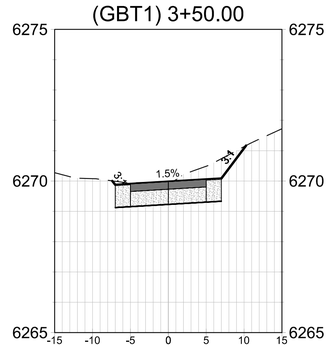
Plot Stamp: 3/11/2022 4:16:47 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-21

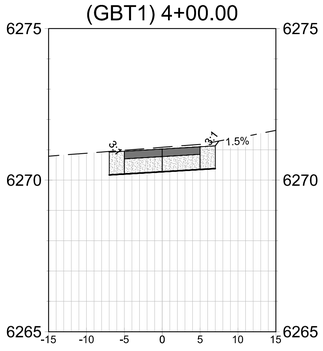


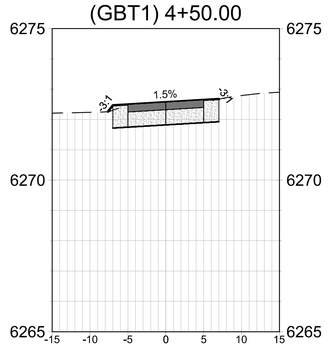


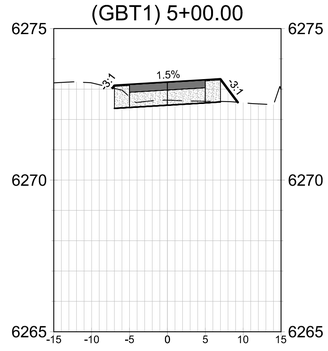


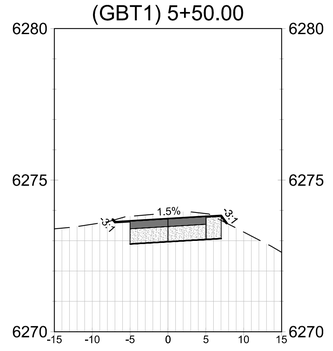


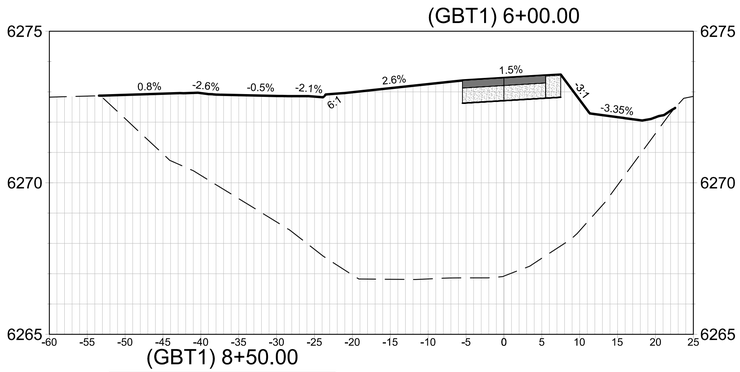


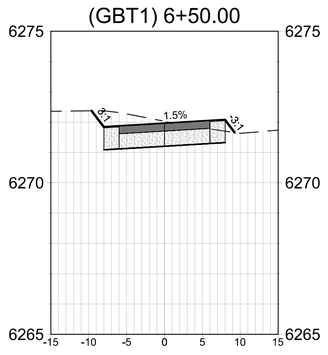


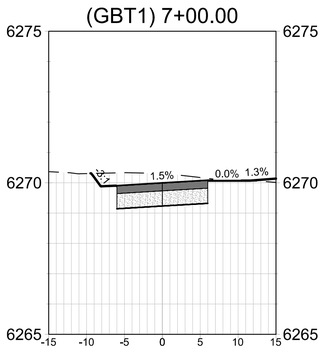


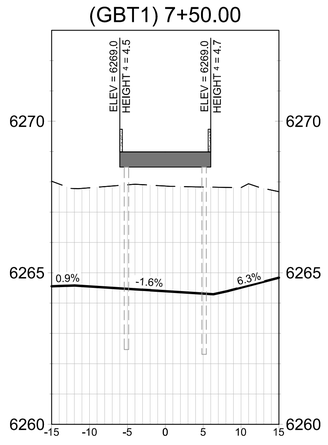


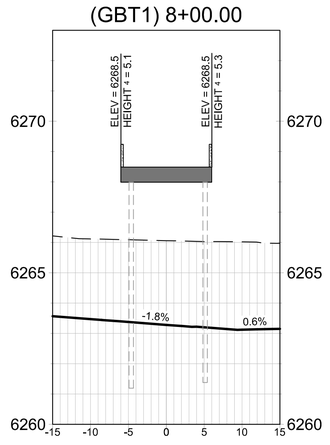


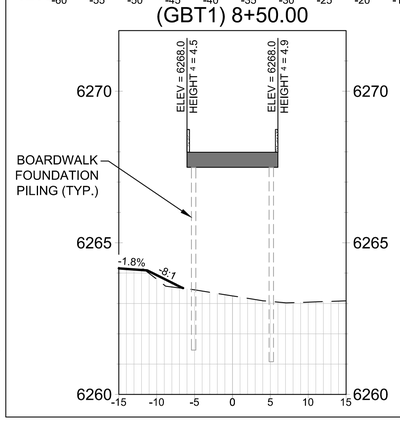


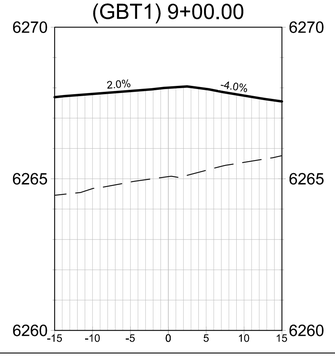


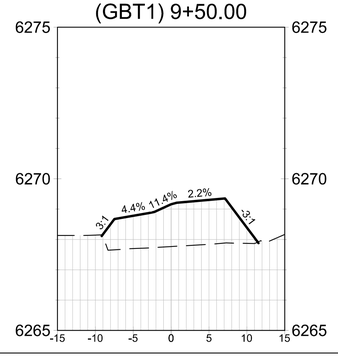


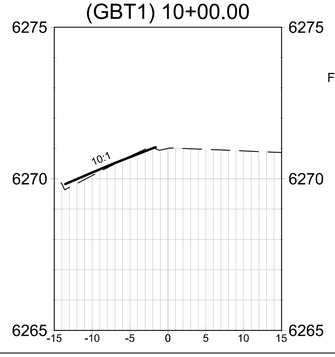


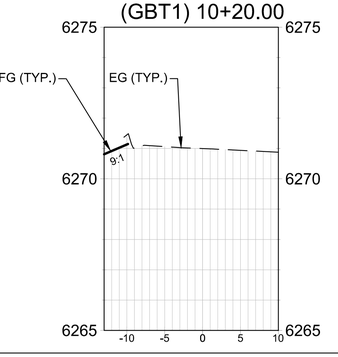












GBT1 SECTIONS -
SEE SHEETS C-14 AND C-15 FOR PLAN VIEWS. SEE SHEET C-18 FOR PROFILE VIEW

0 10 20

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 2.5'

CALL BEFORE YOU DIG

CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTE:
BOARDWALK AND PILINGS SHOWN IN SECTION VIEW ARE SCHEMATIC ONLY. STANDARD PILING SPACING AND STRUCTURAL BEAM LENGTHS MAY REQUIRE ADJUSTMENT/FIELD-FIT AS DIRECTED BY THE ENGINEER.

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT TRAILS SECTIONS SHEET 1
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

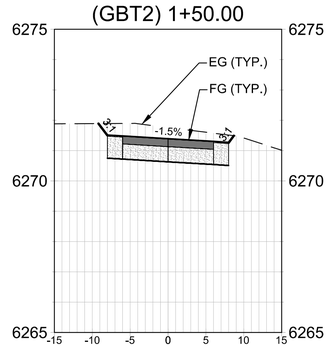
#	DESCRIPTION	DATE	BY

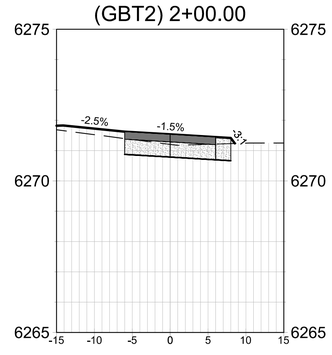
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

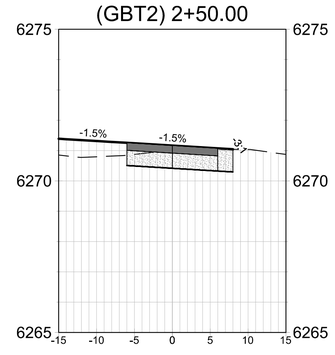
SHEET TITLE
C-22

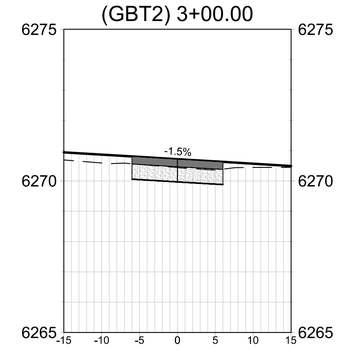
SHEET NUMBER
31

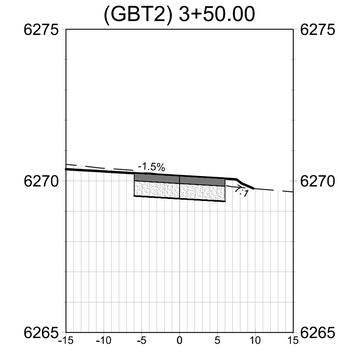
Plot Stamp: 3/11/2022 4:17:21 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-22

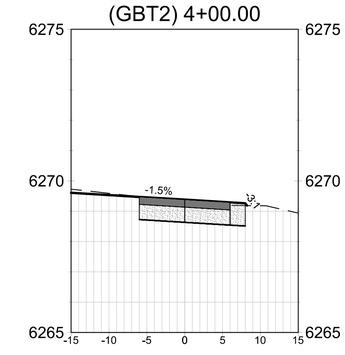


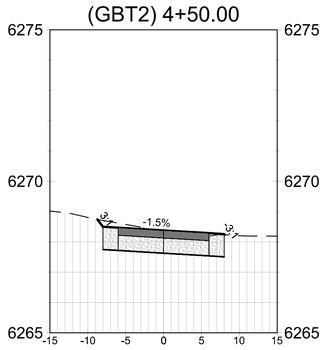


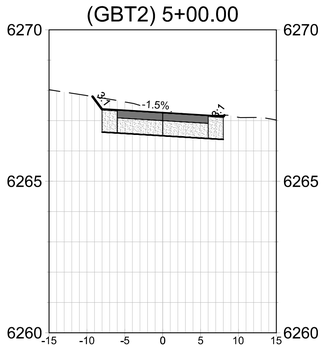


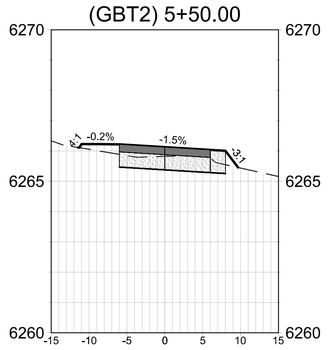


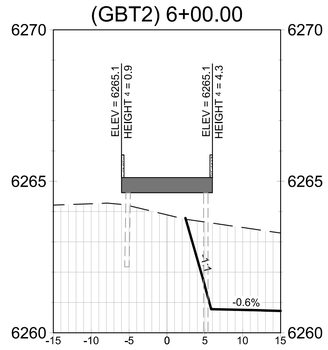


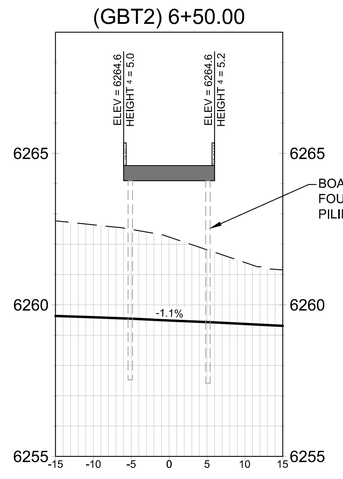


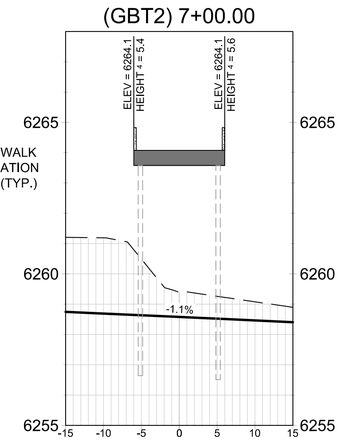


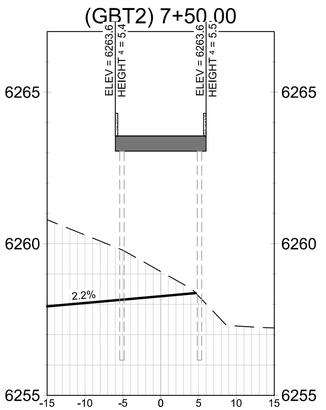


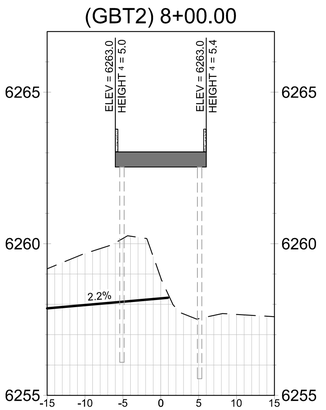


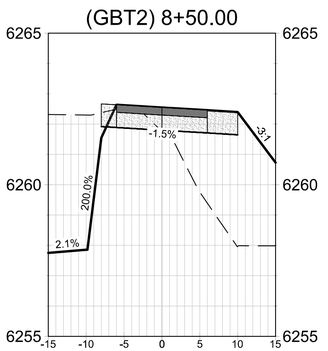


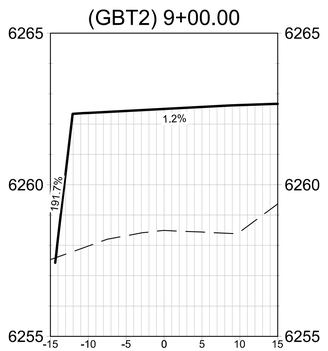


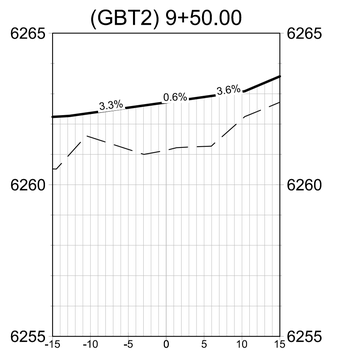


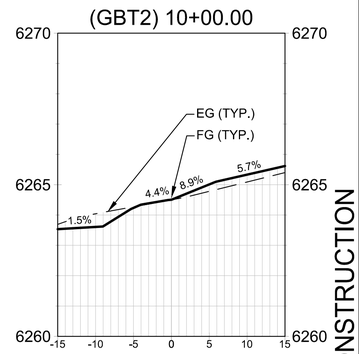


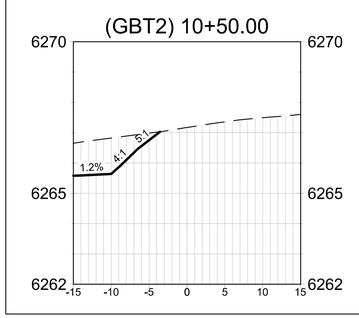


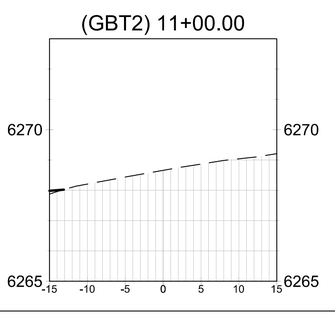












CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **

CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

NOTE:
BOARDWALK AND PILINGS SHOWN IN SECTION VIEW ARE SCHEMATIC ONLY. STANDARD PILING SPACING AND STRUCTURAL BEAM LENGTHS MAY REQUIRE ADJUSTMENT/FIELD-FIT AS DIRECTED BY THE ENGINEER.

GBT2 SECTIONS -
SEE SHEETS C-14 AND C-16 FOR PLAN VIEWS.
SEE SHEETS C-18 AND C-19 FOR PROFILE VIEWS.

0 10 20
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 2.5'

95% DESIGN - NOT FOR CONSTRUCTION

GREENBELT TRAILS SECTIONS SHEET 2
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

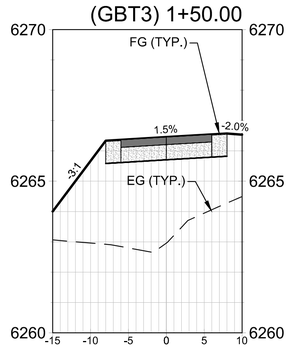
#	DATE	DESCRIPTION	BY

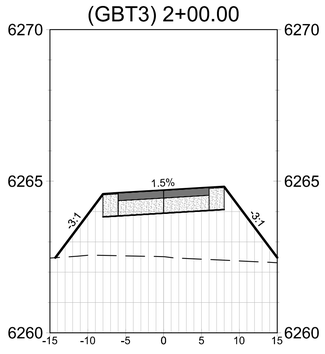
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	C-23
SHEET NUMBER	32

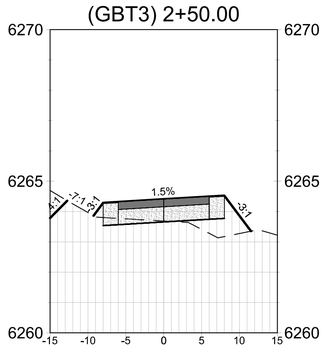
Plot Stamp: 3/11/2022 4:17:56 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-23

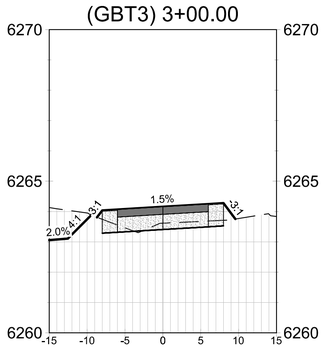
CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

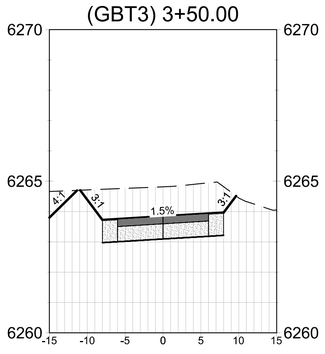
** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

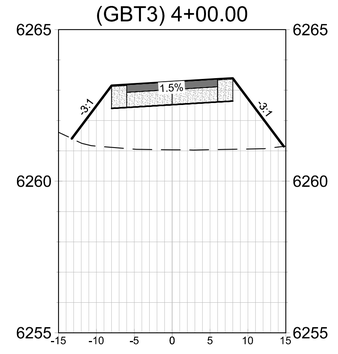


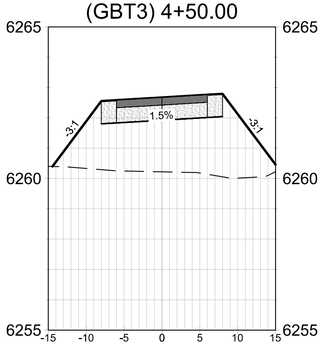


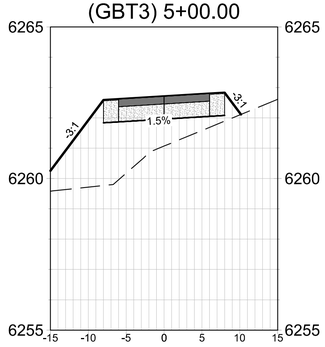


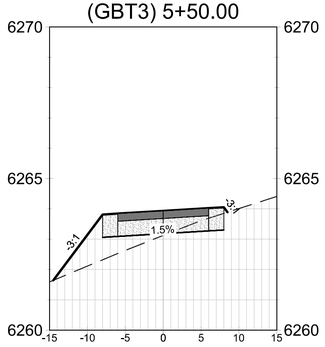


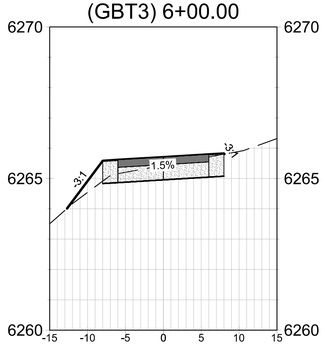


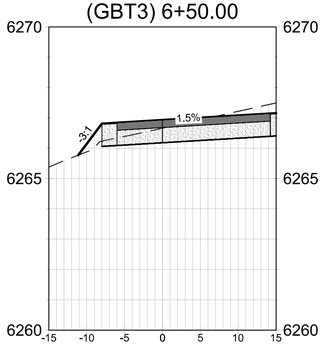


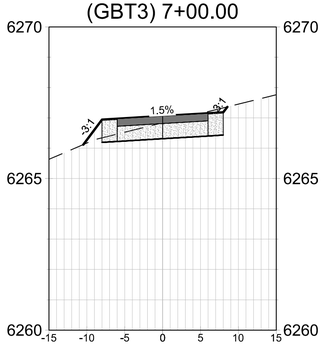


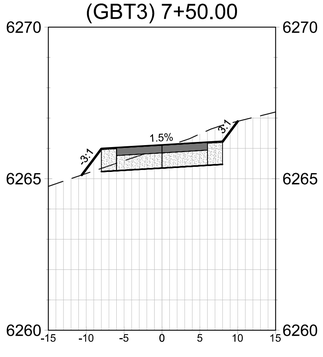


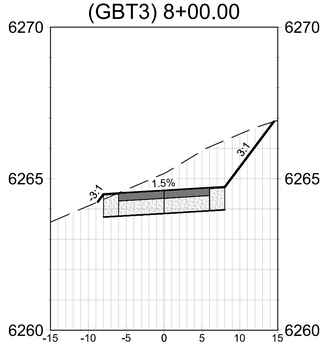


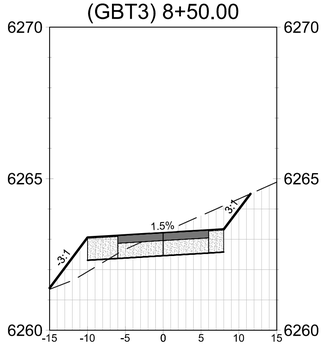


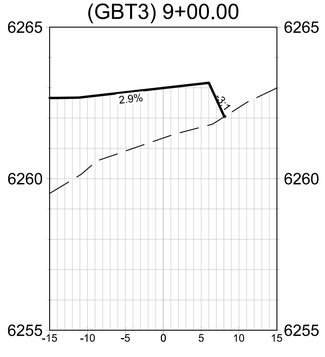


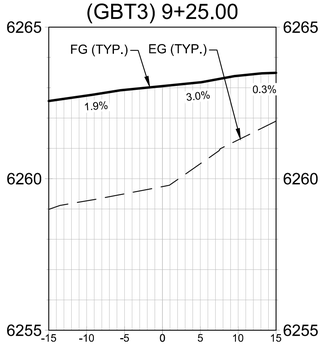












GBT3 SECTIONS -
SEE SHEETS C-14 AND C-16 FOR PLAN VIEWS.
SEE SHEET C-19 FOR PROFILE VIEWS.

0 10 20
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 2.5'

95% DESIGN - NOT FOR CONSTRUCTION

Plot Stamp: 3/11/2022 4:18:21 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-24

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

#	DATE	DESCRIPTION	BY

GREENBELT TRAILS SECTIONS SHEET 3

TVSG IMPROVEMENT PROJECT PHASE II

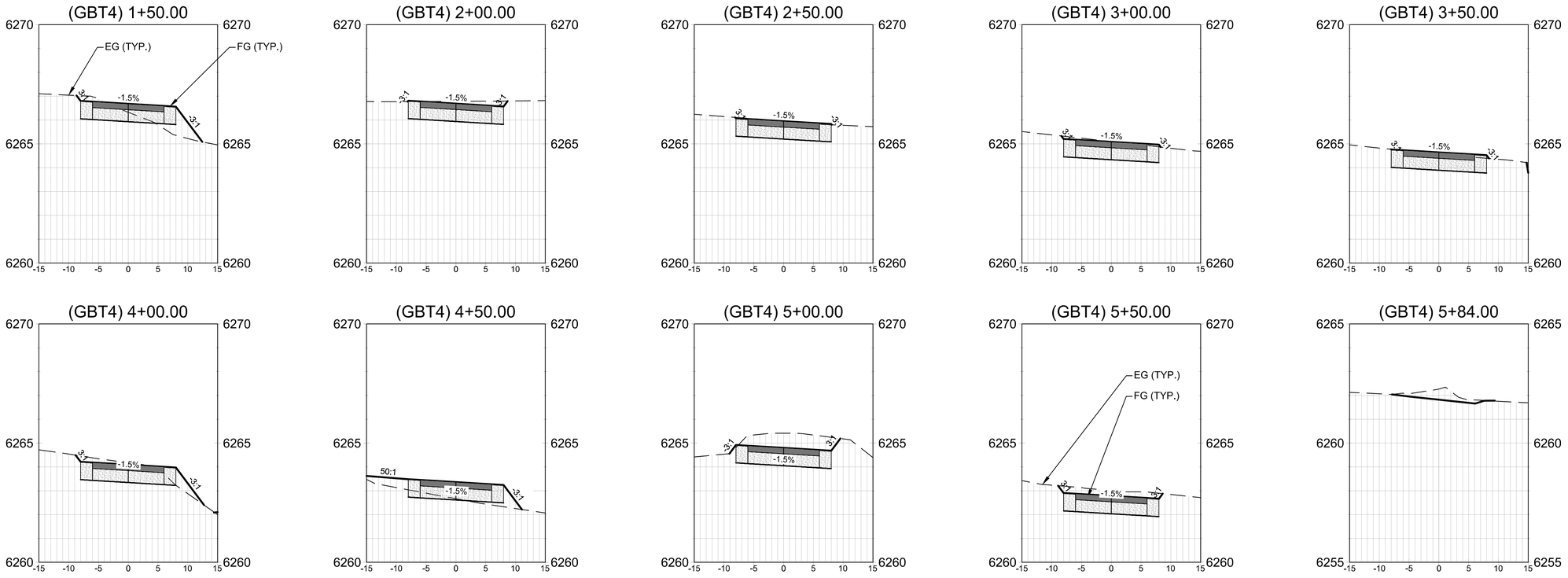
CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

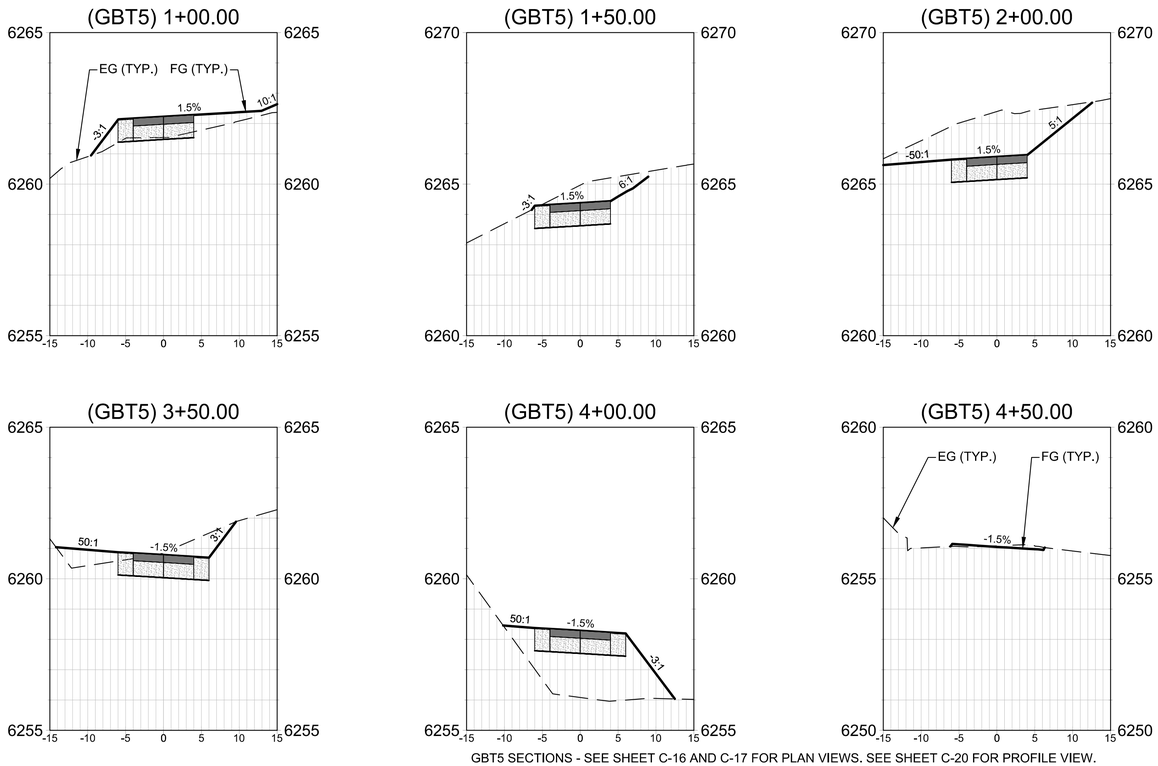
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-24

SHEET NUMBER
33



GBT4 SECTIONS - SEE SHEET C-16 FOR PLAN VIEW. SEE SHEET C-20 FOR PROFILE VIEW.



GBT5 SECTIONS - SEE SHEET C-16 AND C-17 FOR PLAN VIEWS. SEE SHEET C-20 FOR PROFILE VIEW.

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **

CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

0 10 20
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 2.5'

95% DESIGN - NOT FOR CONSTRUCTION

GREENBELT TRAILS SECTIONS SHEET 4

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

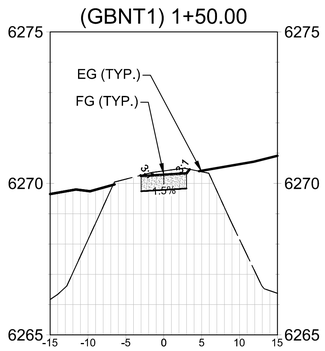
Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

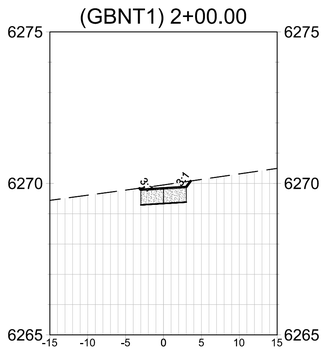
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

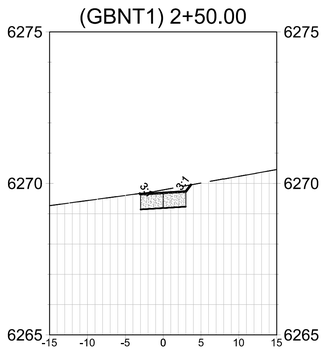
SHEET TITLE
C-25

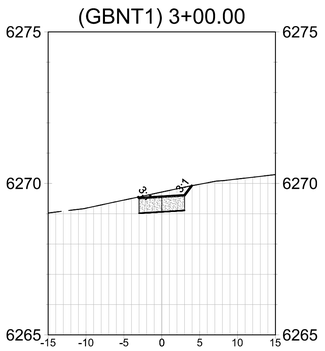
SHEET NUMBER
34

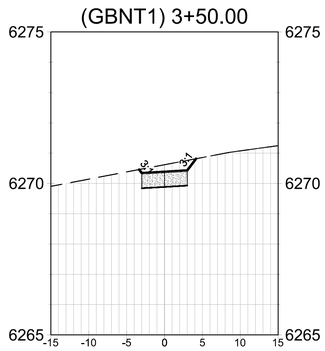
Plot Stamp: 3/11/2022 4:18:53 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-25

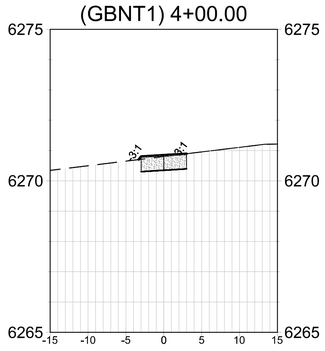


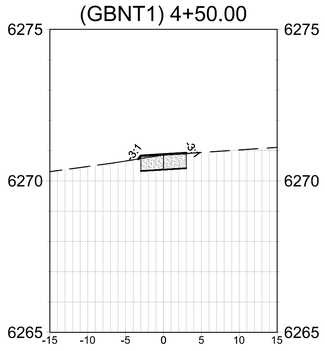


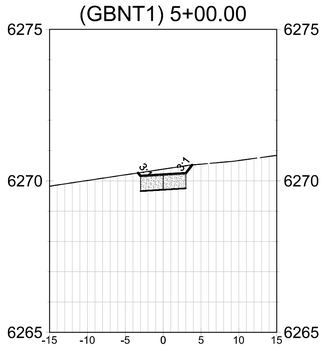


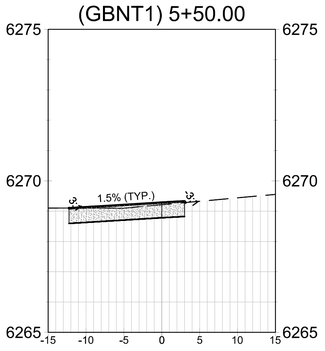


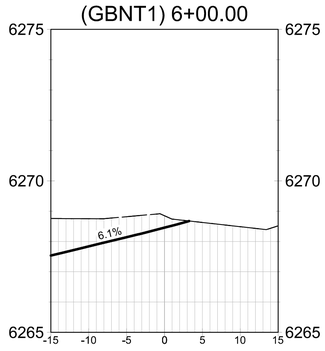


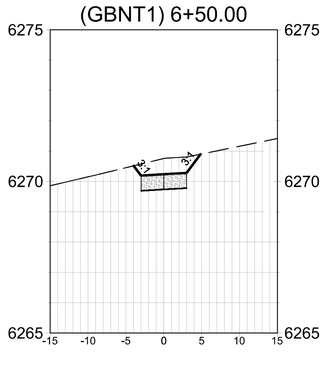


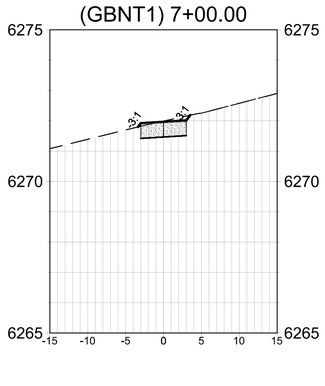


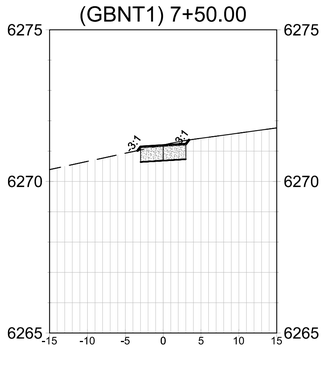


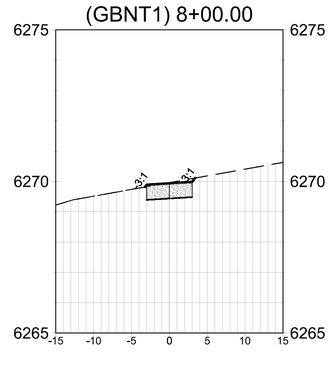


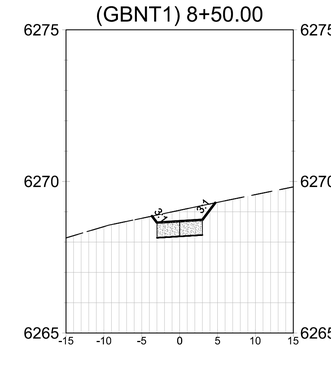


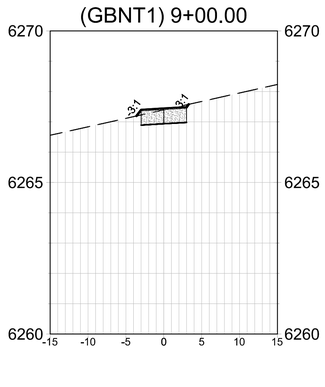


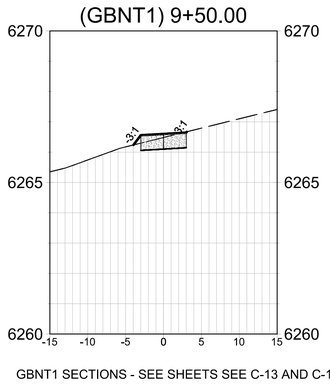


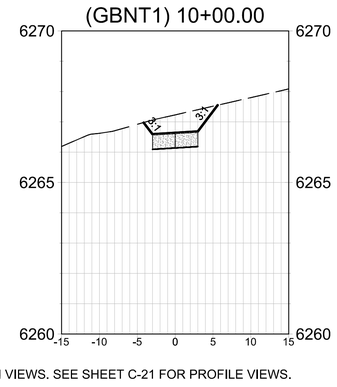


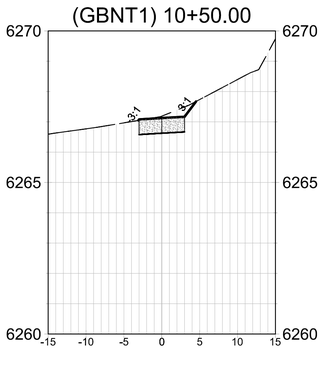


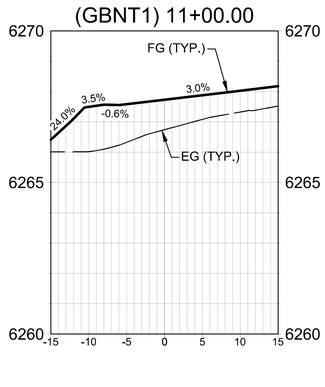












GBNT1 SECTIONS - SEE SHEETS SEE C-13 AND C-14 FOR PLAN VIEWS. SEE SHEET C-21 FOR PROFILE VIEWS.

0 10 20
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 2.5'

* CALL BEFORE YOU DIG *
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GREENBELT TRAILS SECTIONS SHEET 5
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

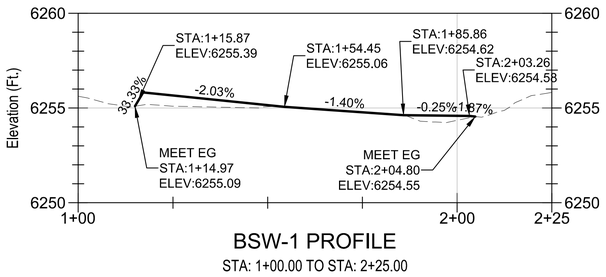
SHEET TITLE
C-26

SHEET NUMBER
35

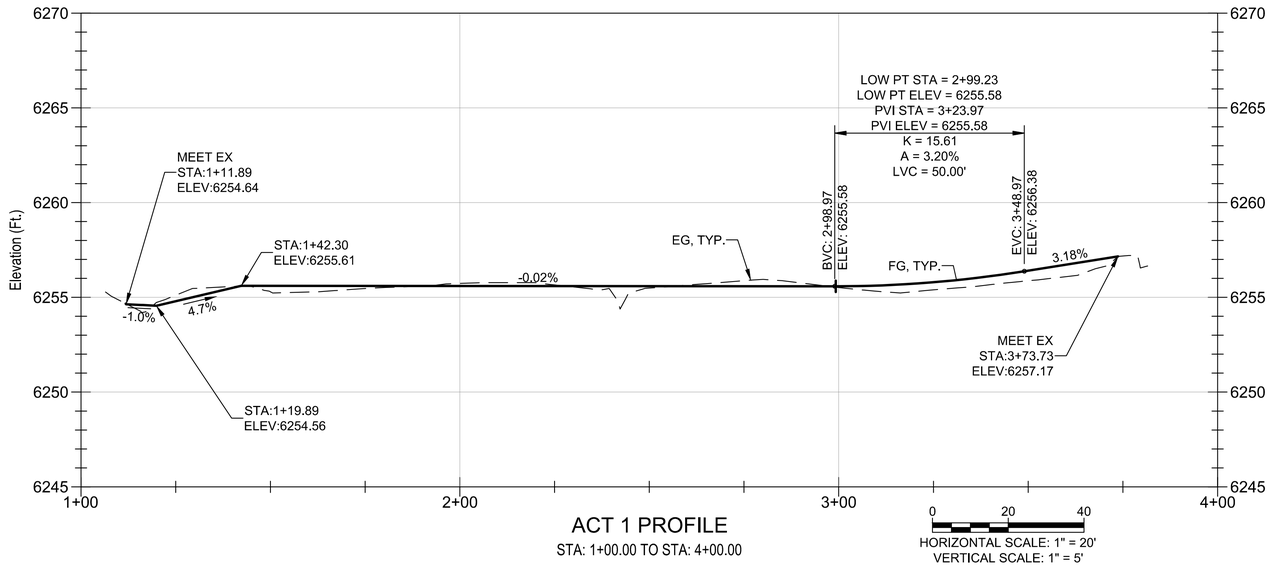
Plot Stamp: 3/11/2022 4:19:25 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-26

CAUTION! THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE POTHOLED PRIOR TO CONSTRUCTION.

** CALL BEFORE YOU DIG **
CONTACT UNDERGROUND SERVICE ALERT (USA)
1-800-227-2600
PRIOR TO ANY CONSTRUCTION WORK

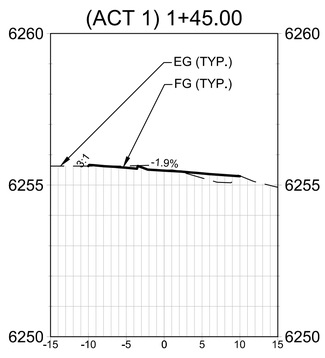


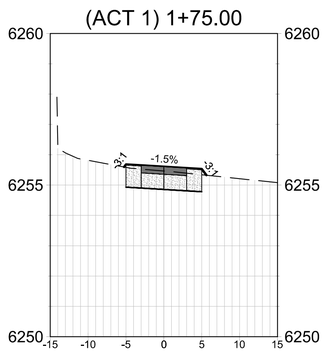
BSW-1 PROFILE
STA: 1+00.00 TO STA: 2+25.00

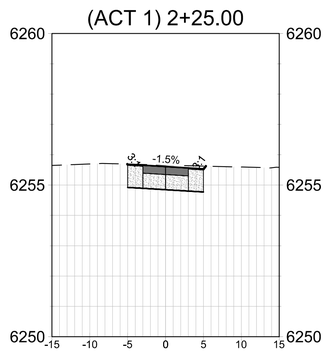


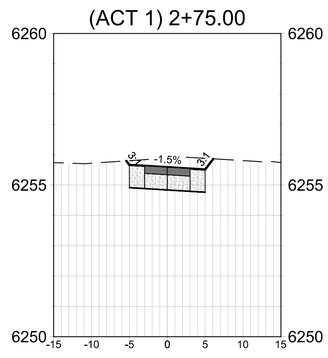
ACT 1 PROFILE
STA: 1+00.00 TO STA: 4+00.00

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

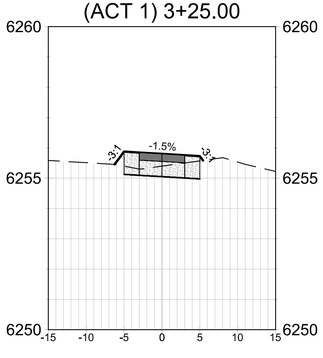


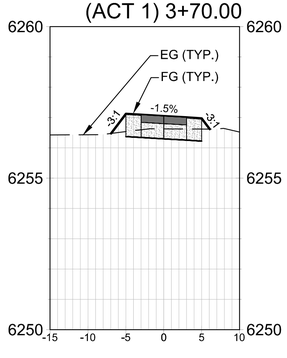






SEE SHEET C-17 FOR PLAN VIEW.





FOR SECTIONS
0 10 20
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 2.5'

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

BARTON AVE. TO LTB TRAILS PROFILES AND SECTIONS
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
C-27

SHEET NUMBER
36

Plot Stamp: 3/11/2022 4:19:56 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_PLAN-PROFILE_GREENBELT-TRAIL.dwg, Tab: C-27

LANDSCAPE PLANTING NOTES

1. Refer to Civil Engineer's plans for utilities, site layout, drainage, and final grading. Ifnromation shown on Civil Engineer's plans shall take precedence over landscape plans.
2. Exact locations of plant materials shall be approved by the Owner's Representative in the field prior to installation. Stake or otherwise layout all proposed planting for review. Owner's Representative reserves the right to adjust plants to exact location in field.
3. Verify plant counts and square footages. Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
4. Contact the local underground utility services for utility location and identification.
5. Perform excavation in vicinity of underground utilities and existing tree/plant driplines with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities and existing trees/plants shall be repaired or replaced immediately at no expense to the Owner.
6. Trees/plants shall bear same relation to finished grade as it bore to existing in place of growth. However, at no point shall it be less than 1 inch above adjacent finish grade.
7. Shrubs shall be planted a minimum of 12 inches from edge of pavement. All other plants shall be planted a minimum of 6 inches from edge of pavement.
8. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
9. Prune newly planted trees only as directed by Landscape Architect.
10. Finish grades of planting areas and lawns shall be flush and meet smoothly and evenly with adjacent paving, providing positive drainage. Shovel V-cut edges shall be provided at planting area transitions to adjacent pavement as indicated to allow for mulch installation.
11. All vegetation shall be consistent with the requirements of Chapter 36.7 Landscaping Standards, and Chapter 61.4 Revegetation of the TRPA Code of Ordinances Adopted by the TRPA Governing Board December 12, 2012. See plant list for sizing and spacing, all plants specified are from the TRPA approved plant lists as described in Table 1 and Table 2 of the current Home Landscaping Guide for Lake Tahoe and Vicinity.
12. Landscape maintenance and management plan shall be consistent with Chapter 12 of the TRPA Home Landscaping Guide for Lake Tahoe and Vicinity along with El Dorado County Standards. This includes irrigation to establish all plant material and fertilizer schedule.
13. All areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices and Living with Fire, Lake Tahoe Basin, Second Edition.
14. Dust control measures shall be in place during construction. Broadcast mulch shall not be permitted as a dust control measure within 35 feet of structures.

IRRIGATION NOTES

1. Irrigation plan and supporting materials to be submitted by landscape contractor for review and approval.
2. A combination of adapted native, drought resistant plant material and an efficient irrigation system is proposed for the project. An automatic controller with multiple functions should be used to operate different pressure zones and moderate the rates of application of water on a zone-by-zone basis. Rain sensors should monitor the operation o the system and shut it off during natural rain events. Drip irrigators should be used around trees, shrubs, and perennials to eliminate evaporation losses. Overhead sprinklers will only be used for turf areas. Plant species have been grouped with similar water requirements on common zones to match precipitation heads and emitters. Temporary, above-ground irrigation may be needed for restoration areas and should be coordinated with restoration plans.

FERTILIZER MANAGEMENT NOTES

1. Fertilizer application shall be consistent with Chapter 5: Soil and Vegetation Management of the TRPA BMP Handbook.
2. Engage an independent, state-operated, or university-operated laboratory experienced in soil science, soil testing, and plant nutrition to conduct a soils test and provide recommendations on the soil amendments necessary to achieve desirable soil characteristics for plant establishment.
3. Use phosphorus-free, slow-release fertilizer for all perennial and shrub areas. Use phosphorus free fertilizer 10-0-3 or approved equal at a rate ½ to ¾ pounds per 1000 square feet during each application.

MATERIALS & FURNISHINGS LEGEND:

- Asphalt Paving
- Concrete Paving
- Concrete Band
- Boardwalk
- Permeable Unit Pavers
- Stabilized Decomposed Granite
- Engineered Wood Fiber Playground Mulch
- Bench
- Trash & Recycling Receptacle
- Bicycle Rack
- Bicycle Repair Stand
- Trailhead Kiosk
- Directional Trail Signage
- Interpretive Signage
- Dog Waste Station

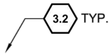
PLANTING LEGEND:

- Groundcover Planting
- Repair/Replace Disturbed Landscape
- Mountain Meadow Seed Mix (88,300 sf)
- Upland/Restoration Seed Mix (51,320 sf)
- Turf (1,400 sf)
- Existing Tree
- Deciduous Tree
- Evergreen Shrub
- Deciduous Shrub
- Boulder
- Existing Boulder

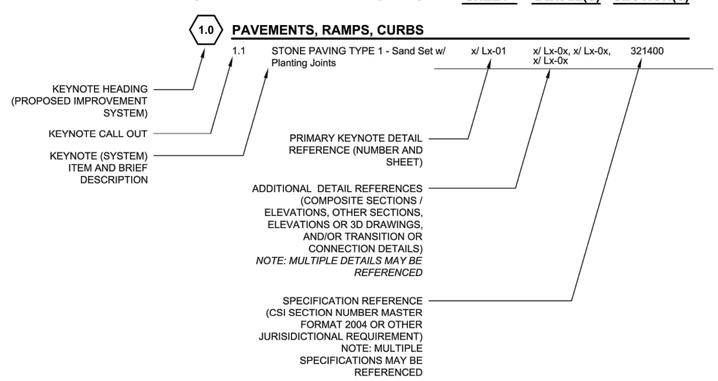
PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
PT-1.5	9	Populus tremuloides	Quaking Aspen	1.5" cal.
PT-3	5	Populus tremuloides	Quaking Aspen	3" cal.
DECIDUOUS & EVERGREEN SHRUBS				
AP-5	19	*Arctostaphylos patula*	Greenleaf Manzanita	5 gal.
CP-5	35	*Ceanothus prostratus*	Mahala Mat	5 gal.
RA-5	27	*Rhus aromatica* 'Gro Low'	Dwarf Fragrant Sumac	5 gal.
RC-5	35	*Ribes cereum*	Wax Currant	5 gal.
SM-5	162 sf	*Symphoricarpos mollis*	Creeping Snowberry	5 gal.

SAMPLE KEYNOTE DRAWING CALLOUT:



SITE DETAIL KEYNOTES:

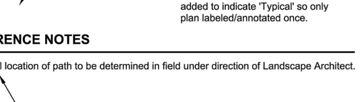


THE FOLLOWING LIST OF KEYNOTE HEADINGS (PROPOSED IMPROVEMENT SYSTEMS) HAVE BEEN INCORPORATED WITHIN THIS DRAWING SET:

1.0 PAVEMENT, RAMPS, AND CURBS
2.0 JOINTING
3.0 STEPS
4.0 SITE WALLS/EMBANKMENTS
5.0 SITE FURNITURE
6.0 RAILINGS, BARRIERS, AND FENCING
7.0 SITE LIGHTING
8.0 DRAINAGE
9.0 PLANTING AND LANDSCAPE
10.0 MISCELLANEOUS ELEMENTS
11.0 PLANT PROTECTION

NOTE: IF A KEYNOTE HEADING IS NOT INCORPORATED IN PROJECT, A "NOT USED AT THIS TIME" REFERENCE HAS BEEN PROVIDED.

SAMPLE REFERENCE NOTE DRAWING CALLOUT:



"X" REFERENCE NOTES

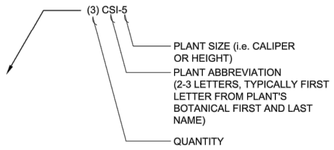
1 Final location of path to be determined in field under direction of Landscape Architect.

SERIES SPECIFIC REFERENCE NOTE (SUPPLEMENTAL TO KEYNOTES. TYPICALLY DESCRIBES ITEMS TO BE CONSIDERED DURING CONSTRUCTION. MAY REFERENCE A DETAIL OR SPECIFICATION OR BOTH).

NOTE CALL-OUT

NOTE: "X" REFERS TO DRAWING SERIES (i.e. SITE DEMOLITION REFERENCE NOTES). THERE SHOULD BE SPECIFIC REFERENCE NOTES FOR EACH DRAWING SERIES. HOWEVER, SOME NOTES MAY APPEAR ON MULTIPLE SERIES AS APPLICABLE.

PLANT IDENTIFICATION KEY



NOTE: PLANT ABBREVIATION ON PLANT IDENTIFICATION KEY SHOULD CORRESPOND WITH ABBREVIATION ON PLANT LIST *(i.e. CSI-5 SHOULD REFER TO A CORNUS SERICEA 'ISANTI', 5 GALLON CONTAINER)*

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

GENERAL INFORMATION
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: L0-1

SHEET NUMBER: 37

Plot Stamp: 3/11/2022 4:27:18 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGSI_LANDSCAPE.dwg, Tab: L0-1

Plot Stamp: 3/11/2022 4:27:22 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L0-2



95% DESIGN - NOT FOR CONSTRUCTION

#	DATE	DESCRIPTION	BY

HARDSCAPE REFERENCE PLAN

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

SHEET NUMBER 38

SHEET TITLE L0-2

PROJECT # | E320400600

CHECKED | JD / BM

DESIGNED | IT / JD

DRAWN | BT

DATE | MARCH 2022

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

PLANTING LEGEND:

- Groundcover Planting
- Repair/Replace Disturbed Landscape
- Mountain Meadow Seed Mix (88,300 sf)
- Upland/Restoration Seed Mix (51,320 sf)
- Turf (1,400 sf)
- Existing Tree
- Deciduous Tree
- Evergreen Shrub
- Deciduous Shrub
- Boulder
- Existing Boulder

REPAIR AND REPLACE EXISTING LANDSCAPE AREAS AS NEEDED

US 50 / 89

MCDONALD'S

THE CROSSING SHOPPING CENTER

CVS PHARMACY

GOODWILL

FUTURE HOUSING DEVELOPMENT

US 50 / LAKE TAHOE BLVD

MY THAI RESTAURANT

EXISTING RIPARIAN VEGETATION TO REMAIN INTACT - PROTECT IN PLACE

BARTON AVENUE

HELEN AVENUE

B STREET

EXISTING RIPARIAN/UPLAND VEGETATION TO REMAIN INTACT - PROTECT IN PLACE

SOUTH AVENUE

NORTH

0 30 60 120

ORIGINAL SCALE: 1"=60'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno

LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

PLANTING CONCEPT PLAN

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE

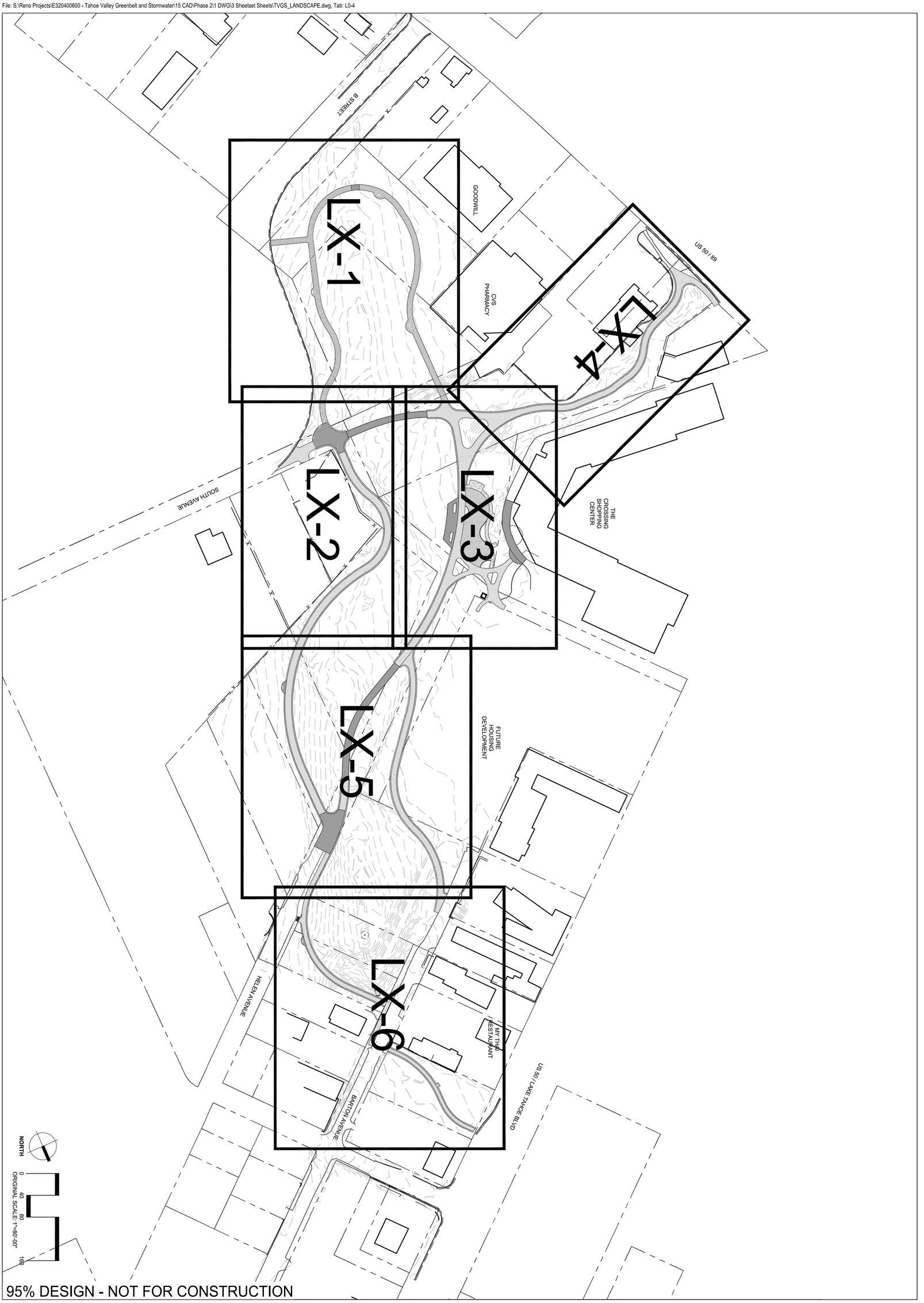
L0-3

SHEET NUMBER

39

Plot Stamp: 3/11/2022 4:27:26 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L0-3

Plot Stamp: 3/11/2022 4:27:30 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L0-4



95% DESIGN - NOT FOR CONSTRUCTION

#	DATE	DESCRIPTION	BY

KEY PLAN

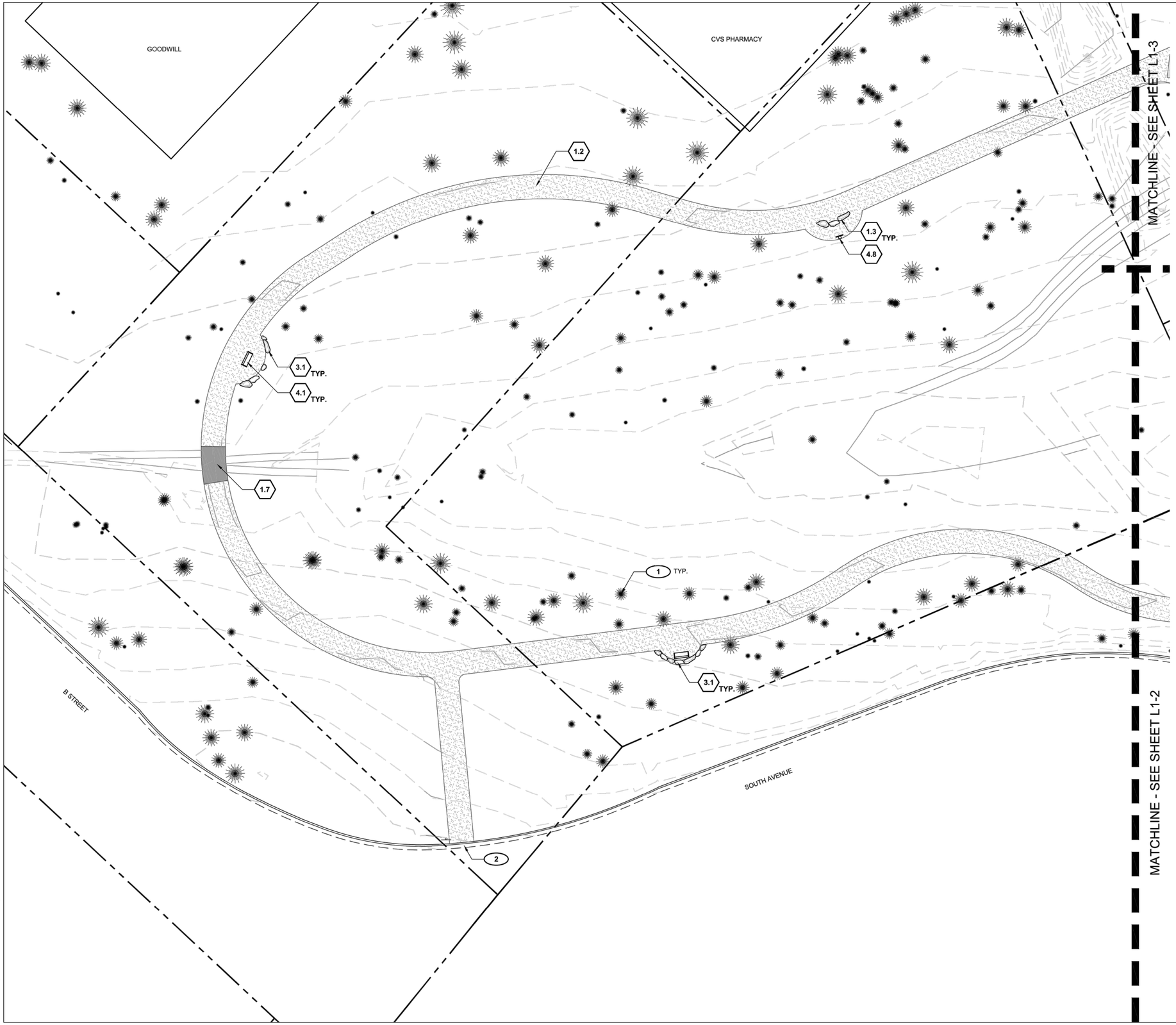
TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

DATE | MARCH 2022
DRAWN | BT
DESIGNED | IT / JD
CHECKED | JD / BM
PROJECT # | E320400600
SHEET TITLE | L0-4
SHEET NUMBER | 40

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com



SITE KEYNOTES:

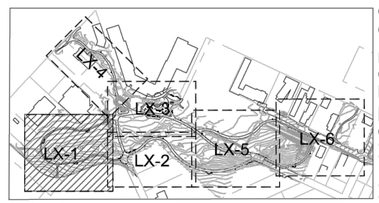
		DETAIL/ SHEET
1.0	**PAVEMENTS**	
1.1	Permeable Unit Pavers	1 / L2-1
1.2	Stabilized Decomposed Granite	2 / L2-1
1.3	Boulder in Paving	3 / L2-1
1.4	Engineered Wood Fiber Playground Mulch	4 / L2-1
1.5	Concrete Band	5 / L2-1
1.6	Steel Edger	1 / L2-2
1.7	Water Crossing	1 / L2-5
2.0	**JOINTING**	
2.1	Control Joint	2 / L2-2
2.2	Expansion Joint	3 / L2-2
3.0	**SITE WALLS/ EMBANKMENTS**	
3.1	Boulder Slope Stabilization	4 / L2-2
4.0	**SITE FURNITURE**	
4.1	Bench	5 / L2-2
4.2	Trash & Recycling Receptacle	6 / L2-2
4.3	Trailhead Kiosk	1 / L2-3
4.4	*Not Used*	-
4.5	Bicycle Rack	2 / L2-3
4.6	Bicycle Repair Stand	3 / L2-3
4.7	Directional Trail Signage	4 / L2-3
4.8	Interpretive Signage	5 / L2-3
4.9	Dog Waste Station	1 / L2-4
4.10	Play Structure - Type 1	2 / L2-4
4.11	Play Structure - Type 2	3 / L2-4
4.12	Play Structure - Type 3	4 / L2-4
4.13	Play Structure - Type 4	5 / L2-4
4.14	Play Structure - Type 5	6 / L2-4
5.0	**RAILINGS, BARRIERS, FENCING**	
5.1	Pedestrian Guardrail	2 / L2-5

MATERIALS REFERENCE NOTES:

1. Existing tree. Do not disturb. Protect in place. See Civil plans.
2. Existing paving. Tie into smoothly and evenly. Protect in place. See Civil plans.
3. Existing manhole to remain. Do not disturb. Protect in place. See Civil plans.
4. Existing electricity pole to remain. Do not disturb. See Civil plans.
5. Existing fencing to remain. Do not disturb. See Civil plans.
6. Existing utility to remain. Do not disturb. See Civil plans.
7. Bollard. See Civil plans.
8. Asphalt paving. See Civil plans.
9. Concrete paving. See Civil plans.
10. Boardwalk. See Civil plans.
11. Pedestrian striping. See Civil plans.
12. Light pole. See Electical plans.

MATERIALS & FURNISHINGS LEGEND:

- Asphalt Paving
- Concrete Paving
- Concrete Band
- Boardwalk
- Permeable Unit Pavers
- Stabilized Decomposed Granite
- Engineered Wood Fiber Playground Mulch
- Boulder
- Existing Boulder
- Bench
- Trash & Recycling Receptacle
- Bicycle Rack
- Bicycle Repair Stand
- Trailhead Kiosk
- Directional Trail Signage
- Interpretive Signage
- Dog Waste Station



KEY PLAN

NORTH

0 10 20 60

ORIGINAL SCALE: 1"=20'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

MATERIALS AND FURNISHINGS PLAN 1

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

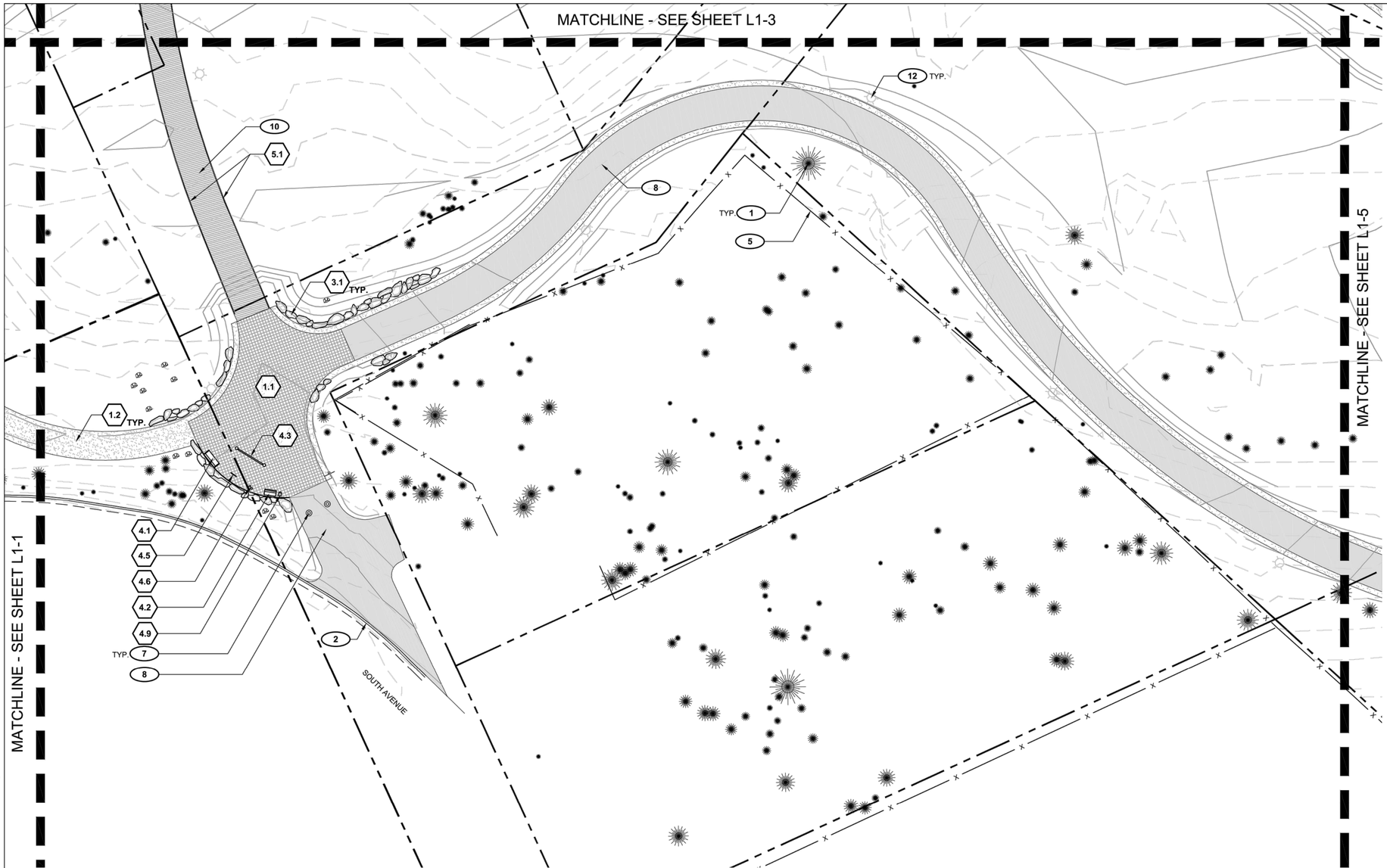
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: L1-1

SHEET NUMBER: 41

Plot Stamp: 3/11/2022 4:27:35 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L1-1



SITE KEYNOTES:

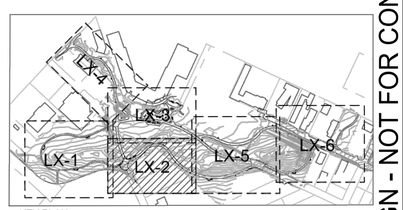
		DETAIL/ SHEET
1.0	**PAVEMENTS**	
1.1	Permeable Unit Pavers	1 / L2-1
1.2	Stabilized Decomposed Granite	2 / L2-1
1.3	Boulder in Paving	3 / L2-1
1.4	Engineered Wood Fiber Playground Mulch	4 / L2-1
1.5	Concrete Band	5 / L2-1
1.6	Steel Edger	1 / L2-2
1.7	Water Crossing	1 / L2-5
2.0	**JOINTING**	
2.1	Control Joint	2 / L2-2
2.2	Expansion Joint	3 / L2-2
3.0	**SITE WALLS/ EMBANKMENTS**	
3.1	Boulder Slope Stabilization	4 / L2-2
4.0	**SITE FURNITURE**	
4.1	Bench	5 / L2-2
4.2	Trash & Recycling Receptacle	6 / L2-2
4.3	Trailhead Kiosk	1 / L2-3
4.4	*Not Used*	-
4.5	Bicycle Rack	2 / L2-3
4.6	Bicycle Repair Stand	3 / L2-3
4.7	Directional Trail Signage	4 / L2-3
4.8	Interpretive Signage	5 / L2-3
4.9	Dog Waste Station	1 / L2-4
4.10	Play Structure - Type 1	2 / L2-4
4.11	Play Structure - Type 2	3 / L2-4
4.12	Play Structure - Type 3	4 / L2-4
4.13	Play Structure - Type 4	5 / L2-4
4.14	Play Structure - Type 5	6 / L2-4
5.0	**RAILINGS, BARRIERS, FENCING**	
5.1	Pedestrian Guardrail	2 / L2-5

MATERIALS REFERENCE NOTES:

1. Existing tree. Do not disturb. Protect in place. See Civil plans.
2. Existing paving. Tie into smoothly and evenly. Protect in place. See Civil plans.
3. Existing manhole to remain. Do not disturb. Protect in place. See Civil plans.
4. Existing electricity pole to remain. Do not disturb. See Civil plans.
5. Existing fencing to remain. Do not disturb. See Civil plans.
6. Existing utility to remain. Do not disturb. See Civil plans.
7. Bollard. See Civil plans.
8. Asphalt paving. See Civil plans.
9. Concrete paving. See Civil plans.
10. Boardwalk. See Civil plans.
11. Pedestrian striping. See Civil plans.
12. Light pole. See Electical plans.

MATERIALS & FURNISHINGS LEGEND:

- Asphalt Paving
- Concrete Paving
- Concrete Band
- Boardwalk
- Permeable Unit Pavers
- Stabilized Decomposed Granite
- Engineered Wood Fiber Playground Mulch
- Boulder
- Existing Boulder
- Bench
- Trash & Recycling Receptacle
- Bicycle Rack
- Bicycle Repair Stand
- Trailhead Kiosk
- Directional Trail Signage
- Interpretive Signage
- Dog Waste Station



KEY PLAN

NORTH

0 10 20 60
ORIGINAL SCALE: 1"=20'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

MATERIALS AND FURNISHINGS PLAN 2

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

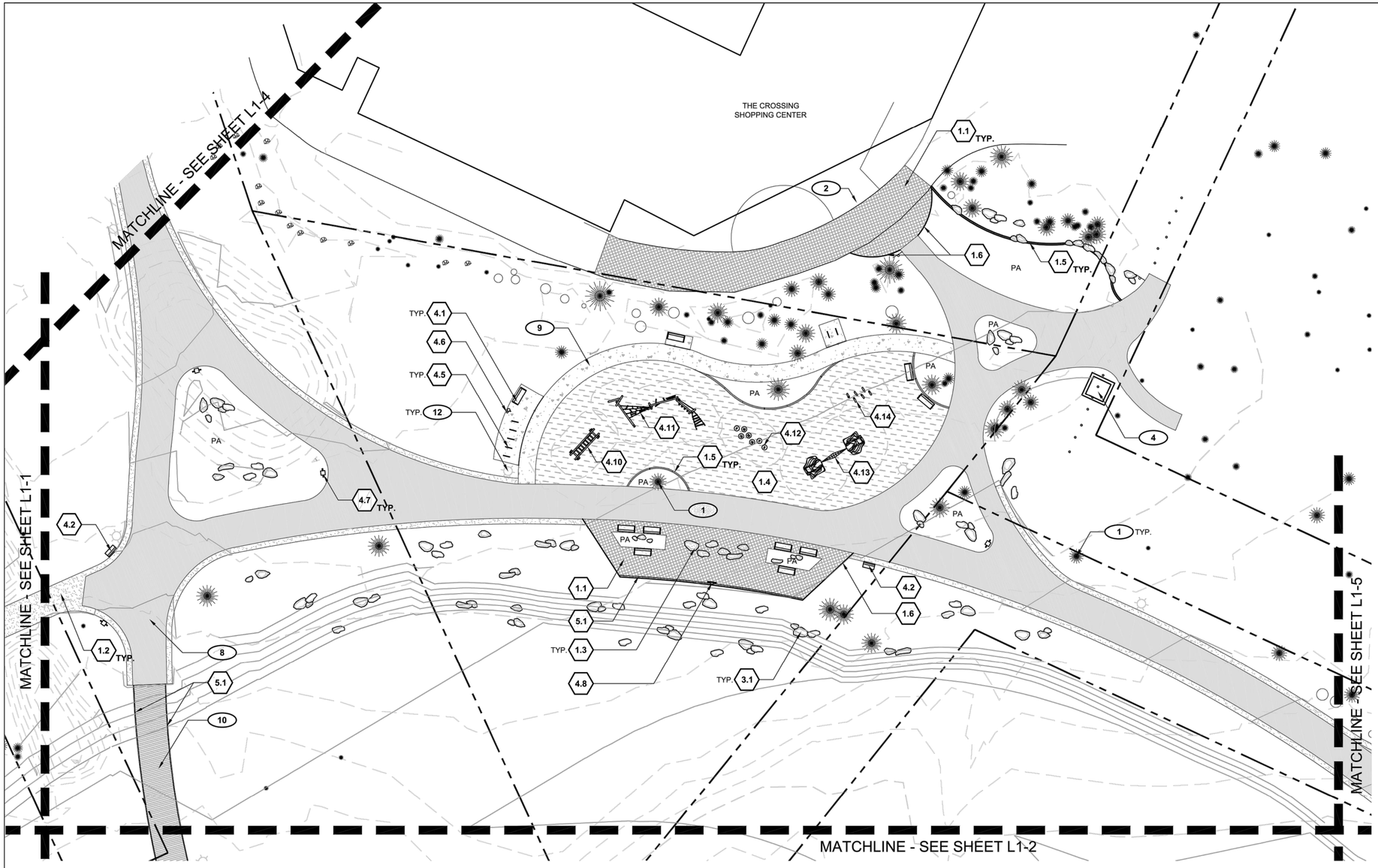
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
L1-2

SHEET NUMBER
42

Plot Stamp: 3/11/2022 4:27:38 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L1-2



SITE KEYNOTES:

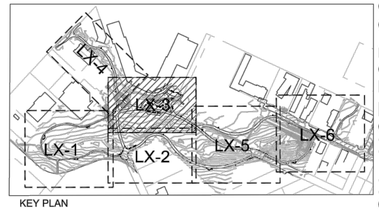
		DETAIL/ SHEET
1.0	**PAVEMENTS**	
1.1	Permeable Unit Pavers	1 / L2-1
1.2	Stabilized Decomposed Granite	2 / L2-1
1.3	Boulder in Paving	3 / L2-1
1.4	Engineered Wood Fiber Playground Mulch	4 / L2-1
1.5	Concrete Band	5 / L2-1
1.6	Steel Edger	1 / L2-2
1.7	Water Crossing	1 / L2-5
2.0	**JOINTING**	
2.1	Control Joint	2 / L2-2
2.2	Expansion Joint	3 / L2-2
3.0	**SITE WALLS/ EMBANKMENTS**	
3.1	Boulder Slope Stabilization	4 / L2-2
4.0	**SITE FURNITURE**	
4.1	Bench	5 / L2-2
4.2	Trash & Recycling Receptacle	6 / L2-2
4.3	Trailhead Kiosk	1 / L2-3
4.4	*Not Used*	-
4.5	Bicycle Rack	2 / L2-3
4.6	Bicycle Repair Stand	3 / L2-3
4.7	Directional Trail Signage	4 / L2-3
4.8	Interpretive Signage	5 / L2-3
4.9	Dog Waste Station	1 / L2-4
4.10	Play Structure - Type 1	2 / L2-4
4.11	Play Structure - Type 2	3 / L2-4
4.12	Play Structure - Type 3	4 / L2-4
4.13	Play Structure - Type 4	5 / L2-4
4.14	Play Structure - Type 5	6 / L2-4
5.0	**RAILINGS, BARRIERS, FENCING**	
5.1	Pedestrian Guardrail	2 / L2-5

MATERIALS REFERENCE NOTES:

1. Existing tree. Do not disturb. Protect in place. See Civil plans.
2. Existing paving. Tie into smoothly and evenly. Protect in place. See Civil plans.
3. Existing manhole to remain. Do not disturb. Protect in place. See Civil plans.
4. Existing electricity pole to remain. Do not disturb. See Civil plans.
5. Existing fencing to remain. Do not disturb. See Civil plans.
6. Existing utility to remain. Do not disturb. See Civil plans.
7. Bollard. See Civil plans.
8. Asphalt paving. See Civil plans.
9. Concrete paving. See Civil plans.
10. Boardwalk. See Civil plans.
11. Pedestrian striping. See Civil plans.
12. Light pole. See Electical plans.

MATERIALS & FURNISHINGS LEGEND:

- Asphalt Paving
- Concrete Paving
- Concrete Band
- Boardwalk
- Permeable Unit Pavers
- Stabilized Decomposed Granite
- Engineered Wood Fiber Playground Mulch
- Boulder
- Existing Boulder
- Bench
- Trash & Recycling Receptacle
- Bicycle Rack
- Bicycle Repair Stand
- Trailhead Kiosk
- Directional Trail Signage
- Interpretive Signage
- Dog Waste Station



KEY PLAN

NORTH

0 10 20 60

ORIGINAL SCALE: 1"=20'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

MATERIALS AND FURNISHINGS PLAN 3

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

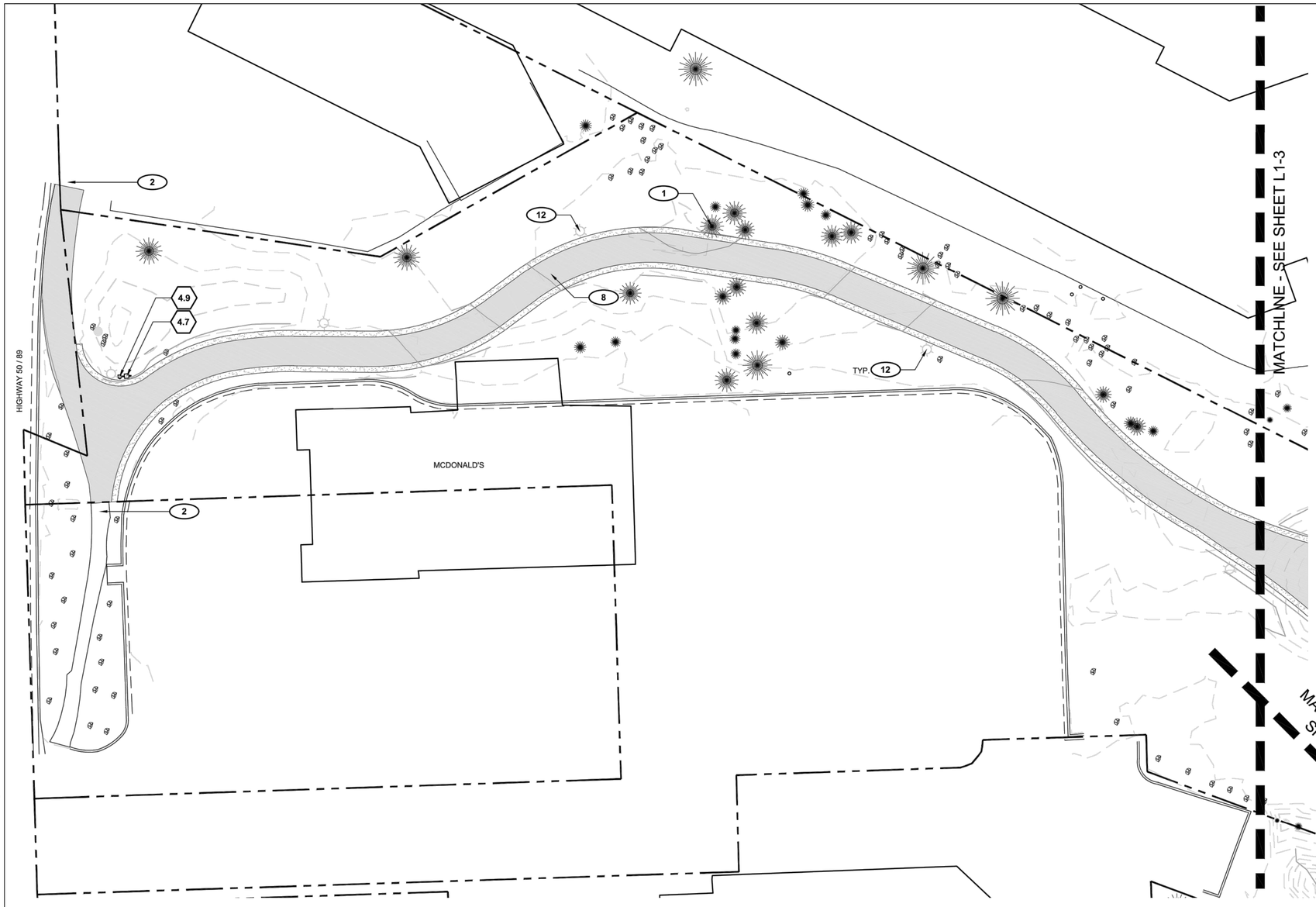
SHEET TITLE

L1-3

SHEET NUMBER

43

Plot Stamp: 3/11/2022 4:27:43 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L1-3



SITE KEYNOTES:

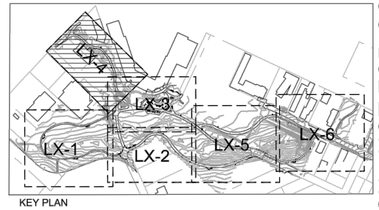
		DETAIL/ SHEET
1.0	**PAVEMENTS**	
1.1	Permeable Unit Pavers	1 / L2-1
1.2	Stabilized Decomposed Granite	2 / L2-1
1.3	Boulder in Paving	3 / L2-1
1.4	Engineered Wood Fiber Playground Mulch	4 / L2-1
1.5	Concrete Band	5 / L2-1
1.6	Steel Edger	1 / L2-2
1.7	Water Crossing	1 / L2-5
2.0	**JOINTING**	
2.1	Control Joint	2 / L2-2
2.2	Expansion Joint	3 / L2-2
3.0	**SITE WALLS/ EMBANKMENTS**	
3.1	Boulder Slope Stabilization	4 / L2-2
4.0	**SITE FURNITURE**	
4.1	Bench	5 / L2-2
4.2	Trash & Recycling Receptacle	6 / L2-2
4.3	Trailhead Kiosk	1 / L2-3
4.4	*Not Used*	-
4.5	Bicycle Rack	2 / L2-3
4.6	Bicycle Repair Stand	3 / L2-3
4.7	Directional Trail Signage	4 / L2-3
4.8	Interpretive Signage	5 / L2-3
4.9	Dog Waste Station	1 / L2-4
4.10	Play Structure - Type 1	2 / L2-4
4.11	Play Structure - Type 2	3 / L2-4
4.12	Play Structure - Type 3	4 / L2-4
4.13	Play Structure - Type 4	5 / L2-4
4.14	Play Structure - Type 5	6 / L2-4
5.0	**RAILINGS, BARRIERS, FENCING**	
5.1	Pedestrian Guardrail	2 / L2-5

MATERIALS REFERENCE NOTES:

1. Existing tree. Do not disturb. Protect in place. See Civil plans.
2. Existing paving. Tie into smoothly and evenly. Protect in place. See Civil plans.
3. Existing manhole to remain. Do not disturb. Protect in place. See Civil plans.
4. Existing electricity pole to remain. Do not disturb. See Civil plans.
5. Existing fencing to remain. Do not disturb. See Civil plans.
6. Existing utility to remain. Do not disturb. See Civil plans.
7. Bollard. See Civil plans.
8. Asphalt paving. See Civil plans.
9. Concrete paving. See Civil plans.
10. Boardwalk. See Civil plans.
11. Pedestrian striping. See Civil plans.
12. Light pole. See Electical plans.

MATERIALS & FURNISHINGS LEGEND:

- Asphalt Paving
- Concrete Paving
- Concrete Band
- Boardwalk
- Permeable Unit Pavers
- Stabilized Decomposed Granite
- Engineered Wood Fiber Playground Mulch
- Boulder
- Existing Boulder
- Bench
- Trash & Recycling Receptacle
- Bicycle Rack
- Bicycle Repair Stand
- Trailhead Kiosk
- Directional Trail Signage
- Interpretive Signage
- Dog Waste Station



KEY PLAN

NORTH

0 10 20 60

ORIGINAL SCALE: 1"=20'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

MATERIALS AND FURNISHINGS PLAN 4

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

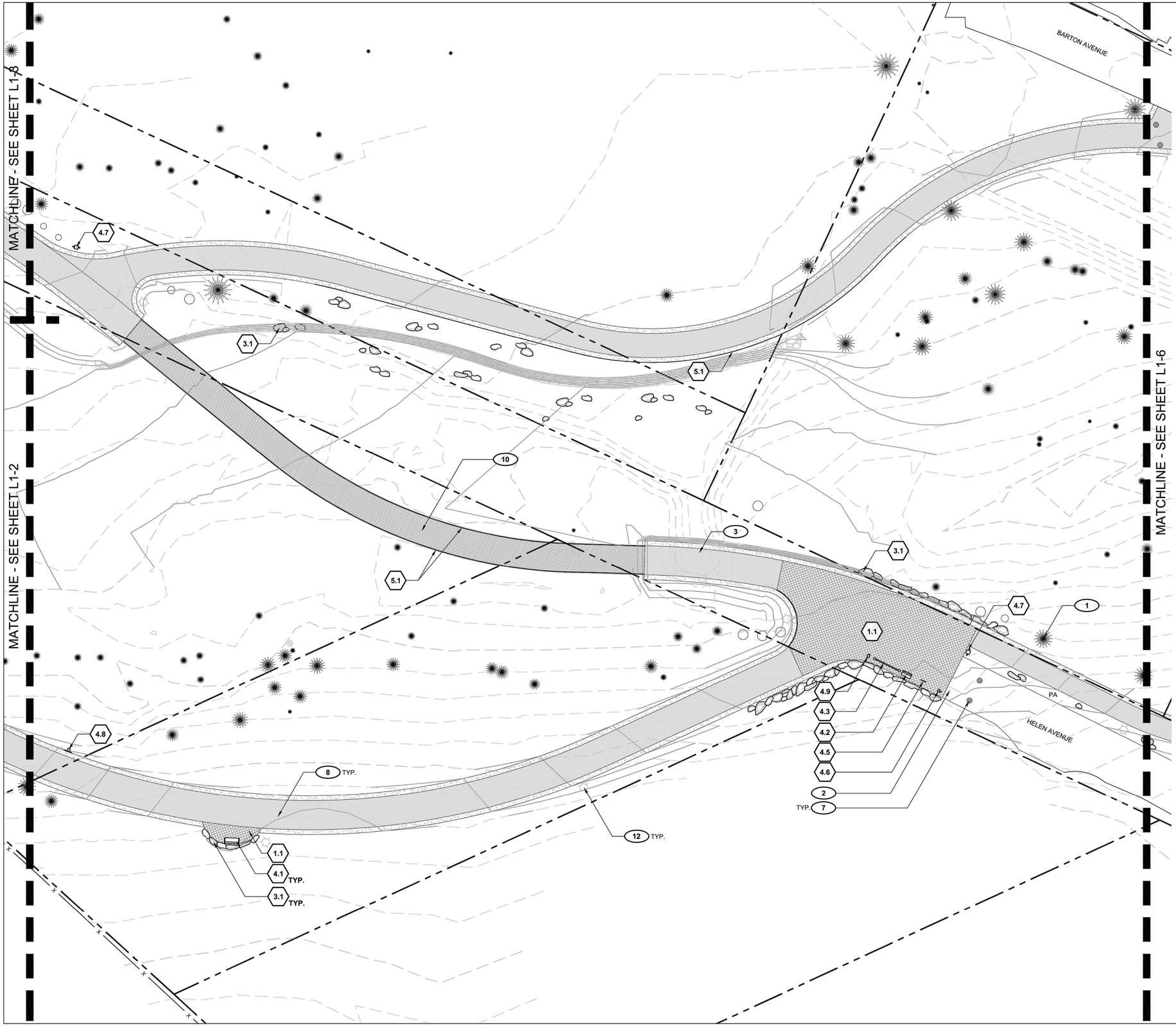
SHEET TITLE

L1-4

SHEET NUMBER

44

Plot Stamp: 3/11/2022 4:21:47 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L1-4



SITE KEYNOTES:

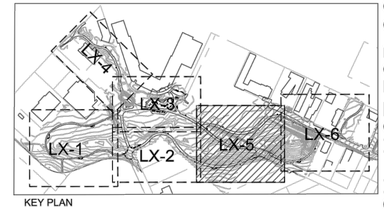
		DETAIL/ SHEET
1.0	**PAVEMENTS**	
1.1	Permeable Unit Pavers	1 / L2-1
1.2	Stabilized Decomposed Granite	2 / L2-1
1.3	Boulder in Paving	3 / L2-1
1.4	Engineered Wood Fiber Playground Mulch	4 / L2-1
1.5	Concrete Band	5 / L2-1
1.6	Steel Edger	1 / L2-2
1.7	Water Crossing	1 / L2-5
2.0	**JOINTING**	
2.1	Control Joint	2 / L2-2
2.2	Expansion Joint	3 / L2-2
3.0	**SITE WALLS/ EMBANKMENTS**	
3.1	Boulder Slope Stabilization	4 / L2-2
4.0	**SITE FURNITURE**	
4.1	Bench	5 / L2-2
4.2	Trash & Recycling Receptacle	6 / L2-2
4.3	Trailhead Kiosk	1 / L2-3
4.4	*Not Used*	-
4.5	Bicycle Rack	2 / L2-3
4.6	Bicycle Repair Stand	3 / L2-3
4.7	Directional Trail Signage	4 / L2-3
4.8	Interpretive Signage	5 / L2-3
4.9	Dog Waste Station	1 / L2-4
4.10	Play Structure - Type 1	2 / L2-4
4.11	Play Structure - Type 2	3 / L2-4
4.12	Play Structure - Type 3	4 / L2-4
4.13	Play Structure - Type 4	5 / L2-4
4.14	Play Structure - Type 5	6 / L2-4
5.0	**RAILINGS, BARRIERS, FENCING**	
5.1	Pedestrian Guardrail	2 / L2-5

MATERIALS REFERENCE NOTES:

1. Existing tree. Do not disturb. Protect in place. See Civil plans.
2. Existing paving. Tie into smoothly and evenly. Protect in place. See Civil plans.
3. Existing manhole to remain. Do not disturb. Protect in place. See Civil plans.
4. Existing electricity pole to remain. Do not disturb. See Civil plans.
5. Existing fencing to remain. Do not disturb. See Civil plans.
6. Existing utility to remain. Do not disturb. See Civil plans.
7. Bollard. See Civil plans.
8. Asphalt paving. See Civil plans.
9. Concrete paving. See Civil plans.
10. Boardwalk. See Civil plans.
11. Pedestrian striping. See Civil plans.
12. Light pole. See Electical plans.

MATERIALS & FURNISHINGS LEGEND:

- Asphalt Paving
- Concrete Paving
- Concrete Band
- Boardwalk
- Permeable Unit Pavers
- Stabilized Decomposed Granite
- Engineered Wood Fiber Playground Mulch
- Boulder
- Existing Boulder
- Bench
- Trash & Recycling Receptacle
- Bicycle Rack
- Bicycle Repair Stand
- Trailhead Kiosk
- Directional Trail Signage
- Interpretive Signage
- Dog Waste Station



KEY PLAN

NORTH

0 10 20 60

ORIGINAL SCALE: 1"=20'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

MATERIALS AND FURNISHINGS PLAN 5

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE

L1-5

SHEET NUMBER

45

Plot Stamp: 3/11/2022 4:27:52 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L1-5



SITE KEYNOTES:

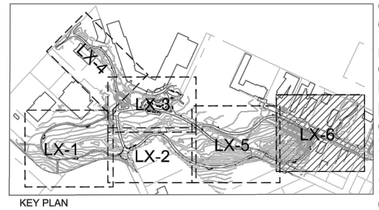
		DETAIL/ SHEET
1.0	**PAVEMENTS**	
1.1	Permeable Unit Pavers	1 / L2-1
1.2	Stabilized Decomposed Granite	2 / L2-1
1.3	Boulder in Paving	3 / L2-1
1.4	Engineered Wood Fiber Playground Mulch	4 / L2-1
1.5	Concrete Band	5 / L2-1
1.6	Steel Edger	1 / L2-2
1.7	Water Crossing	1 / L2-5
2.0	**JOINTING**	
2.1	Control Joint	2 / L2-2
2.2	Expansion Joint	3 / L2-2
3.0	**SITE WALLS/ EMBANKMENTS**	
3.1	Boulder Slope Stabilization	4 / L2-2
4.0	**SITE FURNITURE**	
4.1	Bench	5 / L2-2
4.2	Trash & Recycling Receptacle	6 / L2-2
4.3	Trailhead Kiosk	1 / L2-3
4.4	*Not Used*	-
4.5	Bicycle Rack	2 / L2-3
4.6	Bicycle Repair Stand	3 / L2-3
4.7	Directional Trail Signage	4 / L2-3
4.8	Interpretive Signage	5 / L2-3
4.9	Dog Waste Station	1 / L2-4
4.10	Play Structure - Type 1	2 / L2-4
4.11	Play Structure - Type 2	3 / L2-4
4.12	Play Structure - Type 3	4 / L2-4
4.13	Play Structure - Type 4	5 / L2-4
4.14	Play Structure - Type 5	6 / L2-4
5.0	**RAILINGS, BARRIERS, FENCING**	
5.1	Pedestrian Guardrail	2 / L2-5

MATERIALS REFERENCE NOTES:

1. Existing tree. Do not disturb. Protect in place. See Civil plans.
2. Existing paving. Tie into smoothly and evenly. Protect in place. See Civil plans.
3. Existing manhole to remain. Do not disturb. Protect in place. See Civil plans.
4. Existing electricity pole to remain. Do not disturb. See Civil plans.
5. Existing fencing to remain. Do not disturb. See Civil plans.
6. Existing utility to remain. Do not disturb. See Civil plans.
7. Bollard. See Civil plans.
8. Asphalt paving. See Civil plans.
9. Concrete paving. See Civil plans.
10. Boardwalk. See Civil plans.
11. Pedestrian striping. See Civil plans.
12. Light pole. See Electical plans.

MATERIALS & FURNISHINGS LEGEND:

- Asphalt Paving
- Concrete Paving
- Concrete Band
- Boardwalk
- Permeable Unit Pavers
- Stabilized Decomposed Granite
- Engineered Wood Fiber Playground Mulch
- Boulder
- Existing Boulder
- Bench
- Trash & Recycling Receptacle
- Bicycle Rack
- Bicycle Repair Stand
- Trailhead Kiosk
- Directional Trail Signage
- Interpretive Signage
- Dog Waste Station



KEY PLAN

NORTH

0 10 20 60
ORIGINAL SCALE: 1"=20'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

MATERIALS AND FURNISHINGS PLAN 6

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

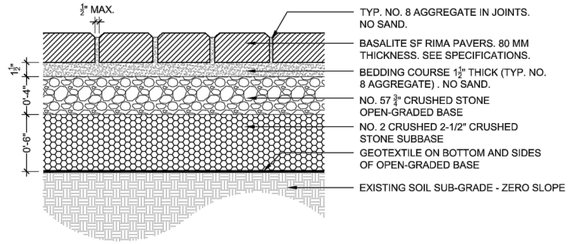
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
L1-6

SHEET NUMBER
46

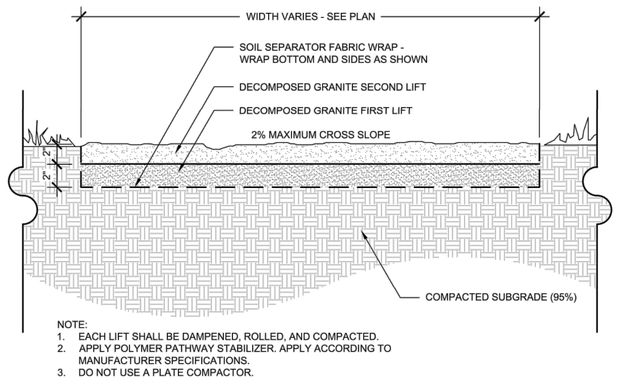
Plot Stamp: 3/11/2022 4:27:55 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L1-6



1 Permeable Unit Pavers

1.1

1-1/2" = 1'-0"

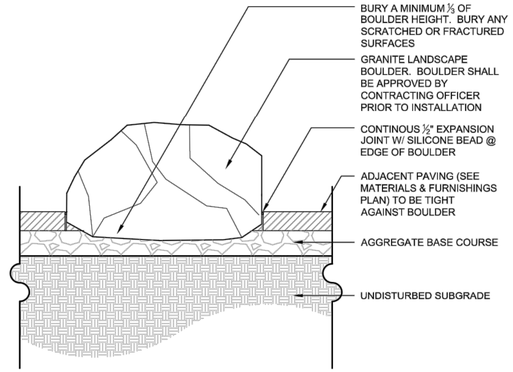


NOTE:
1. EACH LIFT SHALL BE DAMPENED, ROLLED, AND COMPACTED.
2. APPLY POLYMER PATHWAY STABILIZER. APPLY ACCORDING TO MANUFACTURER SPECIFICATIONS.
3. DO NOT USE A PLATE COMPACTOR.

2 Stabilized Decomposed Granite

1.2

1-1/2" = 1'-0"



3 Boulder in Paving

1.3

1" = 1'-0"

4 Engineered Wood Fiber Playground Mulch

1.4

1-1/2" = 1'-0"

5 Concrete Band

1.5

1-1/2" = 1'-0"

SITE KEYNOTES:

		DETAIL/ SHEET	SPEC. SECTION
1.0	**PAVEMENTS**		
1.1	Permeable Unit Pavers	1 / L2-1	
1.2	Stabilized Decomposed Granite	2 / L2-1	
1.3	Boulder in Paving	3 / L2-1	
1.4	Engineered Wood Fiber Playground Mulch	4 / L2-1	
1.5	Concrete Band	5 / L2-1	
1.6	Steel Edger	1 / L2-2	
1.7	Water Crossing	1 / L2-5	
2.0	**JOINTING**		
2.1	Control Joint	2 / L2-2	
2.2	Expansion Joint	3 / L2-2	
3.0	**SITE WALLS/ EMBANKMENTS**		
3.1	Boulder Slope Stabilization	4 / L2-2	
4.0	**SITE FURNITURE**		
4.1	Bench	5 / L2-2	129300
4.2	Trash & Recycling Receptacle	6 / L2-2	129300
4.3	Trailhead Kiosk	1 / L2-3	
4.4	*Not Used*	-	
4.5	Bicycle Rack	2 / L2-3	129300
4.6	Bicycle Repair Stand	3 / L2-3	129300
4.7	Directional Trail Signage	4 / L2-3	
4.8	Interpretive Signage	5 / L2-3	
4.9	Dog Waste Station	1 / L2-4	129300
4.10	Play Structure - Type 1	2 / L2-4	
4.11	Play Structure - Type 2	3 / L2-4	
4.12	Play Structure - Type 3	4 / L2-4	
4.13	Play Structure - Type 4	5 / L2-4	
4.14	Play Structure - Type 5	6 / L2-4	
5.0	**RAILINGS, BARRIERS, FENCING**		
5.1	Pedestrian Guardrail	2 / L2-5	
6.0	**PLANTING AND LANDSCAPE**		
6.1	Deciduous Tree Planting	1 / L4-1	
6.2	Shrub Planting	2 / L4-1	
6.3	Groundcover Planting	3 / L4-1	
6.4	Turf Planting	4 / L4-1	
6.5	Boulder in Landscape	5 / L4-1	
7.0	**IRRIGATION**		
	Further coordination needed		

95% DESIGN - NOT FOR CONSTRUCTION

SITE DETAILS 1

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

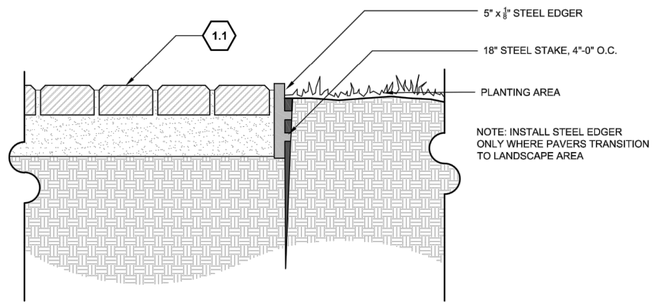
SHEET TITLE

L2-1

SHEET NUMBER

47

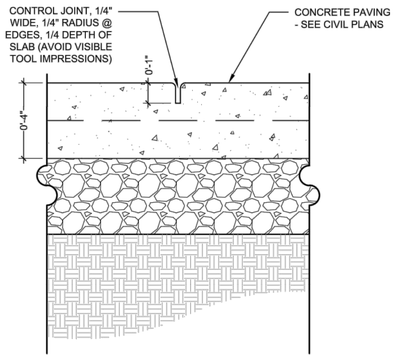
Plot Stamp: 3/11/2022 4:28:00 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L2-1



1 Steel Edger

1/4" = 1'-0"

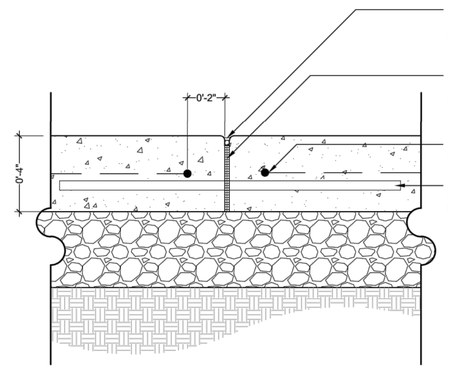
1.6



2 Control Joint

3" = 1'-0"

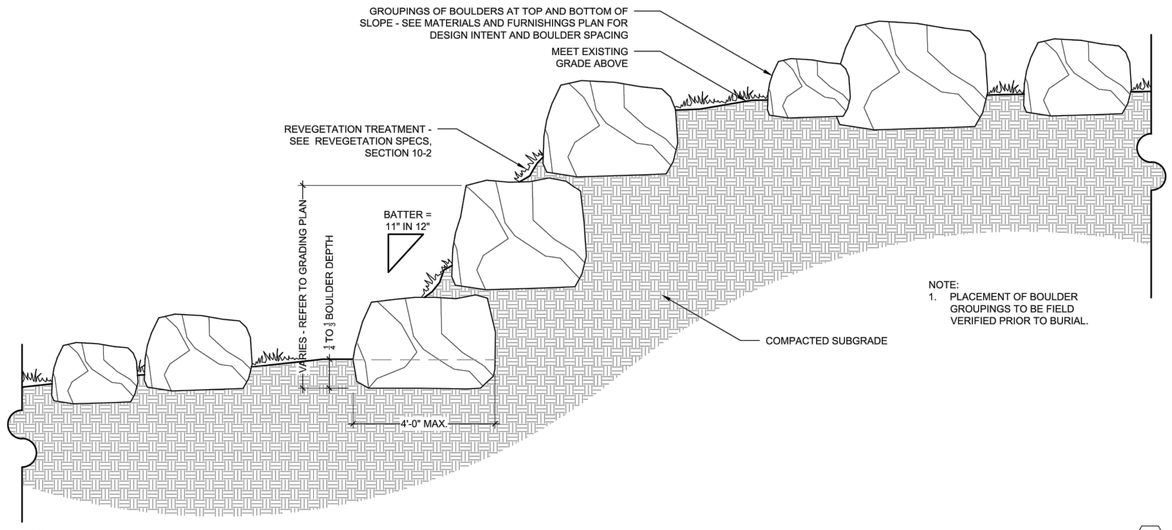
2.1



3 Expansion Joint

3" = 1'-0"

2.2



4 Boulder Slope Stabilization

1/2" = 1'-0"

3.1

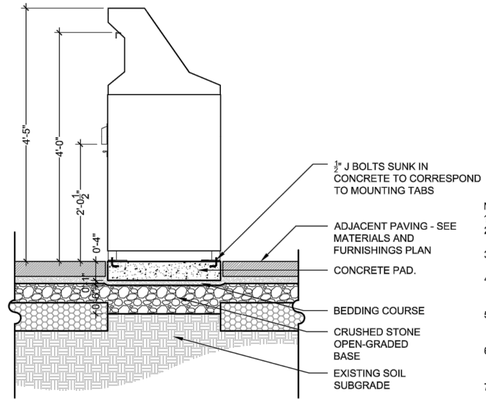


NOTES:
1. MANUFACTURER: TOURNESOL
2. MODEL: TD-0100-60
3. COLOR/MATERIAL: PITCH SEMI GLOSS POWDER COAT WITH DOUGLAS FIR
4. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND SETBACK RECOMMENDATIONS.

5 Bench

NOT TO SCALE

4.1



NOTES:
1. MANUFACTURER: BEARSAVER
2. MODEL: CE SERIES DOUBLE TRASH/RECYCLING ENCLOSURE, ADA COMPLIANT - CE240-CHR
3. COLOR: FOREST BROWN, CUSTOM LAKE TAHOE RECYCLING LOGO ON RECYCLING DOOR
4. OUTDOOR TRASH RECEPTACLES APPROACHED FROM THE FRONT SHALL HAVE AN OPENING AT A HEIGHT OF 15" TO 48" ABOVE THE ADJACENT GRADE.
5. TRASH RECEPTACLES SHALL OPERATE WITH A SINGLE HAND MANIPULATION REQUIRING NO MORE THAN 5 LBS. OF FORCE.
6. THERE SHALL BE AT LEAST 30" X 48" OF STABLE, FIRM, CLEAR SPACE TO APPROACH THE TRASH RECEPTACLE.
7. THE MAXIMUM SLOPE OF THE CLEAR SPACE SHALL BE 2%, GRADE AT 1.5% FOR FIELD TOLERANCES.

6 Trash & Recycling Receptacle

3/4" = 1'-0"

4.2

SITE KEYNOTES:

		DETAIL/ SHEET	SPEC. SECTION
1.0	**PAVEMENTS**		
1.1	Permeable Unit Pavers	1 / L2-1	
1.2	Stabilized Decomposed Granite	2 / L2-1	
1.3	Boulder in Paving	3 / L2-1	
1.4	Engineered Wood Fiber Playground Mulch	4 / L2-1	
1.5	Concrete Band	5 / L2-1	
1.6	Steel Edger	1 / L2-2	
1.7	Water Crossing	1 / L2-5	
2.0	**JOINTING**		
2.1	Control Joint	2 / L2-2	
2.2	Expansion Joint	3 / L2-2	
3.0	**SITE WALLS/ EMBANKMENTS**		
3.1	Boulder Slope Stabilization	4 / L2-2	
4.0	**SITE FURNITURE**		
4.1	Bench	5 / L2-2	129300
4.2	Trash & Recycling Receptacle	6 / L2-2	129300
4.3	Trailhead Kiosk	1 / L2-3	
4.4	*Not Used*	-	
4.5	Bicycle Rack	2 / L2-3	129300
4.6	Bicycle Repair Stand	3 / L2-3	129300
4.7	Directional Trail Signage	4 / L2-3	
4.8	Interpretive Signage	5 / L2-3	
4.9	Dog Waste Station	1 / L2-4	129300
4.10	Play Structure - Type 1	2 / L2-4	
4.11	Play Structure - Type 2	3 / L2-4	
4.12	Play Structure - Type 3	4 / L2-4	
4.13	Play Structure - Type 4	5 / L2-4	
4.14	Play Structure - Type 5	6 / L2-4	
5.0	**RAILINGS, BARRIERS, FENCING**		
5.1	Pedestrian Guardrail	2 / L2-5	
6.0	**PLANTING AND LANDSCAPE**		
6.1	Deciduous Tree Planting	1 / L4-1	
6.2	Shrub Planting	2 / L4-1	
6.3	Groundcover Planting	3 / L4-1	
6.4	Turf Planting	4 / L4-1	
6.5	Boulder in Landscape	5 / L4-1	
7.0	**IRRIGATION**		
	Further coordination needed		

Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

SITE DETAILS 2

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

95% DESIGN - NOT FOR CONSTRUCTION

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

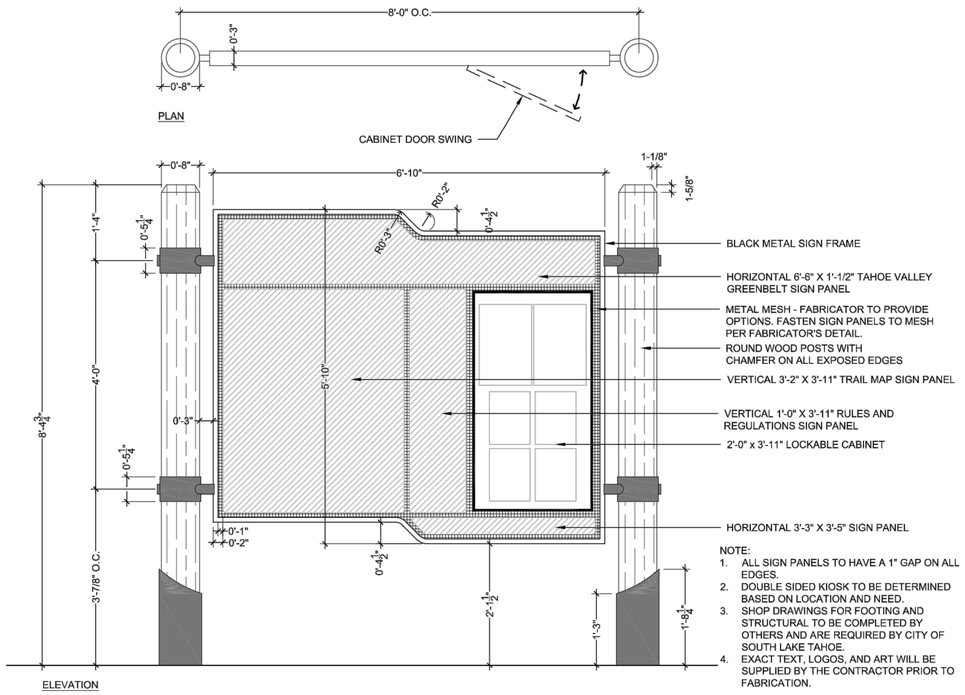
SHEET TITLE

L2-2

SHEET NUMBER

48

Plot Stamp: 3/11/2022 4:26:03 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L2-2



NOTE:
1. ALL SIGN PANELS TO HAVE A 1" GAP ON ALL EDGES.
2. DOUBLE SIDED KIOSK TO BE DETERMINED BASED ON LOCATION AND NEED.
3. SHOP DRAWINGS FOR FOOTING AND STRUCTURAL TO BE COMPLETED BY OTHERS AND ARE REQUIRED BY CITY OF SOUTH LAKE TAHOE.
4. EXACT TEXT, LOGOS, AND ART WILL BE SUPPLIED BY THE CONTRACTOR PRIOR TO FABRICATION.

1 Trailhead Kiosk

3/4" = 1'-0"

4.3



NOTES:
1. MANUFACTURER: GROUND CONTROL SYSTEMS
2. MODEL: HOOP RUNNER
3. BIKE RACK INSTALLATION TO BE COORDINATED WITH THE LAKE TAHOE BIKE COALITION.
3. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND SETBACK RECOMMENDATIONS.

2 Bicycle Rack

NOT TO SCALE

4.5

SITE KEYNOTES:

		DETAIL/ SHEET	SPEC. SECTION
1.0	**PAVEMENTS**		
1.1	Permeable Unit Pavers	1 / L2-1	
1.2	Stabilized Decomposed Granite	2 / L2-1	
1.3	Boulder in Paving	3 / L2-1	
1.4	Engineered Wood Fiber Playground Mulch	4 / L2-1	
1.5	Concrete Band	5 / L2-1	
1.6	Steel Edger	1 / L2-2	
1.7	Water Crossing	1 / L2-5	
2.0	**JOINTING**		
2.1	Control Joint	2 / L2-2	
2.2	Expansion Joint	3 / L2-2	
3.0	**SITE WALLS/ EMBANKMENTS**		
3.1	Boulder Slope Stabilization	4 / L2-2	
4.0	**SITE FURNITURE**		
4.1	Bench	5 / L2-2	129300
4.2	Trash & Recycling Receptacle	6 / L2-2	129300
4.3	Trailhead Kiosk	1 / L2-3	
4.4	*Not Used*	-	
4.5	Bicycle Rack	2 / L2-3	129300
4.6	Bicycle Repair Stand	3 / L2-3	129300
4.7	Directional Trail Signage	4 / L2-3	
4.8	Interpretive Signage	5 / L2-3	
4.9	Dog Waste Station	1 / L2-4	129300
4.10	Play Structure - Type 1	2 / L2-4	
4.11	Play Structure - Type 2	3 / L2-4	
4.12	Play Structure - Type 3	4 / L2-4	
4.13	Play Structure - Type 4	5 / L2-4	
4.14	Play Structure - Type 5	6 / L2-4	
5.0	**RAILINGS, BARRIERS, FENCING**		
5.1	Pedestrian Guardrail	2 / L2-5	
6.0	**PLANTING AND LANDSCAPE**		
6.1	Deciduous Tree Planting	1 / L4-1	
6.2	Shrub Planting	2 / L4-1	
6.3	Groundcover Planting	3 / L4-1	
6.4	Turf Planting	4 / L4-1	
6.5	Boulder in Landscape	5 / L4-1	
7.0	**IRRIGATION**		
	Further coordination needed		

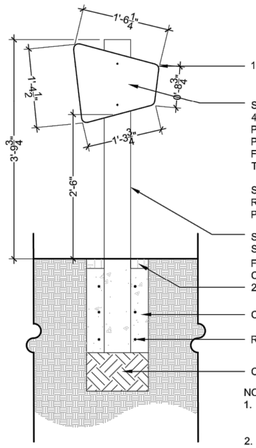


NOTES:
1. MANUFACTURER: DERO
2. MODELS: FIXIT BICYCLE REPAIR STAND WITH WHEEL CATCH; AIR KIT 3 BIKE PUMP
3. COLOR: POWDERCOAT BLACK
4. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND SETBACK RECOMMENDATIONS.

3 Bicycle Repair Stand

NOT TO SCALE

4.6



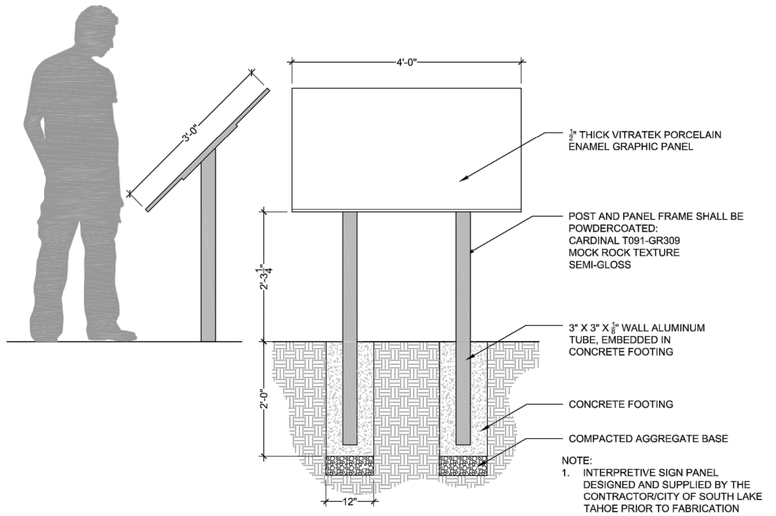
NOTE:
1. SHOP DRAWINGS BY THE CONTRACTOR ARE REQUIRED FOR APPROVAL BY THE CITY OF SOUTH LAKE TAHOE
2. EXACT TEXT, LOGOS, AND ART WILL BE SUPPLIED TO THE CONTRACTOR PRIOR TO FABRICATION

4 Directional Trail Signage

3/4" = 1'-0"

4.7





NOTE:
1. INTERPRETIVE SIGN PANEL DESIGNED AND SUPPLIED BY THE CONTRACTOR/CITY OF SOUTH LAKE TAHOE PRIOR TO FABRICATION AND INSTALLATION.

5 Interpretive Signage

3/4" = 1'-0"

4.8

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
2561 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

SITE DETAILS 3

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE

L2-3

SHEET NUMBER

49

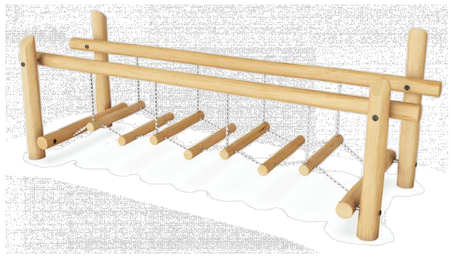
Plot Stamp: 3/11/2022 4:28:09 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L2-3



NOTES:
1. MANUFACTURER: DOGIPOT
2. MODELS: QUICK PET STATION #1011
3. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

1 Dog Waste Station
NOT TO SCALE

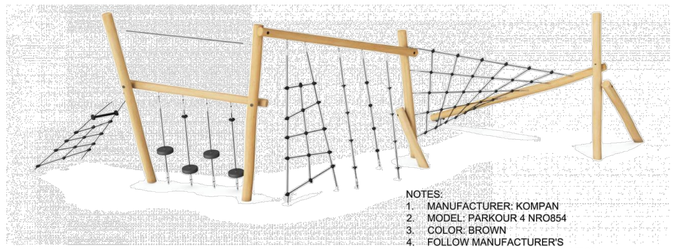
4.9



NOTES:
1. MANUFACTURER: KOMPAN
2. MODEL: WOBBLE BRIDGE BROWN NR0810
3. COLOR: BROWN
4. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

2 Play Structure - Type 1
NOT TO SCALE

4.10



NOTES:
1. MANUFACTURER: KOMPAN
2. MODEL: PARKOUR 4 NRO854
3. COLOR: BROWN
4. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

3 Play Structure - Type 2
NOT TO SCALE

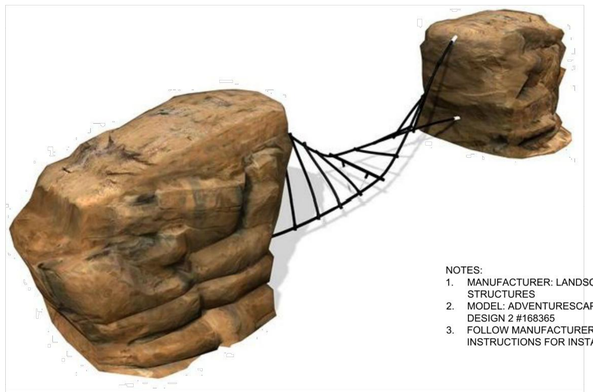
4.11



NOTES:
1. MANUFACTURER: LANDSCAPE STRUCTURES
2. MODEL: (3) LOG STEPPER 8" #173907, (3) LOG STEPPER 18" #173908, AND (1) LOG STEPPER 28" #173909
3. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

4 Play Structure - Type 3
NOT TO SCALE

4.12



NOTES:
1. MANUFACTURER: LANDSCAPE STRUCTURES
2. MODEL: ADVENTURESCAPES DESIGN 2 #168365
3. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

5 Play Structure - Type 4
NOT TO SCALE

4.13



NOTES:
1. MANUFACTURER: KOMPAN
2. MODEL: STILTS BROWN NRO806
3. COLOR: BROWN
4. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

6 Play Structure - Type 5
NOT TO SCALE

4.14

SITE KEYNOTES:

		DETAIL/ SHEET	SPEC. SECTION
1.0	**PAVEMENTS**		
1.1	Permeable Unit Pavers	1 / L2-1	
1.2	Stabilized Decomposed Granite	2 / L2-1	
1.3	Boulder in Paving	3 / L2-1	
1.4	Engineered Wood Fiber Playground Mulch	4 / L2-1	
1.5	Concrete Band	5 / L2-1	
1.6	Steel Edger	1 / L2-2	
1.7	Water Crossing	1 / L2-5	
2.0	**JOINTING**		
2.1	Control Joint	2 / L2-2	
2.2	Expansion Joint	3 / L2-2	
3.0	**SITE WALLS/ EMBANKMENTS**		
3.1	Boulder Slope Stabilization	4 / L2-2	
4.0	**SITE FURNITURE**		
4.1	Bench	5 / L2-2	129300
4.2	Trash & Recycling Receptacle	6 / L2-2	129300
4.3	Trailhead Kiosk	1 / L2-3	
4.4	*Not Used*	-	
4.5	Bicycle Rack	2 / L2-3	129300
4.6	Bicycle Repair Stand	3 / L2-3	129300
4.7	Directional Trail Signage	4 / L2-3	
4.8	Interpretive Signage	5 / L2-3	
4.9	Dog Waste Station	1 / L2-4	129300
4.10	Play Structure - Type 1	2 / L2-4	
4.11	Play Structure - Type 2	3 / L2-4	
4.12	Play Structure - Type 3	4 / L2-4	
4.13	Play Structure - Type 4	5 / L2-4	
4.14	Play Structure - Type 5	6 / L2-4	
5.0	**RAILINGS, BARRIERS, FENCING**		
5.1	Pedestrian Guardrail	2 / L2-5	
6.0	**PLANTING AND LANDSCAPE**		
6.1	Deciduous Tree Planting	1 / L4-1	
6.2	Shrub Planting	2 / L4-1	
6.3	Groundcover Planting	3 / L4-1	
6.4	Turf Planting	4 / L4-1	
6.5	Boulder in Landscape	5 / L4-1	
7.0	**IRRIGATION**		
	Further coordination needed		

Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

SITE DETAILS 4

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

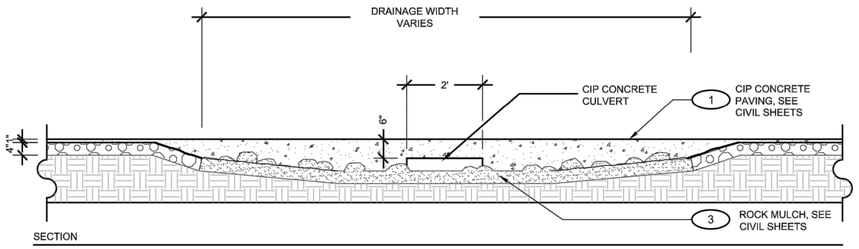
95% DESIGN - NOT FOR CONSTRUCTION

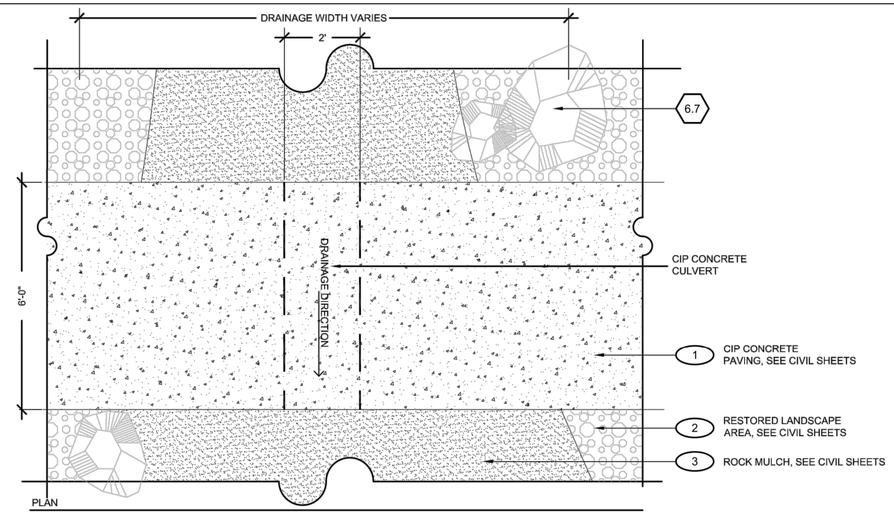
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
L2-4

SHEET NUMBER
50

Plot Stamp: 3/11/2022 4:28:15 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L2-4

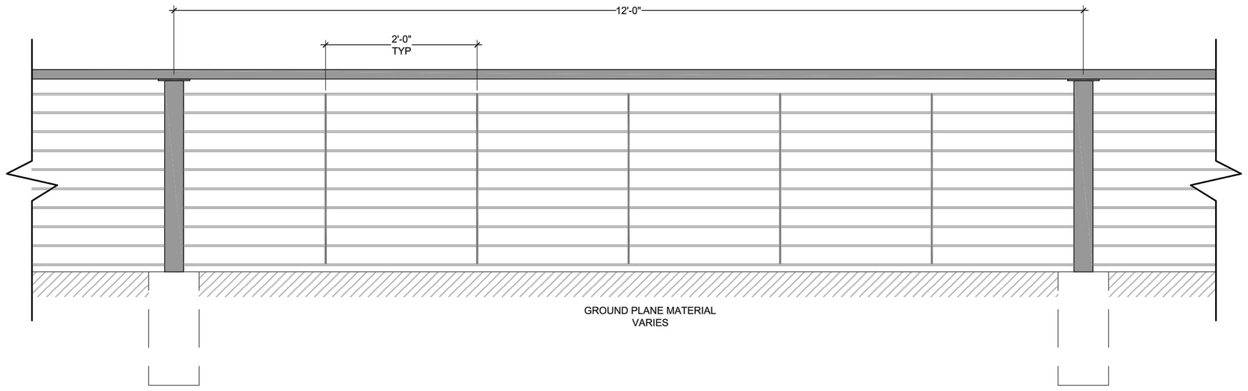




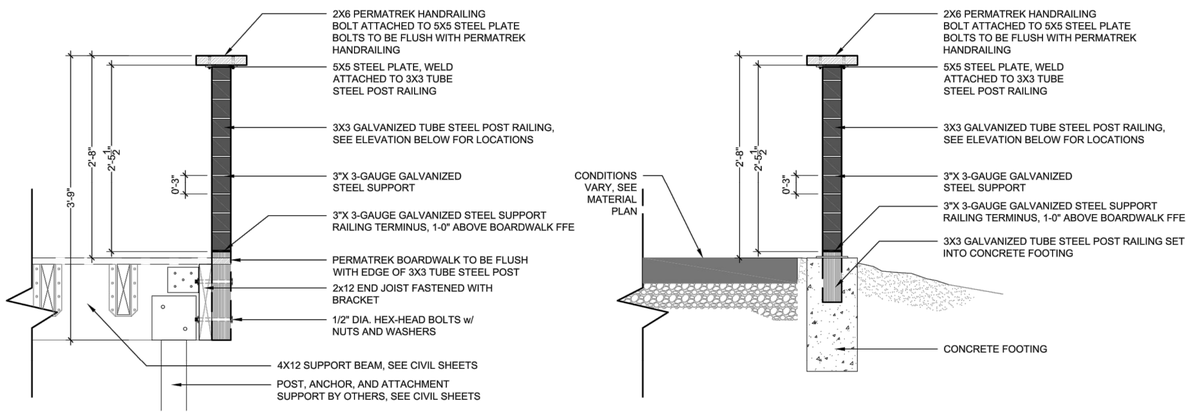
1.7

1 Water Crossing

1/2" = 1'-0"



GUARDRAIL ELEVATION



2 Pedestrian Guardrail

1" = 1'-0"

5.1

SITE KEYNOTES:

		DETAIL/ SHEET	SPEC. SECTION
1.0	**PAVEMENTS**		
1.1	Permeable Unit Pavers	1 / L2-1	
1.2	Stabilized Decomposed Granite	2 / L2-1	
1.3	Boulder in Paving	3 / L2-1	
1.4	Engineered Wood Fiber Playground Mulch	4 / L2-1	
1.5	Concrete Band	5 / L2-1	
1.6	Steel Edger	1 / L2-2	
1.7	Water Crossing	1 / L2-5	
2.0	**JOINTING**		
2.1	Control Joint	2 / L2-2	
2.2	Expansion Joint	3 / L2-2	
3.0	**SITE WALLS/ EMBANKMENTS**		
3.1	Boulder Slope Stabilization	4 / L2-2	
4.0	**SITE FURNITURE**		
4.1	Bench	5 / L2-2	129300
4.2	Trash & Recycling Receptacle	6 / L2-2	129300
4.3	Trailhead Kiosk	1 / L2-3	
4.4	*Not Used*	-	
4.5	Bicycle Rack	2 / L2-3	129300
4.6	Bicycle Repair Stand	3 / L2-3	129300
4.7	Directional Trail Signage	4 / L2-3	
4.8	Interpretive Signage	5 / L2-3	
4.9	Dog Waste Station	1 / L2-4	129300
4.10	Play Structure - Type 1	2 / L2-4	
4.11	Play Structure - Type 2	3 / L2-4	
4.12	Play Structure - Type 3	4 / L2-4	
4.13	Play Structure - Type 4	5 / L2-4	
4.14	Play Structure - Type 5	6 / L2-4	
5.0	**RAILINGS, BARRIERS, FENCING**		
5.1	Pedestrian Guardrail	2 / L2-5	
6.0	**PLANTING AND LANDSCAPE**		
6.1	Deciduous Tree Planting	1 / L4-1	
6.2	Shrub Planting	2 / L4-1	
6.3	Groundcover Planting	3 / L4-1	
6.4	Turf Planting	4 / L4-1	
6.5	Boulder in Landscape	5 / L4-1	
7.0	**IRRIGATION**		
	Further coordination needed		

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

SITE DETAILS 5

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

95% DESIGN - NOT FOR CONSTRUCTION

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

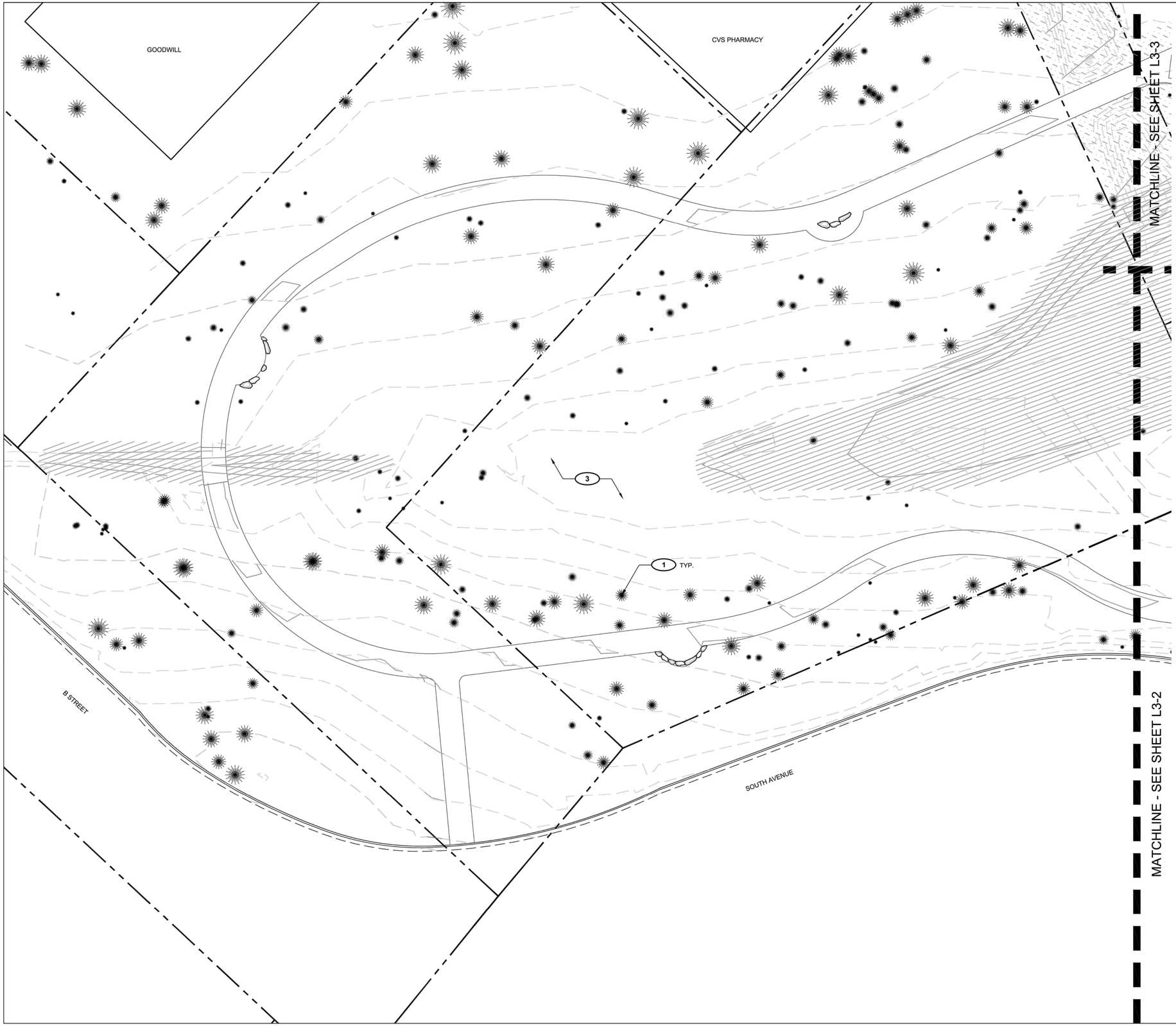
SHEET TITLE

L2-5

SHEET NUMBER

51

Plot Stamp: 3/11/2022 4:28:19 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L2-5



SITE KEYNOTES:

		DETAIL/ SHEET
6.0	**PLANTING AND LANDSCAPE**	
6.1	Deciduous Tree Planting	1 / L4-1
6.2	Shrub Planting	2 / L4-1
6.3	Groundcover Planting	3 / L4-1
6.4	Turf Planting	4 / L4-1
6.5	Boulder in Landscape	5 / L4-1

PLANTING REFERENCE NOTES:

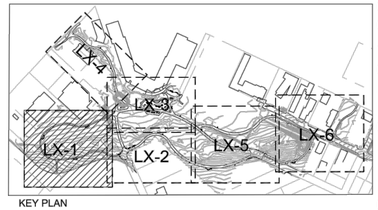
1. Existing tree to remain. Do not disturb. Protect in place. See Civil plans.
2. Replace and patch lawn and landscape disturbed by construction activity with matching plant materials.
3. Existing riparian/upland vegetation to remain intact. Protect in place.

PLANTING LEGEND:

- Groundcover Planting
- Repair/Replace Disturbed Landscape
- Mountain Meadow Seed Mix (88,300 sf)
- Upland/Restoration Seed Mix (51,320 sf)
- Turf (1,400 sf)
- Existing Tree
- Deciduous Tree
- Evergreen Shrub
- Deciduous Shrub
- Boulder
- Existing Boulder

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
PT-1.5	9	Populus tremuloides	Quaking Aspen	1.5" cal.
PT-3	5	Populus tremuloides	Quaking Aspen	3" cal.
DECIDUOUS & EVERGREEN SHRUBS				
AP-5	19	*Arctostaphylos patula*	Greenleaf Manzanita	5 gal.
CP-5	35	*Ceanothus prostratus*	Mahala Mat	5 gal.
RA-5	27	*Rhus aromatica* 'Gro Low'	Dwarf Fragrant Sumac	5 gal.
RC-5	35	*Ribes cereum*	Wax Currant	5 gal.
SM-5	162 sf	*Symphoricarpos mollis*	Creeping Snowberry	5 gal.



KEY PLAN

NORTH

0 10 20 60
ORIGINAL SCALE: 1"=20'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

PLANTING PLAN 1
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	L3-1
SHEET NUMBER	52

Plot Stamp: 3/11/2022 4:28:23 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L3-1



SITE KEYNOTES:

		DETAIL/ SHEET
6.0	**PLANTING AND LANDSCAPE**	
6.1	Deciduous Tree Planting	1 / L4-1
6.2	Shrub Planting	2 / L4-1
6.3	Groundcover Planting	3 / L4-1
6.4	Turf Planting	4 / L4-1
6.5	Boulder in Landscape	5 / L4-1

PLANTING REFERENCE NOTES:

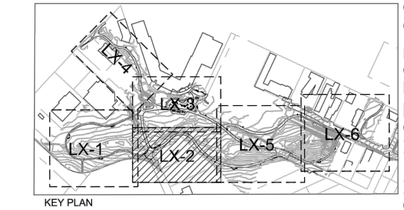
1. Existing tree to remain. Do not disturb. Protect in place. See Civil plans.
2. Replace and patch lawn and landscape disturbed by construction activity with matching plant materials.
3. Existing riparian/upland vegetation to remain intact. Protect in place.

PLANTING LEGEND:

- Groundcover Planting
- Repair/Replace Disturbed Landscape
- Mountain Meadow Seed Mix (88,300 sf)
- Upland/Restoration Seed Mix (51,320 sf)
- Turf (1,400 sf)
- Existing Tree
- Deciduous Tree
- Evergreen Shrub
- Deciduous Shrub
- Boulder
- Existing Boulder

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
PT-1.5	9	Populus tremuloides	Quaking Aspen	1.5" cal.
PT-3	5	Populus tremuloides	Quaking Aspen	3" cal.
DECIDUOUS & EVERGREEN SHRUBS				
AP-5	19	*Arctostaphylos patula*	Greenleaf Manzanita	5 gal.
CP-5	35	*Ceanothus prostratus*	Mahala Mat	5 gal.
RA-5	27	*Rhus aromatica* 'Gro Low'	Dwarf Fragrant Sumac	5 gal.
RC-5	35	*Ribes cereum*	Wax Currant	5 gal.
SM-5	162 sf	*Symphoricarpos mollis*	Creeping Snowberry	5 gal.



KEY PLAN

NORTH

0 10 20 60
ORIGINAL SCALE: 1"=20'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

PLANTING PLAN 2
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

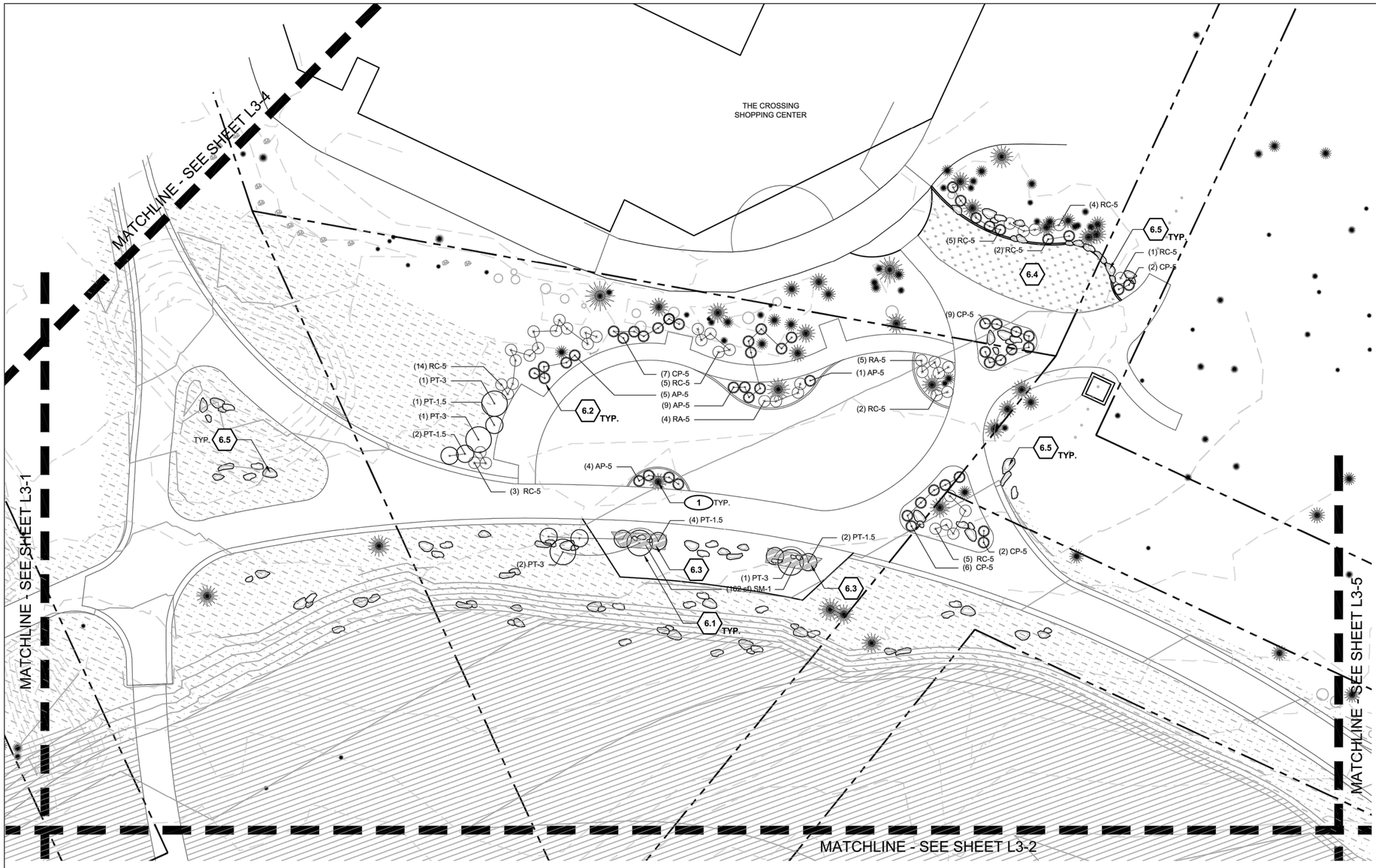
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
L3-2

SHEET NUMBER
53

Plot Stamp: 3/11/2022 4:26:27 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L3-2



SITE KEYNOTES:

		DETAIL/ SHEET
6.0	**PLANTING AND LANDSCAPE**	
6.1	Deciduous Tree Planting	1 / L4-1
6.2	Shrub Planting	2 / L4-1
6.3	Groundcover Planting	3 / L4-1
6.4	Turf Planting	4 / L4-1
6.5	Boulder in Landscape	5 / L4-1

PLANTING REFERENCE NOTES:

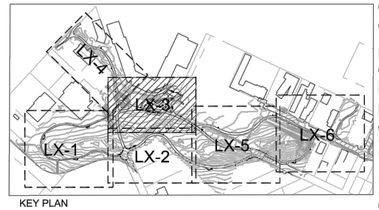
1. Existing tree to remain. Do not disturb. Protect in place. See Civil plans.
2. Replace and patch lawn and landscape disturbed by construction activity with matching plant materials.
3. Existing riparian/upland vegetation to remain intact. Protect in place.

PLANTING LEGEND:

- Groundcover Planting
- Repair/Replace Disturbed Landscape
- Mountain Meadow Seed Mix (88,300 sf)
- Upland/Restoration Seed Mix (51,320 sf)
- Turf (1,400 sf)
- Existing Tree
- Deciduous Tree
- Evergreen Shrub
- Deciduous Shrub
- Boulder
- Existing Boulder

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
PT-1.5	9	Populus tremuloides	Quaking Aspen	1.5" cal.
PT-3	5	Populus tremuloides	Quaking Aspen	3" cal.
DECIDUOUS & EVERGREEN SHRUBS				
AP-5	19	*Arctostaphylos patula*	Greenleaf Manzanita	5 gal.
CP-5	35	*Ceanothus prostratus*	Mahala Mat	5 gal.
RA-5	27	*Rhus aromatica* 'Gro Low'	Dwarf Fragrant Sumac	5 gal.
RC-5	35	*Ribes cereum*	Wax Currant	5 gal.
SM-5	162 sf	*Symphoricarpos mollis*	Creeping Snowberry	5 gal.



KEY PLAN

NORTH

0 10 20 60

ORIGINAL SCALE: 1"=20'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

PLANTING PLAN 3

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

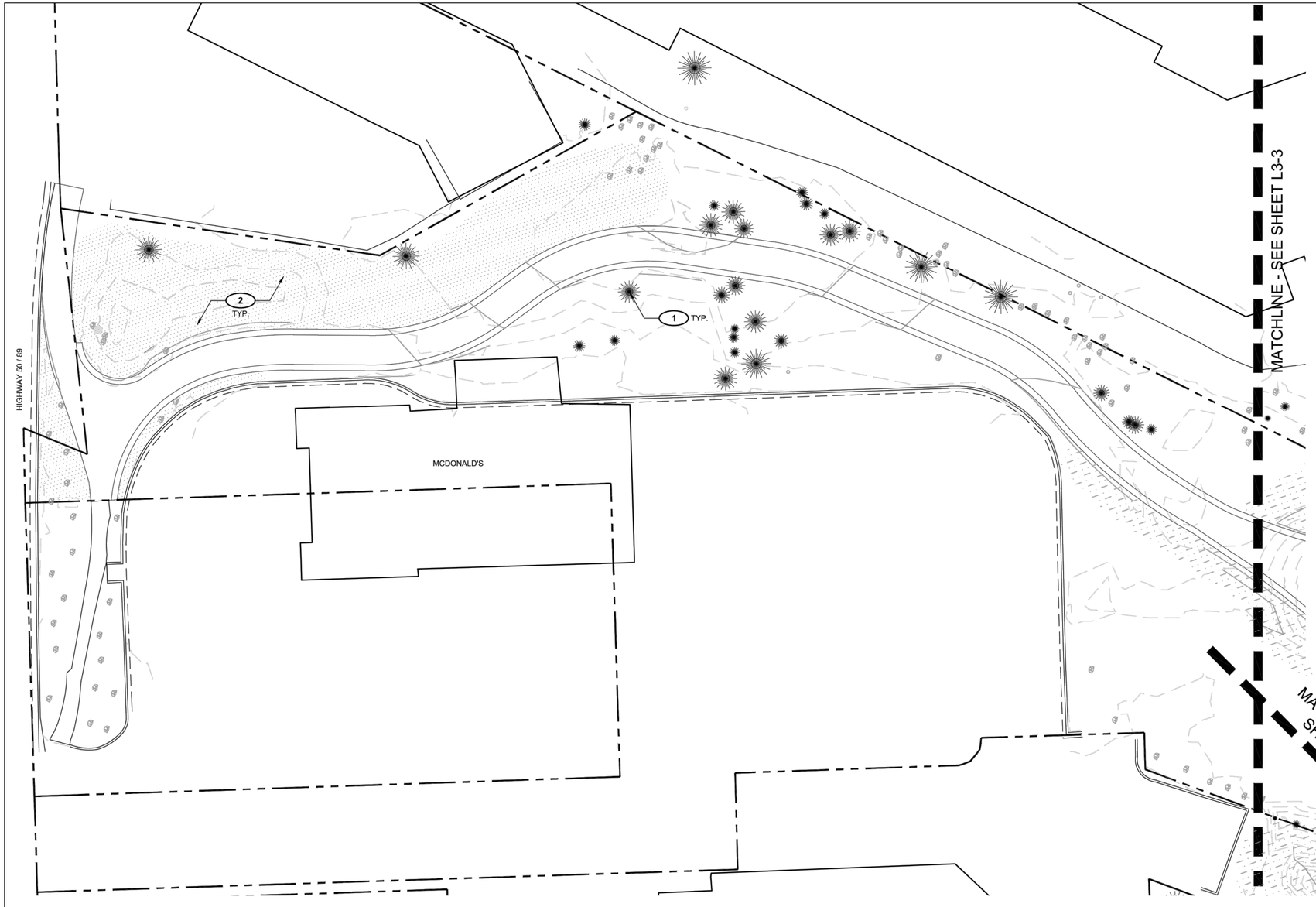
SHEET TITLE

L3-3

SHEET NUMBER

54

Plot Stamp: 3/11/2022 4:28:32 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L3-3



SITE KEYNOTES:

		DETAIL/ SHEET
6.0	**PLANTING AND LANDSCAPE**	
6.1	Deciduous Tree Planting	1 / L4-1
6.2	Shrub Planting	2 / L4-1
6.3	Groundcover Planting	3 / L4-1
6.4	Turf Planting	4 / L4-1
6.5	Boulder in Landscape	5 / L4-1

PLANTING REFERENCE NOTES:

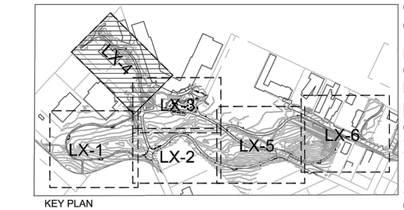
1. Existing tree to remain. Do not disturb. Protect in place. See Civil plans.
2. Replace and patch lawn and landscape disturbed by construction activity with matching plant materials.
3. Existing riparian/upland vegetation to remain intact. Protect in place.

PLANTING LEGEND:

- Groundcover Planting
- Repair/Replace Disturbed Landscape
- Mountain Meadow Seed Mix (88,300 sf)
- Upland/Restoration Seed Mix (51,320 sf)
- Turf (1,400 sf)
- Existing Tree
- Deciduous Tree
- Evergreen Shrub
- Deciduous Shrub
- Boulder
- Existing Boulder

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
PT-1.5	9	Populus tremuloides	Quaking Aspen	1.5" cal.
PT-3	5	Populus tremuloides	Quaking Aspen	3" cal.
DECIDUOUS & EVERGREEN SHRUBS				
AP-5	19	*Arctostaphylos patula*	Greenleaf Manzanita	5 gal.
CP-5	35	*Ceanothus prostratus*	Mahala Mat	5 gal.
RA-5	27	*Rhus aromatica* 'Gro Low'	Dwarf Fragrant Sumac	5 gal.
RC-5	35	*Ribes cereum*	Wax Currant	5 gal.
SM-5	162 sf	*Symphoricarpos mollis*	Creeping Snowberry	5 gal.



KEY PLAN

NORTH
0 10 20 60
ORIGINAL SCALE: 1"=20'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

PLANTING PLAN 4
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

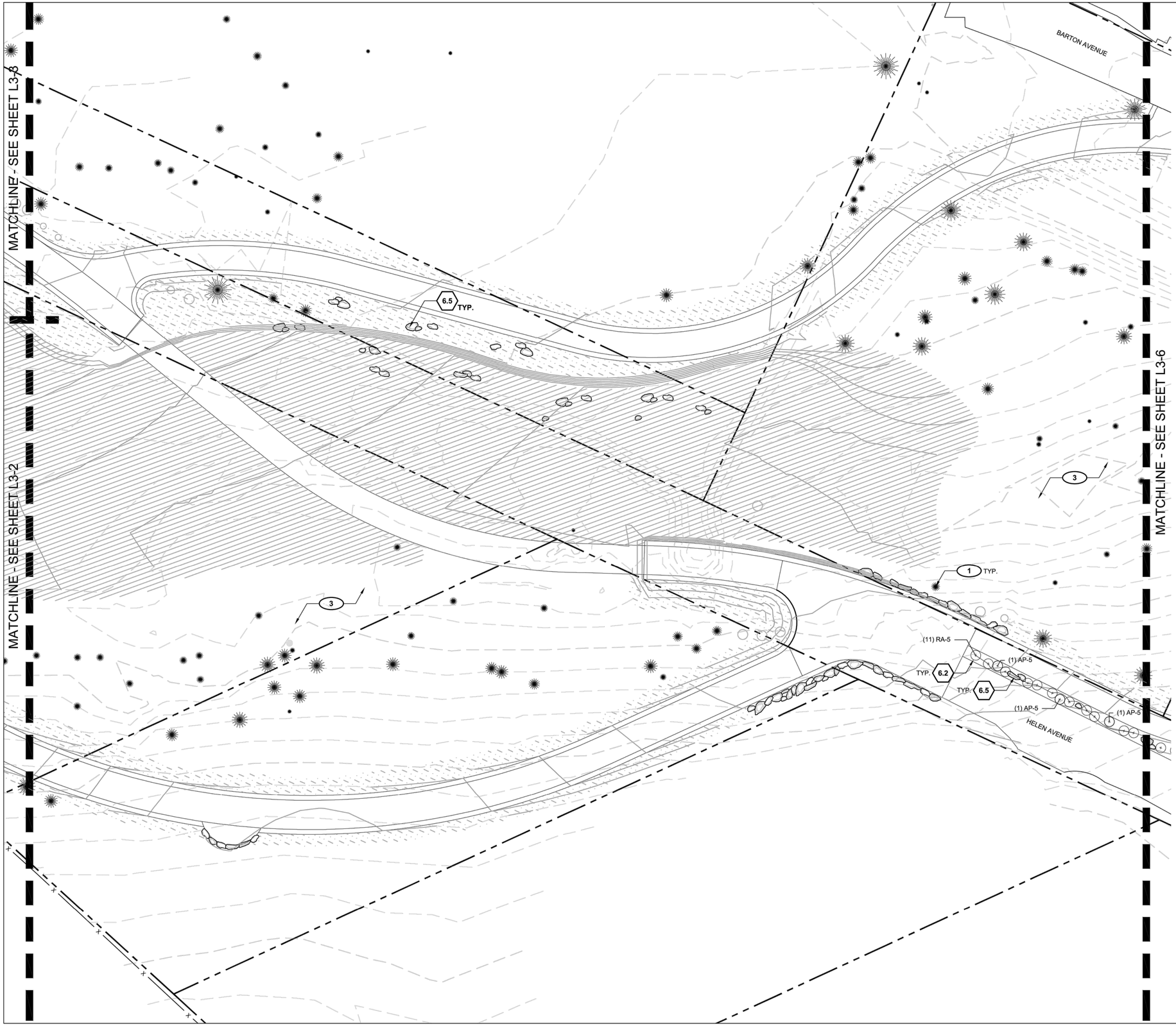
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
L3-4

SHEET NUMBER
55

Plot Stamp: 3/11/2022 4:26:36 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L3-4



SITE KEYNOTES:

		DETAIL/ SHEET
6.0	**PLANTING AND LANDSCAPE**	
6.1	Deciduous Tree Planting	1 / L4-1
6.2	Shrub Planting	2 / L4-1
6.3	Groundcover Planting	3 / L4-1
6.4	Turf Planting	4 / L4-1
6.5	Boulder in Landscape	5 / L4-1

PLANTING REFERENCE NOTES:

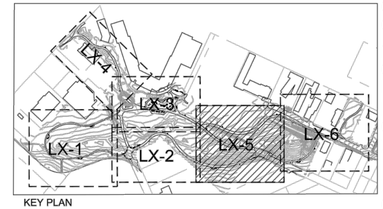
1. Existing tree to remain. Do not disturb. Protect in place. See Civil plans.
2. Replace and patch lawn and landscape disturbed by construction activity with matching plant materials.
3. Existing riparian/upland vegetation to remain intact. Protect in place.

PLANTING LEGEND:

- Groundcover Planting
- Repair/Replace Disturbed Landscape
- Mountain Meadow Seed Mix (88,300 sf)
- Upland/Restoration Seed Mix (51,320 sf)
- Turf (1,400 sf)
- Existing Tree
- Deciduous Tree
- Evergreen Shrub
- Deciduous Shrub
- Boulder
- Existing Boulder

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
PT-1.5	9	Populus tremuloides	Quaking Aspen	1.5" cal.
PT-3	5	Populus tremuloides	Quaking Aspen	3" cal.
DECIDUOUS & EVERGREEN SHRUBS				
AP-5	19	*Arctostaphylos patula*	Greenleaf Manzanita	5 gal.
CP-5	35	*Ceanothus prostratus*	Mahala Mat	5 gal.
RA-5	27	*Rhus aromatica* 'Gro Low'	Dwarf Fragrant Sumac	5 gal.
RC-5	35	*Ribes cereum*	Wax Currant	5 gal.
SM-5	162 sf	*Symphoricarpos mollis*	Creeping Snowberry	5 gal.



KEY PLAN

NORTH

0 10 20 60

ORIGINAL SCALE: 1"=20'-0"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

PLANTING PLAN 5

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE

L3-5

SHEET NUMBER

56

Plot Stamp: 3/11/2022 4:28:40 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L3-5



SITE KEYNOTES:

		DETAIL/ SHEET
6.0	**PLANTING AND LANDSCAPE**	
6.1	Deciduous Tree Planting	1 / L4-1
6.2	Shrub Planting	2 / L4-1
6.3	Groundcover Planting	3 / L4-1
6.4	Turf Planting	4 / L4-1
6.5	Boulder in Landscape	5 / L4-1

PLANTING REFERENCE NOTES:

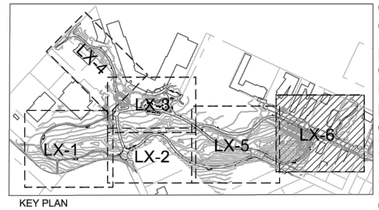
1. Existing tree to remain. Do not disturb. Protect in place. See Civil plans.
2. Replace and patch lawn and landscape disturbed by construction activity with matching plant materials.
3. Existing riparian/upland vegetation to remain intact. Protect in place.

PLANTING LEGEND:

- Groundcover Planting
- Repair/Replace Disturbed Landscape
- Mountain Meadow Seed Mix (88,300 sf)
- Upland/Restoration Seed Mix (51,320 sf)
- Turf (1,400 sf)
- Existing Tree
- Deciduous Tree
- Evergreen Shrub
- Deciduous Shrub
- Boulder
- Existing Boulder

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
PT-1.5	9	Populus tremuloides	Quaking Aspen	1.5" cal.
PT-3	5	Populus tremuloides	Quaking Aspen	3" cal.
DECIDUOUS & EVERGREEN SHRUBS				
AP-5	19	*Arctostaphylos patula*	Greenleaf Manzanita	5 gal.
CP-5	35	*Ceanothus prostratus*	Mahala Mat	5 gal.
RA-5	27	*Rhus aromatica* 'Gro Low'	Dwarf Fragrant Sumac	5 gal.
RC-5	35	*Ribes cereum*	Wax Currant	5 gal.
SM-5	162 sf	*Symphoricarpos mollis*	Creeping Snowberry	5 gal.



KEY PLAN

NORTH

0 10 20 60

ORIGINAL SCALE: 1"=20'-00"

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

PLANTING PLAN 6

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE

L3-6

SHEET NUMBER

57

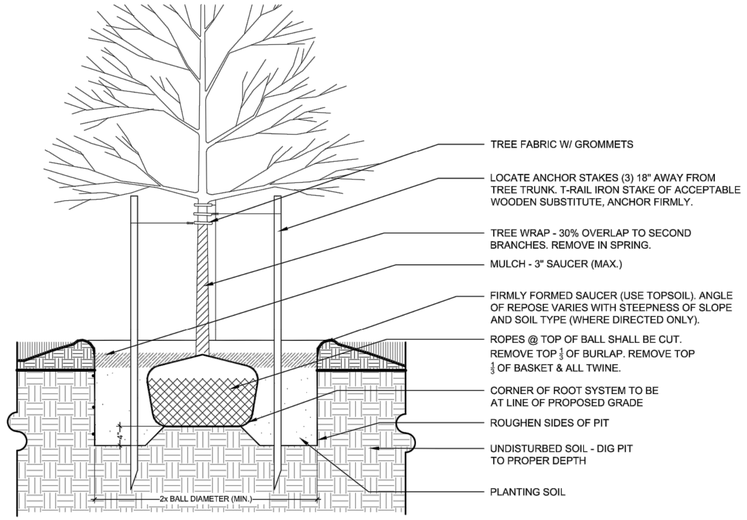
Plot Stamp: 3/11/2022 4:28:44 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L3-6

SITE KEYNOTES:

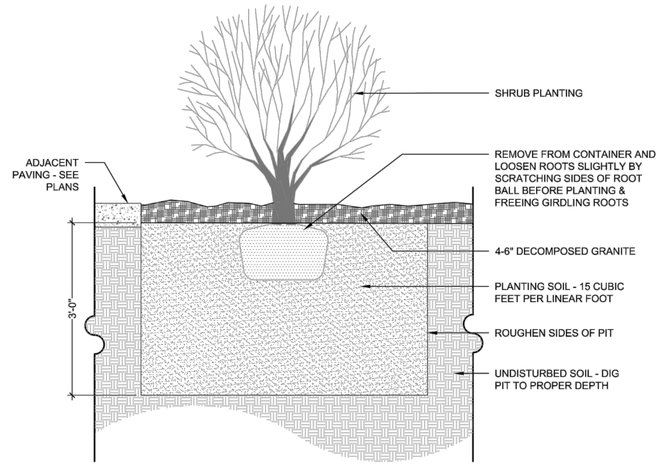
DETAIL/ SHEET

6.0 PLANTING AND LANDSCAPE

6.1	Deciduous Tree Planting	1 / L4-1
6.2	Shrub Planting	2 / L4-1
6.3	Groundcover Planting	3 / L4-1
6.4	Turf Planting	4 / L4-1
6.5	Boulder In Landscape	5 / L4-1



1 Deciduous Tree Planting 6.1
3/4" = 1'-0"



2 Shrub Planting 6.2
3/4" = 1'-0"

3 Groundcover Planting 6.3
1/2" = 1'-0"

4 Turf Planting 6.4
1" = 1'-0"

5 Boulder in Landscape 6.5
NOT TO SCALE

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

PLANTING DETAILS
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
L4-1

SHEET NUMBER
58

Plot Stamp: 3/11/2022 4:28:48 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_LANDSCAPE.dwg, Tab: L4-1

DRAWING SCHEDULE

SHEET	DESCRIPTION	REVIEW SET II DECEMBER 2020
E-0	ELECTRICAL LEGEND & SCHEDULES	●
E-1	ELECTRICAL DETAILS	●
E-2	ELECTRICAL DETAILS	●
E-3	OVERALL LIGHTING PLAN	●
E-4	LIGHTING PLAN	●
E-5	LIGHTING PLAN	●
E-6	LIGHTING PLAN	●
E-7	LIGHTING PLAN	●
E-8	LIGHTING PLAN	●
	TOTAL SHEETS IN ISSUE:	9

LIGHTING FIXTURE SCHEDULE

LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE TRIMS, BALLASTS, MOUNTING EQUIPMENT, FITTINGS AND LAMPS AS REQUIRED BY THE SPECIFICATIONS AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION. THIS IS NOT A STANDALONE SCHEDULE AND FIXTURES MUST INCORPORATE ALL WORK INDICATED OR IMPLIED THROUGHOUT THE DRAWINGS AND SPECIFICATIONS.

SUBSTITUTION: DEFINITIONS

- ◉ OR EQUAL = EQUAL OR SUPERIOR TO SPECIFIED IN ALL RESPECTS WILL BE ALLOWED. ENGINEER'S PRE-BID APPROVAL IS NOT REQUIRED. PROPOSED EQUAL FIXTURES ARE SUBJECT TO REVIEW DURING THE STANDARD SUBMITTAL PROCESS.
- ◉ NO EQUAL = PROVIDE SPECIFIED FIXTURE. SUBSTITUTIONS ARE NOT ALLOWED.
- ◉ SUBJECT TO REVIEW = EQUAL OR SUPERIOR TO SPECIFIED IN ALL RESPECTS MAY BE ALLOWED ONLY WITH ENGINEER'S APPROVAL. ALL SUBSTITUTIONS MUST BE SUBMITTED AS REQUIRED BY SPECIFICATIONS AND ACCOMPANIED WITH POINT BY POINT LIGHTING CALCULATIONS. DETERMINATION OF EQUAL IS ENGINEER'S SOLE DISCRETION.

TYPE	SYMBOL	DESCRIPTION AND MANUFACTURER
67	LI	SOUTH LAKE TAHOE BELL STYLE LED ON SQUARE CONCRETE POLE. CUSTOM RAL COLOR 6012. (BLACK GREEN). TYPE 3M OPTICS SEE DETAIL A/E2. WITH DECORATIVE BRACKET (CYCLONE M202-WI-CP3405-RAL6012TX). LAMP: LED, 4000K VOLTAGE: 240V MANUFACTURER: CYCLONE SY2IPI-FSG-3M-60W-4K-240-DG-SM-CP3670 POLE: USI TH-17DA-3-DB-20-B-R-S SUBSTITUTIONS: ○ OR EQUAL ○ SUBJECT TO REVIEW ◉ NO EQUAL

GENERAL NOTES

1. (E) INDICATES EXISTING EQUIPMENT, (R) INDICATES RELOCATED EQUIPMENT, UNLESS NOTED OTHERWISE.
2. THE MAXIMUM NUMBER OF CONDUIT BENDS SHOULD NOT BE GREATER THAN 360 DEGREES BETWEEN PULLING STRUCTURES. THIS INCLUDES THE AGGREGATE OF ALL HORIZONTAL AND VERTICAL CHANGES.
3. ALL CONDUIT, INNERDUCT, PULLBOXES AND VAULTS SHALL BE LABELED PER THE SPECIFICATIONS.
4. EACH CONDUIT AND INNERDUCT SHALL BE PROVIDED WITH A 1250 LBS. PULL ROPE.
5. COORDINATE LOCATION OF BELOW-GRADE CONDUITS, DUCT BANKS, ETC. WITH CIVIL ENGINEER AND OTHER TRADES PRIOR TO ROUGH-IN.
6. ALL RECEPTACLES WITH WEATHER PROOF DESIGNATION SHALL BE PROVIDED WITH 'WHILE IN USE' COVERS.

ELECTRICAL LEGEND

- PANELBOARD: SURFACE MOUNTED
- PANELBOARD: FLUSH MOUNTED
- SWITCHBOARD OR DISTRIBUTION PANEL
- XF TRANSFORMER
- PULLBOX / VAULT
- MOTOR STARTER
- COMBINATION MOTOR STARTER
- COMBINATION MOTOR STARTER PROVIDED BY OTHERS
- F DISCONNECT SWITCH - FUSIBLE (FUSED PER EQUIP. NAMEPLATE)
- N DISCONNECT SWITCH - NON-FUSIBLE
- DISCONNECT SWITCH PROVIDED BY OTHERS
- VARIABLE FREQUENCY DRIVE
- VARIABLE FREQUENCY DRIVE PROVIDED BY OTHERS
- CB ENCLOSED CIRCUIT BREAKER
- GROUND ROD
- SHUNT TRIP STATION OR EMERGENCY PUSHBUTTON
- M REMOTE METER

- S SINGLE POLE SWITCH 48" AFF (UNO)
- S_3 THREE WAY SWITCH 48" AFF (UNO)
- S_4 FOUR WAY SWITCH 48" AFF (UNO)
- S_K KEY OPERATED SWITCH 48" AFF (UNO)
- S_L SWITCH WITH LIGHTED HANDLE
- S_M MANUAL MOTOR STARTER
- S_P SWITCH WITH PILOT LIGHT 48" AFF (UNO)
- S_T TIME WALL SWITCH 48" AFF (UNO)
- D DIMMER OPERATED SWITCH 48" AFF (UNO)
- OCCUPANCY SENSOR - WALL MOUNTED 48" AFF (UNO)
- OS = 360°, OS = 180°, OS = 90° — OCCUPANCY SENSOR - CEILING MOUNTED. ARROWS INDICATE COVERAGE, DIRECTION & PATTERN. PROVIDE WITH POWER PACK PER MFG REQUIREMENTS.
- CONTROL STATION
- CONTACTOR OR RELAY
- PC PHOTOELECTRIC CELL (ON ROOF FACING NORTH UNO)
- TC TIMECLOCK

- CONDUIT/RACEWAY IN WALL OR ABOVE CEILING
- CONDUIT/RACEWAY BELOW GRADE OR BELOW FLOOR
- CONDUIT/RACEWAY UP
- CONDUIT/RACEWAY DOWN
- BREAK OR RUN CONTINUES
- —OH— OVERHEAD SERVICE
- — P — PRIMARY
- — S — SECONDARY
- — C — COMMUNICATIONS OR SIGNAL
- — T — TELEPHONE
- —TV— TELEVISION
- — • — LOW VOLTAGE AND/OR CONTROL WIRING
- -✳-✳- EMERGENCY CIRCUIT
- CONDUIT/RACEWAY STUB OUT: MARK AND CAP (SITE)
- CONDUIT/RACEWAY SLEEVE

- SINGLE RECEPTACLE: 20A, 125V, NEMA 5-20, +18" AFF (UNO)
- DUPLEX RECEPTACLE: 20A, 125V, NEMA 5-20, +18" AFF (UNO)
- DUPLEX RECEPTACLE: HALF SWITCHED
- DUPLEX RECEPTACLE: FLOOR MOUNTED
- QUAD RECEPTACLE: 20A, 125V, NEMA 5-20, +18" AFF (UNO)
- QUAD RECEPTACLE: FLOOR MOUNTED
- ISOLATED GROUND TYPE RECEPTACLE (ORANGE TRIANGLE) - 20A, 125V, NEMA 5-20IG, +18" AFF (UNO)
- DUPLEX RECEPTACLE GFI TYPE - 20A, 125V, NEMA 5-20 GFI +18" AFF (UNO)
- DUPLEX RECEPTACLE: ABOVE COUNTER (VERIFY HEIGHT)
- SPECIAL PURPOSE RECEPT.: SEE DWGS FOR NEMA CONFIG.
- DUPLEX RECEPTACLE: CEILING MOUNTED
- MULTI-OUTLET ASSEMBLY: SPACING PER DWGS

- DATA / VOICE OUTLET: 18" AFF (UNO) - 1 VOICE, 1 DATA JACK, 2 BLANKS
- DATA / VOICE OUTLET: FLOOR MOUNTED
- DATA / VOICE OUTLET: ABOVE COUNTER (VERIFY HEIGHT)
- MULTI-OUTLET ASSEMBLY: SPACING PER DWGS
- TELEPHONE OUTLET: 18" AFF (UNO)
- DATA OUTLET: 18" AFF (UNO)
- S SPEAKER
- TV TELEVISION OUTLET: 18" AFF (UNO)
- TELEPHONE TERMINAL BOARD (TTB)
- VC VOLUME CONTROL
- GROUNDING BAR

- a b LIGHTING FIXTURE - LOWERCASE LETTER DENOTES SWITCHING (a = CENTER LAMP, b = OUTER LAMPS)
- WALL MOUNTED FIXTURE
- RECESSED DOWNLIGHT
- SURFACE LUMINAIRE
- POLE MOUNTED LIGHT (# OF HEADS INDICATED ON DRAWING)
- FLUORESCENT STRIP FIXTURE
- BOLLARD
- RECESSED DOWNLIGHT (WALL WASH)
- TRACK LIGHTING
- EMERGENCY LIGHTING UNIT
- EXIT SIGN FIXTURE - SHADED AREA DENOTES LIGHTED FACE - ARROWS DENOTE DIRECTION
- EMERGENCY FIXTURE

- T THERMOSTAT (PROVIDED BY MECH. CONTRACTOR UNO)
- J JUNCTION BOX (SIZE AS REQUIRED UNO)
- 3 SHEET NOTE DESIGNATION
- F1 FIXTURE DESIGNATION: F1=TYPE (SEE FIXTURE SCH.)
- 3 REVISION DELTA: NUMBER REPRESENTS REVISION
- 1253 FEEDER DESIGNATION
- AHU 2 EQUIPMENT CONNECTION

20	SINGLE POLE CIRCUIT BREAKER
20/2	TWO POLE CIRCUIT BREAKER
20/3	THREE POLE CIRCUIT BREAKER
20A	ARC FAULT CIRCUIT BREAKER
20C	CONTROLLABLE CIRCUIT BREAKER
20G	GFI CIRCUIT BREAKER

L	= LIGHTING
R	= RECEPTACLES
E	= EQUIPMENT
M	= MOTOR
MI	= LARGEST MOTOR
K	= KITCHEN EQUIP
H	= ELECTRIC HEAT

- GFI GROUND FAULT INTERRUPTER DEVICE
- M METERING DEVICE
- RM REMOTE METER
- ST SHUNT TRIP DEVICE
- TRANSFORMER
- CURRENT TRANSFORMER
- G GENERATOR
- # MOTOR - # INDICATES HP
- INTERRUPTER SWITCH
- GFI GROUND FAULT RELAY W/ CT OR SENSOR
- FUSE
- CIRCUIT BREAKER
- DRAWOUT CIRCUIT BREAKER
- A/B TRANSFER SWITCH (A=AUTOMATIC, M=MANUAL) # FOR POLES 2, 3 OR 4
- SPD SURGE PROTECTION DEVICE

- NORMALLY OPEN (NO) CONTACT
- NORMALLY CLOSED (NC) CONTACT
- C COIL - VOLTAGE PER CONTROL DIAGRAMS
- PILOT LIGHT (LED) PUSH-TO-TEST. LETTER INDICATES COLOR (R=RED, G=GREEN, A=AMBER, Y=YELLOW)
- PILOT LIGHT (LED) NON PUSH-TO-TEST
- THERMAL OVERLOAD
- MAGNETIC OVERLOAD
- PUSH BUTTON NORMALLY OPEN (NO)
- PUSH BUTTON NORMALLY CLOSED (NC)
- H O A HAND-OFF-AUTO (HOA) SELECTOR SWITCH
- LIMIT SWITCH NORMALLY OPEN (NO)
- LIMIT SWITCH NORMALLY CLOSED (NC)
- R PUSH BUTTON ILLUMINATED (LED)

- BRANCH CIRCUIT
- HOMERUN TO PANELBOARD OR DEVICE
- HA-(1,3,5,3N)G HOMERUN CIRCUIT DESIGNATION
  - GROUNDING CONDUCTOR
  - NEUTRAL CONDUCTOR (N=1, 2N=2 NEUTRALS, 3N=3 NEUTRALS)
  - PHASE CONDUCTOR(S)
  - PANELBOARD DESIGNATION
- HA-(1,3,5)G HOMERUN CIRCUIT DESIGNATION (3 PHASE CIRCUIT SHOWN)
  - GROUNDING CONDUCTOR
  - PHASE CONDUCTOR(S)
  - PANELBOARD DESIGNATION

A	AMPS
ADA	AMERICANS WITH DISABILITIES ACT
AFC	AVAILABLE FAULT CURRENT
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMP INTERRUPTING CAPACITY
AL	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BC	BARE COPPER
BKR	BREAKER
C	CONDUIT/RACEWAY
CEC	CALIFORNIA ENERGY COMMISSION
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT/RACEWAY ONLY
CT	CURRENT TRANSFORMER
CU	COPPER
DB	DISTRIBUTION BOARD
DDC	DIRECT DIGITAL CONTROLLER
DPDT	DOUBLE-POLE, DOUBLE-THROW
DPST	DOUBLE-POLE, SINGLE-THROW
DWG	DRAWING
(E)	EXISTING TO REMAIN
ELEC	ELECTRICAL
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
(F)	FUTURE
FLA	FULL LOAD AMPS
FMC	FLEXIBLE METAL CONDUIT (STEEL)
FPEN	FUSE PER EQUIP. NAMEPLATE
GFI	GROUND FAULT INTERRUPT
GFR	GROUND FAULT RELAY
GND	GROUND
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTO SWITCH
HP	HORSEPOWER
HSKP	HOUSEKEEPING
IMC	INTERMEDIATE METAL CONDUIT
J-BOX	JUNCTION BOX
K	kcmil (BOOK = 500 kcmil)
KVA	KILOVOLT AMPS
KW	KILOWATT
LTG	LIGHTING
IG	ISOLATED GROUND
MCB	MAIN CIRCUIT BREAKER
MCM	THOUSAND CIRCULAR MILS
MFG	MANUFACTURER
MLO	MAIN LUGS ONLY
MS	MOTOR STARTER
MSB	MAIN SWITCHBOARD
MTS	MANUAL TRANSFER SWITCH
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHTLIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NVE	NV ENERGY
P	POLE
PH/Φ	PHASE
PV	PHOTOVOLTAIC
PNL	PANEL
PTC	PV USA TEST CONDITIONS
PWR	POWER
(R)	RELOCATED
RAC	RIGID ALUMINUM CONDUIT
RFC	RIGID FIBERGLASS CONDUIT
RSC	RIGID STEEL CONDUIT
SE	SERVICE ENTRANCE
SPD	SURGE PROTECTION DEVICE
SPDT	SINGLE-POLE, DOUBLE-THROW
SPST	SINGLE-POLE, SINGLE-THROW
STC	STANDARD TEST CONDITIONS
SW	SWITCH
TE	TELEGOM
TTB	TELEPHONE TERMINATION BOARD
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
UNSW	UNSWITCHED
UPS	UNINTERRUPTED POWER SUPPLY
V	VOLTS
VA	VOLT AMPS
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF
(X)	EXISTING TO BE REMOVED
XFMR OR XF	TRANSFORMER

NOTE: THIS IS A MASTER SYMBOL LIST. IT MAY BE THAT NOT ALL SYMBOLS SHOWN ARE USED WITHIN THIS SET OF PLANS. HEIGHTS GIVEN ARE TO CENTER LINE OF DEVICE.

95% DESIGN - NOT FOR CONSTRUCTION

PK Electrical, Inc.
Engineering · Design · Consulting
681 Sierra Rose Drive, Suite B | Reno, NV 89511 | 775.826.9010
4601 DTC Boulevard, Suite 740 | Denver, CO 80237 | 720.481.3290
pkelectrical.com
20058

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

ELECTRICAL SHEET 0
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

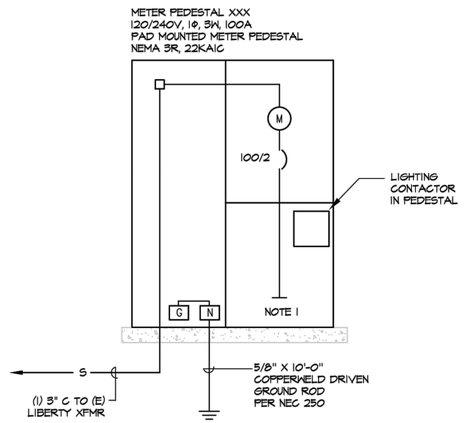
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
E-0

SHEET NUMBER
59

Plot Stamp: 3/11/2022 4:30:28 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_ELECTRICAL.dwg, Tab: E-0



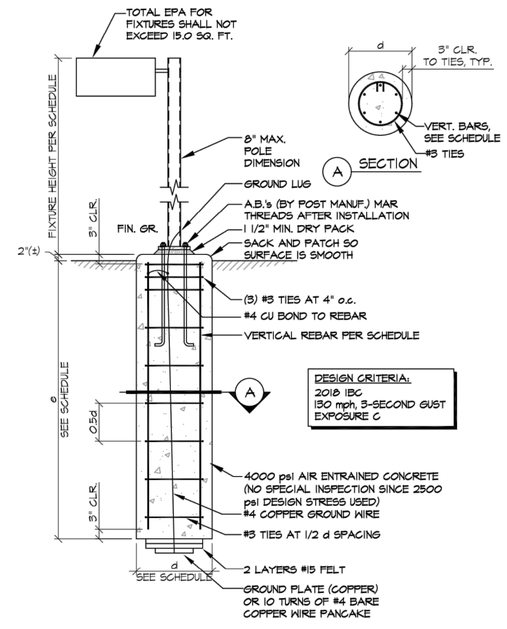
DETAIL NOTES

1. DISTRIBUTION SECTION, SEE PANEL SCHEDULE.

B / E-1 ONELINE DIAGRAM

SCALE: NONE

Flush Base						
Max. Fixture Height	Option 1			Option 2		
	d	e	Vertical Bars	d	e	Vertical Bars
	in.	in.		in.	in.	
20'-0"	24	81	(4) #6	30	75	(6) #6



A / E-1 FLUSH POLE FOUNDATION DETAIL

SCALE: NONE

95% DESIGN - NOT FOR CONSTRUCTION

PK Electrical, Inc.
Engineering · Design · Consulting
681 Sierra Rose Drive, Suite B | Reno, NV 89511 | 775.826.9010
4601 DTC Boulevard, Suite 740 | Denver, CO 80237 | 720.481.3290
pkelectrical.com
20058

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

ELECTRICAL SHEET 1

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

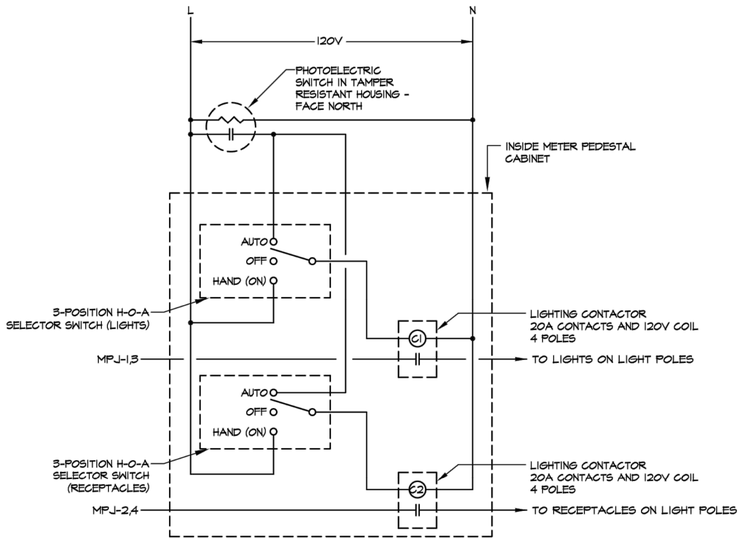
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: E-1

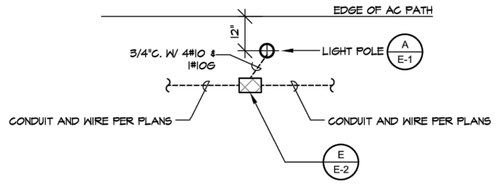
SHEET NUMBER: 60

Plot Stamp: 3/11/2022 4:30:33 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_ELECTRICAL.dwg, Tab: E-1



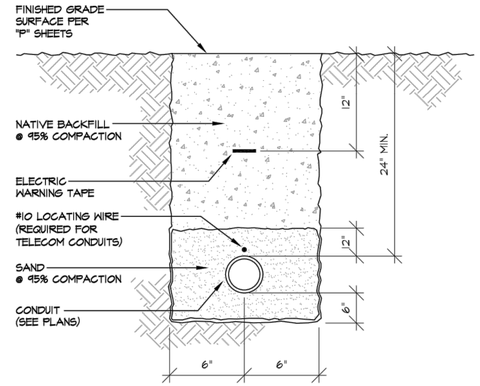
F E-2 **LIGHTING CONTROL DETAIL**

SCALE: NONE



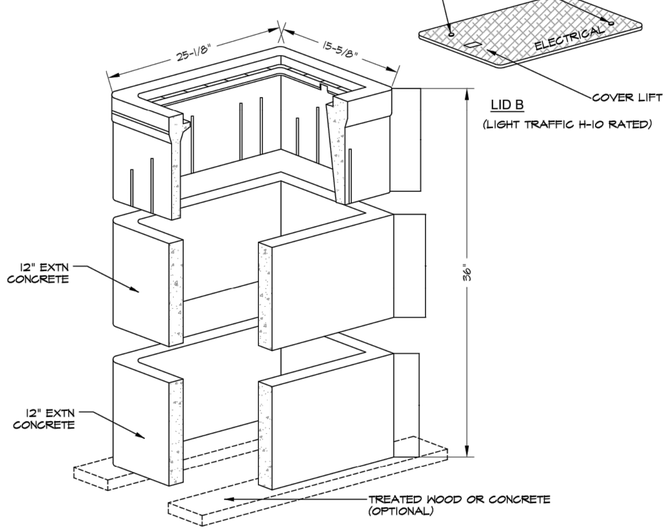
D E-2 **TYPICAL LIGHT POLE INSTALLATION**

SCALE: NONE



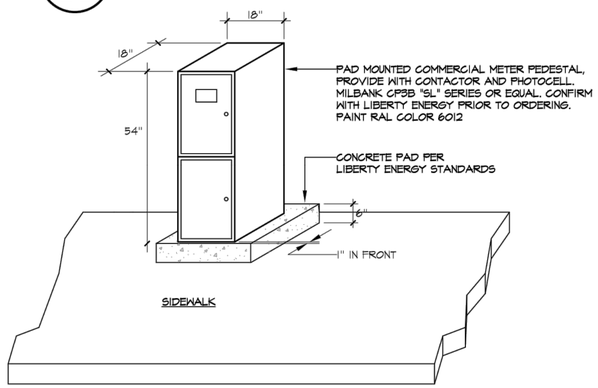
C E-2 **TYP 12" TRENCH DETAIL**

SCALE: NONE



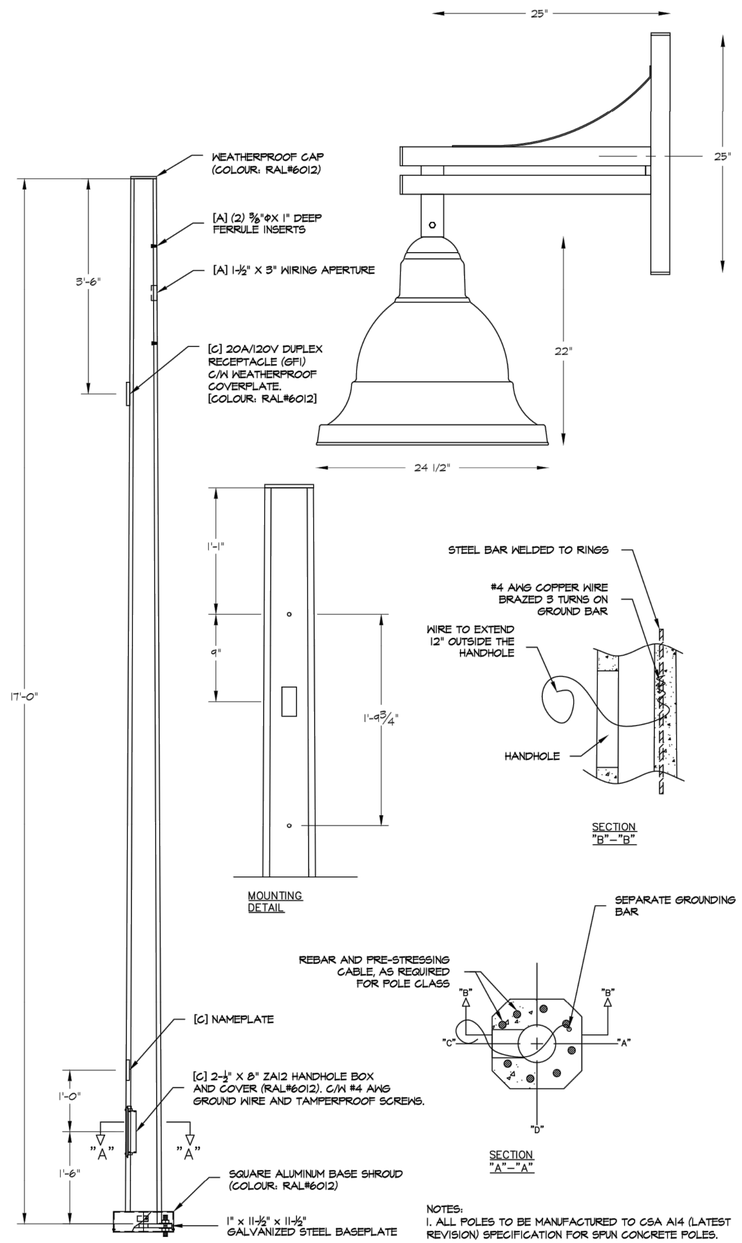
E E-2 **N-16 PRECAST CONCRETE BOX**

SCALE: NONE



B E-2 **METER/ MAIN PEDESTAL DETAIL**

SCALE: NONE



A E-2 **LIGHT POLE AND FIXTURE DETAIL**

SCALE: NONE

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
256 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

ELECTRICAL SHEET 2

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE

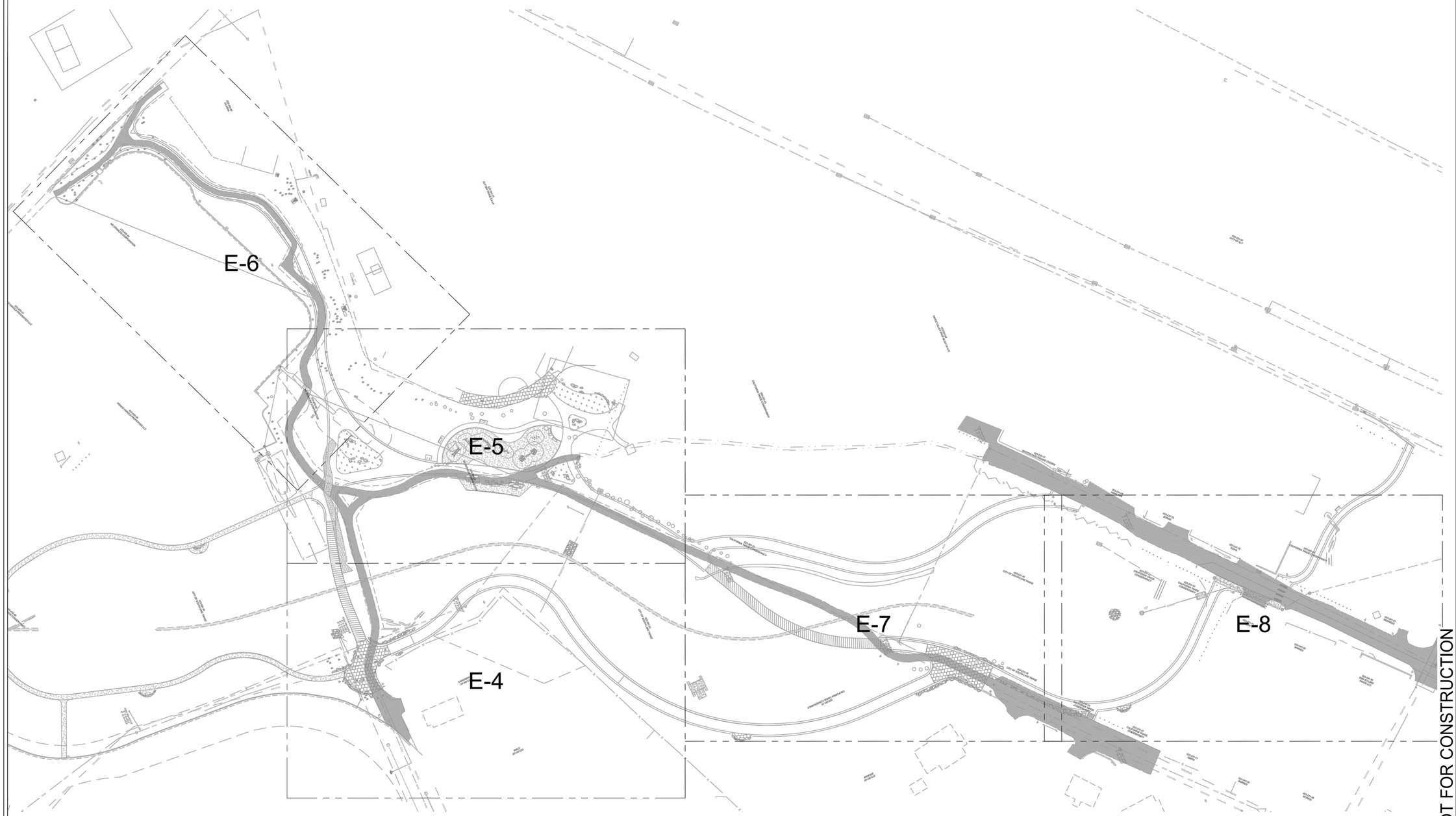
E-2

SHEET NUMBER

61

PK Electrical, Inc.
Engineering · Design · Consulting
681 Sierra Rose Drive, Suite B | Reno, NV 89511 | 775.826.9010
4601 DTC Boulevard, Suite 740 | Denver, CO 80237 | 720.481.3290
pkelectrical.com
20058

Plot Stamp: 3/11/2022 4:30:36 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_ELECTRICAL.dwg, Tab: E-2



A
E-3
OVERALL LIGHTING PLAN
SCALE: 1" = 60'-0"

95% DESIGN - NOT FOR CONSTRUCTION

PK Electrical, Inc.
Engineering · Design · Consulting
681 Sierra Rose Drive, Suite B | Reno, NV 89511 | 775.826.9010
4601 DTC Boulevard, Suite 740 | Denver, CO 80237 | 720.481.3290
pkelectrical.com 20058

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

ELECTRICAL SHEET 3
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
E-3

SHEET NUMBER
62

Plot Stamp: 3/11/2022 4:30:40 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_ELECTRICAL.dwg, Tab: E-3

A
E-4
LIGHTING PLAN
SCALE: 1" = 20'-0"

95% DESIGN - NOT FOR CONSTRUCTION

PK Electrical, Inc.
Engineering · Design · Consulting
681 Sierra Rose Drive, Suite B | Reno, NV 89511 | 775.826.9010
4601 DTC Boulevard, Suite 740 | Denver, CO 80237 | 720.481.3290
pkelectrical.com
20058

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

#	DATE	DESCRIPTION	BY

ELECTRICAL SHEET 4
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

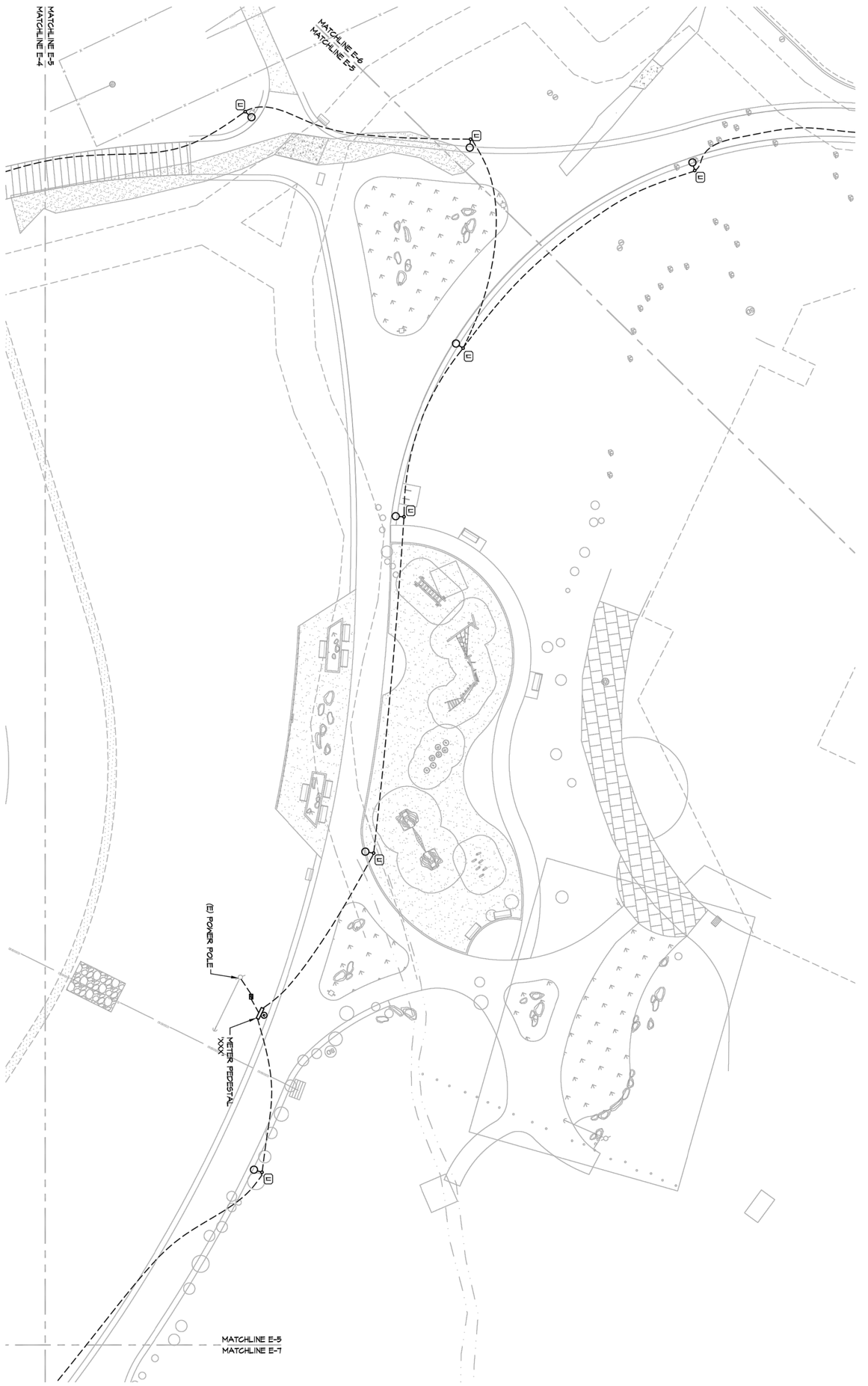
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
E-4

SHEET NUMBER
63

Plot Stamp: 3/11/2022 4:30:43 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_ELECTRICAL.dwg, Tab: E-4

Plot Stamp: 3/11/2022 4:30:47 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_ELECTRICAL.dwg, Tab: E-5



A
E-5
LIGHTING PLAN
SCALE: 1" = 20'-0"

PK Electrical, Inc.
Engineering · Design · Consulting
6681 Sierra Rose Drive, Suite B | Reno, NV 89511 | 775.828.6010
4601 DTC Boulevard, Suite 740 | Denver, CO 80237 | 720.481.3290
pkelectrical.com
20058

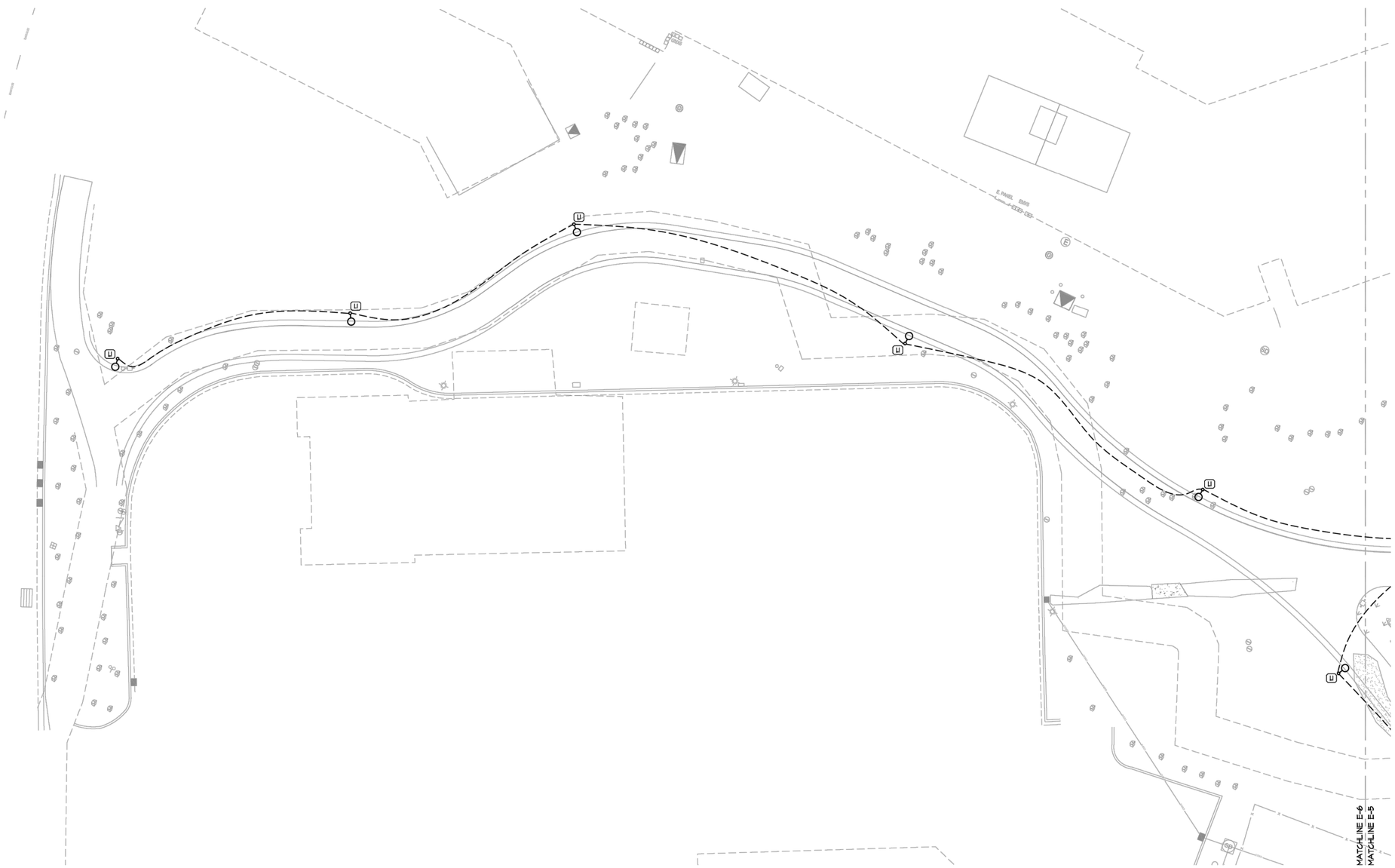
95% DESIGN - NOT FOR CONSTRUCTION

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	E-5
SHEET NUMBER	64

#	DATE	DESCRIPTION	BY

ELECTRICAL SHEET 5
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com



A
E-6
LIGHTING PLAN
SCALE: 1" = 20'-0"

95% DESIGN - NOT FOR CONSTRUCTION

PK Electrical, Inc.
Engineering · Design · Consulting
681 Sierra Rose Drive, Suite B | Reno, NV 89511 | 775.826.9010
4601 DTC Boulevard, Suite 740 | Denver, CO 80237 | 720.481.3290
pkelectrical.com 20058

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

ELECTRICAL SHEET 6
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

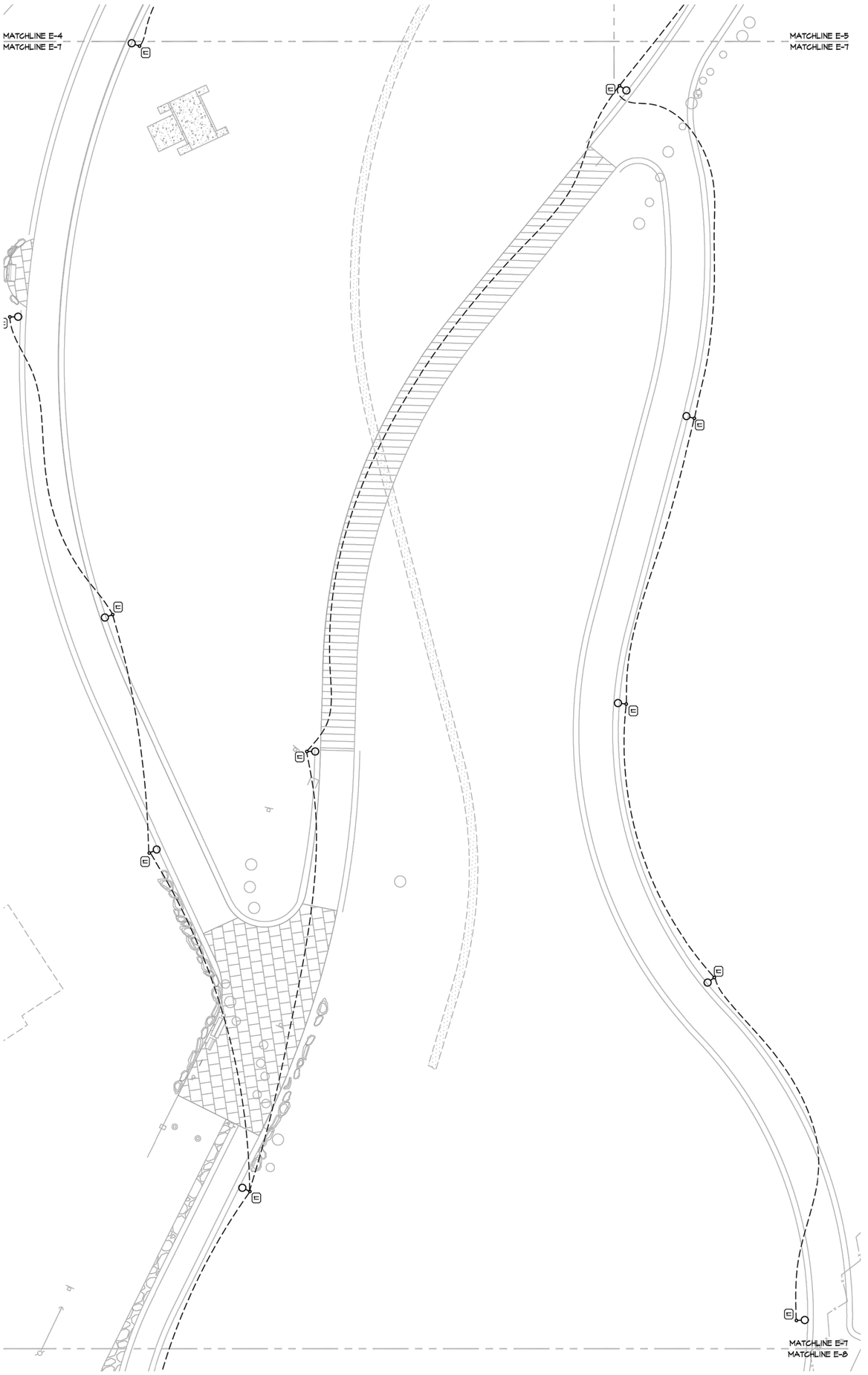
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
E-6

SHEET NUMBER
65

Plot Stamp: 3/11/2022 4:30:49 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_ELECTRICAL.dwg, Tab: E-6

Plot Stamp: 3/11/2022 4:30:53 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_ELECTRICAL.dwg, Tab: E-7



A
E-7
LIGHTING PLAN
SCALE: 1" = 20'-0"

PK Electrical, Inc.
Engineering · Design · Consulting
681 Sierra Rose Drive, Suite B | Reno, NV 89511 | 775.826.9010
4601 DTC Boulevard, Suite 740 | Denver, CO 80237 | 720.481.3290
pkelectrical.com
20058

95% DESIGN - NOT FOR CONSTRUCTION

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	E-7
SHEET NUMBER	66

#	DATE	DESCRIPTION	BY

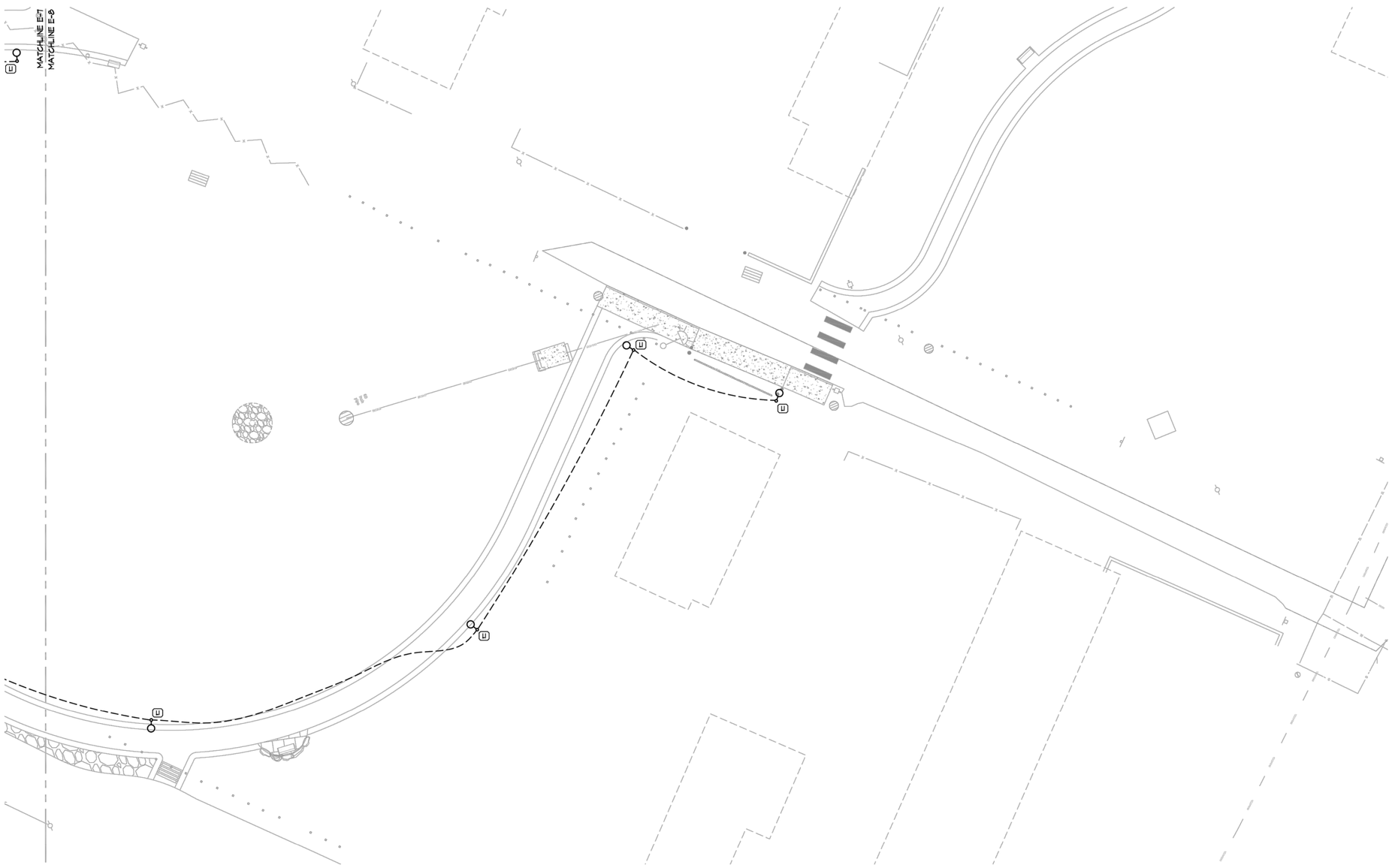
ELECTRICAL SHEET 7

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com



A
E-8
LIGHTING PLAN
SCALE: 1" = 20'-0"

95% DESIGN - NOT FOR CONSTRUCTION

PK Electrical, Inc.
Engineering · Design · Consulting
681 Sierra Rose Drive, Suite B | Reno, NV 89511 | 775.826.9010
4601 DTC Boulevard, Suite 740 | Denver, CO 80237 | 720.481.3290
pkelectrical.com
20058

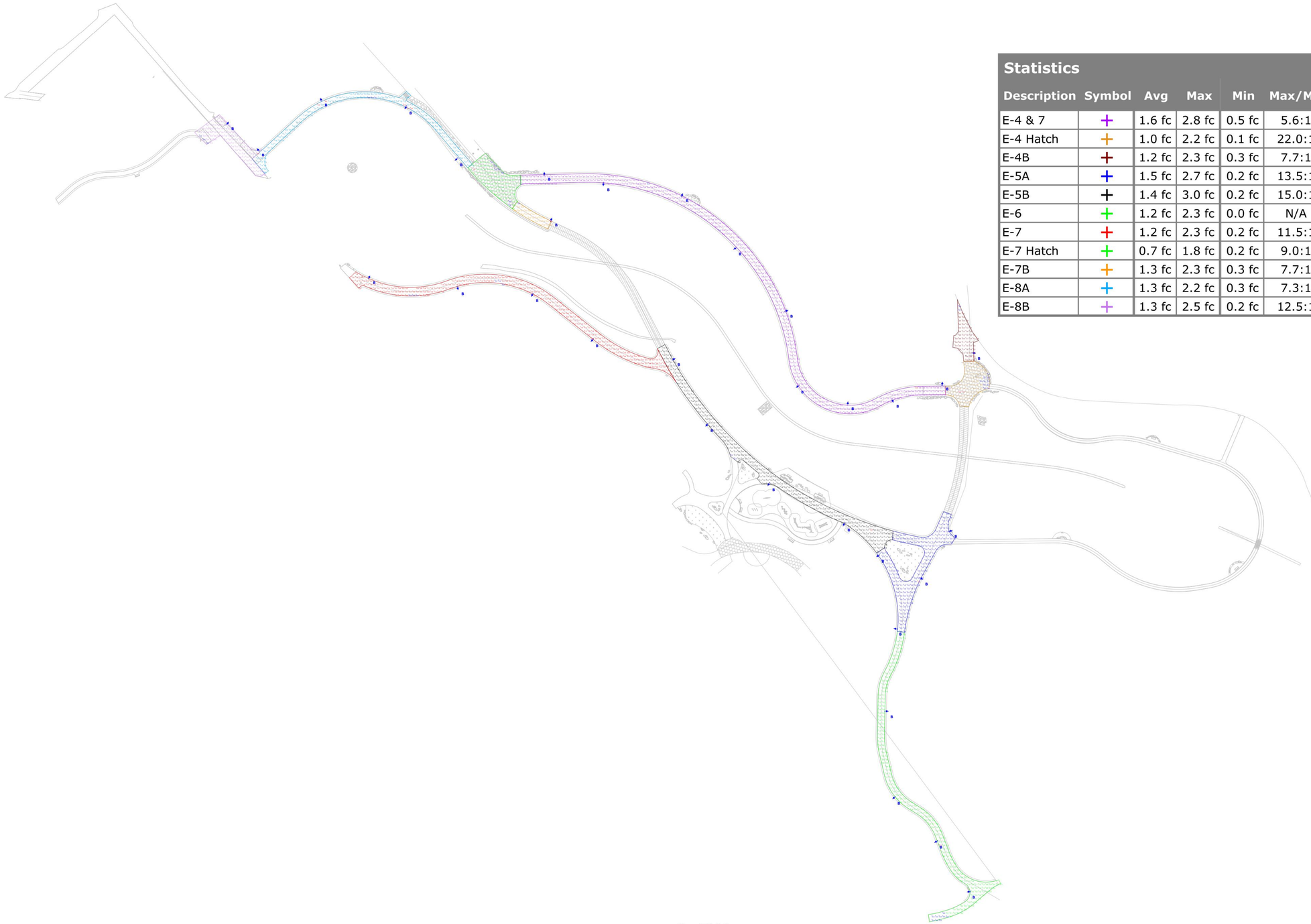
Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

ELECTRICAL SHEET 8
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	E-8
SHEET NUMBER	67

Plot Stamp: 3/11/2022 4:30:56 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_ELECTRICAL.dwg, Tab: E-8



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
E-4 & 7	+	1.6 fc	2.8 fc	0.5 fc	5.6:1	3.2:1
E-4 Hatch	+	1.0 fc	2.2 fc	0.1 fc	22.0:1	10.0:1
E-4B	+	1.2 fc	2.3 fc	0.3 fc	7.7:1	4.0:1
E-5A	+	1.5 fc	2.7 fc	0.2 fc	13.5:1	7.5:1
E-5B	+	1.4 fc	3.0 fc	0.2 fc	15.0:1	7.0:1
E-6	+	1.2 fc	2.3 fc	0.0 fc	N/A	N/A
E-7	+	1.2 fc	2.3 fc	0.2 fc	11.5:1	6.0:1
E-7 Hatch	+	0.7 fc	1.8 fc	0.2 fc	9.0:1	3.5:1
E-7B	+	1.3 fc	2.3 fc	0.3 fc	7.7:1	4.3:1
E-8A	+	1.3 fc	2.2 fc	0.3 fc	7.3:1	4.3:1
E-8B	+	1.3 fc	2.5 fc	0.2 fc	12.5:1	6.5:1

View - H: 90, V: 0

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

#	DATE	DESCRIPTION	BY

ELECTRICAL SHEET 9

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

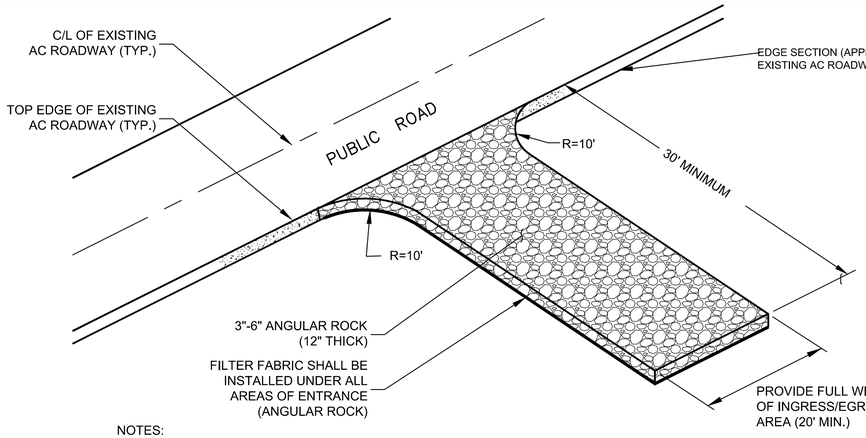
SHEET TITLE

E-9

SHEET NUMBER

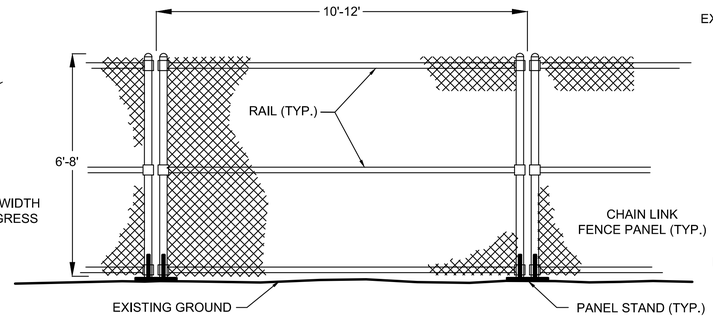
68

Plot Stamp: 3/11/2022 4:30:59 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_ELECTRICAL.dwg, Tab: E-9



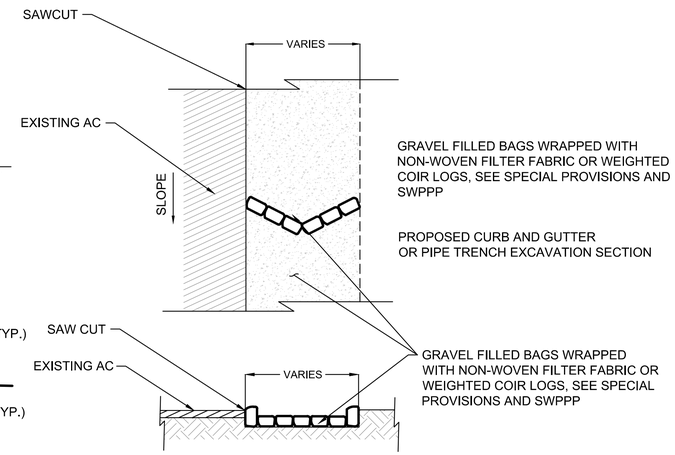
NOTES:
1. A STABILIZED CONSTRUCTION INGRESS AND EGRESS. ENTRANCE IS REQUIRED AT ALL LOCATIONS CONSTRUCTION VEHICLES WILL BE ENTERING/LEAVING NON-PAVED SURFACES. SEE PLANS.
2. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
3. THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND.
4. PERIODIC TOP DRESSING WITH ADDITIONAL STONE SHALL BE PROVIDED TO ENSURE THE INTEGRITY OF THE ENTRANCE DURING CONSTRUCTION.
5. THE ENTRANCE SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL.
6. ROCK MATERIAL SHALL BE ADDED WHEN SURFACE VOIDS ARE NOT VISIBLE.
7. ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE REMOVED IMMEDIATELY.
8. ALL MATERIALS SHALL BE REMOVED AT COMPLETION OF CONSTRUCTION AND AREAS REVEGETATED. SEE REVEGETATION PLANS AND SPECIAL PROVISIONS.

TEMPORARY CONSTRUCTION ENTRANCE — 1/D-1
NTS



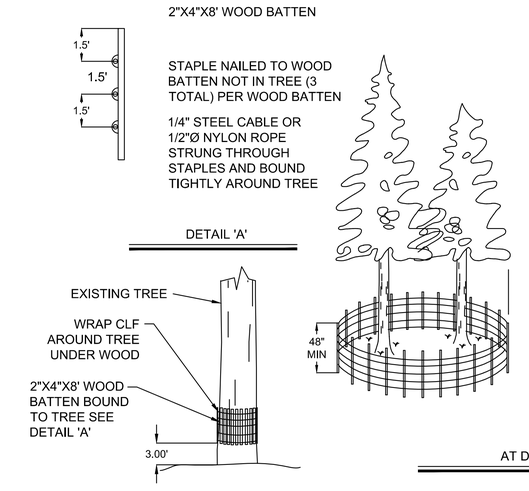
NOTES:
1. INSTALL FENCE PANELS IN A LINEAR ALIGNMENT AS INDICATED ON THE PLANS.
2. GATES MAY BE PLACED AS NECESSARY BY THE CONTRACTOR.
3. PLACE GRAVEL BAGS ON PANEL STANDS FOR ADDED SUPPORT TO PREVENT BLOW DOWN IN WINDY CONDITIONS.
4. INSTALL "NO TRESPASSING" SIGNS ON EVERY OTHER FENCE PANEL.
5. PROVIDE MESH SCREENING AT ALL STAGING AREAS.

TEMPORARY CHAIN LINK FENCE — 2/D-1
NTS



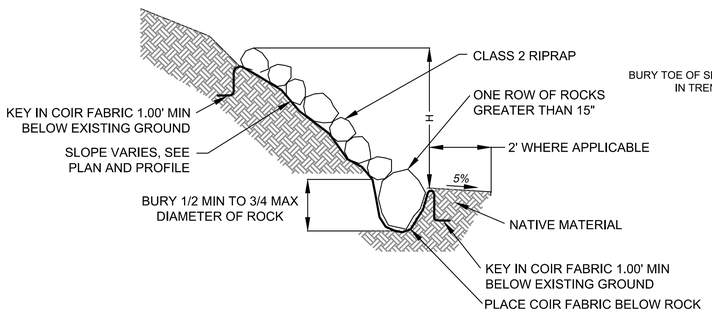
NOTE:
1. APPLY TO COMPACTED SURFACES SUCH AS SUBGRADE FOR CONCRETE WORK AND AC PAVING.

TEMPORARY CHECK DAM — 3/D-1
NTS



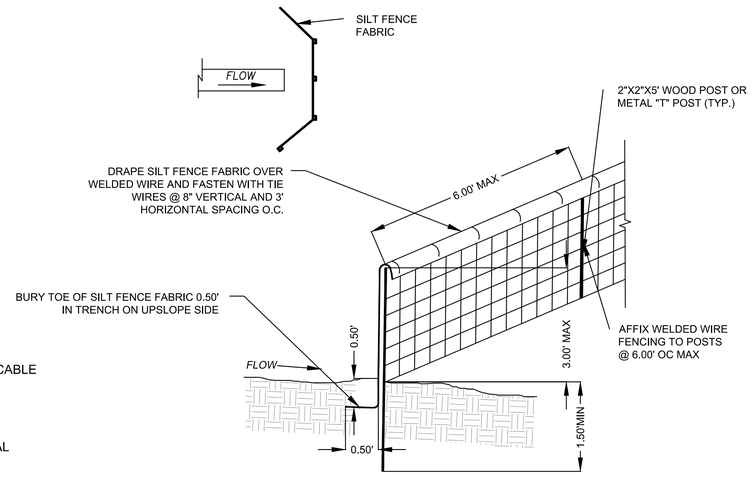
NOTES:
1. DETAIL DEPICTS A TREE PROTECTION APPLICATION, BUT THE MATERIAL AND SPACING SHOWN ALSO APPLIES TO GENERAL USE FOR CONSTRUCTION LIMIT FENCE.
2. CLF SHALL BE 48" HIGH (MINIMUM).
3. FOR TREES WITH DRIPLINES THAT OVERHANG THE CONSTRUCTION AREAS, THE LOCATION OF THE TREE PROTECTION FENCE SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER AND/OR TRPA AT PREGRADE MEETING.

TEMPORARY CONSTRUCTION LIMIT FENCE — 4/D-1
NTS



NOTES:
1. SEE PLAN SHEETS FOR EXTENTS OF ROCK SLOPE PROTECTION. INFORMATION SHOWN IN DETAIL IS REPRESENTATIVE ONLY.

ROCK SLOPE PROTECTION — 5/D-1
NTS



NOTES:
1. PLACE FENCING SUCH THAT STORM RUNOFF CANNOT PASS AROUND OR UNDER FENCE

TEMPORARY SILT FENCE — 6/D-1
NTS

95% DESIGN - NOT FOR CONSTRUCTION

DETAIL SHEET 1
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DESCRIPTION	DATE	BY

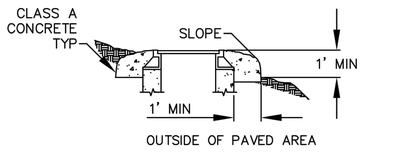
Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

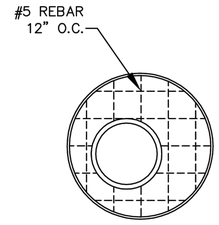
SHEET TITLE
D-1

SHEET NUMBER
69

Plot Stamp: 3/11/2022 4:31:35 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-1



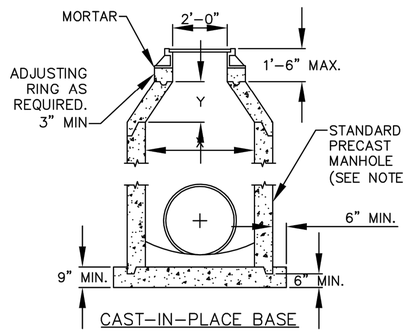
MANHOLE FRAME AND COVER FINISHES



FLAT SLAB TOP

FLAT SLAB

FLAT SLAB SHALL BE USED WHEN DEPTH DOES NOT PERMIT USE OF TAPER UNIT



CAST-IN-PLACE BASE

TABLE OF DIMENSIONS				MAX PIPE
M.H.	X	Y	T MIN	INNER DIA
48"	48"	18"	8"	30"
60"	60"	30"	9"	42"
72"	72"	42"	10"	54"

NOTES:

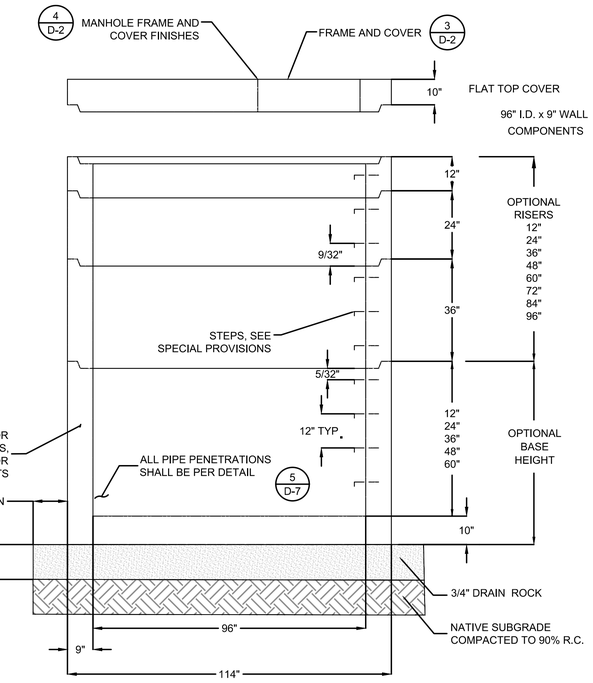
1. ECCENTRIC CONES SHALL BE USED WHEN SPECIFIED ON THE PLANS.
2. JOINTS MAY BE EITHER KEYED OR TONGUE AND GROVE.
3. RISER SECTIONS, CONES, AND ADJUSTING RINGS SHALL CONFORM TO ASTM DESIGNATION C-478.
4. FRAME SHALL BE SECURED TO RISER OR FLAT SLAB TOP WITH MORTAR CEMENT.
5. DIMENSION "Y" IS A MINIMUM DIMENSION AND MAY BE GREATER IF DEPTH PERMITS.
6. MANHOLE FLOORS SHALL HAVE WOOD TROWEL FINISH AND SLOPE FROM ALL DIRECTIONS TOWARD THE OUTLET.
7. COVER FOR STORM DRAINS SHALL BEAR THE LETTER "D" OR "SD".
8. EXTRA DEPTH MANHOLES OR MANHOLES WITH PIPES OVER 54 INCHES IN DIAMETER SHALL REQUIRE SPECIAL DESIGN.
9. THERE SHALL BE AN 8 INCH MINIMUM CLEAR DISTANCE BETWEEN ALL PIPE OUTSIDE DIAMETERS AT THE MANHOLE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
10. CAST-IN-PLACE MANHOLE WALLS MAY BE APPROVED BY THE ENGINEER. ALL CAST-IN-PLACE MANHOLES MUST BE FORMED IN A CIRCULAR SHAPE CONSISTENT WITH THE DIAMETER SPECIFIED ON THE PLANS AND REQUIRED TO FIT UPPER PRECAST SECTIONS. MINIMUM WALL THICKNESS SHALL BE 8 INCHES. MAXIMUM HEIGHT OF THE CAST-IN-PLACE SHALL BE 60 INCHES (MEASURED FROM THE TOP OF THE MANHOLE). PRECAST RINGS SHALL BE SET WET OR REQUIRED KEY FORM SHALL BE INCLUDED IN THE FORM WORK TO ACCEPT THE PRECAST KEY. ALL CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED BY AN ACCPETABLE METHOD TO ENSURE VOIDS ARE REMOVED.
11. ANY VARIATIONS FROM THIS DETAIL OR SPECIAL MANHOLES AND JUNCTIONS BOXES WILL REQUIRE DESIGN REVIEW AND APPROVAL BY THE ENGINEER.

REGISTERED PROFESSIONAL ENGINEER
STANLEY B. HILL
No. RCE 53307
EXP. 06-30-2009
CIVIL
STATE OF CALIFORNIA

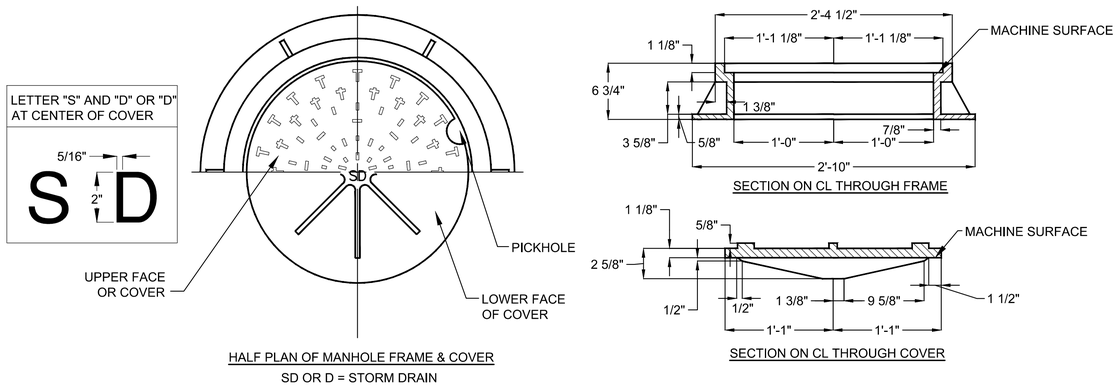
City of South Lake Tahoe
ENGINEERING DEPARTMENT
STORMDRAIN MANHOLE (SDMH)

APPROVED BY:		NOT TO SCALE	STANDARD DRAWING
05/01/2009	CITY ENGINEER		SD40

48", 60", AND 72" DIAMETER STORM DRAIN MANHOLE — 1 / D-2
NTS

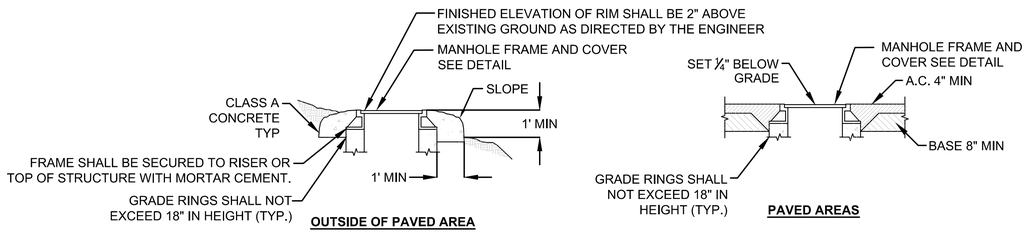


96" DIAMETER STORM DRAIN MANHOLE — 2 / D-2
NTS



HALF PLAN OF MANHOLE FRAME & COVER
SD OR D = STORM DRAIN

STORMDRAIN MANHOLE 24" FRAME AND COVER — 3 / D-2
NTS



MANHOLE FRAME AND COVER FINISHES — 4 / D-2
NTS

95% DESIGN - NOT FOR CONSTRUCTION

DETAIL SHEET 2
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

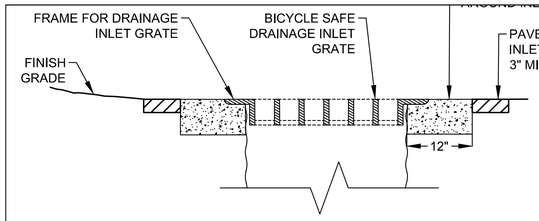
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
D-2

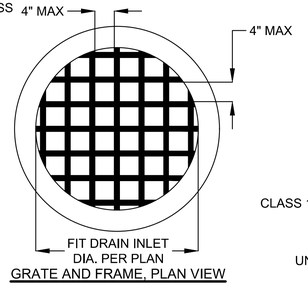
SHEET NUMBER
70

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

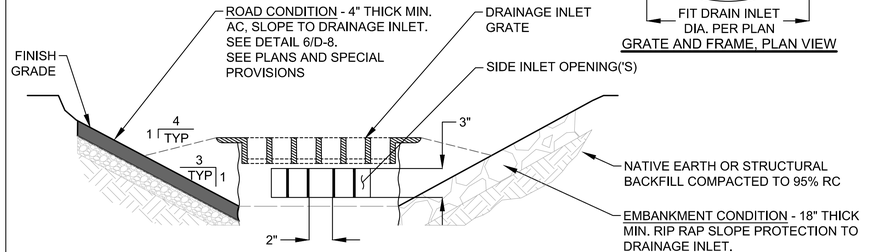
H:\Autocad files\CSLT_STD_DWGS\SD40_SDMH.dwg, 4/17/2009 4:07:32 PM
Plot Stamp: 3/11/2022 4:31:40 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-2



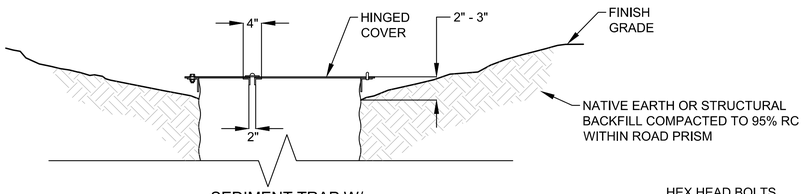
DRAINAGE INLET TYPE 1
TOP



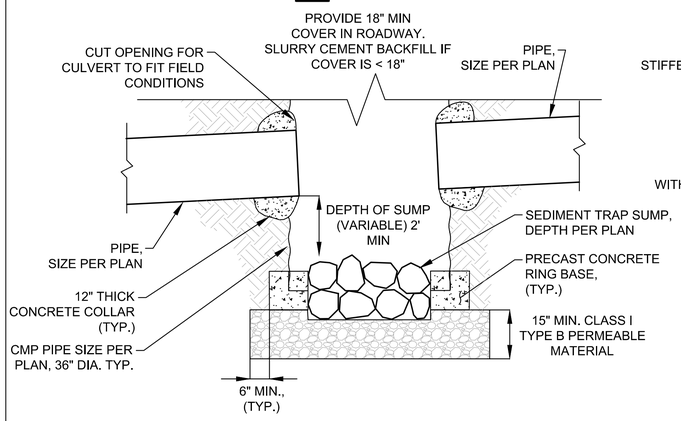
GRATE AND FRAME, PLAN VIEW



DRAINAGE INLET TYPE 2
TOP

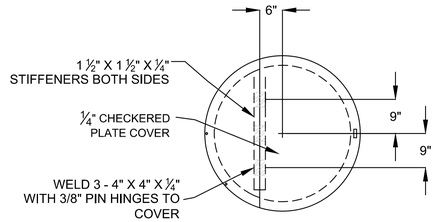


SEDIMENT TRAP W/
HINGED COVER
TOP

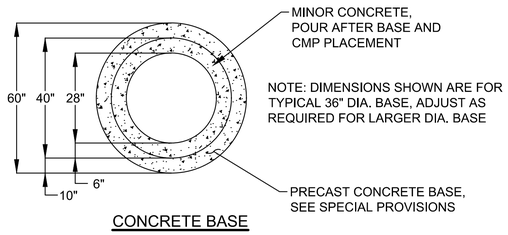


STRUCTURE BOTTOM

NOTES:
1. STRUCTURE BOTTOM IS TYPICAL OF ALL THREE STRUCTURES.

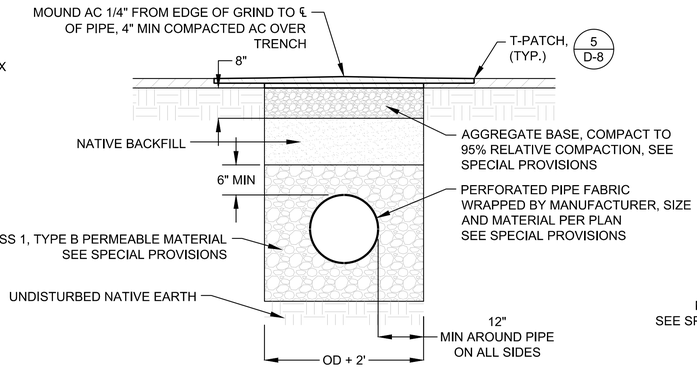


HINGED COVER, PLAN VIEW

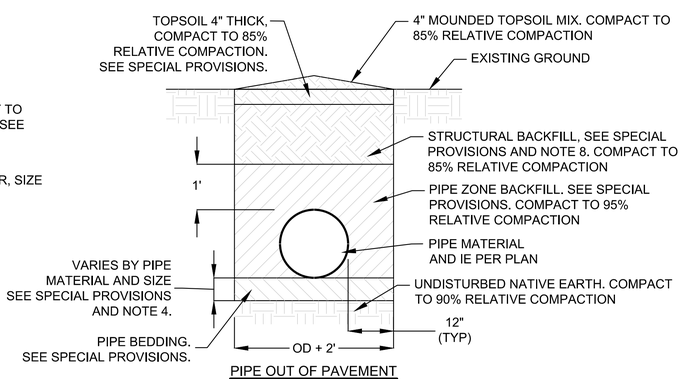


CONCRETE BASE

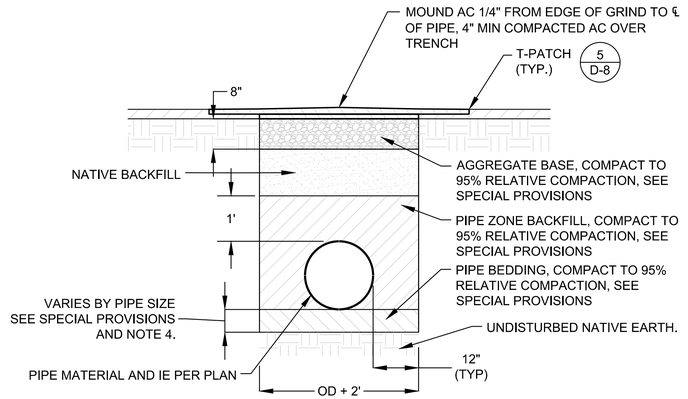
DRAINAGE INLET TYPES 1 & 2 W/ SEDIMENT TRAP — 1 / D-3
NTS



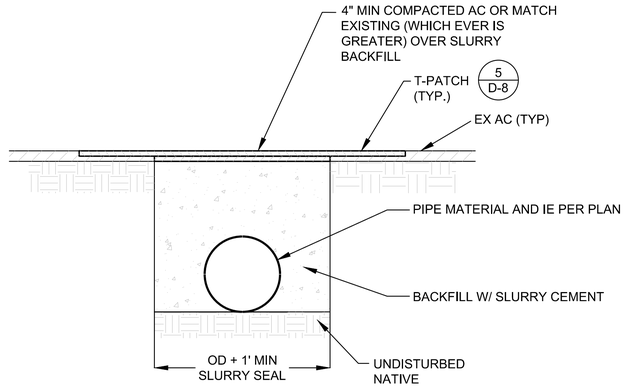
PERFORATED PIPE IN PAVEMENT



PIPE OUT OF PAVEMENT



PIPE IN PAVEMENT



PIPE IN PAVEMENT
WITH MIN COVER

NOTES:

1. MINIMUM COVER* FROM CROWN OF PIPE TO FINISH GRADE SHALL BE AS FOLLOWS:
   CULVERTS 18 INCHES
   STORM DRAINS 18 INCHES FOR RCP --- 24 INCHES FOR HDPE
   *UNLESS OTHERWISE APPROVED. FOR ADDITIONAL INFORMATION SEE CSLT STANDARD DRAWING SD64.
2. GRIND PAVEMENT A MINIMUM OF 2 FOOT BEYOND EACH SIDE OF THE LONGITUDINAL OR TRANSVERSE EXCAVATION AFTER TRENCH BACKFILL AND FIRST LIFT OF HOT MIX AC.
3. REPLACE PAVEMENT TO EDGE OF PAVEMENT (EP) IF THE EXCAVATION IS WITHIN 3 FEET OF THE EP.
4. IN WET OR ROCKY MATERIAL THE DEPTH OF THE TRENCH BEDDING SHALL BE INCREASED TO THE LARGER OF EITHER 6 IN. OR 1/4 DIA OF PIPE.
5. THE MINIMUM DISTANCE BETWEEN THE SIDE OF THE TRENCH AND THE SIDE OF THE PIPE SHALL BE 1/2 OD OR 12", WHICHEVER IS GREATER.
6. PIPES INSTALLED WITHIN FILL SHALL BE 95% RELATIVE COMPACTION UP TO A MINIMUM OF 12 INCHES ABOVE THE TOP OF PIPE.
7. IN AREAS WITH MINIMUM COVER, BACKFILL ABOVE BEDDING SHALL BE CLASS 2 AGGREGATE BASE UNLESS BACKFILLING WITH CEMENT SLURRY.
8. IN AREAS OF NATURAL VEGETATION OR LANDSCAPING, REMOVE TOP 12 INCHES OF MATERIAL, STOCKPILE & REPLACE ON TRENCH IN A MOUND. BACKFILL COMPACTED BETWEEN 80% AND 85% RELATIVE COMPACTION.
9. ALL LANDSCAPING CONDUITS WITHIN THE ROADWAY PRISM AND/OR TRAFFIC AREAS MUST HAVE MINIMUM OF 30 INCHES COVER.
10. AC PATCH SHALL BE HOTMIX ASPHALT A MINIMUM COMPACTED THICKNESS OF 4 INCHES AND PLACED IN A MINIMUM OF 2 LIFTS.
11. COLD MIX ASPHALT MAY BE PLACED TEMPORARILY, BUT MUST BE COMPLETELY REMOVED BEFORE PLACING THE PERMANENT HOT MIX ASPHALT.
12. PLACE AGGREGATE BASE (AB) AT THE TOP OF THE EXCAVATION WHERE THE EXCAVATION IS WITHIN 2' OF EP OR IF AB PRESENTLY EXISTS ABOVE THE EXCAVATION. IF THE EXCAVATION IS AT THE BOTTOM OF A ROADSIDE DITCH, BEYOND A ROADSIDE DITCH, OR BEHIND A CURB, THE REQUIREMENT FOR AB CAN BE WAIVED.
13. TRANSVERSE EXCAVATION ON ROADWAYS PAVED WITHIN 2 YEARS ARE NOT ALLOWED AND MUST BE BORED. LONGITUDINAL EXCAVATIONS ON ROADWAYS PAVED WITHIN 5 YEARS OR ON COLLECTOR ROADS WITH A HIGH QUALITY RIDING SURFACE REQUIRE A 2" OVERLAY WHICH CONFORMS OR A 2" GRIND AND OVERLAY OF THE TRAVEL LANE.
14. BACKFILL TO BE STRUCTURAL BACKFILL. AS SHOWN IN THIS DETAIL AND AS DESCRIBED IN SPECIAL PROVISIONS.
15. EXCESSIVE TRANSVERSE CUTS MAY REQUIRE A GRIND AND REPAVE OF ENTIRE TRAVEL LANE BETWEEN CUTS.
16. NO SAWCUTS WILL BE ALLOWED IN WHEEL PATHS. SAWCUT LINES SHALL BE PLACED AT ROAD CL, WITHIN SHOULDER OR MIDDLE OF TRAVEL LANE, AND OUTSIDE WHEEL PATHS.
17. MINIMUM PATCH WIDTH SHALL BE 3' WIDE.
18. PATCH WORK SHALL NOT RESULT IN "RIBBON" STRIPS OF PAVEMENT (LESS THAN 3 FEET WIDE). EXISTING PAVEMENT WIDTHS LESS THAN 3 FEET WIDE SHALL BE REMOVED AND PAVED WITH THE PATCH WORK.

PIPE TRENCH — 2 / D-3
NTS

95% DESIGN - NOT FOR CONSTRUCTION

DETAIL SHEET 3

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

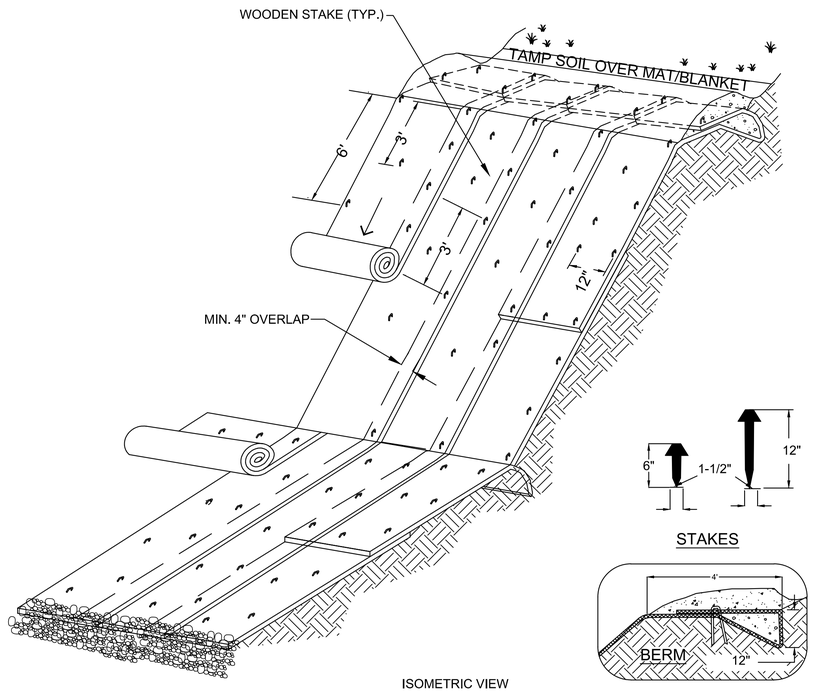
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
D-3

SHEET NUMBER
71

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

Plot Stamp: 3/11/2022 4:31:44 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetsel Sheets\TVGS_DETAILS.dwg, Tab: D-3



ISOMETRIC VIEW

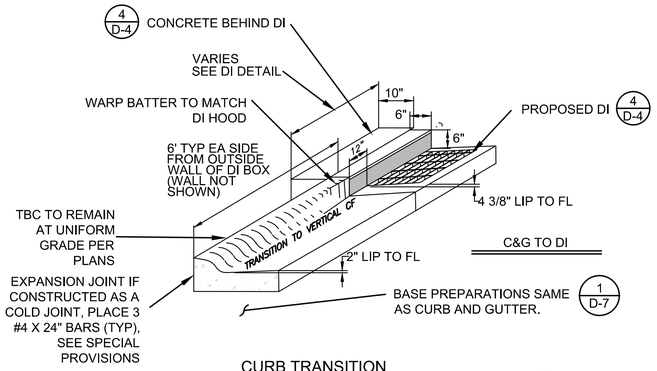
STAKES

TYPICAL SLOPE SOIL STABILIZATION

NOTES:
1. SLOPE STABILIZATION MATERIAL SHALL BE GEOCOIR/DeKowe 700 BIO-DEGRADABLE COIR AND JUTE MATTING OR EQUAL.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

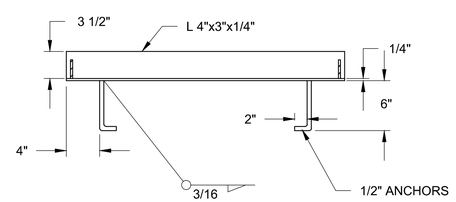
EROSION CONTROL BLANKET
SLOPE STABILIZATION — 1 / D-4

NTS



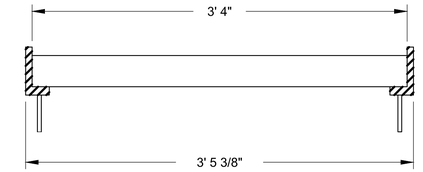
CURB TRANSITION
(CURB AND GUTTER TO DRAINAGE INLET) — 2 / D-4

NTS

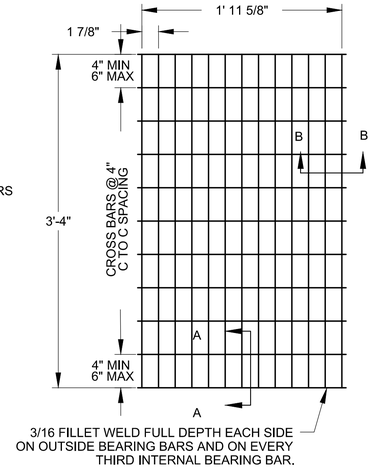


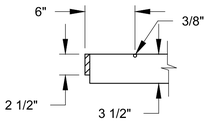
CROSS SECTION
(THRU FRAME)

NOTE:
TYPE 24-13 GRATE (WELDED STEEL) BEARING BARS TO BE 3-1/2" X 1/4" BARS ON 1-7/8" CENTERS. 3/8" DIA. CROSS BARS MAY BE FILLET WELDED RESISTANCE WELDED OR ELECTROFORGED TO BEARING BARS.
WEIGHT OF 24" GRATE = 141 LBS.

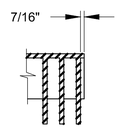


LONGITUDINAL SECTION
(THRU FRAME AND GRATE)





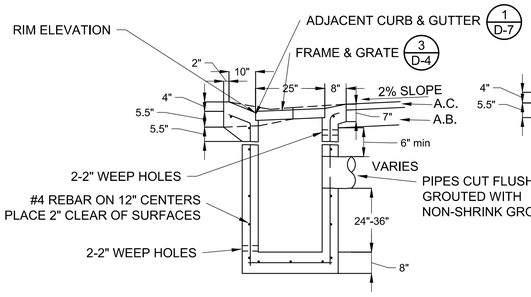
SECTION A-A



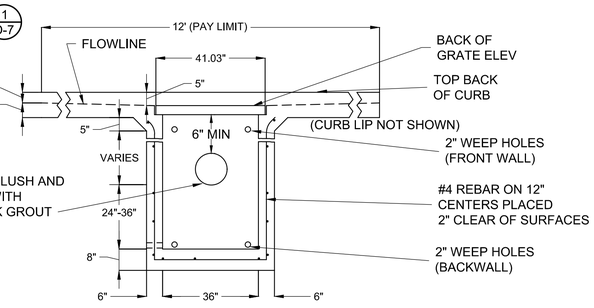
SECTION B-B

STORM DRAIN INLET GRATE — 3 / D-4

NTS

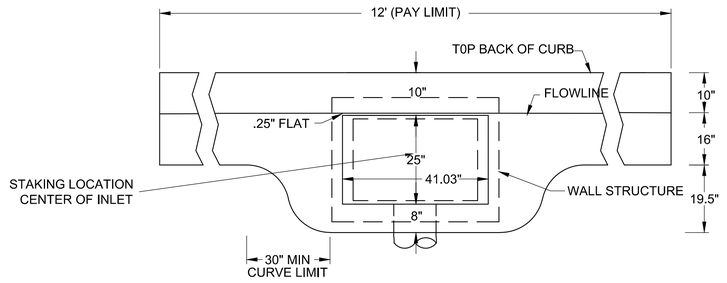


SIDE VIEW



FRONT VIEW

*TOP 1' OF CATCH BASIN TO BE CAST IN PLACE WITH CURB AND GUTTER
*CATCH BASIN SHALL BE BACKFILLED WITH 1' MIN THICKNESS OF 3/4" DRAIN ROCK



PLAN VIEW

DRAINAGE INLET, TYPE 4 — 4 / D-4

NTS

95% DESIGN - NOT FOR CONSTRUCTION

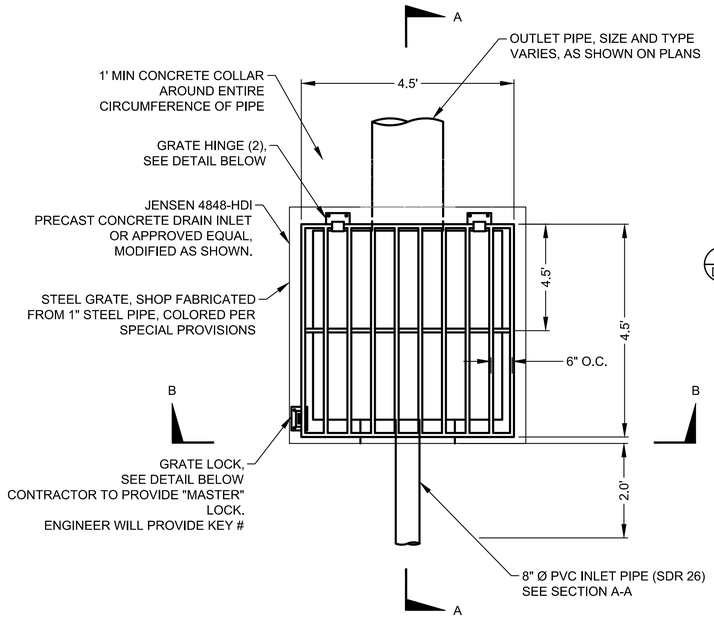
DETAIL SHEET 4
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

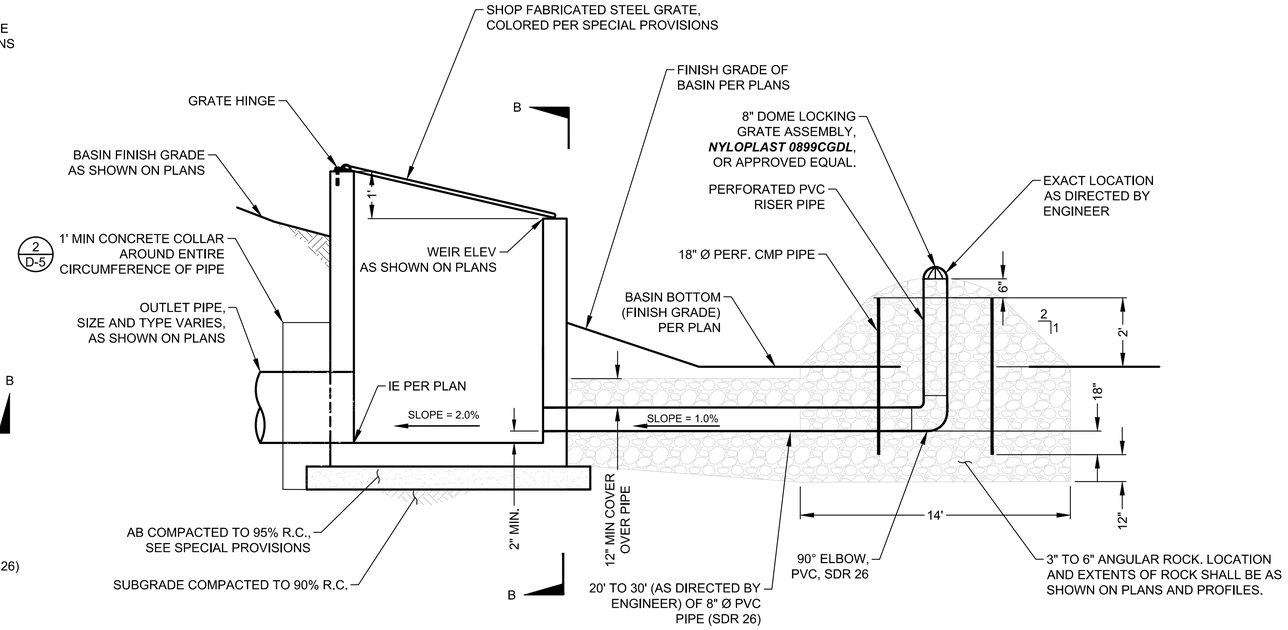
Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600
SHEET TITLE	D-4
SHEET NUMBER	72

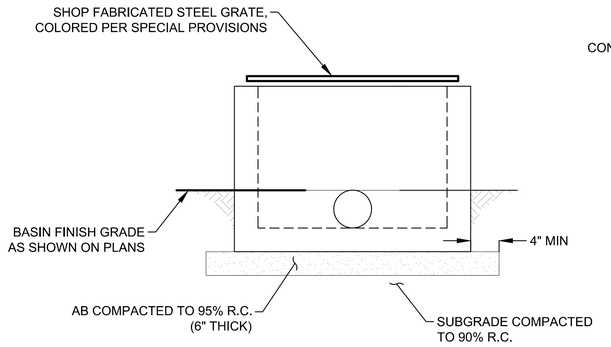
Plot Stamp: 3/11/2022 4:31:48 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-4



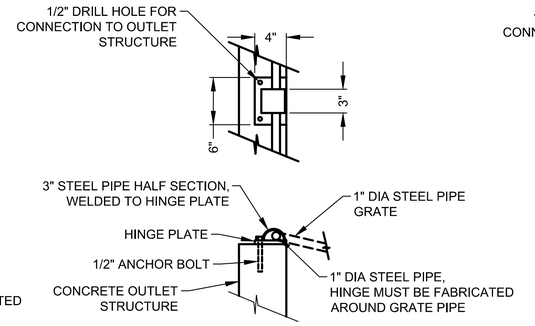
PLAN



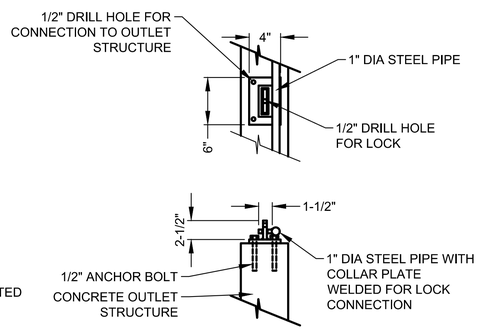
SECTION A-A



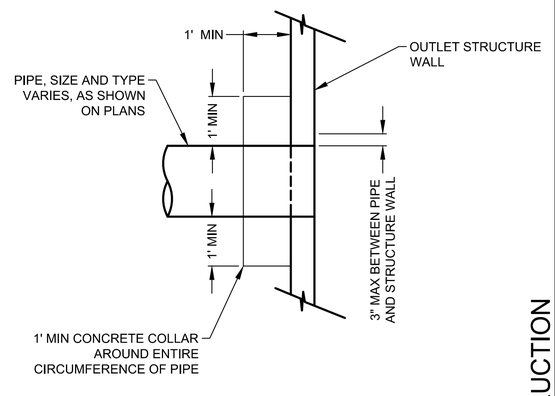
SECTION B-B



GRATE HINGE DETAIL



GRATE LOCK DETAIL



BASIN OUTLET STRUCTURE — 1 / D-5
NTS

CONCRETE COLLAR — 2 / D-5
NTS

95% DESIGN - NOT FOR CONSTRUCTION

DETAIL SHEET 5

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

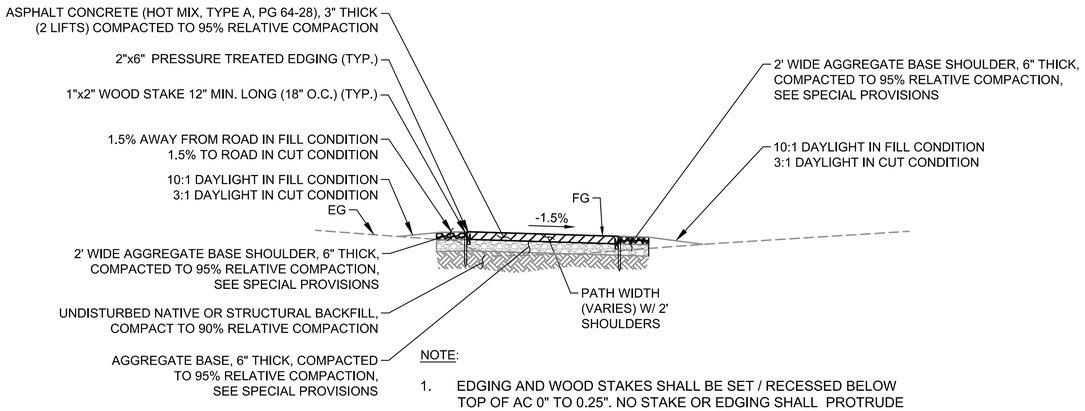
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: D-5

SHEET NUMBER: 73

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

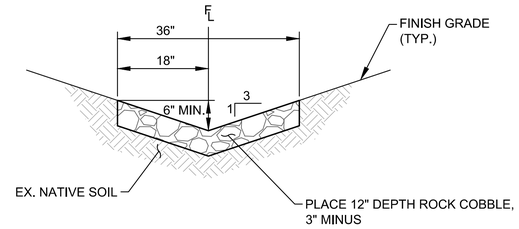
Plot Stamp: 3/11/2022 4:31:51 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-5



NOTE:

1. EDGING AND WOOD STAKES SHALL BE SET / RECESSED BELOW TOP OF AC 0" TO 0.25". NO STAKE OR EDGING SHALL PROTRUDE ABOVE AC SURFACE.

MULTI-USE TRAIL — NTS — 1 / D-6



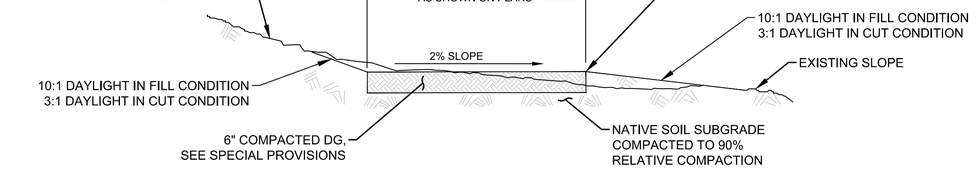
NOTES:

1. SEE GRADING SHEETS FOR GRADING INFORMATION OF ROCK LINED SWALE AREAS. INFORMATION SHOWN IN DETAIL IS REPRESENTATIVE ONLY.

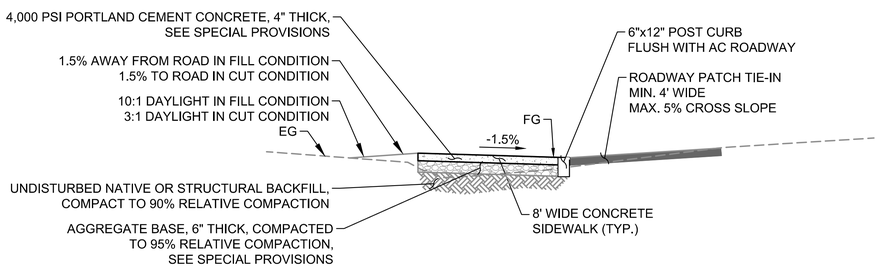
ROCK LINED SWALE — NTS — 4 / D-6

NOTES:

1. ALL HARDENED TRAILS SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS.
2. CROSS SLOPE SHALL NOT EXCEED 2%

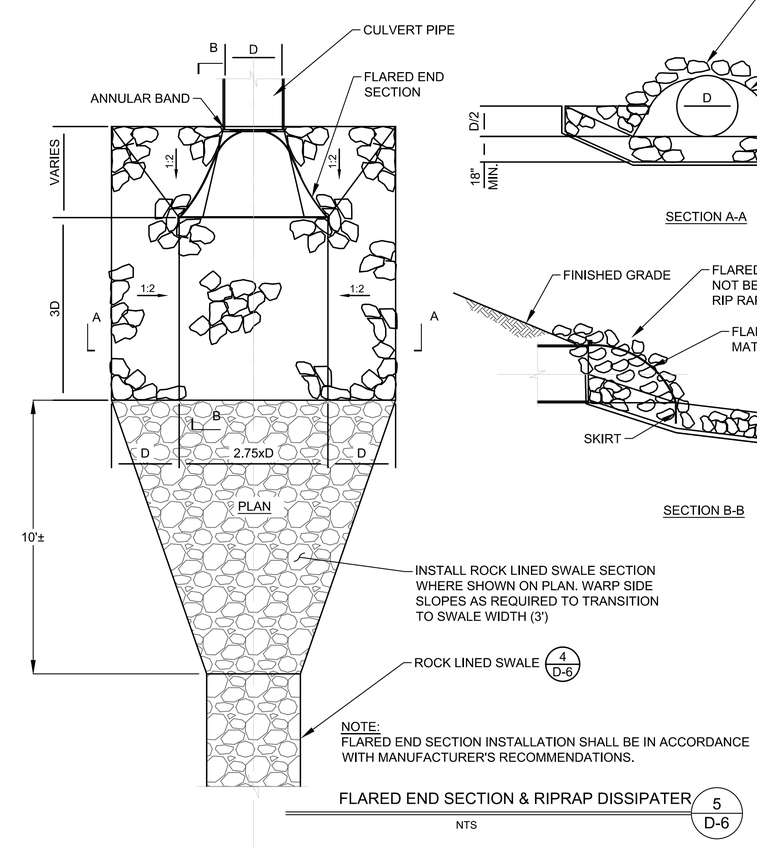


DECOMPOSED GRANITE TRAIL — NTS — 2 / D-6



NOTE: EDGING AND WOOD STAKES SHALL BE SET / RECESSED BELOW TOP OF AC 0" TO 0.25". NO STAKE OR EDGING SHALL PROTRUDE ABOVE AC SURFACE.

CONCRETE SIDEWALK — NTS — 3 / D-6



NOTE:
FLARED END SECTION INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

FLARED END SECTION & RIPRAP DISSIPATER — NTS — 5 / D-6

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DETAIL SHEET 6
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

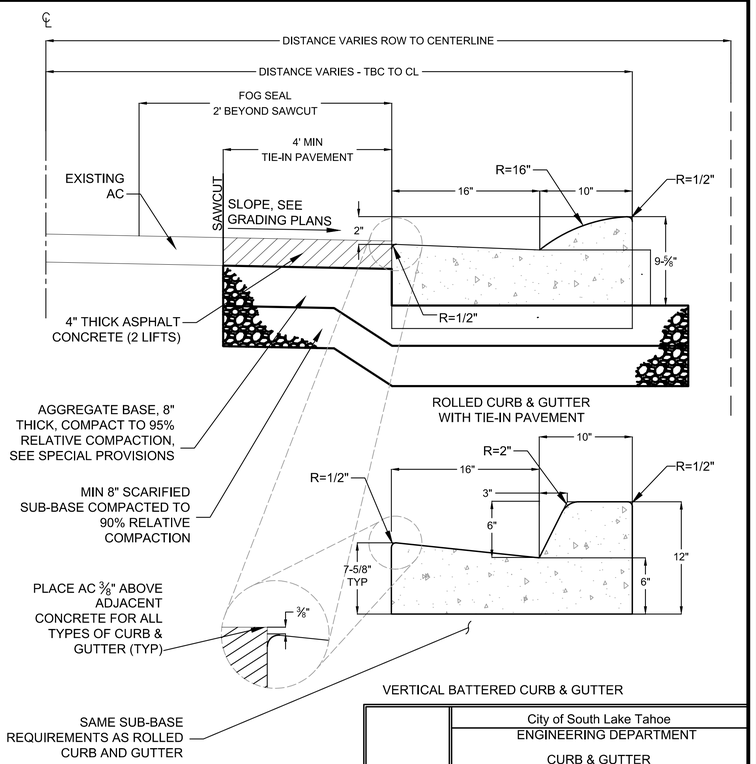
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: D-6

SHEET NUMBER: 74

Plot Stamp: 3/11/2022 4:31:54 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-6

1. CONCRETE SHALL BE 7 SACK MIX AND SHALL CONFORM TO SECTION 90 OF THE CALTRANS STANDARD SPECIFICATIONS WITH 6% AIR ENTRAINMENT. CEMENT CONTENT SHALL NOT BE LESS THAN 658 LBS PER CY.
2. THE MATERIALS AND METHOD OF PLACING SHALL CONFORM TO SECTION 73 OF THE CALTRANS STANDARD SPECIFICATIONS.
3. CONCRETE SHALL HAVE A LIGHT BROOM FINISH RUNNING PARALLEL WITH THE FLOWLINE.
4. CONCRETE SHALL BE SPRAYED UNIFORMLY WITH A CLEAR PIGMENTED CURING COMPOUND IMMEDIATELY FOLLOWING BROOM FINISHING. THE MATERIAL, METHOD, AND RATE OF APPLICATION SHALL CONFORM TO SPECIAL PROVISIONS.
5. ALL BASE MATERIAL SHALL BE COMPACTED AND TESTED BY THE CITY OR BY A THIRD PARTY INSPECTOR AT THE CITY'S DISCRETION PRIOR TO CONCRETE POUR. NOTIFY THE CITY AT LEAST 24 HRS PRIOR TO POUR.
6. CONTRACTOR SHALL CONTACT INSPECTOR FOR SCHEDULING CURB STRINGLINE INSPECTION AT LEAST 24 HRS PRIOR TO CONCRETE POUR.
7. ALL FLOWLINES SHALL BE WATER TESTED BEFORE ACCEPTANCE FOR PAYMENT. CONTRACTOR SHALL CONTACT INSPECTOR TO SCHEDULE WATER TESTING.
8. LOCATE 2" DEEP TRANSVERSE SCORES AT 10' INTERVALS IN CURB AND GUTTERS. INSTALL EXPANSION JOINTS AT 30' INTERVALS AND AT ALL COLD JOINTS.
9. NO WASHOUT OF TRUCKS AND/OR EQUIPMENT WILL BE ALLOWED ON SITE UNLESS A BASIN IS PROVIDED AND APPROVED BY THE INSPECTOR.
10. CONTRACTOR MUST TRENCH PLATE ALL DRIVEWAYS FOR 72 HOURS AFTER CONCRETE POUR.
11. CITY HAS THE RIGHT TO REJECT CURB FOR NON-CONFORMANCE AND/OR POST CONSTRUCTION DAMAGE.
12. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BMPS, AC CUTS AND REPLACEMENT, REVEGETATION AND ALL OTHER INCIDENTALS ASSOCIATED WITH CURB INSTALLATION.

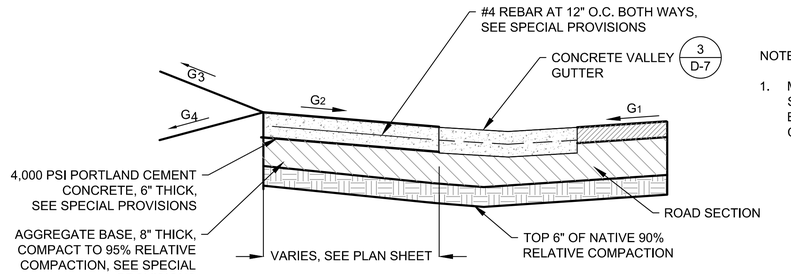


	City of South Lake Tahoe ENGINEERING DEPARTMENT CURB & GUTTER VERTICAL BATTERED & ROLLED		
APPROVED BY: 05/01/09 CITY ENGINEER		NOT TO SCALE	STANDARD DRAWING SD04

CURB AND GUTTER VERTICAL BATTERED & ROLLED — 1 / D-7
NTS

CONCRETE NOTES: THIS PAGE

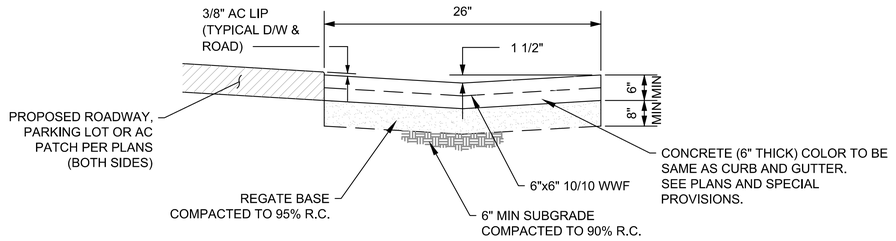
1. ALL BASE MATERIAL SHALL BE COMPACTED AND TESTED BY THE CITY OR BY A THIRD PARTY INSPECTOR AT THE CITY'S DISCRETION PRIOR TO CONCRETE POUR. 24 HRS. MIN. NOTICE SHALL BE REQUIRED.
2. ALL FLOWLINES SHALL BE WATER TESTED PRIOR TO ACCEPTANCE BY CITY. SEE SPECIAL PROVISIONS.
3. LOCATE 2" DEEP TRANSVERSE SCORES AT 9' INTERVALS IN CURB AND GUTTERS.
4. CONTRACTOR SHALL CONTACT INSPECTOR TO SCHEDULE WATER TESTING.
5. CONTRACTOR SHALL CONTACT INSPECTOR FOR SCHEDULING CURB STRINGLINE INSPECTION AT LEAST 2 HRS PRIOR TO FABRICATION.
6. NO WASHOUT OF TRUCKS AND/OR EQUIPMENT WILL BE ALLOWED ON SITE UNLESS A BASIN IS PROVIDED AND APPROVED BY THE INSPECTOR.
7. CONTRACTOR MUST TRENCH PLATE ALL DRIVEWAYS FOR 72 HOURS AFTER CONCRETE POUR.
8. CITY HAS THE RIGHT TO REJECT CURB FOR NON-CONFORMANCE AND/OR POST CONSTRUCTION DAMAGE DURING CURING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BMP'S, A.C. CUTS AND REPLACEMENT, REVEGETATION, AND ALL OTHER INCIDENTALS ASSOCIATED WITH CURB INSTALLATION.



COMMERCIAL CONCRETE DRIVEWAY — 2 / D-7
NTS

NOTES:

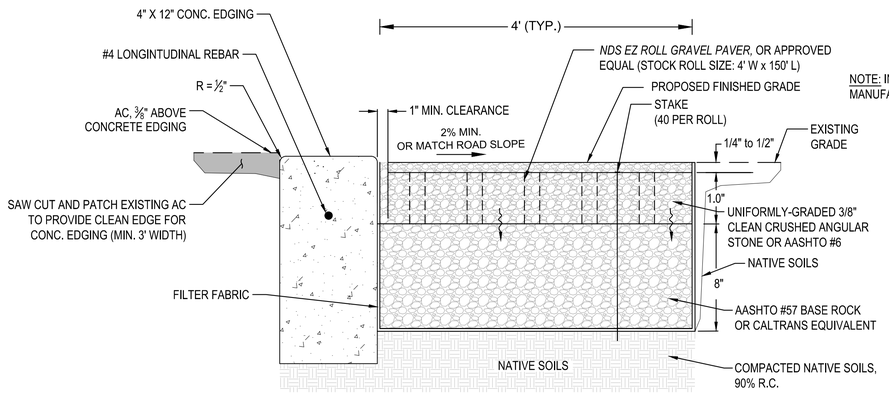
1. MAXIMUM GRADES FOR DRIVEWAYS SHALL BE AS FOLLOWS AND ARE BASED ON A 2% TO 6% ROADWAY CROSS SLOPE (G1):
   - G2= 1.5% MAXIMUM ON SIDEWALKS
   - G3= SEE GRADING PLANS FOR DRIVEWAY TIE IN SLOPE; MAXIMUM SLOPE OF 8% SHALL NOT BE EXCEEDED.
   - G4= SEE GRADING PLANS FOR DRIVEWAY TIE IN SLOPE; MAXIMUM SLOPE OF 8% SHALL NOT BE EXCEEDED.
2. IF THE OPENING OF THE PCC DRIVEWAY APRON IS 10 FEET OR GREATER, THE WEAKENED PLANE JOINT(S) SHALL BECOME EXPANSION JOINT(S) AT A MINIMUM SPACING OF 10 FEET CENTER TO CENTER.



NOTES:

1. AGGREGATE BASE SHALL BE IN ACCORDANCE WITH THE SPECIAL PROVISIONS AND STANDARD SPECIFICATIONS.
2. PORTLAND CEMENT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIAL PROVISIONS AND THE STANDARD SPECIFICATIONS FOR CONCRETE EXPOSED TO FREEZE-THAW ENVIRONMENTS.
3. VALLEY GUTTER TO BE CONSTRUCTED IN LOCATIONS SHOWN ON THE PLANS AND/OR WHERE DIRECTED BY THE ENGINEER.

CONCRETE VALLEY GUTTER, 26" WIDE — 3 / D-7
NTS



NOTE: INSTALL GRAVEL PAVERS PER MANUFACTURER'S RECOMMENDATIONS

ROAD SHOULDER STABILIZATION - GRAVEL PAVERS — 4 / D-7
NTS

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DETAIL SHEET 7

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

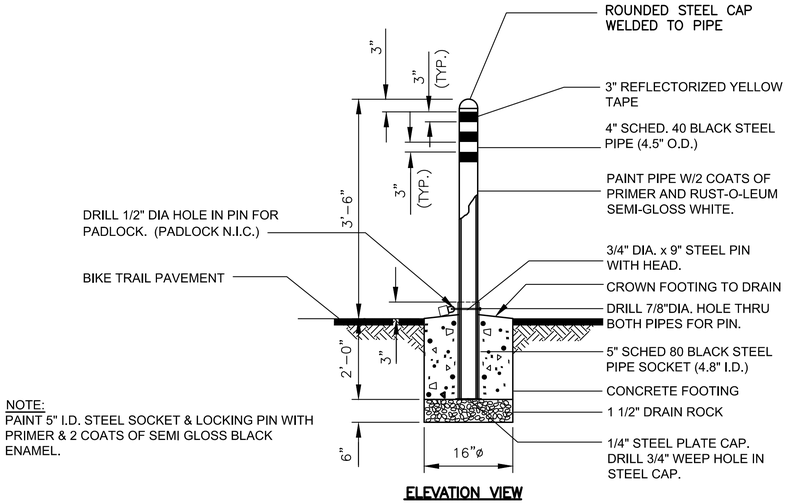
95% DESIGN - NOT FOR CONSTRUCTION

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: D-7

SHEET NUMBER: 75

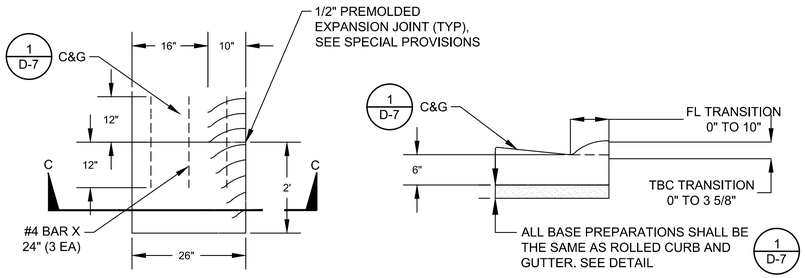
Plot Stamp: 3/11/2022 4:31:58 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-7



NOTE:
PAINT 5" I.D. STEEL SOCKET & LOCKING PIN WITH PRIMER & 2 COATS OF SEMI GLOSS BLACK ENAMEL.

ELEVATION VIEW

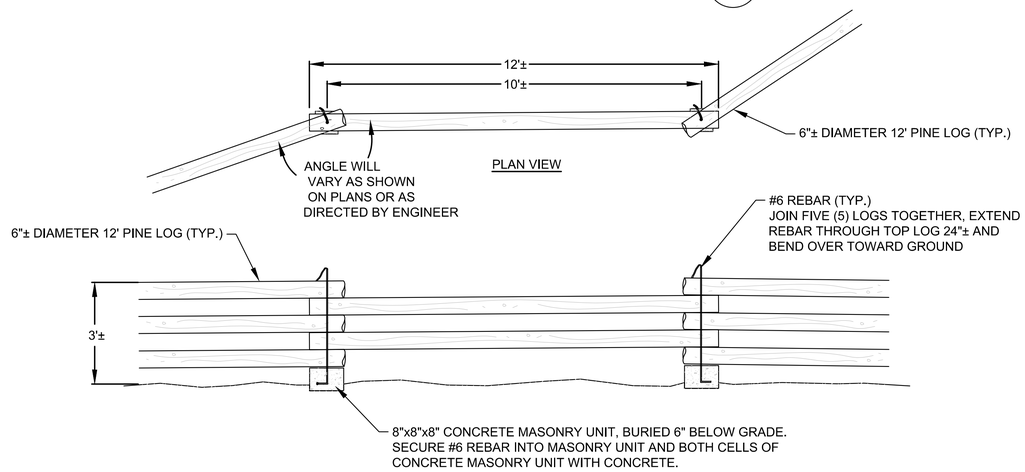
REMOVABLE PIPE BOLLARD — NTS — 1 / D-8



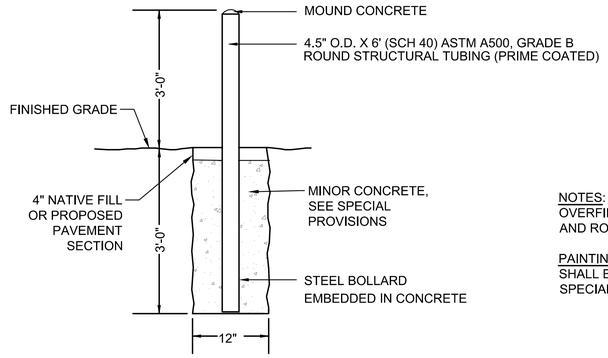
PLAN - TYPE 1

SECTION C-C

CURB TRANSITION (TYPE 1 - CURB END TRANSITION) — NTS — 2 / D-8



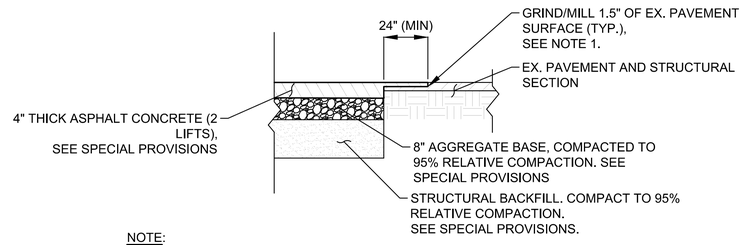
BUCK AND POLE FENCE — NTS — 3 / D-8



NOTES:
OVERFILL PIPE WITH CONCRETE AND ROUND THE TOP OFF.

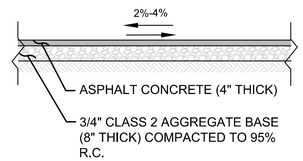
PAINTING: ALL STEEL AND IRON SHALL BE POWDER COATED. SEE SPECIAL PROVISIONS

STEEL PIPE BOLLARD — NTS — 4 / D-8



NOTE:
1. GRIND/MILL EXISTING PAVEMENT SURFACE MINIMUM 1.5" DEPTH OR TOP LIFT; AND MINIMUM OF 2 FOOT BEYOND AC TIE-IN JOINT.

T-PATCH — NTS — 5 / D-8



AC ROADWAY SECTION — NTS — 6 / D-8

95% DESIGN - NOT FOR CONSTRUCTION

DETAIL SHEET 8

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

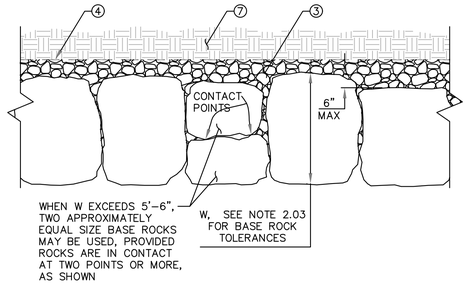
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE
D-8

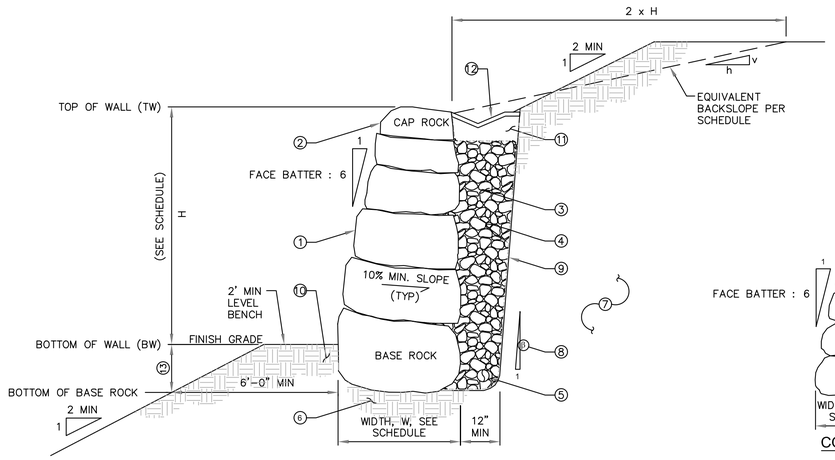
SHEET NUMBER
76

Plot Stamp: 3/11/2022 4:32:03 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-8



BASE ROCK PLAN — 1 / –

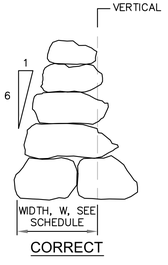
NOT TO SCALE



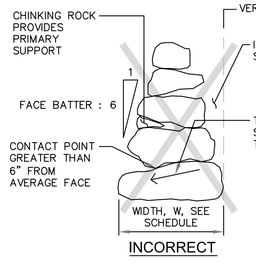
TYPICAL GRAVITY ROCKERY WALL SECTION — A / –

NOT TO SCALE

CORRECT



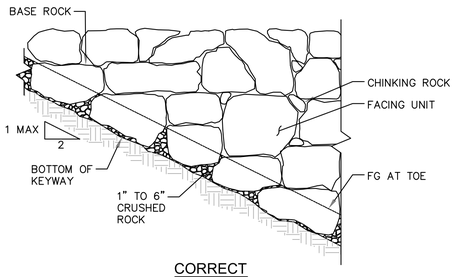
CORRECT



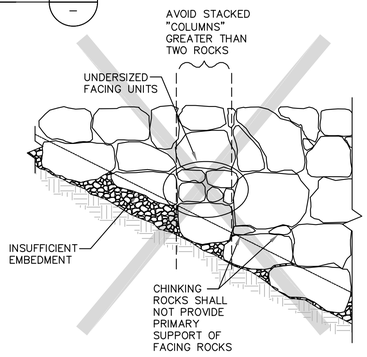
INCORRECT

TYPICAL PROPERTIES SECTION — B / –

NOT TO SCALE



CORRECT



INCORRECT

TYPICAL PARTIAL PROFILE SECTION — C / –

NOT TO SCALE

DETAIL AND TYPICAL SECTION NOTES:

① FACING ROCKS, TYP. (SEE NOTE 2.02).

② CAP ROCK MIN. WEIGHT 200 LBS. ROCKS SMALLER THAN THE CAP ROCK AND RUBBLE SHALL BE REMOVED PER NOTE 2.14.

③ 1" TO 6" SCREENED CRUSHED ROCK BACKDRAIN.

④ MIRAFI 140N FILTER FABRIC OR EQUIVALENT. (SEE NOTE 2.12)

⑤ 4" DIAM. PERFORATED SDR 35 HDPE OR PVC DRAIN PIPE WRAPPED IN FILTER FABRIC. (SEE NOTES 2.08 & 2.09). SURROUND WITH 4" MIN. CRUSHED ROCK.

⑥ COMPETENT SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

⑦ RETAINED SOIL (COMPETENT NATIVE MATERIAL OR ENGINEERED FILL SEE NOTE 2.13)

⑧ CUT SLOPE BATTER PER SCHEDULE.

⑨ TEMPORARY CUT SLOPE (SEE NOTE 2.11)

⑩ BACKFILL AND COMPACT SOIL AT TOE TO 90% RELATIVE COMPACTION UPON COMPLETION OF WALL.

⑪ 12" MIN. NATIVE OR LOW–PERMEABILITY SOIL OVER THE BACKDRAIN.

⑫ V–DITCH

⑬ EMBED AS REQUIRED TO ACHIEVE 6'–0" LATERAL COVER, BUT NOT LESS THAN 12".

ROCKERY WALL — 1 / D-9

NTS

95% DESIGN - NOT FOR CONSTRUCTION

DETAIL SHEET 9
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

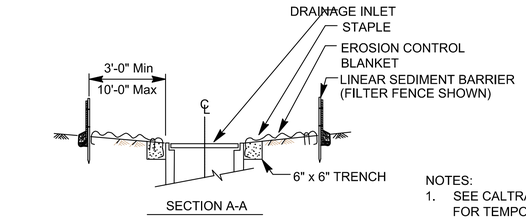
DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: D-9

SHEET NUMBER: 77

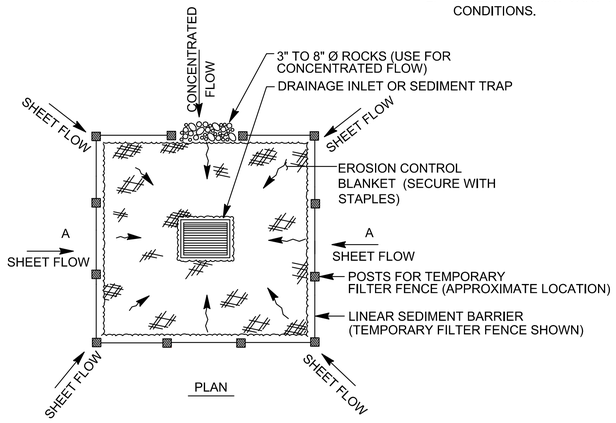
Cardno
LAKE TAHOE
2351 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

Plot Stamp: 3/11/2022 4:32:12 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-9



SECTION A-A

NOTES:
1. SEE CALTRANS STANDARD PLAN T51 FOR TEMPORARY SILT FENCE.
2. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.

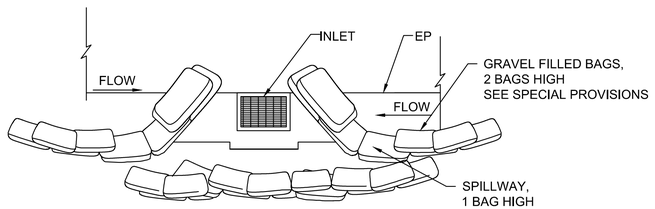


PLAN

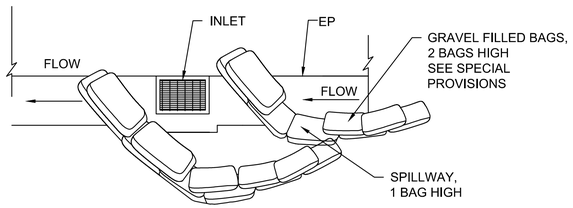
TEMPORARY DRAINAGE INLET PROTECTION, TYPE 1

NTS

1 / D-10



AT SAG



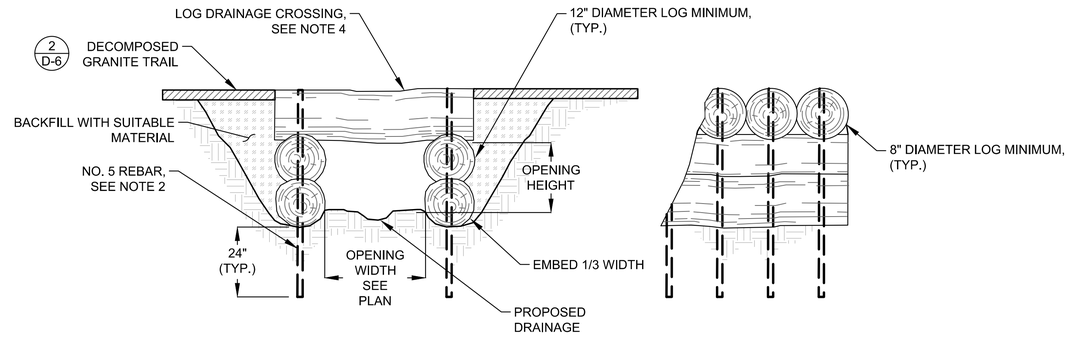
ON GRADE

NOTES:
1. GRAVEL BAGS SHALL BE FILLED WITH WASHED CLEAN GRAVEL.
2. INTENDED FOR SHORT-TERM USE ONLY.
3. USE TO INHIBIT NON-STORMWATER SUCH AS DUST CONTROL WATERING FLOW.
4. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
5. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
6. SEE CALTRANS STANDARD DETAIL T62 FOR ADDITIONAL INFORMATION.

TEMPORARY DRAINAGE INLET PROTECTION, TYPE 3

NTS

2 / D-10



PROFILE ALONG TRAIL AND DRAINAGE CROSSING

SECTION THROUGH DRAINAGE CROSSING

NOTES:
1. PRE-DRILL HOLES FOR FASTENERS TO PREVENT SPLITTING OF LOGS OR SAWN TIMBERS.
2. RECESS END OF REBAR 1/2 INCH BELOW TOP OF TIMBER. PLACE REBAR 6 INCHES FROM EACH END OF TIMBER WITH MAXIMUM REBAR SPACING OF 36 INCHES.
3. COMPACT BACKFILL IN 6 INCH LIFTS UNTIL NO VISUAL DISPLACEMENT.
4. SEE PLAN FOR LENGTH OF TOP LOGS AND CHANNEL OPENING.

LOG DRAINAGE CROSSING

NTS

3 / D-10

95% DESIGN - NOT FOR CONSTRUCTION

DETAIL SHEET 10

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

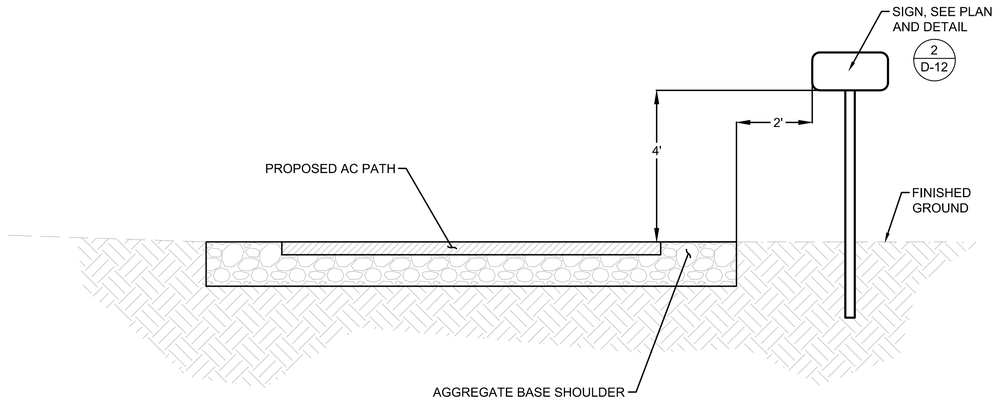
SHEET TITLE

D-10

SHEET NUMBER

78

Plot Stamp: 3/11/2022 4:32:16 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-10



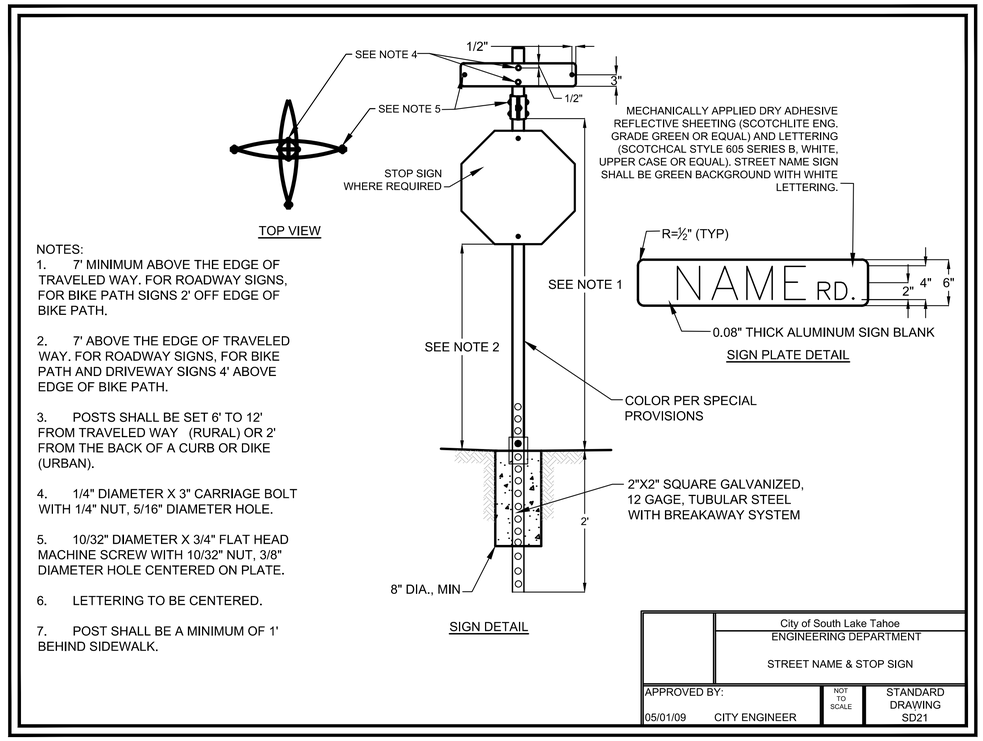
NOTE:
1. BACKS OF SIGNS AND SIGN POSTS TO BE COLORED. SEE SPECIAL PROVISIONS.

PATH/TRAIL AND DRIVEWAY SIGN LOCATION — 1 / D-11
NTS



NOTES:
1. SIGN POSTS SHALL BE 4"X6" DOUGLAS FIR
2. SIGN POSTS SHALL BE BURIED 4' MINIMUM INTO THE GROUND
3. SIGN POSTS SHALL HAVE A CONCRETE FOOTING ALL AROUND THE BURIED PORTION OF THE POSTS, 6" MINIMUM THICKNESS IN ALL DIRECTIONS
4. CONCRETE SHALL BE 4,000 PSI IN CONFORMANCE WITH THE SPECIAL PROVISIONS
5. SIGN MATERIAL SHALL BE 1" ADX PLYWOOD BOARD PAINTED WITH ENAMEL, 2 COATS, OFF WHITE
6. ALL SIGN LOGOS WILL BE PROVIDED BY THE OWNER IN ".JPG" FORMAT TO THE CONTRACTOR
7. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

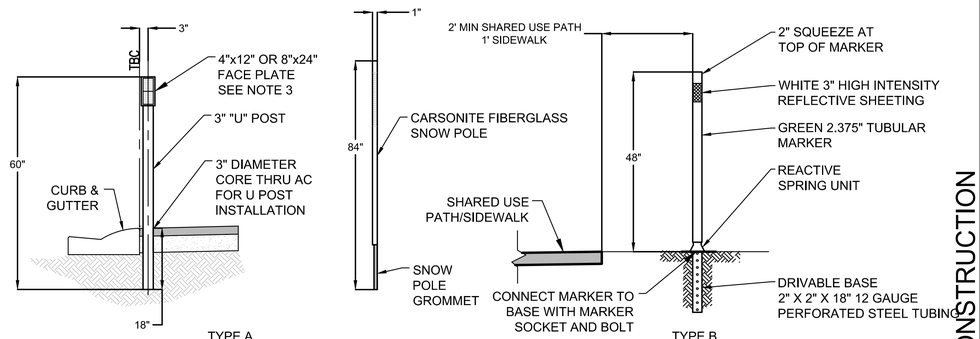
PROJECT SIGN — 3 / D-11
NTS



NOTES:
1. 7' MINIMUM ABOVE THE EDGE OF TRAVELED WAY. FOR ROADWAY SIGNS, FOR BIKE PATH SIGNS 2' OFF EDGE OF BIKE PATH.
2. 7' ABOVE THE EDGE OF TRAVELED WAY. FOR ROADWAY SIGNS, FOR BIKE PATH AND DRIVEWAY SIGNS 4' ABOVE EDGE OF BIKE PATH.
3. POSTS SHALL BE SET 6' TO 12' FROM TRAVELED WAY (RURAL) OR 2' FROM THE BACK OF A CURB OR DIKE (URBAN).
4. 1/4" DIAMETER X 3" CARRIAGE BOLT WITH 1/4" NUT, 5/16" DIAMETER HOLE.
5. 10/32" DIAMETER X 3/4" FLAT HEAD MACHINE SCREW WITH 10/32" NUT, 3/8" DIAMETER HOLE CENTERED ON PLATE.
6. LETTERING TO BE CENTERED.
7. POST SHALL BE A MINIMUM OF 1' BEHIND SIDEWALK.

	City of South Lake Tahoe ENGINEERING DEPARTMENT STREET NAME & STOP SIGN	
APPROVED BY: 05/01/09 CITY ENGINEER	NOT TO SCALE	STANDARD DRAWING SD21

SIGN INSTALLATION — 2 / D-11
NTS



NOTE:
1. COORDINATE ROAD SIDE MARKER FACE PLATE SIZE, COLORS, AND LOCATIONS WITH THE CITY OF SOUTH LAKE TAHOE STREET MAINTENANCE DEPARTMENT PRIOR TO ORDERING MATERIALS AND CORING.
2. REFLECTIVE MARKERS USED ARE DG3 REFLECTIVE BLUE, YELLOW, AND WHITE.
3. 4" x 12" MARKER FACES USED TO MARK OBSTACLES AND TYPES OF CURB. 8" x 24" MARKER FACES USED TO MARK ALL DRAINAGE.
4. OBSTACLES AND CURBS ARE MARKED WITH WHITE AND WHEN BLUE IS ADDED TO THE FACE PLATE IT INDICATES THERE IS A VERTICAL CURB OR D CURB AS OPPOSED TO A ROLLED CURB.
5. ALL DRAINAGE IS MARKED WITH THE COLOR YELLOW, AND WHEN BLUE IS ADDED IT INDICATES THERE IS A VERTICAL CURB AT THE BACK OF THE INLET AS OPPOSED TO A ROLLED CURB OR FLUSH DRAIN. DRAINS ARE ALSO MARKED AT THE BOTTOM OF THE FACE PLATE WITH BLACK LETTERS TO DESCRIBE THE TYPE OF DRAINAGE, "D.I." IS A TYPICAL DROP INLET, "P" IS A PIPE INLET OR OUTLET, AND "D.W." IS A DRY WELL.
6. FIBERGLASS SNOW POLES ARE MARKED AS LISTED FOR MARKER PLATES.

OBJECT MARKER, TYPE A AND TYPE B — 4 / D-11
NTS

95% DESIGN - NOT FOR CONSTRUCTION

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DETAIL SHEET 11
TVSG IMPROVEMENT PROJECT PHASE II
CITY OF SOUTH LAKE TAHOE
SOUTH LAKE TAHOE, CA

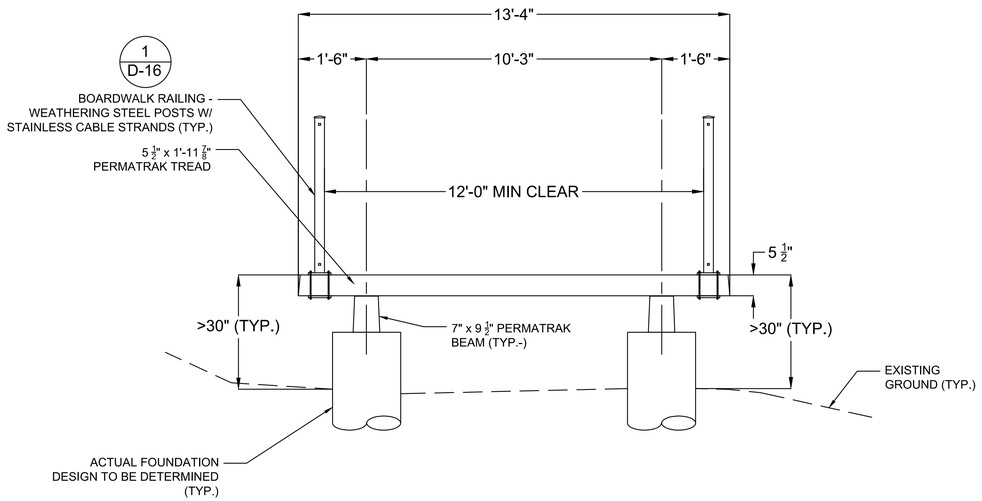
#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: D-11

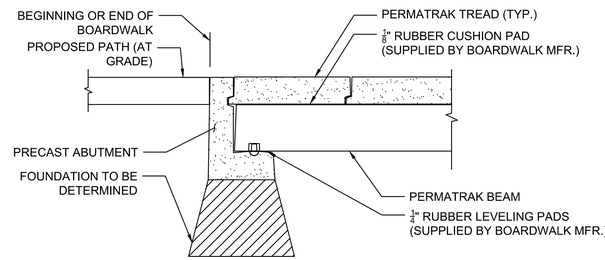
SHEET NUMBER: 79

Plot Stamp: 3/11/2022 4:32:19 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-11

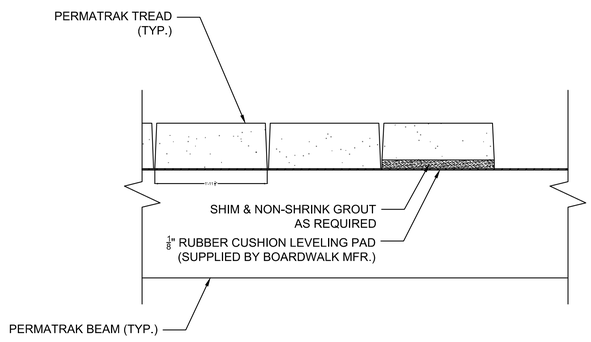


BOARDWALK
NTS
1
D-12

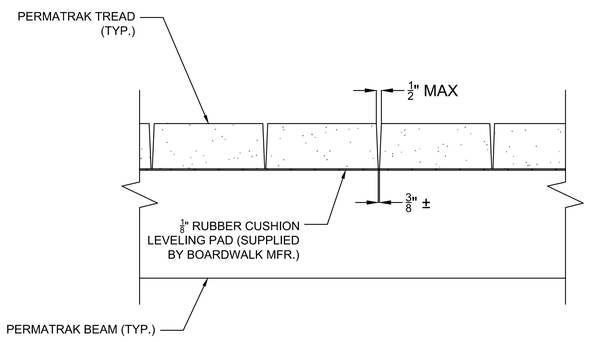
CURB NOTES:
1. 2" DIAMETER PREFORMED HOLES SUPPLIED BY BOARDWALK MFR.
2. CONNECTION HARDWARE SUPPLIED BY OTHERS.
3. FILL OVERSIZED DOWEL HOLES WITH SIKAFLEX-11 FC OR APPROVED EQUAL.
4. AFTER TIGHTENING NUT, DEFORM THREADS ON ROD TO PREVENT LOOSENING.
5. THREADED ROD SHALL BE GALVANIZED AND HAVE COARSE COILED THREADS TO FIT A MEADOW BURKE CX-28 COIL WINGNUT INSERT.



TYPICAL BOARDWALK PRECAST ABUTMENT DETAIL
NTS
2
D-12



TYPICAL BOARDWALK SHIM / GROUT DETAIL
NTS
3
D-12



TYPICAL BOARDWALK TREAD SPACING DETAIL
NTS
4
D-12

95% DESIGN - NOT FOR CONSTRUCTION

DETAIL SHEET 12

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

#	DATE	DESCRIPTION	BY

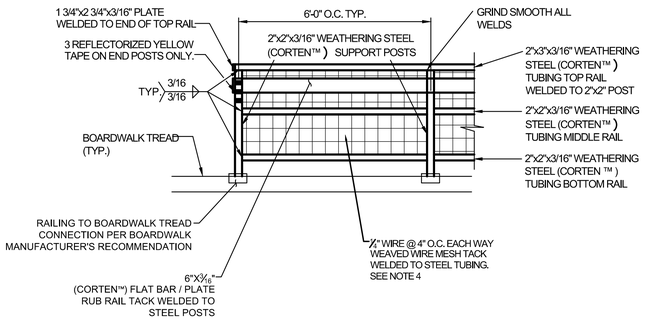
Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

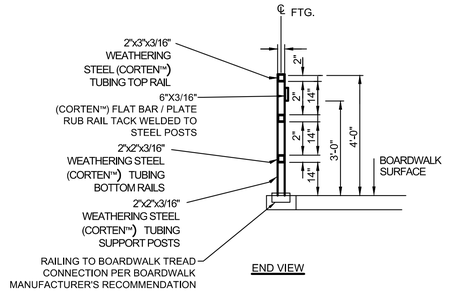
SHEET TITLE
D-12

SHEET NUMBER
80

Plot Stamp: 3/11/2022 4:32:24 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-12



ELEVATION VIEW



END VIEW

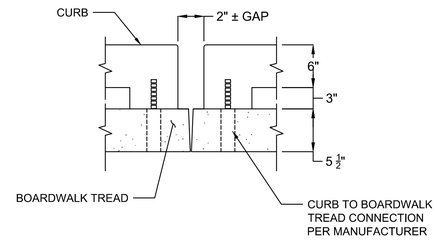
NOTES:

1. 1/8-INCH WEEP HOLES ARE REQUIRED AT BOTTOMS AND LOW POINTS OF RAILS AND POSTS.
2. ALL ENDS TO BE CAPPED.
3. ALL SHARP EDGES TO BE GROUND SMOOTH.
4. WIRE MESH TO BE COLOR/TREATED WITH "NATINA" STEEL NATURAL OXIDIZER. SEE SPECIFICATIONS

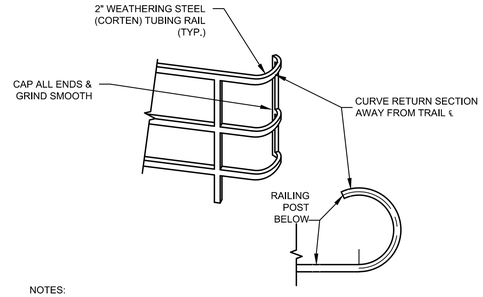
TYPICAL BOARDWALK HANDRAIL DETAIL — NTS — 1 / D-13

CURB NOTES:

1. CURB MATERIAL AS DETERMINED BY MANUFACTURER.



TYPICAL BOARDWALK CURB DETAIL — NTS — 2 / D-13



NOTES:

1. PROVIDE RAILING RETURN AT BOTH ENDS OF ALL BOARDWALK HANDRAIL SEGMENTS.

PLAN VIEW

BOARDWALK RAILING RETURN DETAIL — NTS — 3 / D-13

95% DESIGN - NOT FOR CONSTRUCTION

DETAIL SHEET 13

TVSG IMPROVEMENT PROJECT PHASE II

CITY OF SOUTH LAKE TAHOE

SOUTH LAKE TAHOE, CA

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL: (775) 588 - 9069 FAX: (775) 588 - 9219
www.cardno.com

#	DATE	DESCRIPTION	BY

DATE	MARCH 2022
DRAWN	BT
DESIGNED	IT / JD
CHECKED	JD / BM
PROJECT #	E320400600

SHEET TITLE: D-13

SHEET NUMBER: 81

Plot Stamp: 3/11/2022 4:32:28 PM - Ivan Trujillo
File: S:\Reno Projects\E320400600 - Tahoe Valley Greenbelt and Stormwater\15 CAD\Phase 2\1 DWG\3 Sheetset Sheets\TVGS_DETAILS.dwg, Tab: D-13

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 5

Agenda Item: Agreement with LaFleur Excavating, Inc. for Construction of Barton Avenue & 2nd Street Storm Drain Project

Executive Summary: Nuisance flooding has historically occurred within the area of the Barton Avenue & 2nd Street Drainage Project. Drainage at the intersection of Third Street and Helen Avenue currently consists of several drainage inlets that function as drywell infiltration systems. The infiltration system capacity is regularly exceeded which results in standing pools of stormwater on Third Street. Stormwater has ponded in 2nd Street, between Barton Avenue and Helen Avenue and has resulted in emergency pumping and evacuation orders. Historic nuisance flooding in the vicinity of Helen, Winnemucca, and Silver Tip Avenues has regularly impaired access to private property and a day care center. The proposed improvements include installation of a stormwater collection, conveyance, and water quality treatment system that will alleviate stormwater flooding conditions. The project is primarily funded through a California Natural Resources Agency (CNRA), Proposition 1 grant.

Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute an agreement with LaFleur Excavating, Inc. for an amount of $1,993,999 and 10% construction contingency of $199,400 to construct the Barton Avenue & 2nd Street Storm Drain Project improvements.
CEQA Determination: The Barton Avenue & 2nd Street Drainage Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15304 (Minor Alterations to Land).
Responsible Staff Members: Stan Hill, Engineering Manager, City Engineer and Jason Burke, Complete Streets Program Manager

Responsible Staff Member: Stan Hill, Engineering Manager, City Engineer
Jason Burke, Complete Streets Program Manager

Reviewed and Approved By:
Anush Nejad, Director of Public Works
Susan Blankenship, City Clerk
Olga Tikhomirova, Finance Director
Heather Stroud, City Attorney
Joseph Irvin, City Manager

Attachments:

01-Staff Report - Barton and 2nd Storm Drain Project.docx
02-Barton and Second - Location Map and Photos.pdf
03-LaFleur Contract.docx
04-Reso. No. 2022-006 - Grant Match.pdf

City of South Lake Tahoe
Report to City Council

Meeting Date: May 2, 2023

Title: Agreement with LaFleur Excavating to Construct Barton Avenue & 2nd Street Storm Drain Project

Location: Third St. and 2nd St. between Barton Ave. and Helen Ave; Barton Ave between 3rd St. and 2nd St; Helen Ave. between Third St. and Winnemucca Ave; Winnemucca Ave. between Helen Ave. and Silver Tip Ave; and Silver Tip Ave. between Winnemucca Ave. and Truckee Drive (see Attachment 02 – Vicinity Map)

Responsible Staff Members: Stan Hill, Engineering Manager/City Engineer
Jason Burke, Complete Streets Program Manager

Background: The Department of Public Works has received many complaints of flooding in the Barton Ave – Second Street neighborhood. Land division and development within the area, occurring before City of South Lake Tahoe (City) incorporation in 1965, did not include stormwater drainage systems. The flooding issue is most prevalent on 2nd Street between Barton and Helen Avenue and was noted as a priority problem area in the *Drainage Master Plan Update* presented to the City Council on April 20, 2021. Stormwater flooding also occurs on Helen Avenue (east of 2nd Street), Winnemucca Ave (between Helen Ave and Silver Tip Ave), and Silver Tip Ave.

The Barton Ave and 2nd Street Drainage Project will alleviate seasonally experienced flooding within the project area. Proposed improvements will also provide stormwater treatment before the conveyance of excess runoff to the end of Silver Tip Avenue, where it has historically discharged to the Johnson Meadow property, now owned by the Tahoe Resource Conservation District.

Public Works recognizes an opportunity to complete a portion of the City's 2023 Annual Road Rehabilitation project work as a part of the Barton & 2nd Project. Street pavement within the neighborhood has been cut and patched by various franchise utilities over the past several years for the installation of the following:

1. New natural gas mains and gas service laterals;
2. New water service laterals to residential water meters; and
3. Watermain pipe and proposed water main gate valve installations within the project area.

South Tahoe Public Utility District (STPUD) has scheduled the installation of water main gate valves at several locations in the Project area neighborhood early this summer before the City's Contract is completed. Following STPUDs water main gate valve installations, all scheduled pavement cuts in this area will be completed. With the recent completion of subsurface utility installations and the Project storm drain improvements, the street pavement surfaces will be milled and overlayed, leaving a newly finished pavement with a functioning storm drain system.

Issue and Discussion: During the fall and winter of 2022, design consultant SNG & Associates prepared construction plans, specifications, and Engineer's Estimate (PS&E documents) for the Barton Avenue & 2nd Street Drainage Project. The 100% complete PS&E bid documents were completed in early February 2023.
On March 3, 2023, Public Works solicited bids on the City's PlanetBids website. On April 6, 2023, Public Works received four bids. The lowest responsible and responsive bidder was determined to be LaFleur Excavating, with a Base Bid Price of $1,993,999. The Engineer's Estimate for the construction of the proposed Project improvements was $2,192,000.

Other bid submittals and their bid amounts are listed as follows:

1. McCue n Construction $2,542,952.73
2. Aspen Development $2,953,000.00
3. MKD Construction $3,742,721.60

Financial Implications: Via Resolution 2022-006 (Attachment 04), City Council accepted and appropriated a California Natural Resources Agency (CNRA) Proposition 68 grant ($1,289,822) for the Barton Ave & 2nd Street Drainage Project. The CNRA grant funding for the Project covered the cost of engineering design, $139,822, and $1,150,000 of the grant was appropriated to construction and remains available. In addition, Resolution 2022-006 approved and appropriated a total of $183,743 from General Fund Undesignated Excess Reserves and Grant Match Set-Aside towards the total cost of the project of which $89,341 remains available for Project Construction (see Attachment 04. Resolution 2022-006).

Following the installation of the proposed Barton & 2nd storm drain system within the city right-of-way, the contract work will include a pavement mill and overlay. Construction of the pavement mill and overlay is included in the contract work. Payment for the pavement mill and two-inch asphalt pavement overlay will be funded through the Road Rehabilitation account. Project construction funding sources are listed in the following table.

Table 1 – Barton & 2nd Project Construction Funding

Funding Source	Funding Amount
CNRA Proposition 68 Grant - Construction	$1,150,000
City Approved Grant Match for Construction (Resolution 2022-006)	89,341
Annual Road Rehabilitation (Measure S and S.W. Gas In-Lieu Fees)	976,272
Total Construction Funding:	$2,215,613

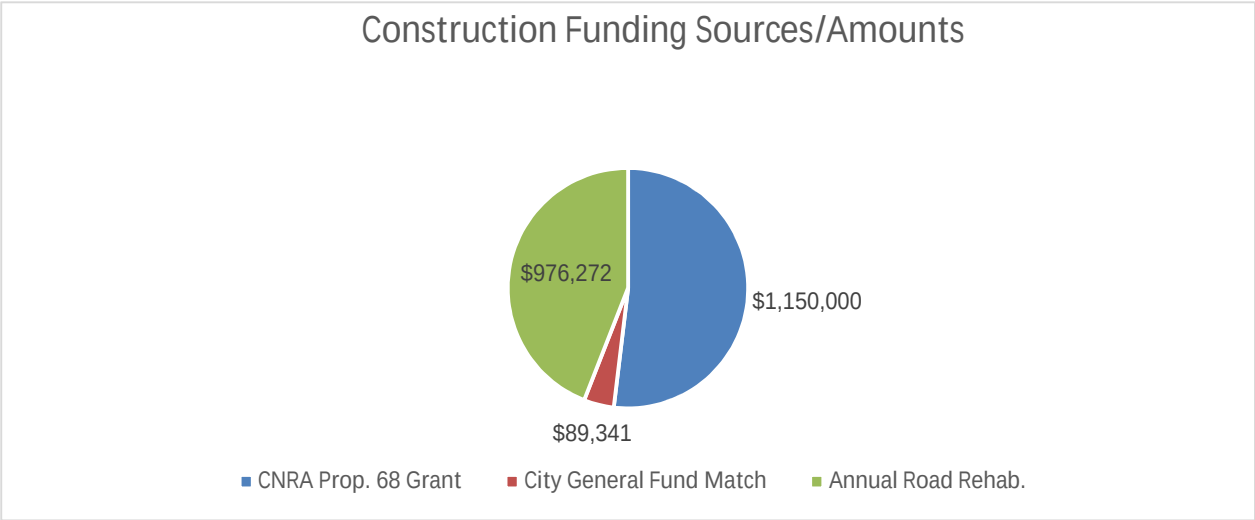


Table 2 – Construction Expenses

Expense Description	Expense Amount
LaFleur Excavating – Contractor Bid Amount	$1,993,999
10% Construction Contingency	199,400
Labor Compliance Consultant (estimated)	$7,474
Materials Sampling and Testing (estimated)	$14,740
Total Construction Expenses:	$2,215,613

Following Project completion and closing of the CNRA grant, any remaining City construction contingency funding balance will be returned to the City Annual Road Rehabilitation budget to be used on other city street pavement reconstruction projects.

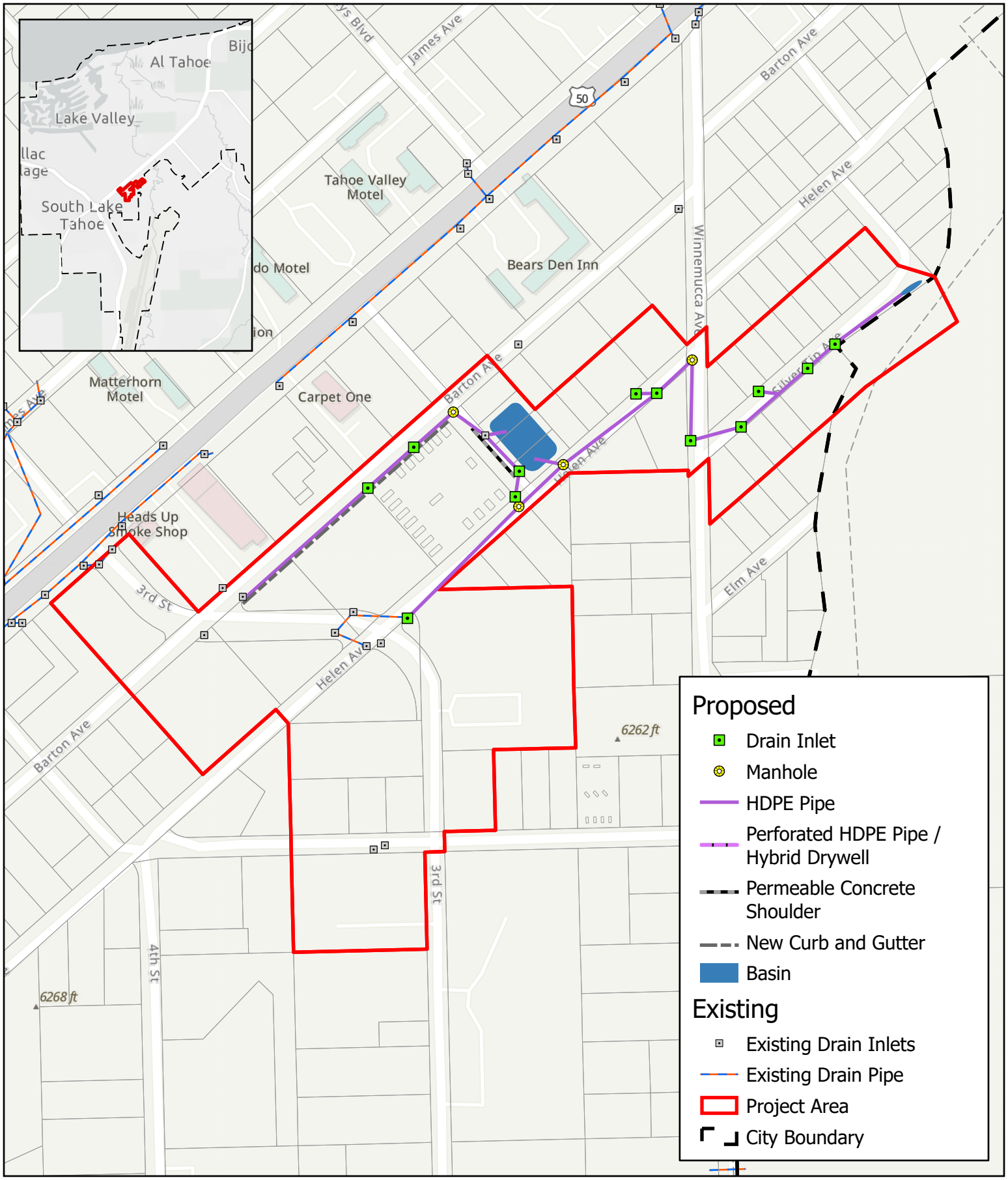
Environmental Considerations: On June 15, 2021, a CEQA Notice of Exemption was filed by the City Planning Manager with the State Clearinghouse as a Class 4, 15304 (minor alteration to land) categorical exemption, State Clearinghouse Number 2021060316. The proposed Project improvements consist of minor alterations in the condition of land, water, and/or vegetation, which do not involve the removal of healthy, mature scenic trees.

An expired TRPA EIP permit for the Project was renewed by TRPA on March 14, 2023. The California Tahoe Conservancy approved a License Agreement on June 15, 2017 (C-93-17) for the use of three Conservancy parcels for the construction and maintenance of the stormwater treatment basin on Second Street.

Policy Implications: The Project will assist with the updated City Council Priorities to improve road drainage conditions, ensure pavement resurfacing investments are long-lasting, prepare for increased flooding risks due to climate change, and build public trust by following through with previous commitments with tangible results.

The Project will address major drainage issues identified in the *Updated Drainage Master Plan* presented to the City Council on April 20, 2021,[1] and as shown in the attached Project Location Map and Photos. The proposed improvements will also assist the City in meeting the sediment and nutrient reductions mandated by the Lake Tahoe TMDL. Meeting sediment and nutrient reduction mandates will assist with receiving all housing allocations under TRPA Code section 50.5.2.E.2 (Distribution and Administration of Residential Allocations – TMDL Implementation).

[1] Available on the City Website: https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/888076/04-Updated_Drainage_Master_Plan_Ranking_Criteria_and_Project_List.pdf



CITY OF SOUTH LAKE TAHOE

Barton Ave and Second Street Drainage Project Area

N

0 100 200 300 400
Feet

Path: J:\GIS files\Projects\PublicWorks\StormWater\SecondStreet\SecondStFloodAndErosionControlProject.aprx | Project Map | 7/7/2021

Attachment 7: Barton Neighborhood Urban Stormwater Treatment Project

City Project No. 301-40030-01 (EIP Project 01.01.01.0012)



Flooding of 3rd Street/Helen Avenue: Drain inlets have no pipes to drain water from roadway, ponding contributes to pavement degradation on the way to Barton Hospital



Flooding of 2nd Street at Mobile Home park: no drainage



Attachment 7: Barton Neighborhood Urban Stormwater Treatment Project

City Project No. 301-40030-01 (EIP Project 01.01.01.0012)



Flooding on Helen Avenue: no drainage



CITY OF SOUTH LAKE TAHOE
DEPARTMENT OF PUBLIC WORKS

AGREEMENT

DOCUMENT 00500 - AGREEMENT

City of South Lake Tahoe

DEPARTMENT OF PUBLIC WORKS
AGREEMENT
for

BARTON AVE & 2ND STREET DRAINAGE PROJECT

PUBLIC WORKS CONTRACT NO. 20-30140054-01

INFORMAL BID No. 23-30140054-BN1

THIS AGREEMENT is made and entered into this _____ day of _____, 2023, by and between the City of South Lake Tahoe, a political subdivision of the State of California, herein designated "City", and **LaFleur Excavating, Inc.**, herein designated as "Contractor."

WITNESSETH, that the City and the Contractor, in consideration of the mutual covenants hereafter set forth, agree as follows:

ARTICLE 1 - THE WORK

Contractor agrees to furnish all labor, tools, equipment, facilities, materials, transportation and services necessary to perform and complete, in a good and workmanlike manner, the **BARTON AVE & 2ND STREET DRAINAGE PROJECT** as required pursuant to the Contract Documents.

ARTICLE 2 - COMMENCEMENT AND COMPLETION

The Work to be performed under this Agreement shall commence at the time as specified in the Notice to Proceed, and the Contractor shall diligently undertake the performance of the obligations as set forth in the Contract Documents to achieve Final Completion of the Work (as defined at Section 9.9 Special Provisions) on or before October 15, 2023 (the "Contract Time"). ***No grading or excavation or other land disturbance will be allowed between October 15th and May 1st; all Work shall be performed after the issuance of the Notice to Proceed, and Final Completion achieved within the contract time as set forth in these Contract Documents.***

The City and the Contractor recognize that time is of the essence of this Agreement and that the

City will suffer financial loss if the Work is not completed within the time specified herein, plus any extensions thereof allowed in accordance with the Contract Documents. The City and Contractor also recognize the delays, expense, and difficulties involved in proving the actual loss suffered by the City if the Work is not completed within the Contract Time. Accordingly, instead of requiring any such proof, and pursuant to the Contract Documents, the City and the Contractor agree that as liquidated damages (but not as a penalty), the Contractor shall pay the City the sum of $1,000 for each calendar day beyond September 30, 2023, and continuing until Bidder achieves Milestone #1, Substantial Completion (per Document 00100, Article 1.04.A.1), and $500 for each calendar day beyond October 15, 2023, that portion of the Contract Time within which the Bidder is required to achieve Milestone #2, Final Completion (per Document 00100, Article 1.04.A.3).

In accordance with the Contract Documents, including, without limitation Document 00400.4.2 ("Bid Proposal"), the daily amount that Contractor may charge to the City for all delay costs, direct and indirect (and inclusive of all expenses and damages, including, without limitation, jobsite and home office overhead costs and extended general conditions) applicable to the first sixty (60) calendar days of Compensable Delay, if any, is $6,000.00, the amount set forth by Contractor in Document 00400.4.2 ("Bid Proposal"). This sum shall represent the exclusive and sole amount (i.e., payment in full for any and all direct and indirect delay costs) that Contractor, on behalf of itself and subcontractors and suppliers, of every tier, shall receive for any and all Compensable Delay(s) during the first sixty (60) calendar days of actual, Compensable Delay at the Project. Delay costs that may arise from Compensable Delay, if any, beyond the first sixty (60) calendar days of a Compensable Delay, if allowable, shall thereafter be governed by, and subject to, the applicable provisions of Sections 8 and 9 of the Standard Specifications, as modified by the Special Provisions, and the Contract Documents.

ARTICLE 3 - CONTRACT PRICE

The City agrees to pay, and the Contractor agrees to accept, in current funds for the performance of the Work pursuant to the Contract Documents, the Contract Sum for the completion of the Work in accordance with the Contract Documents as follows:

Bid Item No.	Bid Item Description	Unit of Measure	Estimated Bid Item Quantity	Bid Unit Price	Bid Item Amount
1	Mobilization & Demobilization	LS	1	$ 41,565.00	$ 41,565.00
2	Traffic Control & Plan	LS	1	$ 5,000.00	$ 5,000.00
3	Construction Surveying and Staking	LS	1	$ 16,170.00	$ 16,170.00
4	Temporary Staging & Construction Access	LS	1	$ 15,000.00	$ 15,000.00
5	Temporary Barriers, Fencing, and Vegetation Protection	LS	1	$ 5,000.00	$ 5,000.00
6	Erosion Prevention, Sediment Controls, Dust Controls, & BMPs	LS	1	$ 10,000.00	$ 10,000.00
7	Pothole Subsurface Utility	EA	15	$ 1,070.00	$ 16,050.00
8	Clearing and Grubbing	LS	1	$ 15,000.00	$ 15,000.00

Bid Item No.	Bid Item Description	Unit of Measure	Estimated Bid Item Quantity	Bid Unit Price	Bid Item Amount
9	Infiltration Basin w/Outlet Control Structure	LS	1	$ 57,150.00	$ 57,150.00
10	Rock-Lined Channel Outlet (Silver Tip Ave)	LS	1	$ 17,355.00	$ 17,355.00
11	Remove & Replace Concrete HC Ramp and Rolled Curb & Gutter	EA	1	$ 5,500.00	$ 5,500.00
12	AC Pavement Sawcutting/Grinding	LF	4,142	$ 2.00	$ 8,284.00
13	AC Pavement Removal	SF	18,601	$ 2.00	$ 37,202.00
14	Gas Service Adjustment	EA	4	$ 5,000.00	$ 20,000.00
15	2" Watermain Adjustment	EA	3	$ 3,000.00	$ 9,000.00
16	4" Watermain Adjustment	EA	7	$ 4,000.00	$ 28,000.00
17	8" Watermain Adjustment	EA	2	$ 6,000.00	$ 12,000.00
18	1" Water Service Lateral Adjustment	EA	7	$ 2,000.00	$ 14,000.00
19	Sewer Lateral Depth Adjustment	EA	6	$ 2,500.00	$ 15,000.00
20	Reset Existing Water Valve Cans to Grade	EA	4	$ 1,300.00	$ 5,200.00
21	Reset Existing SSMH Rims to Grade	EA	10	$ 1,300.00	$ 13,000.00
22	18" Dia. HDPE Storm Drain Pipe	LF	1,127	$ 158.00	$ 178,066.00
23	18" Dia. Cl. V RCP	LF	826	$ 195.00	$ 161,070.00
24	2-Sack Slurry Cement (Structural Backfill/Shallow Pipe Installations)	CY	58	$ 700.00	$ 40,600.00
25	Concrete Flared End Section w/Outlet Rock Protection	EA	3	$ 4,150.00	$ 12,450.00
26	48" Diameter Eccentric Flat-Top Storm Drain Manhole w/24” Frame & Cover		6	$ 8,355.00	$ 50,130.00
27	48" Diameter Eccentric Storm Drain Manhole w/24” Frame & Cover	EA	4	$ 8,600.00	$ 34,400.00
28	84" x 60” Junction Structure	EA	1	$ 18,700.00	$ 18,700.00
29	Type 1 Drainage Inlet w/Sediment Trap	EA	1	$ 9,085.00	$ 9,085.00
30	Type 2 Drainage Inlet w/Closed Bottom	EA	3	$ 9,075.00	$ 27,225.00
31	Type 3 Drainage Inlet w/Closed Bottom	EA	1	$ 8,535.00	$ 8,535.00
32	Type 3 Drainage Inlet w/Sediment Trap	EA	4	$ 9,085.00	$ 36,340.00
33	Rolled Concrete Curb & Gutter	LF	3,263	$ 50.00	$ 163,150.00
34	Concrete Curb Transition (@ Curb End)	LF	45	$ 132.00	$ 5,940.00
35	Concrete Valley/V-Gutter	LF	183	$ 40.00	$ 7,320.00
36	Roadside Shoulder Permeable Parking Area	SF	1,000	$ 45.00	$ 45,000.00
37	Concrete Paver Band	LF	140	$ 32.00	$ 4,480.00

Bid Item No.	Bid Item Description	Unit of Measure	Estimated Bid Item Quantity	Bid Unit Price	Bid Item Amount
38	2” AC/6” AB Driveway Transition	SF	2,555	$ 16.00	$ 40,880.00
39	2” Min. AC/6” AB Tie-In Pavement	SF	18,601	$ 8.00	$ 148,808.00
40	1” AC Pavement Milling & 2” HMA Overlaying	SY	10,820	$ 42.00	$ 454,440.00
41	Revegetation Treatments	SF	13,356	$ 1.50	$ 20,034.00
42	Remove & Replace Buck Pole Fencing & Install Two 10-Foot-Wide Steel Access Gates	LF	145	$ 166.00	$ 24,070.00
43	Rock Fracture and Removal (Contingency Item as Directed or Authorized)	CY	20	$ 2,000.00	$ 40,000.00
44	Tree Removal - (14" to 18" Base Diameter)	EA	8	$ 3,000.00	$ 24,000.00
45	Tree Removal - (19" to 24" Base Diameter)	EA	1	$ 4,000.00	$ 4,000.00
46	Tree Removal - (25" to 35" Base Diameter)	EA	3	$ 5,000.00	$ 15,000.00
47	2-Year Maintenance of Revegetation	LS	1	$ 40,000.00	$ 40,000.00
48	Temporary Full Coverage Rotary Sprinkler Irrigation at 2nd Street Basin	LS	1	$ 8,000.00	$ 8,000.00
49	Remove 12” Storm Drain Pipe	LF	53	$ 100.00	$ 5,300.00
50	Project Sign	LS	1	$ 1,500.00	$ 1,500.00
	Total Base Bid Amount (Contract Amount)				$ 1,993,999.00

TOTAL CONTRACT SUM: $1,993,999.00

For the Total Contract Sum of One million, Nine Hundred Ninety-Three Thousand, Nine Hundred Ninety-Nine dollars and zero cents.

The above Total Contract Sum includes all allowances, if any, provided for in the Contract Documents.

Compensation for Unit Price Items shall be based upon the unit prices stated in the above schedule multiplied by the actual quantities or units of work and materials performed or furnished. Unit prices paid by the City may change depending on actual quantities or units of work completed in accordance with the Contract Documents.

ARTICLE 4 - PREVAILING WAGES

Pursuant to the provisions of California Labor Code, Sections 1770 to 1780, inclusive thereof, the Contractor, and any subcontractor, of any tier, shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

In compliance with Senate Bill 854 and the California Labor Code, this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Contractors must submit their certified payroll records directly to the Division of Labor Standards Enforcement Compliance Monitoring Unit through the electronic certified payroll reporting (eCPR) system, as well as to the City.

Pursuant to the provisions of California Labor Code Section 1773.2, the Contractor is hereby advised that copies of the prevailing rate of per diem wages and a general prevailing rate for holidays, Saturdays and Sundays and overtime work in the locality in which the Work is to be performed for each craft, classification, or type of worker required to execute the Contract, are on file in the City's office. The Contractor agrees that not less than said prevailing rates shall be paid to workers employed on this public works contract as required by Labor Code Section 1774. These rate determinations are found on the State of California Department of Industrial Relations' website at: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

ARTICLE 5 - CONTRACT DOCUMENTS

The Agreement includes and incorporates by reference the Contract Documents for the Project, which consists of the following documents:

(a) Notice to Bidders (Document 00100);

(b) Instructions to Bidders (Document 00200);

(c) Bid Proposal (Document 00400);

(d) Bidder's Bond (Document 00410);

(e) Designation of Subcontractors (Document 00420);

(f) Verification of Contractor and Subcontractor DIR Registration (Document 00423)

(g) Self-Performance Declaration (Document 00425);

(h) Debarment and Suspension Certifications (Document 00430);

(i) Non-Collusion Declaration (Document 00432);

(j) Worker's Compensation Certification (Document 00435);

(k) Business and Professions Code Sections 7028.15 and 7031 Statement (Document 00440);

(l) Bidder's Statement of Financial Responsibility, Technical Ability and Experience (Document 00450);

(m) Blank

(n) Agreement (Document 00500);

(o) Payment Bond Form (Document 00610);

(p) Performance Bond Form (Document 00620);

(q) Sample Escrow Agreement for Security Deposits In Lieu of Retention (Document 00630);

(r) Warranty/Guaranty Form (Document 00635);

(s) Acknowledgment of City Code (Document 00640);

(t) Bid Document Certification (Document 00650);

(u) The Standard Specifications of the State of California, Department of Transportation, dated 2018; the Standard Plans of the State of California, Department of Transportation, dated 2018, and the South Lake Tahoe Public Improvement and Engineering Standards;

(v) Special Provisions (which incorporate by reference, and, as specified, modify the Standard Specifications of the State of California, Department of Transportation, dated 2018; the Standard Plans of the State of California, Department of Transportation, dated 2018, and the South Lake Tahoe Public Improvement and Engineering Standards) (Document 00700);

(w) Supplemental Conditions (Document 00800), if any;

(x) General Requirements, if any;

(y) Construction Progress Schedule;

(z) Technical Specifications;

(aa) Contract Drawings;

(bb) Addenda (numbers 1 to 3, inclusive; and

(cc) Permits from other agencies as may be required by law.

(dd) All Documents referenced as constituting the "Bid Documents" pursuant to Section 1.3 ("Bid Documents") of the Special Provisions.

Exhibits to this Agreement are enumerated as follows:

- Exhibit A: Accepted Contractor's Bid,
- Exhibit B: Payment and Performance Bonds; and
- Exhibit C: Insurance Certificates and Endorsements.

ARTICLE 6 - WORKERS' COMPENSATION

Contractor shall take out and maintain during the life of the Agreement, adequate and sufficient workers' compensation insurance for all Contractor's employees employed at the site of improvements, and, if any Work is sublet, Contractor shall require each subcontractor similarly to provide workers' compensation insurance for all of the latter's employees, unless such employees are covered by the protection afforded by Contractor. If any class of employees engaged in Work under this contract at the site of the Project is not protected under workers' compensation law, Contractor shall provide, and shall cause each subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Contractor shall indemnify the City and the California Department of Transportation for any damage resulting to it from failure of either Contractor or any subcontractor to take out or maintain such insurance.

By its signature upon this Agreement, Contractor certifies that it has carefully reviewed and is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for worker's compensation, or to undertake self-insurance in accordance

with the provisions of the labor Code. Contractor, as a condition precedent to the commencement of its Work pursuant to the Agreement, shall comply with such provisions.

ARTICLE 7 - INDEMNITY AND INSURANCE

To the fullest extent permitted by law, including, without limitation, Civil Code section 2782, *et seq*., and in strict accordance with the Contract Documents, Contractor shall defend, indemnify, and hold harmless the City, its officials, officers, City Council members, employees, agent, the California Department of Transportation, the Project Manager, the Architect/Engineer, the Project consultants, and their respective principals, officers and employees, and each of them, of and from any and all claims, demands, suits, causes of action, damages, costs, expenses, attorneys' fees, losses, or liability, in law or in equity, of every kind and nature whatsoever related to, arising out of, or in connection with, Contractor's operations to be performed under this Agreement, and as otherwise set forth in Contract Documents, including, without limitation, Section 7-1.05A of the Standard Specifications, as modified by Section 7.11 of the Special Provisions. The obligations of defense and indemnity set forth in this Article, and in the Contract Documents, shall not be limited by any insurance requirements or obligations pursuant to the Contract Documents, and shall not extend to the sole negligence or willful misconduct of the City, or the active negligence of the City. The obligations arising from this Article shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity (including all duties to defend), which would otherwise exist as to a party, or person described elsewhere in the Contract Documents.

Contractor shall maintain the insurance coverage described in Section 7-1.06 of the Standard Specifications, as modified by Section 7.12 of the Special Provisions, throughout the performance of the Agreement, including any maintenance, warranty and/or guaranty periods. This Agreement shall not be operative until evidence of such insurance has been provided to, and approved by, the City as to form, amount, and carrier. Contractor shall not allow any subcontractor to commence Work at the Project until subcontractor provides evidence to Contractor and City that subcontractor has obtained insurance acceptable to the City.

ARTICLE 8 - NOTICES

Whenever any provision of the Contract Documents requires the giving of written notice, it shall be deemed to have been validly given if delivered in person to the individual for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the address listed below:

Notices required to be given to City:	**Notices required to be given to Contractor:**
Public Works Director/City Engineer	Daman LaFleur
City of South Lake Tahoe	1588 Bedell Ct. Unit B
1740 D Street	Roseville, CA 95747
South Lake Tahoe, CA 96150-6251	(916) 496-2206

Notices required to be given to any surety(ies):

_____

_____

ARTICLE 9 - MISCELLANEOUS

9.1 Terms. Terms used in this Agreement will have the meanings indicated in the Contract Documents.

9.2 Assignment. No assignment by a party hereto of any rights under or interests in the Agreement will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3 Successors and Assigns. City and Contractor each binds itself, its partners, successors, assign, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

9.4 Severability. Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon City and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9.5 South Lake Tahoe City Code. Contractor acknowledges that all pertinent provisions within the South Lake Tahoe City Code are incorporated by reference as though set forth in full herein, and, further, the failure of Contractor or any subcontractor, of any tier, to comply with any of its/their obligations under the Contract Documents, or the requirements of the South Lake Tahoe City Code, or any other applicable law, code, statute, or regulation, shall be deemed a material breach of the Agreement.

9.6 Third Party Beneficiary. Contractor expressly acknowledges the City's status as a third party beneficiary solely with respect to the performance to be rendered under each subcontract, of any tier, upon the Project, and, as a result, Contractor acknowledges that City possesses, *inter alia*, the rights enumerated within the South Lake Tahoe City Code as to the enforcement of obligations under subcontracts of any tier.

9.7 Regulatory Requirements. Contractor acknowledges that the Project is subject to requirements and regulations issued on behalf of various governmental and/or regulatory bodies, including, without limitation, the Lahontan Regional Water Quality Control Board and the Tahoe Regional Planning Agency, among others. Contractor agrees to fully and promptly comply with any and all requirements and regulations issued on behalf of such entities.

9.8 Governing Law. This Agreement and the Contract Documents shall be deemed to have been entered into in the County of El Dorado, State of California, and governed by California law. By entering into this Agreement, the Contractor consents and submits to the jurisdiction of Courts of the State of California, County of El Dorado, over any action of law, suit in equity, and/or other proceeding that may arise out of the Contract Documents.

9.9 Nondiscrimination. During the performance of this Agreement, the City, Contractor, and subcontractors shall not unlawfully discriminate, harass or allow harassment against any person

because of sex, sexual orientation, race, color, religious creed, marital status, denial of family and medical care leave, ancestry, national origin, medical condition (cancer/genetic characteristics), age, (40 and above), disability (mental and physical) including HIV and AIDS, denial of pregnancy disability leave or reasonable accommodation. City, Contractor, and subcontractors shall ensure that the evaluation and treatment of all persons, and particularly their employees and applications for employment are free from such discrimination and harassment. The City, Contractor, and its subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12900 et seq.) and the applicable regulations promulgated thereunder (Cal. Code Regs. tit. 2. §7285.0 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, § 12900 (a)-(f), are incorporated into this Agreement by reference and made a part hereof as if set forth in full (Cal. Code Regs. tit. 2, §7285.0 et seq.).

IN WITNESS HEREOF, the said City of South Lake Tahoe, State of California, has caused this Agreement to be executed by its Mayor in its behalf, and the said Contractor has signed this Agreement the day and year first above written.

CITY OF SOUTH LAKE TAHOE

By _____
Mayor, City of South Lake Tahoe,
State of California

Contractor: LaFleur Excavating, Inc.

By _____

Title _____

Business License No. _____

ATTEST:

By _____
City Clerk
City of South Lake Tahoe

APPROVED AS TO FORM:

By _____
City Attorney
City of South Lake Tahoe

Resolution 2022-006

Adopted by the City of South Lake Tahoe
City Council

January 18, 2022

A Resolution Accepting and Appropriating $1,289,822 in Proposition 68 Multi-benefit Storm Water and Urban Flood Protection Grant Funding, and Appropriating $122,222 from General Fund Grant Match Set-Aside Reserve and $61,521 from General Fund Undesignated Excess Reserve for the Barton Ave – 2nd Street Drainage Project

BACKGROUND

A. The Legislature and Governor of the State of California have provided funds for the Proposition 68 Urban Flood Protection, Green Infrastructure, and Lake Tahoe Environmental Improvement Programs.

B. The California Natural Resources Agency (CNRA) has been delegated the responsibility for the administration of these grant programs.

C. The City Manager was authorized by City Council at their October 15, 2019, City Council meeting (Resolution 2019-075) to sign a Proposition 68 Urban Flood Protection grant agreement with the State of California, CNRA.

D. The City of South Lake Tahoe desires grant funding to prepare Project Plans, Specifications, Estimates (PS&E) bid documents and permits and to construct the project improvements to reduce stormwater flooding and provide stormwater treatment in the Barton – Helen - 2nd Street residential neighborhood.

E. Resolution 2021-083, passed by City Council on October 19, 2021, set aside $122,222 of grant match funding for the CNRA grant for the Barton Avenue - 2nd Street Drainage Project (Project).

F. The CNRA grant amount was increased during the grant award and approval process from the anticipated $1,100,000 up to $1,289,822 and the City's local match requirement increased to $183,743, a $61,521 increase above the reserved grant match of $122,222.

G. The City of South Lake Tahoe requires City Council accept grant funding and appropriate the funding to the project represented in the Proposition 68 grant application submitted to CNRA and subsequently awarded to the City for the Barton Avenue – 2nd Street Drainage Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Accepts $1,289,822 in Proposition 68 grant funding from the California Natural Resources Agency (CNRA).
2. Approves and appropriates $61,521 of Undesignated Excess General Reserve funds to the Barton Avenue – 2nd Street Drainage Project.
3. Appropriates $122,222 in grant match funding transferred to the grant match set-aside Account No. 100-99999 25320 for the Project as a part of Resolution 2021-083.
4. Appropriates the accepted Proposition 68 grant funding for the development of PS&E bid documents and constructing the Barton Ave – 2nd Street Drainage Project improvements as follows:

100-01956	Transfer out to CIP (50014) from Grant Match Set-Aside 100-99999-25320	(+)	$122,222
100-01956	Transfer out to CIP (50014) from General Fund Undesignated Excess Reserve	(+)	$61,521
301-40054	Revenue (33246) California Natural Resources Agency, Prop. 86 Grant Funds	(+)	$1,289,822
301-40054	Revenue (36300) Transfer in from General Fund	(+)	$183,743
301-40054	Expenditure (48020) Engineering Design	(+)	$234,224
301-40054	Expenditure (48030) Construction	(+)	$1,239,341

Adopted by the City of South Lake Tahoe City Council on January 18, 2022 by the following vote:

Yes: Bass, Creegan, Friedrich, Middlebrook and Wallace

Devin Middlebrook (Jan 20, 2022 13:01 PST)

Devin Middlebrook, Mayor

Date: Jan 20, 2022

Attest:

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 6

Agenda Item: 2022 Annual Comprehensive Financial Report

Executive Summary: The Annual Comprehensive Financial Report is published by the Finance Department and includes the Independent Auditor's Report on the Basic Financial Statements of the City of South Lake Tahoe. The Annual Report is designed to professionally and effectively communicate the City's financial position and is prepared in compliance with the financial reporting standards of the Government Finance Officers Association.

Requested Action / Suggested Motions: Receive and file.
Responsible Staff Member: Olga Tikhomirova, Director of Finance

Responsible Staff Member: Olga Tikhomirova, Director of Finance (530) 542-7431

Reviewed and Approved By:
Susan Blankenship, City Clerk
Heather Stroud, City Attorney

Attachments:

Item 5 - Executive Summary.pdf
01-Staff Report - ACFR.docx
02-ACFR.pdf
03-City of South Lake Tahoe 2022 GANN Limit AUP.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: City of South Lake Tahoe 2022 Annual Comprehensive Financial Report (Annual Report), including the Independent Auditor's Report on the Basic Financial Statements of the City of South Lake Tahoe; Agreed Upon Procedures Report on Compliance with the Article XIII-B 2021-22 Appropriation Limit Calculations.

Location: Citywide

Responsible Staff Member: Olga Tikhomirova, Director of Finance (530) 542-7431

Background: Annually the City's financial records are audited by an independent Certified Public Accounting firm.

The Annual Comprehensive Financial Report (Annual Report) is published by the Finance Department and includes the Independent Auditor's Reports on the Basic Financial Statements of the City of South Lake Tahoe, which accurately reflect the fiscal position of the City of South Lake Tahoe and its component units at September 30, 2022.

The Annual Report is designed to professionally and effectively communicate the City's financial position. This report is prepared in compliance with the financial reporting standards of the Government Finance Officers Association of the United States and Canada (GFOA) and includes three major sections:

- **Introductory section –** transmittal letter, including summary of auditor's opinion, City profile, economic condition, strategic priorities and financial management.
- **Financial Section –** the City's independently audited financial statements along with *Management's Discussion and Analysis* of the City's financial position and results of operations for fiscal year 2022.
- **Statistical Section –** financial trends, revenue and debt capacity, demographic, economic and operating information.

The Annual Report and financial statements are due within 180 days of the close of the fiscal year. This report is required to be distributed annually to the State Controller, the City's bond trustees, banks, rating agencies and various other outside entities.

The City's Annual Report is submitted annually to the Government Finance Officers Association (GFOA) award program for their review of readability, efficient organization, and comprehensive reporting. For fifteen consecutive years the City of South Lake Tahoe has received awards for excellence in financial reporting.

Issue and Discussion: Eide Bailly LLP have completed the independent audit using Generally Accepted Accounting Principles (GAAP) and Generally Accepted Auditing Standards (GAAS) and have issued the attached financial statements and reports as of and for the year ended September 30, 2022. The Auditors have issued an **unmodified opinion,** stating that the

financial statements present fairly, in all material respects, the financial position of the City as of that date. An unmodified opinion is the best opinion an independent auditor can give, and this is what we expect to receive.

Financial Implications: The City's financial statements report an unassigned general fund balance of $27,865,327 as of September 30, 2022. Reducing this amount by 25% of the 2022-23 operating budget expenses (committed reserve $12,721,439) and by the balances of funds included with the general fund for reporting purposes (building permit fees $1,274,105 and Measure S Sales Tax general fund $2,160,563), leaves an unassigned fund balance of $11,709,220. Of this amount, commitments of $6,938,290, including $1,830,924 for grant match set-aside, $2,325,936 for carryforward encumbrances, and $2,811,457 in ARPA funding, along with $274,219 in additional budget appropriations approved by City Council in the first six and a half months of the year offset by $304,246 in net revenue from mid-year adjustments, leave $4,770,930 available for one-time projects and expenses, including grant matching requirements.

Policy Implications: Compliance with City Financial Policies – Financial Reporting.

Environmental Considerations: The proposed action is not a "project" subject to review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15378(b)(4) (creation of government funding mechanisms or government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment).

CITY OF
SOUTH LAKE TAHOE
CALIFORNIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FISCAL YEAR ENDED SEPTEMBER 30, 2022













(Back of the cover page. Intentionally left blank.)

CITY OF SOUTH LAKE TAHOE
CALIFORNIA

Annual Comprehensive Financial Report

For the fiscal year ended September 30, 2022

Prepared by
FINANCE DEPARTMENT



- Printing by Redwood Printing, South Lake Tahoe, California
- Printed on 50% post-consumer paper

(To view a particular section or document, simply click on the text below)

INTRODUCTORY SECTION

Letter of Transmittal 1
GFOA Certificate of Achievement for Excellence in Financial Reporting 10
Organizational Chart 11
Principal Officials 12

FINANCIAL SECTION

Independent Auditor's Report 13

Management's Discussion and Analysis 17

Basic Financial Statements

Government Wide Financial Statements

Statement of Net Position 31
Statement of Activities 32

Government Fund Financial Statements

Balance Sheet – Governmental Funds 35
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position 36
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 37
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities 38
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund 39
Statement of Revenues, Expenses, and Changes in Fund Balance – Budget and Actual – City Housing & Economic Development Fund 40
Statement of Revenues, Expenses, and Changes in Fund Balance – Budget and Actual – Measure P Recreation Fund 41

Proprietary Fund Financial Statements

Statement of Net Position – Proprietary Funds 44
Statement of Revenues, Expenses and Changes in Net Position – Proprietary Funds 45
Statement of Cash Flows – Proprietary Funds 46

Fiduciary Funds Financial Statements

Statement of Fiduciary Net Position 48
Statement of Changes in Fiduciary Net Position 49

Notes to Financial Statements 51

Required Supplementary Information

Schedule of Changes in Net Pension Liability and Related Ratios During the Measurement Period – Miscellaneous Plan 102

Schedule of Contributions – Miscellaneous Plan 103
Schedule of the City's Proportionate Share of the Net Pension Liability – Safety Cost Sharing Plan 104
Schedule of Contributions – Safety Cost Sharing Plan 105

Supplementary Information

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – City Capital Projects Fund 108
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – City Debt Service Fund 109
Non-Major Governmental Funds Combining Balance Sheet 114
Non-Major Governmental Funds Combining Statement of Revenues, Expenditures and Changes in Fund Balances 122
Budgeted Non-Major Funds Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual 130
Non-Major Enterprise Funds Combining Statement of Net Position 152
Non-Major Enterprise Funds Combining Statement of Revenues, Expenses and Changes in Fund Net Position 153
Non-Major Enterprise Funds Combining Statement of Cash Flows 154
Internal Service Funds Combining Statement of Net Position 156
Internal Service Funds Combining Statement of Revenues, Expenses and Changes in Fund Net Position 157
Internal Service Funds Combining Statement of Cash Flows 158
Custodial Funds Combining Statement of Fiduciary Net Position 160
Custodial Funds Combining Statement of Changes in Fiduciary Net Position 162

STATISTICAL SECTION

Net Position by Component 167
Changes in Net Position 168
Fund Balances of Governmental Funds 170
Changes in Fund Balances of Governmental Funds 171
Assessed and Estimated Actual Value of Taxable Property 172
Property Tax Rates, All Overlapping Governments 173
Principal Secured Property Tax Payers 174
Principal Transient Occupancy Tax (TOT) Payers 175
Property Tax Levies and Collections 176
Ratio of Outstanding Debt by Type 177
Computation of Direct and Overlapping Debt 178
Computation of Legal Bonded Debt Margin 179
Bonded Debt Pledged-Revenue Coverage 180
Demographic and Economic Statistics 181
Principal Employers 182
Full-Time Equivalent City Government Employees by Function 183
Operating Indicators by Function/Program 184
Capital Asset Statistics by Function/Program 185

CITY OF
SOUTH LAKE TAHOE

March 29, 2023

To the Honorable Mayor and Members of the City Council, and Citizens of the City of South Lake Tahoe, California

We are pleased to submit to you the City of South Lake Tahoe Annual Comprehensive Financial Report (Annual Report) for the fiscal year ended September 30, 2022. This transmittal letter highlights the purpose and content of the Annual Report. I invite you to review this comprehensive financial report and hope you enjoy reading it.

Report Purpose

The purpose of this report is to comprehensively communicate the fiscal condition of the City of South Lake Tahoe. The report contains three major sections that present introductory, financial and statistical information about the City. Management assumes full responsibility for the completeness and reliability of the information provided in this report, including the accuracy of the data and fairness of presentation, including all footnotes and disclosures.

Audited Financial Statements

Each year the City's financial records are audited by an independent Certified Public Accounting firm. The firm of Eide Bailly LLP has completed the independent audit using Generally Accepted Accounting Principles and Generally Accepted Auditing Standards. The Independent Auditor's Report, including the audited financial statements, as of September 30, 2022, are included in the Financial Section of this report.

The Auditors have issued a ***clean opinion***, stating that the basic financial statements present fairly, in all material respects, the financial position of the City of South Lake Tahoe as of September 30, 2022. An unmodified opinion is the highest level of assurance an independent auditor can give, and this is what we would expect to receive. The opinion pertains to the financial position of the governmental activities, business-type activities, each major fund, the aggregate remaining funds, the respective changes in the financial position and cash flows, where applicable, the related notes, and the respective budgetary comparisons listed as part of the basic financial statements for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

Financial Information

The City's overall financial position improved in 2022. Net position city-wide totaled $150.3 million at year end, an increase of $17.6 million over the prior year. Revenues before transfers totaled $84.5 million city-wide, an increase of $10.4 million over the prior year, and expenses totaled $67.9

million, an increase of $12.7 million over the prior year. The increase in revenue is primarily attributable to a large increase in sales tax, as well as increases in charges for services and operating grants and contributions. The increase in expenditures is due to a large increase in public safety expenditures category, as well as in parks and recreation and streets programs.

A more detailed discussion of city-wide financial information and operating results for the governmental activities, business-type activities and by major fund, including the General Fund, is provided in the **Management's Discussion and Analysis** portion of the *Financial Section* of this report. Historical financial information is presented in the *Statistical Section* of this report. The Statistical Section does not contain information on general obligation debt as the City has not issued any general obligation debt within the last ten years.

City Profile

The City of South Lake Tahoe is a general law city and was incorporated on November 30, 1965, governed by a Council/Manager form of government made up of five council members elected to four-year, overlapping terms. The City provides a wide range of services, including: police and fire protection, snow removal, street maintenance, airport management, parks and recreation, planning, building and safety, public improvements, and general administration. Recreational facilities include the South Tahoe Ice Arena, Recreation and Swimming Pool Complex, Campground by the Lake, Regan Beach, El Dorado Beach, Bijou Golf Course, the Senior Citizens Center, and Lakeview Commons.

The City encompasses an area of approximately nine square miles with an average elevation of 6,200 feet above sea level. A year-round resort community, South Lake Tahoe had a permanent population of 21,199 in 2022. The City is located within the Lake Tahoe Basin, neighboring the State of Nevada, approximately 80 miles east of Sacramento, California, and 50 miles southwest of Reno, Nevada.

Most of the moisture received in the Tahoe Basin comes in the form of snow that generally falls from November through April and averages 125 inches of accumulated snowfall annually at lake level. One of the largest and most popular ski areas in the western United States, Heavenly Mountain resort, is located adjacent to the City. Temperatures are generally moderate with winter averages ranging from 40 degrees to lows in the 20's. Summer time highs average in the upper 70's with lows in the 50's.

The City works closely with various other local and regional governmental agencies, including El Dorado County, California, Douglas County, Nevada, the California Tahoe Conservancy, the Lahontan Regional Water Quality Control Board, the California Department of Forestry, the California Department of Transportation and the Tahoe Regional Planning Agency.

Economic Condition, Outlook, and Activity

The City has faced many fiscal challenges in recent years in every aspect of operations. However, despite the impacts of global pandemic, the resulting economic meltdown, loss of revenue and rising inflation, impacts of the Measure T VHR ban, fires, and snow storms, the City was able to overcome many of these challenges while striving to deliver the best city services possible to our citizens and the community. We attribute these small victories to voters' support of the City's work and direction, prudent fiscal decisions, strong employee team, and ongoing creative approach to problem solving.

With the health crisis beginning to fade into the past, rising inflation was the dominating concern in 2022 and was exacerbated by the Federal Reserve's approach to curb the high inflation by raising the interest rates. The concerns revolve around how this would impact the national and local economy over the next several years.

Despite the on-going and short-term challenges, the City's 2022 financial performance was strong. The City's largest revenue sources in 2022 were transient occupancy taxes, sales taxes (including Measures Q and S), charges for services, and property taxes making up 25%, 24%, 14%, and 12% respectively of total *city-wide* revenues. Transient occupancy taxes, including the former Redevelopment area, grew 5.7%. Sales tax revenue increased 33.9% due to the first full year of the new Measure S transactions tax and a change in the accounting accrual methodology for this revenue source. Charges for services grew 18.6%. This program revenue includes parks and recreation program fees and user fees for non-general government services such as engineering, building, planning and permitting. The portion of this revenue allocated to governmental activities equals 79% while the remaining 21% is attributed to business-type activities, primarily in the parking garage and airport. The increase is the result of the growth of building, planning and permit fees due to additional construction activity and the expanded recreational programs offered compared to the previous fiscal year 2021 which was impacted by the pandemic and affected by the golf course closure. Property tax revenues continued a positive trajectory in 2021-22 with an increase of 5.3%.

As a world-class destination for skiing, outdoor recreation and entertainment, South Lake Tahoe's economy remains highly dependent upon its number one industry, tourism, and the related transient occupancy tax (TOT) and sales tax revenues associated with visitors to the community. Both of these revenue sources realized increases in the ten fiscal years prior to COVID-19 pandemic, with the exception of general fund sales tax revenue (including Measure Q) that experienced a minor drop in 2019. In 2020, these revenues declined because of pandemic restrictions, but strongly rebounded in 2021. A new 1% Sales Tax measure, Measure S, went into effect on April 1, 2021. Fiscal Year 2022 was the first full year of this revenue receipts. This helped bring the year-end results to 34% over the previous year's actuals city-wide. However, an analysis of this revenue by component shows that this revenue is leveling off with sales falling back to more sustainable levels compared to elevated volume in 2021 due to the pandemic.

City TOT comprised approximately 17% of total revenue of the *General Fund.* This TOT revenue, including audits but excluding the amounts collected within the former Redevelopment area, totaled $10.6 million, a decrease of 4.9% or $0.5 million over the prior year 2021 due to Measure T VHR ban that went into a full effect on January 1, 2022. An increase in the former Redevelopment area TOT helped mitigate this decrease by gaining $1.5 million or 25.4% over the 2021 actuals. Sales tax, including Measures Q and S, made up 31% of the total *General Fund* revenue in 2021-22. This revenue source, recorded in the general fund, increased 31.5% or $4.5 million with the change from 2020 to 2021 of 72.3% or $6.1 million increase. Both large increases are attributed to the new Measure S described above.

The property tax revenue reported on the statement of activities grew 5.3% compared to the prior fiscal year. The total assessed valuation of real property in the city for fiscal year 2021-22 grew 4.8% and increased an additional 8.6% for 2022-23 fiscal year. Beginning in March of 2020, an influx of new homeowners began to flock to the Lake Tahoe basin driven by low interest rates and the pandemic. In August 2022, the median price of a single-family home in South Lake Tahoe was $618,500, a 30% increase from 2019 pre-pandemic year. Home prices across the United States rose to record levels, with the housing market jumping 30% from 2020 to 2022.

The amount of revenues from property taxes collected within the former South Tahoe Redevelopment Agency's Project Area One boundaries (incremental property taxes, mostly commercial properties) reflect a 2.1% decrease for 2021-22 fiscal year due to tax roll corrections and a 12.9% increase for 2022-23. This revenue is required for debt service of the former Redevelopment Agency and is reported under fiduciary activities.

In March 2021, the United States government passed $1.9 trillion in stimulus measures as part of the American Rescue Plan Act (ARPA) of 2021. The bill is intended to mitigate many of the worst

effects of the COVID-19 pandemic targeting individual families, health care, affected sectors, and government action. The Act established a $130 billion Coronavirus State and Local Fiscal Recovery Funds (CSLFR) for allocation by the U.S. Department of the Treasury to states, counties, metropolitan cities, and small cities with population under 50,000 (referred to as non-entitlement units (NEUs) of local government). As NEU, the City of South Lake Tahoe was allocated $5,309,994 and received this amount in two tranches, in July 2021 and July 2022. Through September 30, 2022, the City appropriated a total of $2.5 million to the projects listed below.

- Long Term Rental Incentive Pilot Program, $500,000
- Services Center Deferred Maintenance/Repair, $80,000
- Bijou Park Recreation Improvements to Skatepark, $250,000
- Bike Trail Connections/Infrastructure, $250,000
- Broadband Infrastructure Study and Deployment, $400,000
- Solar Trash Compacting, $50,000
- Bijou Park Recreation Improvements to the BMX Track, $35,000
- Small Business Sustainability Loan Forgiveness, $377,500
- Climate Action Plan REACH Code Analysis, $50,000
- Infrastructure Improvements-Fire Hydrant Installations, $300,000
- Ski Run Park Infrastructure, $150,000
- Dennis Machida Memorial Bike Trail Engineering and Design, $56,037

All ARPA funds must be allocated by the end of 2024 and projects closed out and funds fully expended by the end of 2026. As of September 30, 2022, a total of $667,163 was expended for the projects listed above.

In FY 2022, the City continued actively seeking ways to respond to the need for expanded services and City's critical needs, such as hazardous fuel reduction, wildfire preparedness, commitment to the new recreation center construction, public safety, and housing – all of which reflect City Council priorities and values, while adhering to fiscal sustainability and items outside of our control that we must provide funding for. Controlling expenditures and streamlining government continue to be critical components in maintaining a sound fiscal condition.

The City is fortunate to enjoy a strong financial position and maintains a significant General Fund reserve balance. A healthy General Fund reserve is critical to the City in order to ensure adequate cash-flow, to address challenges resulting from a natural or continued financial emergency, to generate additional investment earnings, and to enable the City to respond quickly and take advantage of unexpected opportunities that will ultimately enhance the quality of life for our residents and visitors.

Credit Rating

In August 2017, Standard & Poor's Ratings Services raised its long-term rating to 'BBB' from 'BBB-' on South Tahoe Joint Powers Financing Authority 2014 and 2015 tax allocation refunding bonds (TARBs) issued for the Successor Agency (SA) to the South Tahoe Redevelopment Agency (RDA) to refund SA's outstanding 1999A, 2003A, 2004A and 2005A tax allocation bonds. At the same time, Standard & Poor's assigned its 'BBB' long-term rating to the 2017 Series A TARBs. The outlook on all ratings is stable.

In February 2018, Standard & Poor's Global Ratings (formerly Standard & Poor's Ratings Services) raised its rating from 'AA-' to 'AA' on the South Tahoe Joint Powers Financing Authority 2014 pension obligation bonds (POBs) issued on behalf of the City. Subsequently, in September 2018, Standard & Poor's Global Ratings upgraded its Local Currency Long-Term Rating on the 2014

bonds from 'AA' to 'AA+'. At the same time, S&P Global Ratings raised its Local Currency Long-Term Rating on the authority's 2012 certificates of participation (COP) and in addition its Underlying Rating on 2016 Series A lease revenue refunding bonds from 'AA-' to 'AA' while affirming the stable outlook for all three issuances.

In July 2022, Standard & Poor's Global Ratings assigned its 'AA' long-term rating to the South Tahoe Joint Powers Financing Authority's anticipated $43.335 million series 2022A lease revenue bonds, to be issued on behalf of the City of South Lake Tahoe. At the same time, S&P Global Ratings affirmed its 'AA' and 'AA+' long-term and underlying rating on the City's outstanding appropriation debt and pension obligation bonds (POBs), respectively. The outlook on all ratings is stable.

Strategic Priorities and Goals

On March 2, 2021, City Council adopted the 2021-2026 Strategic Plan that included the following Strategic Priorities:

- Built Environment
- Recreation and Equitable Access
- Community for All
- Economic Development
- Continuous Improvement

Long term strategic planning is not stagnant. It is important to evaluate plans on a regular basis and adapt as conditions change. Strategic plan and priorities should be reviewed regularly to determine how things are fitting together, relevance, whether or not progress is being made, current environment and opportunities for adjustment to keep moving in the right direction. The City Council will evaluate its strategic priorities on an annual basis and will need to consider staffing allocations and budget appropriations on an annual basis to continue to implement the Strategic Plan.

On March 29, 2022, the City Council held a Strategic Planning Advance with a focus on Economic Development core values, recruitment, and retention strategies. The City Council received updates from staff on current issues and trends facing the City and participated in a facilitated discussion on matters related to economic development and quality of life. The next review of the high priority goals of the City Council was held on January 31, 2023 during a Strategic Planning Retreat to discuss and validate the Strategic Plan Priorities, Goals and Action Items to be included in the 2023-2028 Strategic Plan. The five Strategic Priorities listed above remained the same with new or updated Action Items included as part of the plan review.

Financial Management

The City's comprehensive system of internal controls is designed to protect its assets and to sustain the integrity of its financial systems. Financial matters are conducted in compliance with the City Council's adopted Comprehensive Financial Policies, summarized below. Managers at all levels are responsible for implementing City financial policies and controls, and for regularly monitoring their effectiveness. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met while recognizing that the cost of a control should not exceed the benefits likely to be derived.

Budget

The City Council legally adopts an annual budget. The City's Budget Policy requires that the City maintain a structurally balanced budget with current revenues sufficient to support current

expenditures. The City complies with the annual appropriations limit in accordance with Article XIIIB of the Constitution of the State of California and Government Code section 7900. Operating program appropriations not spent during the fiscal year do not automatically carry over into the next fiscal year but lapse at year-end. One-time revenues are appropriated for one-time expenditures only.

To determine the effect of current year decisions on the City's future, a five-year General Fund financial forecast projecting revenues and expenditures is developed each year.

The City Council receives a quarterly budget and financial status report that includes an analysis of budgeted versus actual revenues and expenditures on a year-to-date basis. A mid-year budget analysis is presented to the Council for review. Budget amendments necessary for continued operations through the end of the fiscal year may be presented to the City Council at mid-year but are not intended to provide additional avenues for departments to request funding for items not originally approved in the annual budget.

The City Council may make supplemental and emergency appropriations during the fiscal year; however, prior certification that revenues in excess of those currently budgeted are available is required. Appropriations may be reduced at any time during the fiscal year, if necessary. Only the City Council, by resolution, may transfer monies between funds and from un-appropriated balances or fund balances to any fund account.

Reserves

The Reserve Policy requires the City to maintain an Unassigned General Fund reserve of 25% of General Fund operating expenses. The reserve represents *one-time revenues* available to provide temporary financing for extraordinary cash needs such as costs related to a natural disaster, an economic recession, or an unexpected liability. Funds may be appropriated from this operating reserve upon demonstration to the City Council that the remaining balance is sufficient to offset potential downturns in revenue sources and to provide adequate cash for daily financial needs. Funds must be allocated each year in the budget process to replace any use of the reserve during the preceding fiscal year. To the extent that funds accumulate in excess of the required reserve, these one-time funds may be transferred to the Capital Projects Fund upon completion of the annual audit.

Capital Improvement Plan

The City Council adopts an annual Capital Improvement Plan (CIP). The CIP may include current year project budgets as well as planned future year projects where funding has not yet been secured or legally authorized. Funding allocations for future years of the CIP are therefore subject to change. Every CIP project has a project manager who is responsible for preparing the project proposal and ensuring required phases are completed on schedule. The project manager monitors project revenues and expenditures and ensures that all regulations and laws are observed. Each approved CIP project is required to contain a statement of fiscal impact on the annual operating budget and the source of funding for this impact.

Preserving Capital Investments

The City invests in capital assets such as property, equipment, facilities and infrastructure. The City also plans and budgets for ongoing maintenance, long-term renovation and/or replacement of capital assets as necessary. Capital assets are defined as having an initial cost of more than $7,000 and an estimated life in excess of three years. Capital assets are depreciated using the straight-line method of depreciation.

Debt Management

The City's Debt Management Policy provides operating guidelines for all major debt transactions of the City and South Tahoe Financing Authorities. The City manages its debt to ensure high credit quality, access to credit markets and financial flexibility. Debt is issued only in those cases where public policy, equity and economic efficiency favor debt over cash (pay-as-you-go) financing. Whenever possible, the debt shall be self-supporting. Debt is used primarily to finance long-term capital projects, paying for facilities or equipment over their useful lives and concurrent with the stream of benefits from these facilities. The City maintains a central system for all debt-related records, adheres to all continuing disclosure requirements, and strives to maintain positive relationships with members of the investment community.

Strengthening Financial Position

The City takes proactive steps to strengthen and preserve its General Fund revenues. It seeks to promote a diversified economic base through commercial and industrial development and redevelopment opportunities. The City encourages the expansion of businesses that will provide opportunities for residents to work and live in the community.

Grants from federal, state or private organizations are a means of enhancing available revenues, but they rarely provide a long-term, stable economic base. Requests to the City Council for approval of a grant acceptance must include all associated financial impacts such as long-term maintenance responsibilities, required City matching funds, and additional staff resources. The City administers grants in compliance with laws, regulations and the requirements of the granting agency or donor.

The City Code requires reimbursement to the General Fund for the reasonable cost of administrative functions performed by City staff paid out of General Fund revenues (e.g. Legal, Finance, Human Resources) for departments funded by fees, rates or other revenues. These costs are allocated based on the value of time spent on such services for departments that generate adequate revenue and may be adjusted from time to time as necessary to respond to changes in the cost of service.

The City provides certain services and enterprise fund activities to residents and businesses that are funded in whole or in part by user fees intended to cover all or a portion of the cost of providing such services. To the extent such user fees do not cover the entire cost of providing such services, the General Fund subsidizes the additional expense. User fees are examined yearly and adjusted periodically to ensure the stability of the General Fund.

The City maintains a uniform revenue collection program, the costs of which are passed on to delinquent customers as a penalty in the collection process. Property liens, special assessments, withholding entitlements and collection agency proceedings are employed when necessary to collect delinquent revenues due to the City.

Cash Handling

The City's cash handling policy provides guidelines for the establishment, use and safeguarding of petty cash funds, cashiering operations and for strengthening the City's internal controls in these areas.

Investments

The City's cash management system monitors and forecasts expenditures and revenues, enabling the City to invest funds to the fullest extent possible. The City attempts to obtain the highest investment yield only after an investment meets the criteria established for safety and liquidity. The City's Investment Policy allows for investment in allowable securities in compliance with California

Government Code Section 53601. It seeks to diversify its investment portfolio through a mix of various security types, issuers and maturities. Securities are purchased based on competitive bids from pre-authorized investment broker/dealers. Securities purchased are held in the City's name by third party safekeeping trust departments.

Financial Reporting

Accurate and understandable financial reporting provides accountability over the City's financial affairs and ensures compliance with applicable statutory and regulatory requirements. The City Council receives a Quarterly Investment Report as required under the California Government Code. The Finance Director, or designee, submits a periodic Budget and Financial Status Report to the City Council as required by City Code. Financial reports are available for public inspection and are posted on the City's website.

Productivity

The City monitors and reviews its methods of service delivery to ensure that services are delivered in the most cost-effective manner possible. This review process encompasses a wide range of productivity considerations, including technology, contracting for services, customer service, and training and performance measurement.

Risk Management

To mitigate significant property losses and exposure to liability from third party injuries, the City has adopted a policy of professional and prudent management of risk exposures. Risk management objectives include providing adequate insurance, employee safety training and incentive program, third party indemnification and an Emergency Management Plan consistent with regional, state and federal requirements.

Meetings and Travel

The City's policy regarding meetings and travel expense reimbursements is in compliance with Assembly Bill 1234, enacted by the California State Legislature in January 2006. While AB1234 applies primarily to elected officials and advisory body members, the City has extended the provisions of this law for travel, meeting and meal costs to all employees. Additionally, the City's travel policies follow IRS Publication 15-B in order to ensure there are no tax consequences to reimbursements for allowable expenses.

Finance Department

The Finance department provides the following centralized services for the City:

- **Financial Services Division** provides for financial policies, budget development and management, debt financing and management, financial analysis and reporting, general ledger accounting, financial audits, grant administration, payroll and accounts payable.
- **Revenue Services Division** is responsible for revenue and delinquency collection, business and professions taxes, cash management, daily bank deposits, and city-wide accounts receivable processing. In addition, the division provides revenue collection, disbursement and financial reporting for several business improvement districts.

Certificate of Achievement for Excellence in Financial Reporting

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of South Lake Tahoe, CA for its annual comprehensive financial report for the fiscal year ended September 30, 2021. This was the fifteenth consecutive year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

There are a number of benefits to the City in participating in these programs beyond simply receiving recognition for our efforts. In striving to meet certification program standards and goals, we are able to produce reports that better communicate complex financial information. As part of the review process, other municipal finance professionals review our reports from a "fresh" perspective and provide comments for improvement. We believe that this results in continuous improvements in reporting and communicating the City's financial results to elected officials, the public, and other interested parties.

Acknowledgements

The dedicated efforts of the entire Finance Department made the development of this report possible. Timely and efficient accounting practices and coordination with the City's independent auditors were essential in producing this document. Thank you also to the City departments that contributed their statistical information for this report.

Special recognition goes to Andrew Black, Financial Services Supervisor, and Akemi Nishimura, Accountant I, for their outstanding work in the publication of this report.

In addition, I would like to thank our auditors, Eide Bailly LLP, for their assistance in the development and review of this document. Lastly, the vision and continued support of the City Council and our City Manager, Joseph Irvin in providing for the professional operation of the City's Finance Department are extremely important to our success and to the financial sustainability of the City.

Respectfully submitted,

O. Tikhomirova

Olga Tikhomirova
Director of Finance

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

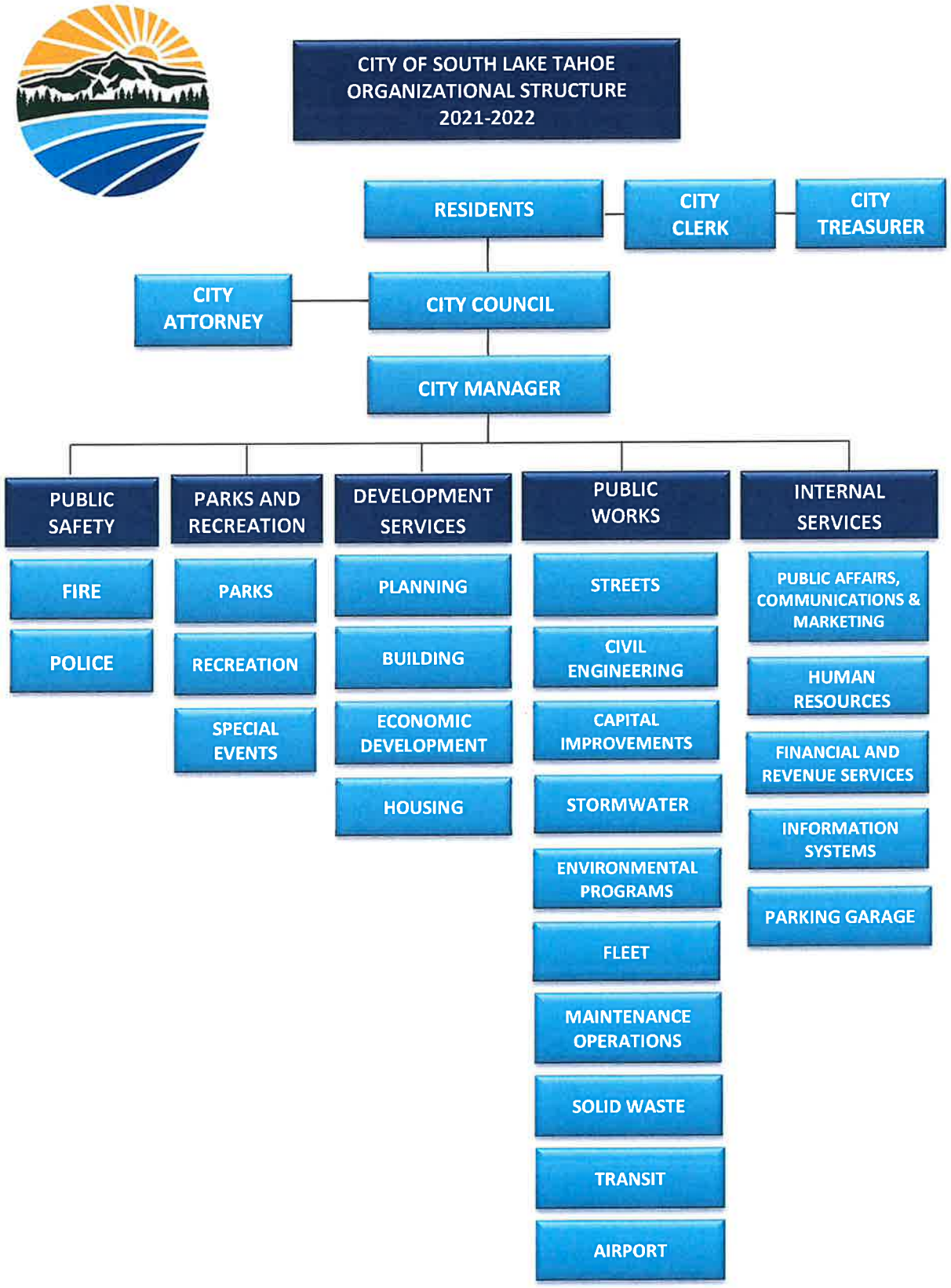
City of South Lake Tahoe
California

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2021

Christopher P. Morrill

Executive Director/CEO


CITY OF SOUTH LAKE TAHOE
ORGANIZATIONAL STRUCTURE
2021-2022
RESIDENTS
CITY CLERK
CITY TREASURER
CITY ATTORNEY
CITY COUNCIL
CITY MANAGER
PUBLIC SAFETY
FIRE
POLICE
PARKS AND RECREATION
PARKS
RECREATION
SPECIAL EVENTS
DEVELOPMENT SERVICES
PLANNING
BUILDING
ECONOMIC DEVELOPMENT
HOUSING
PUBLIC WORKS
STREETS
CIVIL ENGINEERING
CAPITAL IMPROVEMENTS
STORMWATER
ENVIRONMENTAL PROGRAMS
FLEET
MAINTENANCE OPERATIONS
SOLID WASTE
TRANSIT
AIRPORT
INTERNAL SERVICES
PUBLIC AFFAIRS, COMMUNICATIONS & MARKETING
HUMAN RESOURCES
FINANCIAL AND REVENUE SERVICES
INFORMATION SYSTEMS
PARKING GARAGE

CITY OF SOUTH LAKE TAHOE
List of Principal Officials
September 30, 2022

CITY COUNCIL

Devin Middlebrook, Mayor

Cristi Creegan, Mayor Pro-Tem

Cody Bass, Councilmember

John Friedrich, Councilmember

Tamara Wallace, Councilmember

EXECUTIVE MANAGEMENT

City Manager	Joseph D. Irvin
City Clerk (Elected)	Susan Blankenship
City Attorney	Heather Stroud
City Treasurer (Elected)	David Olivo
Director of Finance	Olga Tikhomirova
Director of Development Services	Hilary Roverud
Director of Public Works	Anush Nejad
Chief of Police	David Stevenson
Fire Chief	Jim Drennan

EideBailly

CPAs & BUSINESS ADVISORS

Independent Auditor's Report

To the Honorable Mayor and City Council
City of South Lake Tahoe, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of South Lake Tahoe, California (City) as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund, City Housing & Economic Development Fund, and Measure P Creation Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States *(Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Correction of Error

As discussed in Note 18 to the financial statements, certain errors resulting in an understatement of beginning net position and fund balance as of October 1, 2021, were identified by management of the City during the current year. Accordingly, a restatement has been made to the General Fund balance and governmental activities net position as of October 1, 2021, to correct the error. Our opinions are not modified with respect to that matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of changes in the City's net pension liability and related ratios - miscellaneous plan, the schedule of the proportionate share of the net pension liability - safety cost sharing plan, and the schedules of contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and budgetary schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual nonmajor fund financial statements and budgetary schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with Government Auditing Standards, we have also issued our report dated March 29, 2023, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Entity 's internal control over financial reporting and compliance.

Eide Bailly LLP

Sacramento, California
March 29, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022

As management of the City of South Lake Tahoe, California, (City) we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for fiscal year ended September 30, 2022. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report, and with the City's financial statements, which follow this discussion.

Financial Highlights

- Net Position: Total assets and deferred outflows of resources of the City exceeded its total liabilities and deferred inflows of resources at the close of the Fiscal Year (FY) 2021-22 by $150,331,021 (*net position*). Of this amount, $(15,634,128) is unrestricted, $57,900,503 is restricted for specific purpose, and $108,064,646 is net investment in capital assets.
- Change in Net Position: The City's total net position increased $16,879,063, or 12.6 percent during the fiscal year, primarily as a result of Governmental Activities revenues exceeding expenses.
- Restatement: The beginning net position of the Governmental Activities and fund balance of the General Fund were restated due to change in accounting accrual methodology to recognize fiscal year 2021 sales tax revenues collected in fiscal year 2022 as further explained in Note 18.
- Governmental Funds: As of September 30, 2022, the City's governmental funds reported the combined ending fund balances of $71,860,547, an increase of $6,157,021 from prior year. Approximately 63 percent of the ending balance amount, or $45,237,899, is available for spending at the government's discretion (committed, assigned, and unassigned fund balance).
- Long-Term Debt: The City's total long-term debt decreased by $3,554,344. This decrease resulted from the regular annual repayment of debt service for the outstanding debt.
- General Fund: At September 30, 2022, unassigned fund balance of the General Fund was $27,865,327. This represents an increase of $2,236,136 or 8.7 percent, from prior year (after restatement). Unassigned fund balance includes a 25 percent General Fund reserve as required per City's financial policy. At the end of the FY 2021-22 this amounted to $12,721,439.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private sector business.

The *statement of net position* presents information on all of the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation and sick leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public works, parks and recreation, streets, and interest on long-term debt.

The government-wide financial statements include not only the City of South Lake Tahoe, but also three component units: the South Tahoe Joint Powers Financing Authority, the South Tahoe Joint Powers Parking Financing Authority, and the Housing Authority of the City of South Lake Tahoe. Financial information for these component units is reported within the funds of the City.

The government-wide financial statements can be found on pages 31 - 32 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of South Lake Tahoe, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of South Lake Tahoe can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains fifty-seven governmental funds, of which some were combined for financial statement presentation purposes. Information is presented separately in the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, City Housing and Economic Development Fund, Measure P Recreation Fund, City Capital Projects Fund, and City Debt Service Fund, all of which are considered to be major funds. Data from the remaining governmental funds is combined into a single, aggregated presentation. Individual fund data for each of these other governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City adopts an annual appropriated budget for all of its funds. Budgetary comparison statements

have been provided for the General Fund, the City Housing and Economic Development Fund, and the Measure P Recreation Fund to demonstrate compliance with this budget in the Major Governmental Funds sub-section. Budgetary comparisons for other funds are provided elsewhere in this report.

The governmental funds financial statements can be found on pages 35 - 41 of this report.

Proprietary funds. The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its transit, airport, parking garage, and parking management operations. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City of South Lake Tahoe uses internal service funds to account for its medical insurance and workers' compensation self-insurance operations. Because all of these services predominately benefit governmental rather than business-type functions, they have been included within *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary funds financial statements provide separate information for the airport and parking garage, and combined data for non-major enterprise funds, transit and parking management. The Internal Service funds are combined into a single, aggregated presentation in the proprietary funds financial statements. Individual fund data for non-major enterprise funds and internal service funds is provided in the form of combining statements elsewhere in this report.

The proprietary fund financial statements can be found on pages 44 - 46 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The City maintains two different types of fiduciary funds. The trust fund is used to provide a funding mechanism for the accumulation of resources to be used for the retirement of long-term debt of the former Redevelopment Agency that are accounted for in the Redevelopment Obligation Retirement Private-Purpose Trust Fund. The Custodial funds report resources held by the City in a custodial capacity for private organizations and other governments.

The fiduciary fund financial statement can be found on pages 48 - 49 of this report.

Notes to the basic financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 51 - 100 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's pension plans. Required supplementary information can be found on pages 102 - 105 of this report.

The combining statements referred to earlier in connection with other governmental funds and other enterprise and internal service funds are presented immediately following the required supplementary information. Combining and individual fund statements and budgetary comparison schedules can be found on pages 108 - 158 of this report.

Government-wide Financial Analysis

The Statement of Net Position combines and consolidates the City's governmental funds' current financial resources (short-term spendable resources) with capital assets, long-term obligations, and other

long-term assets and liabilities. The Statement of Net Position also presents consolidated enterprise funds. As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of South Lake Tahoe, assets exceeded liabilities by $150,331,021 at the close of the most recent fiscal year.

The largest portion of the City's net position, $108,064,646 or 71.9 percent reflects its net investment in capital assets (i.e. land, buildings, machinery and equipment, streets net of accumulated depreciation). The City of South Lake Tahoe uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City of South Lake Tahoe's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City of South Lake Tahoe's net position, $57,900,503 or 38.5 percent represents resources that are subject to external restrictions on how they may be used. The remaining balance of $(15,634,128) represents an unrestricted deficit net position.

The Statement of Net Position is presented below in a condensed form for purposes of this analysis.

City of South Lake Tahoe
Net Position
September 30, 2022 and 2021

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Assets						
Current and other assets	$127,342,688	$113,641,242	$ 10,380,885	$ 9,349,484	$ 137,723,573	$ 122,990,726
Capital assets	108,124,854	98,504,781	25,623,894	26,675,609	133,748,748	125,180,390
Total assets	235,467,542	212,146,023	36,004,779	36,025,093	271,472,321	248,171,116
Deferred Outflows of Resources						
Deferred amount on refunding	106,529	144,128	-	-	106,529	144,128
Deferred outflows related to pensions	26,162,707	13,090,398	153,133	9,776	26,315,840	13,100,174
Total deferred outflows	26,269,236	13,234,526	153,133	9,776	26,422,369	13,244,302
Liabilities						
Long-term debt	19,908,552	23,184,454	5,883,398	6,161,840	25,791,950	29,346,294
Other liabilities	23,555,165	16,647,959	297,331	291,793	23,852,496	16,939,752
Nonexchange financial guarantee	-	1,374,801	-	-	-	1,374,801
Net pension liability	89,746,154	54,896,006	1,138,100	818,971	90,884,254	55,714,977
Total liabilities	133,209,871	96,103,220	7,318,829	7,272,604	140,528,700	103,375,824
Deferred Inflows of Resources						
Deferred inflows related to pensions	7,026,837	25,110,481	8,132	225,387	7,034,969	25,335,868
Net Position						
Net investment in capital assets	88,324,150	76,620,561	19,740,496	20,513,769	108,064,646	97,134,330
Restricted	55,063,386	21,182,527	2,837,117	2,865,117	57,900,503	24,047,644
Unrestricted	(21,887,466)	6,363,760	6,253,338	5,157,992	(15,634,128)	11,521,752
Total net position	$121,500,070	$104,166,848	$ 28,830,951	$ 28,536,878	$ 150,331,021	$ 132,703,726

At the end of FY 2021-22, the City of South Lake Tahoe reported positive balances in two out of three categories of net position for the government as a whole and for its governmental activities, and all positive balances for its business-type activities. At year-end, 68.5 percent of the City's business-type activities' net position was invested in capital assets, while for governmental activities this category amounted to 72.7 percent.

The City's overall net position increased $16,879,063, or 12.6 percent from prior fiscal year, as reflected

below in the Changes in Net Position table. The reasons for this overall increase are discussed separately in the sections for governmental activities and business-type activities.

City of South Lake Tahoe
Changes in Net Position
For the Fiscal Years Ended September 30, 2022 and 2021

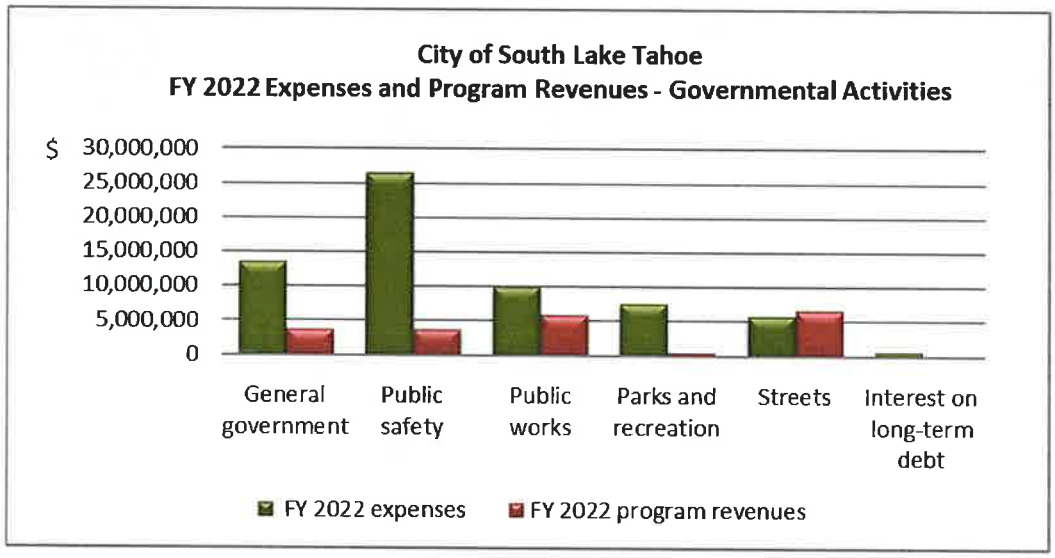
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
REVENUES:						
Program revenues:						
Charges for services	$ 9,683,784	$ 7,990,382	$ 2,546,184	$ 2,318,863	$ 12,229,968	$ 10,309,245
Operating grants and contributions	4,716,592	3,086,867	-	-	4,716,592	3,086,867
Capital grants and contributions	5,627,979	1,493,475	897,209	4,323,173	6,525,188	5,816,648
General revenues:						
Property taxes	10,227,658	9,714,974	-	-	10,227,658	9,714,974
Sales taxes	20,102,606	15,012,487	-	-	20,102,606	15,012,487
Transient occupancy taxes	21,511,525	20,353,784	-	-	21,511,525	20,353,784
Franchise taxes	1,942,987	1,708,253	-	-	1,942,987	1,708,253
Other taxes	6,345,783	6,276,684	-	-	6,345,783	6,276,684
Other revenue	742,191	1,808,851	138,832	9,497	881,023	1,818,348
Total revenues	80,901,105	67,445,757	3,582,225	6,651,533	84,483,330	74,097,290
EXPENSES:						
General government	13,495,234	16,178,272	-	-	13,495,234	16,178,272
Public safety	26,440,234	19,117,131	-	-	26,440,234	19,117,131
Public works	9,945,369	8,175,125	-	-	9,945,369	8,175,125
Parks and recreation	7,627,864	4,329,864	-	-	7,627,864	4,329,864
Streets	5,742,372	3,280,145	-	-	5,742,372	3,280,145
Interest on long-term debt	658,802	743,184	-	-	658,802	743,184
Transit	-	-	393,282	310,670	393,282	310,670
Airport	-	-	2,385,911	2,163,804	2,385,911	2,163,804
Parking garage	-	-	1,209,649	902,351	1,209,649	902,351
Parking managements	-	-	13,351	16,187	13,351	16,187
Total expenses	63,909,875	51,823,721	4,002,193	3,393,012	67,912,068	55,216,733
Increase (decrease) in net position before special items and transfers	16,991,230	15,622,036	(419,968)	3,258,521	16,571,262	18,880,557
Special Items	307,801	(816,776)	-	-	307,801	(816,776)
Transfers	(714,041)	(316,710)	714,041	316,710	-	-
Increase (decrease) in net position	16,584,990	14,488,550	294,073	3,575,231	16,879,063	18,063,781
Net position - beginning	104,166,848	89,462,814	28,536,878	24,961,647	132,703,726	114,424,461
Restatement	748,232	215,484	-	-	748,232	215,484
Net position - beginning, as restated	104,915,080	89,678,298	-	-	133,451,958	114,639,945
Net position - ending	$ 121,500,070	$ 104,166,848	$ 28,830,951	$ 28,536,878	$ 150,331,021	$ 132,703,726

Governmental Activities. The City's governmental activities rely on several sources of revenue to finance ongoing operations. Transient occupancy taxes, Sales taxes, and Property taxes were the largest revenue sources for the City followed by Charges for services, Other taxes, and Capital grants and contributions. Charges for services are revenues that arise from charges to customers or applicants who purchase, use, or directly benefit from the goods, services, or privileges provided. Examples of the types of services that fall under this category include building licenses and permits, business license fees, impact fees, and park and recreation fees. The main components of Other taxes category are property tax in lieu of Motor Vehicle License Fee (MVLF) and tourism improvement district fees passed through to improvement districts, $2,507,946 and $3,081,703 respectively.

At the end of FY 2021-22, total revenues for the governmental activities were $80,901,105, an increase of approximately $13.5 million or 19.9 percent from the previous year. General revenues increased $6.0 million primarily due to a $5.1 million increase in Sales tax category which grew as a result of the first full year of the new Measure S sales tax that went into effect on April 1, 2021. Program revenues increased by $7.5 million or 59.3 percent from the previous year, primarily due to a $4.1 million increase in Capital grants and contributions, mostly for Streets programs.

Expenses totaled $63,909,875, an increase of $12.1 million or 23.3 percent from the prior year. Increases in public safety and parks and recreation categories account for the majority of the increase, $10.6 million, and were offset by a $2.7 million decrease in the general government category. These variations for the most part are attributed to changes related to pensions per GASB Statement No. 68.

The following chart presents a comparison of expenses by function and the associated program revenues for governmental activities.



Business-type Activities. The City has four business-type activities: Airport, Parking Garage, Parking Management Program, and Transit. The net position for business-type activities at the end of FY 2021-22 was $28,830,951. Total program revenues were $3,443,393, a decrease of $3,198,643 or 48.2 percent over the prior year. These program revenues consist primarily of airport and parking garage charges for services as well as capital grants and contributions revenue, which decreased in 2021-22 by $3,425,964 as a result of Federal Aviation Administration (FAA) grant funding revenue received in the prior fiscal year. Total expenses were $4,002,193, of which approximately 89.8 percent was related to the airport and parking garage operations. Overall net position increased by $294,073 within business-type activities as a result of transfers in of $0.7 million, primarily from the General fund to the airport to support operations.

Financial Analysis of Governmental Funds

As noted earlier, the City of South Lake Tahoe uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the

City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

In conformity with Governmental Accounting Standards Board (GASB) Statement 34, the City classifies governmental funds as major and non-major funds. Major funds are defined as funds that have either assets, liabilities, deferred outflows of resources, deferred inflows of resources, revenues or expenditures equal to ten percent of their fund-type total and five percent of the grand total. The General Fund is always a major fund. The City may also select other funds to be presented as major funds because of relevance to financial statement users.

There are five major funds in the Governmental Funds category in FY 2021-22. The table below presents a comparison of the fund balance for each of these five funds between 2020-21 and 2021-22, as well as a consolidated comparison for all non-major governmental funds for the same time period.

Governmental Fund Balances	September 30, 2022	September 30, 2021 (as restated)	Increase (Decrease) From 2021
General Fund	$ 34,622,061	$ 33,384,636	$ 1,237,425
City Housing & ED Fund	1,776,300	1,603,282	173,018
Measure P Recreation	11,195,435	13,427,113	(2,231,678)
City Capital Projects Fund	13,400,837	8,155,671	5,245,166
City Debt Service	1,315,732	1,355,611	(39,879)
Other Governmental Funds	9,550,182	7,777,213	1,772,969
Total Governmental Fund Balances	$ 71,860,547	$ 65,703,526	$ 6,157,021

As of the end of FY 2021-22, the City's governmental funds reported combined ending fund balances of $71,860,547, an increase of $6,157,021, or 9.4 percent in comparison to the prior year. Reasons for this increase are discussed below.

The General Fund is the chief operating fund of the City of South Lake Tahoe. At the end of the current fiscal year, unassigned fund balance of the General Fund was $27,865,327, while total fund balance increased to $34,622,061. As a measure of the General Fund's liquidity, it may be useful to compare only the unassigned fund balance to total fund expenditures (before transfers and special items). Unassigned fund balance represents 68.5 percent of the total General Fund expenditures, mostly related to daily operations of the City.

The total fund balance of the City's General Fund (including non-spendable and restricted balances) increased by $1,237,425, or 3.7 percent. Total revenues increased by $8,280,799, or 16.0 percent with the largest increase in taxes and assessments category primarily consisting of transient occupancy tax, sales tax, and property tax, which grew between 6.0 and 31.3 percent from last year's actuals for a total of $6,584,275. The largest increase was in the sales tax, $4,513,726, due to the first full year of the new 1 percent Measure S that went into effect on April 1, 2021. Transient Occupancy Tax increased 6.5 percent due to continued popularity of Tahoe Basin destination among tourists. Measure T VHR ban that was anticipated to negatively impact this revenue source, has slowed down the increase of this revenue and affected occupancy between different parts of town, but overall did not cause a significant drop in this revenue source as originally anticipated. Property tax grew an additional 5.3 percent this year after increasing 5.8 percent last fiscal year. Assessed property values continue to increase in South Lake Tahoe growing 6.3 percent on average over the past three years. This trend is similar to what is seen across the United States with the housing market jumping 30 percent from 2020 to 2022 for median price of a single-family home.

General Fund expenditures increased $3,470,604 primarily due to increases in Unfunded Accrued

Liability (UAL) in the current fiscal year and limited operations in parks and recreation last year which were impacted by the pandemic and golf course closure. Total General Fund revenues exceeded total expenditures by $19,509,944 at the end of FY 2021-22, before transfers. This excess allowed the City to finance several capital projects and make several capital purchases. The total transfer out of $18,475,345 for these and other purposes increased from the previous fiscal year by $7,615,578, for the most part as a result of the new Measure S sales tax dedicated specifically to road rehabilitation, snow and street equipment replacement, fire prevention and emergency response projects. The significant net revenue amount contributed to an approximate $2.2 million increase in unassigned fund balance for the General Fund.

The City Housing and Economic Development Fund was established to account for restricted former redevelopment tax allocation set-asides for low and moderate income housing, CDBG, and HOME funds. A total revenue increase of $656,276, primarily within charges for services and intergovernmental categories, was offset by a $868,972 increase in General Government expenditure category, primarily due to additional personnel costs and an increase in loans to borrowers. The total fund balance in this fund increased by $173,018, as a result of transfer in of $510,092 from the General Fund to support additional staffing for expanded housing programs, ending FY 2021-22 at $1,776,300.

The Measure P Recreation fund was established in fiscal year 2016-17 to account for collection of an additional 2 percent Transient Occupancy Tax, a special tax, to be used for the purpose of construction, operation and maintenance of recreational facilities. The taxes collected increased $189,297, or 5.9 percent, over the previous fiscal year. Transfers out to the City Capital Project Fund are for the construction of the new Recreation complex and totaled $5,468,882 for fiscal year 2021-22. The total fund balance is $11,195,435 at the end of the fiscal year.

The ending fund balance in the City Capital Projects Fund at year end was $13,400,837, an increase of $5,245,166 from prior year. Revenue and other financing sources consist of grant funds from various granting agencies as well as transfers in from the General Fund, including Measure S Sales Tax fund, and Measure P Recreation fund. In FY 2021-22 expenditures exceeded revenues by $8,843,223. A transfer in of $14.1 million from other funds for Street Overlay Program, Recreation Center construction and several other projects helped mitigate the deficiency of revenues over expenditures in this fund.

The City Debt Service Fund was established to account for financing and debt service activities within the City. The fund ended the year with a balance of $1,315,732, mostly in the restricted category, a decrease of $39,879 from prior year. The decrease resulted from using the available fund balance for debt service on bonds, loans and various lease obligations.

The fund balances of other governmental funds consist of 37 special revenue funds, some of which were combined for financial statement presentation purposes. The total fund balance of the City's non-major governmental funds was $9,550,182, an increase of $1,772,969. Within these special revenue funds, the balances of 16 funds increased over the course of the fiscal year, 11 funds experienced a drop, while 3 had no change in fund balance. The largest fund balance increase among other governmental funds, which amounted to $567,487, was in the Cannabis Program fund. The largest decrease in the fund balance among these funds, $291,520, was in the Vehicle Replacement fund. One of the funds combined under this fund category utilized the accumulated fund balance from prior years to purchase vehicles and equipment in the current fiscal year.

Proprietary Funds. Proprietary funds are comprised of enterprise and internal service funds. The unrestricted net position of all enterprise funds at the end of the year amounted to $6,253,338. The unrestricted net position of all internal service funds was $395,712 at the end of FY 2021-22. The total change in net position for all proprietary funds was an increase of $363,828. The following table

summarizes changes in overall net position from prior fiscal year individually by enterprise fund and as a total for all internal service funds.

Proprietary Funds Net Position	September 30, 2022	September 30, 2021	Increase (Decrease) From 2021
Airport	$ 19,351,267	$ 19,359,538	$ (8,271)
Transit	3,513,863	3,683,448	(169,585)
Parking Garage	5,672,194	5,314,875	357,319
Parking Management	293,627	179,017	114,610
Total Enterprise Funds	28,830,951	28,536,878	294,073
Internal Service Funds	395,712	325,957	69,755
Total Proprietary Funds Net Position	$ 29,226,663	$ 28,862,835	$ 363,828

The total net position of enterprise funds increased by $294,073 primarily due to a positive change in net position in parking garage and parking management funds. Fair value adjustment to Airport fund ending cash balance resulted in a decrease to its net position of $8,271. A decrease in the transit fund is largely due to an operating loss and the use of the net position for depreciation expense.

The total net position of internal service funds increased by $69,755 during 2021-22. The increase was primarily attributed to an increase in charges for services revenue and a positive change in net position in the Health, Vision and Dental Insurance fund and was offset by net expenses in the Workers' Compensation Self Insurance fund. These net expenses were a result of the fair value adjustment to invested cash balances recognized at year-end.

General Fund Budgetary Highlights

Original budget compared to final budget. During the fiscal year, all four categories of the original budget – estimated revenues, budgeted appropriations, other financings sources and other financing uses, increased. The overall budgeted appropriations increased by $3,833,172. The increase included appropriations carryforward from the previous year for several projects and contracts that cross multiple fiscal years, totaling $788,610, and mid-year budget review adjustments totaling $1,484,412 which included Small Business Sustainability Loan forgiveness, additional cost for the general liability premium, South Shore Transportation Management Association (SSTMA) pilot program and other various departmental needs. A $6,687,996 million increase in other financing uses was primarily for transfers out to capital projects and transient occupancy tax set-aside fund utilized for the former Redevelopment Agency debt service and were added using the prior year available undesignated unassigned fund balance and the new sales tax revenue. Other financing sources increased $4,214,309 in anticipation of the American Rescue Plan Act (ARPA) funding transfer from the Local Fiscal Recovery fund established by the City Council prior to the U.S. Department of the Treasury issuing the Final Rule. The City elected the provision of a "standard allowance" and subsequently disbursed this revenue to several City Council approved project funds in which it will be recorded as it is expensed.

Final budget compared to actual results. The most significant differences between estimated revenues and actual revenues and budgeted appropriations and actual expenditures were as follows:

- Taxes and assessments category reflects positive budgetary performance primarily in the City's three major revenue sources: City transient occupancy tax, sales tax, and property tax. The City also maintains the excess amount of transient occupancy tax from the former redevelopment agency not needed for Successor Agency debt service. Actual performance in these categories

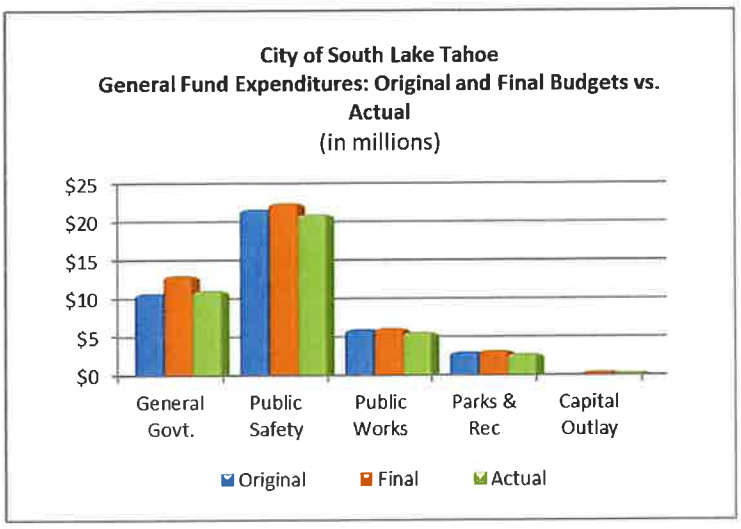
was better than expected after budgeting conservatively in 2021 and at the beginning of 2022 due to continued uncertainty associated with the impact of the pandemic and several other factors. The largest variances were in overall transient occupancy tax revenue that was budgeted conservatively due to unknown full impact of the Measure T VHR ban, and in sales tax revenue due to change in accounting accrual methodology and recording November 2022 sales tax revenue into the previous fiscal year. Additionally, property tax, franchise tax, and building permit fees performed better than anticipated.

- Negative performance in the Use of money and property category is primarily due to fair value adjustment at year-end.
- Intergovernmental revenue variance is due to higher than budgeted Property tax in lieu of motor vehicle license fees (MVLF) receipts, as well as ARPA funding that was accounted for differently than originally budgeted to comply with the revenue recognition requirements. After the City elected the provision of a "standard allowance" and transferred funding into the General Fund for governmental services, funds were subsequently disbursed to several other funds by City Council resolutions for projects approved and accounted for separately for reporting purposes.
- The variance in Charges for current services revenue category resulted from stronger performance in parks and recreation program fees and user fees for engineering, building, planning, and permitting services.

Revenue source	Estimated Revenues	Actual Revenues	Variance with Final Budget Positive/(Negative)
Taxes and assessments	$ 44,087,445	$ 49,181,475	$ 5,094,030
Use of money and property	$ 437,065	$ (336,382)	$ (773,447)
Intergovernmental revenue	$ 3,176,188	$ 3,907,412	$ 577,229
Charges for current services	$ 4,035,228	$ 4,746,121	$ 1,059,893

Expenditures function	Budgeted Appropriations	Actual Expenditures	Variance with Final Budget Positive/(Negative)
General government	$ 13,001,912	$ 11,059,117	$ 1,942,795
Public Safety	$ 22,432,609	$ 20,953,955	$ 1,478,654
Public Works	$ 6,098,250	$ 5,562,599	$ 535,651
Parks and recreation	$ 3,194,018	$ 2,741,425	$ 452,593

- All general fund departments had expense savings that were attributed to long-term vacancies and salary savings, with the largest expense savings in general government due to an approved loan that wasn't disbursed, and in public safety that included several capital purchases and projects carried into the next fiscal year. The total general fund encumbered amount carried forward into FY 2022-23 amounted to $2,324,394.



Capital Asset and Debt Administration

Capital Assets. The City's investment in capital assets for its governmental and business-type activities as of September 30, 2022 amounted to $133,748,749 (net of accumulated depreciation). This investment in capital assets includes land, intangibles, construction in progress, buildings, improvements, machinery and equipment, bike paths, streets and streetscape, runways, and basin and stream environment zone (SEZ) construction.

Major capital asset events in governmental activities during the fiscal year included the addition of $14.9 million to construction in progress, the capitalization of $2.5 million in street overlay, and the purchase of vehicles and equipment for a total of $2.5 million. In business-type activities, the City capitalized phase V and phase VI of the general aviation ramp reconstruction projects at the airport totaling $2.2 million and $2.9 million respectively. The majority of other changes are due to a reduction for depreciation. A condensed version of the City's capital assets, net of depreciation, is presented in the following table:

City of South Lake Tahoe
Capital Assets (Net of depreciation)
September 30, 2022 and 2021

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Land	$ 8,342,653	$ 8,342,653	$ 4,288,170	$ 4,288,170	$ 12,630,823	$ 12,630,823
Intangibles	399,206	399,206	-	-	399,206	399,206
Construction in progress	16,312,512	4,378,572	66,062	4,663,618	16,378,574	9,042,190
Buildings	5,595,372	6,146,183	6,507,311	7,054,346	12,102,683	13,200,529
Vehicles and Equipment	7,155,996	6,418,300	202,222	216,256	7,358,218	6,634,556
Improvements other than buildings	1,600,275	2,284,725	-	-	1,600,275	2,284,725
Bike Paths	5,278,932	5,768,072	-	-	5,278,932	5,768,072
Streets	9,264,499	7,785,682	-	-	9,264,499	7,785,682
Streetscape	4,449,273	4,746,454	-	-	4,449,273	4,746,454
Sidewalks, curbs, gutters, lighting	6,395,187	6,675,669	-	-	6,395,187	6,675,669
Runways	-	-	14,560,130	10,453,219	14,560,130	10,453,219
Basin and SEZ construction	43,330,949	45,559,265	-	-	43,330,949	45,559,265
Total	$ 108,124,854	$ 98,504,781	$ 25,623,895	$ 26,675,609	$133,748,749	$125,180,390

Additional information on the City of South Lake Tahoe's capital assets can be found in Note 6 to the

basic financial statements.

Long-term debt. At the end of the current fiscal year, the City's total long-term debt outstanding decreased by $3,554,344 or 12.1 percent from the prior year. The decrease resulted from routine debt service payments. A condensed version of the City's outstanding long-term debt is presented in the following table:

City of South Lake Tahoe
Summary of Outstanding Long-term Debt
September 30, 2022 and 2021

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenue bonds	$ 5,309,217	$ 6,575,623	$ 5,835,000	$ 6,105,000	$ 11,144,217	$ 12,680,623
Taxable Pension Obligation Bonds	6,950,000	8,070,000	-	-	6,950,000	8,070,000
COPs	4,555,000	4,710,000	-	-	4,555,000	4,710,000
Loans payable	224,712	288,893	48,398	56,840	273,110	345,733
Finance purchase obligations	2,869,623	3,539,938	-	-	2,869,623	3,539,938
Total	$ 19,908,552	$ 23,184,454	$ 5,883,398	$ 6,161,840	$ 25,791,950	$ 29,346,294

Additional information on the City of South Lake Tahoe's long-term debt can be found in Note 7 to the basic financial statements.

Credit Rating. In August 2017, Standard & Poor's Ratings Services raised its long-term rating to 'BBB' from 'BBB-' on South Tahoe Joint Powers Financing Authority 2014 and 2015 tax allocation refunding bonds (TARBs) issued for the Successor Agency (SA) to the South Tahoe Redevelopment Agency (RDA) to refund SA's outstanding 1999A, 2003A, 2004A and 2005A tax allocation bonds. At the same time, Standard & Poor's assigned its 'BBB' long-term rating to the 2017 Series A TARBs. The outlook on all ratings is stable.

In February 2018, Standard & Poor's Global Ratings (formerly Standard & Poor's Ratings Services) raised its rating from 'AA-' to 'AA' on the South Tahoe Joint Powers Financing Authority 2014 pension obligation bonds (POBs) issued on behalf of the City. Subsequently, in September 2018, Standard & Poor's Global Ratings upgraded its Local Currency Long-Term Rating on the 2014 bonds from 'AA' to 'AA+'. At the same time, S&P Global Ratings raised its Local Currency Long-Term Rating on the authority's 2012 certificates of participation (COP) and in addition its Underlying Rating on 2016 Series A lease revenue refunding bonds from 'AA-' to 'AA' while affirming the stable outlook for all three issuances.

In July 2022, Standard & Poor's Global Ratings assigned its 'AA' long-term rating to the South Tahoe Joint Powers Financing Authority's anticipated $43.335 million series 2022A lease revenue bonds, to be issued on behalf of the City of South Lake Tahoe. At the same time, S&P Global Ratings affirmed its 'AA' and 'AA+' long-term and underlying rating on the city's outstanding appropriation debt and pension obligation bonds (POBs), respectively. The outlook on all ratings is stable.

Economic Factors and Next Year's Budgets and Rates

The following economic factors currently affect the City of South Lake Tahoe and were considered in developing the 2022-23 fiscal year budget:

- Two and a half years after the start of an economically crippling global COVID-19 pandemic, the

City continues to see recovery of its major revenue sources to pre-pandemic levels. In particular, an overall increase in consumer demand coupled with rising home prices is fueling positive trends in sales tax and property tax revenues. The City's top revenue source, transient occupancy tax, is also trending upwards despite being more volatile and subject to the lingering effects of COVID-19 on the lodging industry and impacts of Measure T VHR ban.

- The City's recovery has been further aided thanks to the passage of Measure S, a 1 percent local sales tax approved by voters in November 2020. All money generated by this revenue source is exclusively used by the City and helps fund South Lake Tahoe fire protection, emergency response, snow equipment replacement, and city streets and roads repair. Measure S is expected to generate $7.0 million in fiscal year 2022-23.
- While the City's financial status is strong, broader challenges remain that require a fiscally prudent approach. Inflationary pressures from supply chain issues and the war in Europe are fueling concerns of a possible near-term recession. In June of 2022, inflation reached a 40 year high of 9.1%. The City will need to respond to these economically uncertain times with continued conservative fiscal management and operational cost control.
- The National Unemployment Rate, a major indicator of overall labor market conditions, fell to a pre-pandemic level of 3.3% in September 2022. According to an analysis by the Bureau of Labor Statistics for the same period, 1.4 million persons reported they had been unable to work because their employer closed or lost business due to the pandemic. This number is down from 1.9 million in August 2022 and from 49.8 million in May 2020 reflecting nationwide employment recovery. California's unemployment rate, although higher than the national average, dropped from a pandemic peak of 16% in April 2020 to 4.1% in August 2022. The unemployment rate in South Lake Tahoe was 3.1% in August 2022, which is significantly lower than the rate of 7.5% as of August 2021.
- FY 2022-23 General Fund revenues (excluding Measure S Sales Tax) are projected to be $0.9 million higher than the 2021-22 total budget. The total budgeted General Fund revenues equal approximately $50.9 million. The top three revenue sources, Transient Occupancy Tax (excluding Redevelopment TOT), Sales Tax (including Measure Q), and Property Tax comprise approximately 61 percent of the total primary General Fund revenues for the 2022-23 fiscal year.
- Sales tax, including Measure Q, was the largest revenue stream for the City's General Fund in 2021-22 totaling $11.2 million and grew 3.3% compared to fiscal year 2020-21 actuals. In fiscal 2022-23, total sales tax is budgeted at $10.6 million, an increase of 11.7% over the total 2021-22 budget. Sales tax revenue comprises 21% of the budgeted 2022-23 primary General Fund revenues, representing the largest revenue source in that year.
- Transient occupancy tax (TOT) was the second largest source of revenue for the General Fund in 2021-22 totaling $10.6 million, a 4.9% decrease compared to fiscal year 2020-21 actuals. Despite the volatility, tourism continues to be a primary economic driver for the city. In fiscal year 2022-23 budget, City TOT was budgeted at $10.4 million (excluding audits), a 2.9% increase compared to the 2021-22 amended budget, representing 21% of the total main General Fund revenues.
- Property tax, the third largest revenue stream for the City's General Fund in 2021-22, was approximately $9.7 million. This is an increase of 6.0% over the prior year. After revenue declined following the Great Recession and new lows were reached in 2011-2012, property tax revenue grew an average of 5.2% per year through 2021-22. Although the real estate market has slowed, the Lake Tahoe region remains attractive for remote workers and other potential home buyers. Property tax revenue represents 19% of primary General Fund revenues in fiscal year 2022-23 budget.

- Measure T vacation home rental (VHR) ban in residential zones took full effect in January 2022 and shifted occupancy from VHRs to hotels located within the tourist core area. While City TOT (including audits) was down 4.9% compared to fiscal year 2021-22, TOT in the Redevelopment Area was up $1.5 million or 25.4%.
- At the end of FY 2021-22, the unassigned fund balance in the general fund was $27,865,327. The 2022-23 fiscal year adopted budget was balanced using expected revenues and existing resources for one-time expense when necessary.

Requests for Information

This Annual Comprehensive Financial Report is designed to provide citizens, taxpayers, investors, and creditors with an assessment of the City's financial position. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of South Lake Tahoe Finance Department, at 1901 Lisa Maloff Way, Suite 210, South Lake Tahoe, CA 96150.

City of South Lake Tahoe, California
Statement of Net Position
September 30, 2022

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and investments (Note 3)	$ 73,951,673	$ 7,036,122	$ 80,987,795
Restricted cash and investments (Note 3)	1,675,396	2,837,117	4,512,513
Accounts receivable	9,672,289	507,646	10,179,935
Interest receivable	245,057	-	245,057
Inventory	253,071	-	253,071
Prepaid items	236,794	-	236,794
Land held for resale	1,225,000	-	1,225,000
Advances to RDA Successor Agency	5,289,178	-	5,289,178
Loans receivable (Note 5)	34,794,230	-	34,794,230
Capital assets (Note 6)			
Nondepreciable	25,054,371	4,354,232	29,408,603
Depreciable, net	83,070,483	21,269,662	104,340,145
Total assets	235,467,542	36,004,779	271,472,321
Deferred Outflows of Resources			
Deferred amount on refunding	106,529	-	106,529
Deferred outflows related to pensions	26,162,707	153,133	26,315,840
Total deferred outflows of resources	26,269,236	153,133	26,422,369
Liabilities			
Accounts payable	5,736,205	126,535	5,862,740
Accrued expenses	1,159,850	96,275	1,256,125
Deposits	2,319,479	61,353	2,380,832
Due to developers	513,414	1,352	514,766
Unearned revenue	4,646,251	-	4,646,251
Compensated absences (Note 8)			
Due within one year	2,676,921	11,816	2,688,737
Uninsured losses payable (Note 11)			
Due within one year	1,849,531	-	1,849,531
Due in more than one year	4,653,514	-	4,653,514
Long-term liabilities due in more than one year:			
Net pension liability (Note 10)	89,746,154	1,138,100	90,884,254
Long-term debt (Note 7)			
Due within one year	3,270,750	288,830	3,559,580
Due in more than one year	16,637,802	5,594,568	22,232,370
Total liabilities	133,209,871	7,318,829	140,528,700
Deferred inflows related to pensions	7,026,837	8,132	7,034,969
Net Position (Note 9)			
Net investment in capital assets	88,324,150	19,740,496	108,064,646
Restricted for			
Debt service	1,340,201	2,837,117	4,177,318
Public safety	1,384,549	-	1,384,549
Snow removal	1,253,023	-	1,253,023
Housing and economic development	36,570,530	-	36,570,530
Community and tourism improvement	1,360,171	-	1,360,171
Parks and recreation projects	11,195,435	-	11,195,435
Capital projects	636,591	-	636,591
Transportation	448,674	-	448,674
Solid waste	32,560	-	32,560
Vehicle replacement	446,168	-	446,168
PEG Program	235,392	-	235,392
Erosion control	160,092	-	160,092
Total restricted net position	55,063,386	2,837,117	57,900,503
Unrestricted	(21,887,466)	6,253,338	(15,634,128)
Total net position	$ 121,500,070	$ 28,830,951	$ 150,331,021

See Notes to Financial Statements

City of South Lake Tahoe, California
Statement of Activities
Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Total
Governmental Activities							
General government	$ 13,495,234	$ 2,708,476	$ 925,632	$ -	$ (9,861,126)	$ -	$ (9,861,126)
Public safety	26,440,234	2,695,421	966,562	71,640	(22,706,611)	-	(22,706,611)
Public works	9,945,369	3,795,673	973,891	923,344	(4,252,461)	-	(4,252,461)
Parks and recreation	7,627,864	345,286	123,919	-	(7,158,659)	-	(7,158,659)
Streets	5,742,372	138,928	1,726,588	4,632,995	756,139	-	756,139
Interest on long-term debt	658,802	-	-	-	(658,802)	-	(658,802)
Total governmental activities	63,909,875	9,683,784	4,716,592	5,627,979	(43,881,520)	-	(43,881,520)
Business-type Activities							
Transit	393,282	158,263	-	-	-	(235,019)	(235,019)
Airport	2,385,911	966,209	-	567,209	-	(852,493)	(852,493)
Parking garage	1,209,649	1,288,197	-	330,000	-	408,548	408,548
Parking management	13,351	133,515	-	-	-	120,164	120,164
Total business-type activities	4,002,193	2,546,184	-	897,209	-	(558,800)	(558,800)
Total	$ 67,912,068	$ 12,229,968	$ 4,716,592	$ 6,525,188	(43,881,520)	(558,800)	(44,440,320)
General Revenues							
Taxes							
Property taxes					10,227,658	-	10,227,658
Sales taxes					20,102,606	-	20,102,606
Transient occupancy taxes					21,511,525	-	21,511,525
Franchise taxes					1,942,987	-	1,942,987
Other taxes					6,345,783	-	6,345,783
Use of money and property					(734,455)	(115,643)	(850,098)
Miscellaneous					1,476,646	254,475	1,731,121
Total general revenues					60,872,750	138,832	61,011,582
Transfers (Note 4A)					(714,041)	714,041	-
Special Items							
Adjustment to nonexchange financial guarantee					307,801	-	307,801
Change in Net Position					16,584,990	294,073	16,879,063
Net Position-Beginning, as restated					104,915,080	28,536,878	133,451,958
Net Position-Ending					$ 121,500,070	$ 28,830,951	$ 150,331,021

See Notes to Financial Statements

The funds described below were determined to be Major Funds by the City in fiscal year 2022. Individual non-major funds may be found in the Supplemental section.

General Fund – The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. The major revenue sources for this Fund are sales taxes, property taxes, unrestricted revenues from the State, fines and forfeitures and interest income. Expenditures are incurred for public safety, public works, development services, parks and recreation, and general government.

City Housing & Economic Development Fund – Established to account for restricted Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and other funds obtained for the purpose of increasing or improving the City's supply of low or moderate-income housing.

Measure P Recreation Fund – Established to account for the 2 percent Transient Occupancy Taxes collected for the purpose of construction, operation and maintenance of recreational facilities.

City Capital Projects Fund – Established to account for the construction and maintenance of the City's projects. Funding sources for the City Capital Projects Fund are the General Fund, other City funds, as well as grant funds from various granting agencies.

City Debt Service Fund – Established to account for the financing and debt service activities within the City.



City of South Lake Tahoe, California
Balance Sheet – Governmental Funds
September 30, 2022

	General Fund	City Housing & Economic Development Fund	Measure P Recreation	City Capital Projects Fund	City Debt Service	Other Governmental Funds	Total Governmental Funds
Assets							
Cash and investments (Note 3)	$ 28,661,611	$ 2,481,863	$ 10,832,808	$ 16,808,884	$ -	$ 9,239,647	$ 68,024,813
Restricted cash and investments (Note 3)	-	-	-	-	1,618,325	-	1,618,325
Accounts receivable	6,930,189	72,628	362,627	1,547,280	-	755,179	9,667,903
Interest receivable	245,057	-	-	-	-	-	245,057
Due from other funds (Note 4B)	414,126	-	-	-	-	-	414,126
Prepaid items	140,036	-	-	-	96,758	-	236,794
Inventory	253,071	-	-	-	-	-	253,071
Land held for resale	1,225,000	-	-	-	-	-	1,225,000
Loans receivable (Note 5)	-	34,794,230	-	-	-	-	34,794,230
Advances to other funds (Note 4C)	-	-	-	23,813	-	-	23,813
Advances to RDA Successor Agency (Note 4C)	4,638,627	-	-	-	-	317,809	4,956,436
Total assets	$ 42,507,717	$ 37,348,721	$ 11,195,435	$ 18,379,977	$ 1,715,083	$ 10,312,635	$ 121,459,568
Liabilities							
Accounts payable	$ 1,389,033	$ 36,044	-	$ 3,584,197	$ 106,332	$ 612,252	$ 5,727,858
Accrued expenditures	1,157,989	-	-	-	-	1,861	1,159,850
Due to other funds (Note 4B)	-	-	-	-	269,206	144,920	414,126
Deposits	1,980,555	338,924	-	-	-	-	2,319,479
Due to developers	513,414	-	-	-	-	-	513,414
Unearned revenue	2,844,665	403,223	-	1,394,943	-	3,420	4,646,251
Advances from other funds (Note 4C)	-	-	-	-	23,813	-	23,813
Total liabilities	7,885,656	778,191	-	4,979,140	399,351	762,453	14,804,791
Deferred Inflows of Resources							
Unavailable revenue - revolving loans	-	34,794,230	-	-	-	-	34,794,230
Fund Balances (Note 9)							
Nonspendable	6,256,734	-	-	-	96,758	-	6,353,492
Restricted	-	1,776,300	11,195,435	-	1,218,974	6,078,447	20,269,156
Committed	500,000	-	-	13,377,024	-	1,632,862	15,509,886
Assigned	-	-	-	23,813	-	1,849,367	1,873,180
Unassigned	27,865,327	-	-	-	-	(10,494)	27,854,833
Total fund balances	34,622,061	1,776,300	11,195,435	13,400,837	1,315,732	9,550,182	71,860,547
Total liabilities, deferred inflows of resources and fund balances	$ 42,507,717	$ 37,348,721	$ 11,195,435	$ 18,379,977	$ 1,715,083	$ 10,312,635	$ 121,459,568

See Notes to Financial Statements

Total fund balances reported on the governmental funds balance sheet		$ 71,860,547
Amounts reported for governmental activities in the statement of net position are different from those reported in the governmental funds above because of the following:		
Capital assets		
Capital assets used in governmental activities are not current Assets or financial resources and therefore are not reported in the governmental funds.		108,124,854
Allocation of Internal Service Fund Net Position		
Internal service funds are not governmental funds. However, they are used by management to charge the costs of certain activities, such as insurance to individual governmental funds. The net position of the Internal Service Funds are therefore included in Governmental Activities in the following line items in the Statement of Net Position.		
Cash and investments	$ 5,926,860	
Restricted cash and investments	57,071	
Accounts receivable - net	4,386	
Interfund advances	332,742	
Accounts payable and accrued expenses	(8,347)	
Uninsured losses payable	(5,917,000)	
		395,712
Accrual of Non-Current Resources		
Revenue on the Governmental Fund Balance Sheet which is not available is currently recognized in the Statement of Net Position.		34,794,230
Deferred Outflows and Inflows of Resources		
The deferred accounts below are related to the net pension liability and are not due and payable in the current period and therefore are not reported in the Funds.		
Deferred inflows of resources - amounts related to pensions		(7,026,837)
Deferred outflows of resources - amounts related to pensions		26,162,707
The deferred amount on refunding of long-term debt used in governmental activities are not financial resources and therefore, are not reported in the governmental funds.		106,529
Long-Term Liabilities		
The liabilities below are not due and payable in the current period and therefore are not reported in the Funds:		
Long-term debt, net of bond premium		(19,908,552)
Uninsured losses payable		(586,045)
Compensated absences		(2,676,921)
Net pension liability		(89,746,154)
Net position of governmental activities		$ 121,500,070

See Notes to Financial Statements

City of South Lake Tahoe, California

Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds

Year Ended September 30, 2022

	General Fund	City Housing & Economic Development Fund	Measure P Recreation	City Capital Projects Fund	City Debt Service	Other Governmental Funds	Total Governmental Funds
Revenues							
Taxes and assessments	$ 49,181,475	$ -	$ 3,424,163	$ -	$ -	$ 1,664,556	$ 54,270,194
Licenses, permits and impact fees	1,958,895	-	-	-	-	198,886	2,157,781
Fines and penalties	110,316	-	-	-	-	73,454	183,770
Use of money and property	(336,382)	(55,829)	(186,959)	(381,273)	1,363	(142,469)	(1,101,549)
Intergovernmental revenue	3,907,412	301,503	-	4,951,811	-	2,462,449	11,623,175
Charges for current services	4,746,121	476,598	-	2,024,761	-	4,837,022	12,084,502
Other revenue	607,457	55,119	-	31,000	-	570,093	1,263,669
Total revenues	60,175,294	777,391	3,237,204	6,626,299	1,363	9,663,991	80,481,542
Expenditures							
Current							
General government	11,059,117	1,114,465	-	-	68,533	245,977	12,488,092
Public safety	20,953,955	-	-	-	-	1,588,897	22,542,852
Public works	5,562,599	-	-	-	-	904,629	6,467,228
Parks and recreation	2,741,425	-	-	-	-	3,263,021	6,004,446
Streets	-	-	-	-	-	3,415,257	3,415,257
Capital outlay	348,254	-	-	15,469,522	-	1,931,048	17,748,824
Debt service							
Principal	-	-	-	-	3,077,375	52,122	3,129,497
Interest and fiscal charges	-	-	-	-	760,080	7,528	767,608
Payment of financial guarantee	-	-	-	-	-	1,067,000	1,067,000
Total expenditures	40,665,350	1,114,465	-	15,469,522	3,905,988	12,475,479	73,630,804
Excess (Deficiency) of Revenues over Expenditures	19,509,944	(337,074)	3,237,204	(8,843,223)	(3,904,625)	(2,811,488)	6,850,738
Other Financing Sources (Uses)							
Transfers in (Note 4A)	202,302	510,092	-	14,090,468	3,864,746	5,497,776	24,165,384
Transfers out (Note 4A)	(18,475,345)	-	(5,468,882)	(2,079)	-	(913,319)	(24,859,625)
Proceeds from sale of capital assets	524	-	-	-	-	-	524
Total other financing sources (uses)	(18,272,519)	510,092	(5,468,882)	14,088,389	3,864,746	4,584,457	(693,717)
Net Change in Fund Balances	1,237,425	173,018	(2,231,678)	5,245,166	(39,879)	1,772,969	6,157,021
Beginning Fund Balances, as restated	33,384,636	1,603,282	13,427,113	8,155,671	1,355,611	7,777,213	65,703,526
Ending Fund Balances	$ 34,622,061	$ 1,776,300	$ 11,195,435	$ 13,400,837	$ 1,315,732	$ 9,550,182	$ 71,860,547

See Notes to Financial Statements

The schedule below reconciles the Net Change in Fund Balances reported on the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance, which measures only changes in current assets and current liabilities on the modified accrual basis, to the Change in Net Position of Governmental Activities reported in the Statement of Activities, which is prepared on the full accrual basis.

Net Change in Fund Balances - Total Governmental Funds	$ 6,157,021
Amounts reported for governmental activities in the Statement of Activities are different because of the following:	
Capital Assets Transactions	
Governmental Funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is capitalized and allocated over their estimated useful lives and reported as depreciation expense.	
Purchase of capital assets, net of retirements	16,944,641
Depreciation expense	(7,324,568)
Long-Term Debt Issuance and Payments	
Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond principal is an expenditure in the governmental funds, but in the Statement of Net Position the repayment reduces long-term liabilities.	
Repayment of debt principal	3,129,497
Amortization of deferred amounts on refunding	(37,598)
Amortization of bond premium	146,404
Payments to the RDA Successor for the nonexchange financial guarantee uses current financial resources in the governmental funds, but reduces the total amount of future expected payments under the guarantee in the Statement of Net Position	1,067,000
Accrual of Non-Current Items	
The amounts below included in the Statement of Activities do not provide or (require) the use of current financial resources and therefore are not reported as revenue or expenditures in governmental funds (net change):	
Unavailable revenues	527,542
Compensated absences	(362,456)
Uninsured losses payable	(345,854)
Change in net pension liability	(3,694,195)
Change in nonexchange financial guarantee	307,801
Allocation of Internal Service Fund Activity	
Internal Service Funds are used by management to charge the costs of certain activities, such as insurance to individual funds. The portion of the net revenue (expense) of these Internal Service Funds arising out of their transactions with governmental Funds is reported with governmental activities, because they service those activities.	
Change in net position - all internal service funds	69,755
Change in net position of governmental activities	$ 16,584,990

See Notes to Financial Statements

City of South Lake Tahoe, California

Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund

Year Ended September 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Taxes and assessments	$ 44,032,095	$ 44,087,445	$ 49,181,475	$ 5,094,030
Licenses, permits, and impact fees	1,809,600	1,690,600	1,958,895	268,295
Fines and penalties	310,000	110,500	110,316	(184)
Use of money and property	417,065	437,065	(336,382)	(773,447)
Intergovernmental revenue	2,948,235	3,330,183	3,907,412	577,229
Charges for current services	3,989,228	3,686,228	4,746,121	1,059,893
Other revenue	446,101	698,106	607,457	(90,649)
Total revenues	53,952,324	54,040,127	60,175,294	6,135,167
Expenditures				
Current				
General government	10,719,316	13,001,912	11,059,117	1,942,795
Public safety	21,630,781	22,432,609	20,953,955	1,478,654
Public works	6,001,344	6,098,250	5,562,599	535,651
Parks and recreation	3,017,589	3,194,018	2,741,425	452,593
Capital outlay	-	475,413	348,254	127,159
Total expenditures	41,369,030	45,202,202	40,665,350	4,536,852
Excess of Revenues over Expenditures	12,583,294	8,837,925	19,509,944	10,672,019
Other Financing Sources (Uses)				
Transfers in	419,877	4,634,186	202,302	(4,431,884)
Transfers out	(12,930,961)	(19,618,957)	(18,475,345)	1,143,612
Gain on sale of capital assets	-	-	524	524
Total other financing sources (uses)	(12,511,084)	(14,984,771)	(18,272,519)	(3,287,748)
Net Change in Fund Balance	$ 72,210	$ (6,146,846)	1,237,425	$ 7,384,271
Beginning Fund Balance, as restated			33,384,636	
Ending Fund Balance			$ 34,622,061	

See Notes to Financial Statements

City of South Lake Tahoe, California

Statement of Revenues, Expenses, and Changes in Fund Balance – Budget and Actual – City Housing & Economic Development Fund

Year Ended September 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Use of money and property	$ 1,000	$ 1,000	$ (55,829)	$ (56,829)
Intergovernmental revenue	288,951	5,960,286	301,503	(5,658,783)
Charges for services	247,100	147,100	476,598	329,498
Other revenue	-	100,000	55,119	(44,881)
Total revenues	537,051	6,208,386	777,391	(5,430,995)
Expenditures				
Current				
General government	757,603	7,261,222	1,114,465	6,146,757
Total expenditures	757,603	7,261,222	1,114,465	6,146,757
Excess (Deficiency) of Revenues over Expenditures	(220,552)	(1,052,836)	(337,074)	715,762
Other Financing Sources (Uses)				
Transfers in	486,152	1,277,592	510,092	(767,500)
Transfers out	-	(275,785)	-	275,785
Total other financing sources (uses)	486,152	1,001,807	510,092	(491,715)
Net Change in Fund Balance	$ 265,600	$ (51,029)	173,018	$ 224,047
Beginning Fund Balance			1,603,282	
Ending Fund Balance			$ 1,776,300	

See Notes to Financial Statements

City of South Lake Tahoe, California

Statement of Revenues, Expenses, and Changes in Fund Balance – Budget and Actual – Measure P Recreation Fund

Year Ended September 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Taxes and assessments	$ 3,000,000	$ 3,000,000	$ 3,424,163	$ 424,163
Use of money and property	75,000	75,000	(186,959)	(261,959)
Total revenues	3,075,000	3,075,000	3,237,204	162,204
Excess (Deficiency) of Revenues over Expenditures	3,075,000	3,075,000	3,237,204	162,204
Other Financing Sources (Uses)				
Transfers out	(5,000,000)	(7,311,817)	(5,468,882)	1,842,935
Total other financing sources (uses)	(5,000,000)	(7,311,817)	(5,468,882)	1,842,935
Net Change in Fund Balance	$ (1,925,000)	$ (4,236,817)	(2,231,678)	$ 2,005,139
Beginning Fund Balance			13,427,113	
Ending Fund Balance			$ 11,195,435	

See Notes to Financial Statements



Proprietary funds account for City operations financed and operated in a manner similar to a private business enterprise. The intent of the City proprietary funds is that the cost of providing goods and services be financed primarily through user charges.

Airport Fund – Established for the operation, development, maintenance and capital improvements of the South Lake Tahoe Airport.

Parking Garage Fund – Established for all activities necessary to provide administration, operations, capital improvements, maintenance, financing and related debt service of parking garage.

Other Enterprise Funds – Includes the non-major enterprise funds of the City, including the Transit and Parking Management Funds.

Internal Service Funds – The City has internal service funds which provide services to other departments on a cost-reimbursement basis including Health, Vision and Dental Insurance, and Worker's Compensation Self Insurance.

City of South Lake Tahoe, California
Statement of Net Position – Proprietary Funds
September 30, 2022

	Business-Type Activities - Enterprise Funds				Governmental Activities- Internal Service Funds
	Airport	Parking Garage	Other Enterprise Funds	Totals	
Assets					
Current Assets					
Cash and investments (Note 3)	$ 2,752,565	$ 3,450,229	$ 833,328	$ 7,036,122	$ 5,926,860
Restricted cash and investments (Note 3)	-	2,837,117	-	2,837,117	57,071
Accounts receivable - net	506,117	1,047	482	507,646	4,386
Total current assets	3,258,682	6,288,393	833,810	10,380,885	5,988,317
Non-Current Assets					
Advances to RDA Successor Agency (Note 4C)	-	-	-	-	332,742
Capital assets (Note 6)					
Nondepreciable	1,575,243	1,463,616	1,315,373	4,354,232	-
Depreciable	15,588,891	4,022,023	1,658,748	21,269,662	-
Total noncurrent assets	17,164,134	5,485,639	2,974,121	25,623,894	332,742
Total assets	20,422,816	11,774,032	3,807,931	36,004,779	6,321,059
Deferred Outflows of Resources					
Deferred outflows related to pensions	133,854	19,279	-	153,133	-
Liabilities					
Current Liabilities					
Accounts payable	80,560	45,534	441	126,535	8,347
Accrued interest payable	-	96,275	-	96,275	-
Deposits	61,353	-	-	61,353	-
Due to developers	1,352	-	-	1,352	-
Current portion of long-term debt (Note 7)	8,830	280,000	-	288,830	-
Compensated absences (Note 8)	11,816	-	-	11,816	-
Uninsured losses payable (Note 12)	-	-	-	-	1,263,486
Total current liabilities	163,911	421,809	441	586,161	1,271,833
Long-Term Liabilities					
Uninsured losses payable (Note 12)	-	-	-	-	4,653,514
Net pension liability	994,816	143,284	-	1,138,100	-
Long-term debt (Note 7)	39,568	5,555,000	-	5,594,568	-
Total long-term liabilities	1,034,384	5,698,284	-	6,732,668	4,653,514
Total liabilities	1,198,295	6,120,093	441	7,318,829	5,925,347
Deferred Inflows of Resources					
Deferred inflows related to pensions	7,108	1,024	-	8,132	-
Net Position (Note 9)					
Net investment in capital assets	17,115,736	(349,361)	2,974,121	19,740,496	-
Restricted for debt service	-	2,837,117	-	2,837,117	-
Unrestricted	2,235,531	3,184,438	833,369	6,253,338	395,712
Total net position	$ 19,351,267	$ 5,672,194	$ 3,807,490	$ 28,830,951	$ 395,712

See Notes to Financial Statements

City of South Lake Tahoe, California

Statement of Revenues, Expenses and Changes in Net Position – Proprietary Funds

Year Ended September 30, 2022

	Business-Type Activities - Enterprise Funds				Governmental Activities- Internal Service Funds
	Airport	Parking Garage	Other Enterprise Funds	Totals	
Operating Revenues					
Charges for current services	$ 94,425	$ 1,276,649	$ 133,515	$ 1,504,589	$ 5,247,880
Rental and reimbursements	871,784	11,548	158,263	1,041,595	138,768
Other income	254,475	-	-	254,475	-
Total operating revenues	1,220,684	1,288,197	291,778	2,800,659	5,386,648
Operating Expenses					
Salaries and wages	246,116	82,309	-	328,425	39
Payroll expenses	106,351	158,234	-	264,585	-
Contracted services	360,387	309,165	-	669,552	180,603
Supplies	240,576	55,285	4,647	300,508	-
Communication	6,626	1,661	-	8,287	-
Repairs and maintenance	126,919	-	94,926	221,845	-
Insurance	43,730	72,687	119,108	235,525	-
Claims	-	-	-	-	5,000,299
General expenses	47,955	2,019	3,468	53,442	7,649
Depreciation (Note 6)	1,204,640	193,832	174,749	1,573,221	-
Total operating expenses	2,383,300	875,192	396,898	3,655,390	5,188,590
Operating income (loss)	(1,162,616)	413,005	(105,120)	(854,731)	198,058
Nonoperating Revenues (Expenses)					
Interest expense	(2,611)	(334,457)	(9,735)	(346,803)	-
Investment earnings	(49,294)	(51,229)	(15,120)	(115,643)	(108,503)
Total nonoperating revenues (expenses)	(51,905)	(385,686)	(24,855)	(462,446)	(108,503)
Income (Loss) Before Contributions and Transfers	(1,214,521)	27,319	(129,975)	(1,317,177)	89,555
Capital grants and contributions	567,209	330,000	-	897,209	-
Transfers in (Note 4A)	639,041	-	75,000	714,041	50,200
Transfers out (Note 4A)	-	-	-	-	(70,000)
Total contributions and transfers	1,206,250	330,000	75,000	1,611,250	(19,800)
Change in Net Position	(8,271)	357,319	(54,975)	294,073	69,755
Beginning Net Position	19,359,538	5,314,875	3,862,465	28,536,878	325,957
Ending Net Position	$ 19,351,267	$ 5,672,194	$ 3,807,490	$ 28,830,951	$ 395,712

See Notes to Financial Statements

City of South Lake Tahoe, California
Statement of Cash Flows – Proprietary Funds
Year Ended September 30, 2022

	Business-Type Activities - Enterprise Funds				Governmental Activities- Internal Service Funds
	Airport	Parking Garage	Other Enterprise Funds	Totals	
Operating Activities					
Receipts from customers	$ 863,840	$ 1,299,697	$ 292,304	$ 2,455,841	$ 5,424,940
Payments to suppliers	(827,457)	(410,387)	(222,543)	(1,460,387)	(188,861)
Payments to employees	(540,190)	(115,514)	-	(655,704)	(39)
Claims paid	-	-	-	-	(4,875,299)
Net Cash Provided by (used for) Operating Activities	(503,807)	773,796	69,761	339,750	360,741
Noncapital Financing Activities					
Transfers in	639,041	-	75,000	714,041	50,200
Transfers out	-	-	-	-	(70,000)
Net Cash Provided by (used for) Noncapital Financing Activities	639,041	-	75,000	714,041	(19,800)
Capital and Related Financing Activities					
Capital grants	567,209	-	-	567,209	-
Capital asset purchases	(521,507)	-	-	(521,507)	-
Contributions	-	330,000	-	330,000	-
Principal payments on debt	(8,442)	(270,000)	-	(278,442)	-
Interest paid	(2,611)	(337,831)	(9,735)	(350,177)	-
Net cash provided by (used for) Capital and Related Financing Activities	34,649	(277,831)	(9,735)	(252,917)	-
Investing Activities					
Investment earnings	(49,294)	(51,229)	(15,120)	(115,643)	(108,503)
Net Cash Provided (used for) Investing Activities	(49,294)	(51,229)	(15,120)	(115,643)	(108,503)
Net Increase in Cash and Investments	120,589	444,736	119,906	685,231	232,438
Cash and Investments at Beginning of Period	2,631,976	5,842,610	713,422	9,188,008	5,751,493
Cash and Investments at End of Period	$ 2,752,565	$ 6,287,346	$ 833,328	$ 9,873,239	$ 5,983,931
Reconciliation of Operating Income (Loss) to net cash Provided by (used by) Operating Activities:					
Operating income (loss)	$ (1,162,616)	$ 413,005	$ (105,120)	$ (854,731)	$ 198,058
Adjustments to reconcile operating income (loss) to cash flows from operating activities:					
Depreciation	1,204,640	193,832	174,749	1,573,221	-
Increase (decrease) in pension related amounts	(166,512)	125,029	-	(41,483)	-
Change in assets and liabilities:					
Receivables, net	(358,196)	11,500	526	(346,170)	38,292
Accounts payable and other accrued expenses	(21,123)	30,430	(394)	8,913	124,391
Net Cash Provided by (used for) Operating Activities	$ (503,807)	$ 773,796	$ 69,761	$ 339,750	$ 360,741

See Notes to Financial Statements

Fiduciary funds are presented separately from the Government-wide and Fund financial statements. The City had the following types of Fiduciary Funds in fiscal year 2022:

Redevelopment Obligation Retirement Private-Purpose Trust Fund

This fund was established to account for the assets, liabilities, and activities of the Successor Agency to the South Tahoe Redevelopment Agency.

Custodial Funds

Custodial funds are used to account for assets held by the City as an agent for individuals, private organizations, and other governments. The financial activities of these funds are excluded from the City-wide financial statements but are presented in separate Fiduciary Fund financial statements.

	Redevelopment Obligation Retirement Private-Purpose Trust Fund	Custodial Funds
Assets		
Cash and investments (Note 3)	$ 4,619	$ 1,949,637
Restricted cash and investments (Note 3)	9,058,078	1,042,613
Accounts receivable	-	148,335
Capital assets (Note 16)		
Land	7,857,332	-
Depreciable capital assets, net	1,650,698	-
Total assets	18,570,727	3,140,585
Deferred Outflows of Resources		
Deferred amount on refunding	1,150,444	-
Liabilities		
Accounts payable	-	15,699
Deposits and other accruals	-	8,905
Advances payable to City of South Lake Tahoe	5,289,177	-
Long-term liabilities (Note 16)		
Due in one year	2,685,000	-
Due in more than one year	60,338,039	-
Total liabilities	68,312,216	24,604
Net Position (Deficit)		
Restricted for individuals, organizations, and other governments	$ (48,591,045)	$ 3,115,981

See Notes to Financial Statements

City of South Lake Tahoe, California
Statement of Changes in Fiduciary Net Position
Year Ended September 30, 2022

	Redevelopment Obligation Retirement Private-Purpose Trust Fund	Custodial Funds
Additions		
Taxes and assessments	$ 4,195,707	$ 924,718
Interest income	25,266	(38,317)
Transfer in of transient occupancy taxes for debt service	1,067,000	-
Total additions	5,287,973	886,401
Deductions		
General government	179,909	-
Program and administrative charges	-	156,386
Debt service principal	-	345,000
Distributions to other governments	-	330,000
Interest and fiscal charges	2,449,912	164,887
Total deductions	2,629,821	996,273
Net Change in Net Position	2,658,152	(109,872)
Net Position (Deficit)		
Beginning of Year	(51,249,197)	3,225,853
End of Year	$ (48,591,045)	$ 3,115,981

See Notes to Financial Statements



Note 1 - Significant Accounting Policies

The City of South Lake Tahoe, California (City) is a year-round resort community with a permanent estimated population of 21,199. The City operates under the Council/Manager form of government and provides the following services: public safety (police and fire), highways and streets, airport management, transportation, recreation, planning and zoning, public improvements and general administration.

A. Reporting Entity

The City is governed by a five-member council elected by city residents. The City is legally separate and fiscally independent which means it can issue debt, set and modify budgets and fees and sue or be sued. These financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the government's operations and so data from these units are combined with data of the primary government.

Primary Government

The financial statements of the City include the activities of the City and blended component units discussed below. While these component units are separate legal entities, their financial activities are integral to those of the City. Their financial activities have been aggregated and merged (termed "blending") with those of the City in the accompanying financial statements.

Blended Component Units

The South Tahoe Joint Powers Financing Authority (STJPFA) was formed by the City and Former Redevelopment Agency (Successor Agency) to finance the acquisition of public improvements. The City Council sits as the Authority's Board and the Authority's debt service expenditures are financed by the City and the Successor Agency. The Authority therefore provides a financial benefit and burden to the City. Financial activities have been included in the City Debt Service Fund and the Private Purpose Trust Fund. On March 15, 2022, the STJPFA agreement was amended to add the newly formed Parking Authority of the City of South Lake Tahoe as a member of the Financing Authority and to withdraw and terminate the Successor Agency as a member of the Financing Authority. The amendment facilitated the continued existence of the Financing Authority beyond the termination of the Successor Agency which occurs upon repayment of all Successor Agency enforceable obligations according to AB 1484. See Note 16.

The South Tahoe Joint Powers Parking Financing Authority was formed by the City and Successor Agency to finance the acquisition of certain public capital improvements, including parking facilities to aid the Successor Agency's redevelopment plan. The City Council sits as the Authority's Board and the Authority's debt service expenditures are financed by the City parking garage operations. The Authority therefore provides a financial benefit and burden to the City. Financial activities have been included in the Parking Enterprise Fund.

The Housing Authority of the City of South Lake Tahoe, California, was established to provide housing for the City's low and moderate-income residents. The City Council sits as the Authority's Board and all accounting and administrative functions are performed by City staff. The Authority therefore provides a financial benefit and burden to the City. The financial activities of the Authority have been included in the City Housing & Economic Development Special Revenue Fund.

B. Basis of Presentation

The City's Basic Financial Statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Government Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the U.S.A.

Government-wide Statements: The Statement of Net Position and the Statement of Activities display information about the primary government (City) and its component units. These statements include the financial activities of the overall City government, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities and any residual balance between Government Activities and Business Type Activities are reported as internal balances with the exception of interfund services provided and used. These interfund activities are not eliminated in the process of consolidation. These statements distinguish between the *governmental* and *business-type* activities of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The Statement of Activities presents a comparison between direct expenses and program revenues for each segment of the business-type activities of the City and for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs, (b) grants and contributions that are restricted to meeting the operational needs of a particular program and (c) fees, grants and contributions that are restricted to financing the acquisition or construction of capital assets. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the City's funds, including fiduciary funds and blended component units. Separate statements for each fund category—*governmental, proprietary, and fiduciary*—are presented. The emphasis of fund financial statements is on major individual governmental and enterprise funds, each of which is displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as non-major funds.

Proprietary fund *operating* revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. *Non-operating* revenues, such as subsidies and investment earnings, result from non-exchange transactions or ancillary activities.

C. Major Funds

Major funds are defined as funds that have either assets, deferred outflows of resources, liabilities, deferred inflows of resources, revenues or expenditures/expenses equal to ten percent of their fund-type total and five percent of the grand total. The General Fund is always a major fund. The City may also select other funds it believes because of relevance to financial statement users to be presented as major funds.

The City reports the following major governmental funds in the accompanying financial statements:

General Fund - The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. The major revenue sources for this Fund are sales taxes, property taxes, transient occupancy taxes, unrestricted revenues from the State, fines and forfeitures and interest income. Expenditures are incurred for public safety, public works, development services, parks and recreation, and general government.

City Housing & Economic Development Special Revenue Fund - Established to account for restricted former redevelopment tax allocations set aside for low and moderate-income housing, CDBG, and HOME funds used for the purpose of increasing or improving the City's supply of low or moderate–income housing.

Measure P Recreation Fund - Established to account for the 2 percent Transient Occupancy Taxes collected for the purpose of construction, operation and maintenance of recreational facilities.

City Capital Projects Fund - Established to account for the construction and maintenance of the City projects. The funding sources for City Capital Projects are the General Fund and other funds, from various granting agencies.

City Debt Service Fund - Established to account for the financing and debt service activities within the City.

The City reports the following enterprise funds as major funds in the accompanying financial statements:

Airport Fund - Established for the operation, development, maintenance and capital improvements of the South Lake Tahoe Airport.

Parking Garage Fund - Established for all activities necessary to provide administration, operations, capital improvements, maintenance, financing and related debt service of parking garage.

The City also reports the following fund types:

Internal Service Funds - The Health, Vision, and Dental Insurance, and Workers' Compensation Self Insurance; all of which provide services to other departments on a cost-reimbursement basis.

Fiduciary Funds - Fiduciary funds are used to account for assets held by the City as an agent for individuals, private organizations, and other governments. The financial activities of these funds are excluded from the Government-wide financial statements, but are presented in separate Fiduciary Fund financial statements and consist primarily of funds held as a custodian for various special assessment districts, other organizations, and the South Tahoe Basin Waste Management Authority, as well as the Redevelopment Obligation Retirement Private-Purpose Trust Fund, which accounts for the activities of the Successor Agency to the South Tahoe Redevelopment Agency.

D. Basis of Accounting

The government-wide, proprietary and fiduciary fund financial statements are reported using the *economic resources measurement focus* and the *full accrual basis* of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Agency funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations.

Governmental funds are reported using the *current financial resources* measurement focus and the *modified accrual* basis of accounting. Under this method, revenues are recognized when *measurable* and *available*. The City considers property taxes revenues to be available if collected within sixty days after year-end. All other revenues reported in the governmental funds are considered to be available if the revenues are collected within three hundred and sixty-five days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and accumulated unpaid vacation, sick pay and other employee amounts, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under leases are reported as *other financing sources*.

Non-exchange transactions, in which the City gives or receives value without directly receiving or giving equal value in exchange, include property taxes, grants, entitlements, and donations. On the accrual basis, revenue from taxes is recognized in the fiscal year for which the taxes are levied or assessed. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Other revenues susceptible to accrual are sales taxes and interest revenue. Forfeitures, licenses, permits and miscellaneous revenue are not susceptible to accrual because they are not measurable until received in cash. Grant funding received before all eligibility requirements are met is accounted for as unearned revenue.

Grant revenues are recognized in the fiscal year in which all eligibility requirements are met. Under the terms of grant agreements, the City may fund certain programs with a combination of cost-reimbursement grants, categorical block grants, and general revenues. Thus, both restricted and unrestricted net position may be available to finance program expenditures. The City's policy is to first apply restricted grant resources to such programs, followed by general revenues if necessary.

E. Inventory

Inventory consists of parts and fuel which are held for consumption and are valued at cost on a first-in, first-out basis (consumption method).

F. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. Prepaid items are reduced as the items are utilized or consumed.

G. Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net assets that applies to future periods and will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports deferred outflows related to pensions and deferred amounts on refunding.

Deferred inflows of resources represent an acquisition of net assets that applies to future periods and will not be recognized as an inflows or resources (revenue) until that time. The City has two items that qualify for reporting in this category. The first item, unavailable revenue, arises only under modified accrual basis of accounting and is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenue from principle and interest receivable on revolving loans. The amount is deferred and recognized as an inflow of resources in the period that the amount becomes available. At the government-wide statements, this item is eliminated and recognized as revenue since "availability" of resources is not a criteria used in the government-wide statements. The City also reports deferred inflows related to pensions.

H. Capital Assets

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Contributed capital assets are valued at their estimated acquisition value on the date contributed. The City's policy is to capitalize all assets with costs exceeding certain minimum thresholds and with useful lives exceeding three years.

All capital assets with limited useful lives are depreciated over their estimated useful lives. The purpose of depreciation is to spread the cost of capital assets equitably among all users over the life of these assets. The amount charged to depreciation expense each year represents that year's pro rata share of the cost of capital assets. Depreciation of all capital assets is charged as an expense against operations each year and the total amount of depreciation taken over the years, called accumulated depreciation, is reported on the statement of net position as a reduction in the book value of capital assets.

Depreciation is provided using the straight-line method which means the cost of the asset is divided by its expected useful life in years and the result is charged to expense each year until the asset is fully depreciated. The City has assigned the useful lives and capitalization thresholds listed below to capital assets:

	Life (Years)	Threshold
Buildings	30 - 40	$ 50,000
Vehicles	3 - 6	7,000
Furniture, machinery, and equipment	3 - 10	7,000
Buses	10	7,000
Transit center buildings	30 - 40	50,000
Terminal buildings	30 - 40	50,000
Streets	30 - 40	200,000
Bike paths	20	200,000
Streetscape	30 - 40	200,000
Intangibles (including right-to-use assets)	Based on legal provisions	100,000

Major outlays for capital assets and improvements are capitalized as projects are constructed.

I. Property Tax

El Dorado County assesses properties and bills, collects, and distributes property taxes to the City. The City participates in the County "Teeter Plan" method of property tax distribution. Under the Teeter Plan, the County remits the entire amount levied and handles all delinquencies, retaining interest and penalties. Secured and unsecured property taxes are levied on January 1 of the preceding fiscal year.

Secured property tax is due in two installments, on November 1 and March 1, and becomes a lien on those dates. It becomes delinquent on December 10 and April 10, respectively. Unsecured property tax is due on July 1 and becomes delinquent on August 31.

The term "unsecured" refers to taxes on personal property other than real estate, land and buildings. These taxes are secured by liens on the property being taxed. Property tax revenues are recognized by the City in the fiscal year they are assessed provided they become available as defined above.

J. Compensated Absences

Compensated absences comprise unused vacation leave, vested sick pay and compensated time off, which are accrued as earned. The City's liability for compensated absences is recorded in various Governmental funds or Proprietary funds as appropriate. For all governmental funds, amounts representing permanent liquidations are recorded as fund liabilities; the long-term portion is recorded in the Statement of Net Position. A roll-forward of the compensated absences balances is included in Note 8.

K. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

L. Cash and Cash Equivalents

The City's cash and cash equivalents reported in the proprietary fund statements are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

M. Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City's California Public Employees' Retirement System (CalPERS) plans (Plans) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

N. Adopted New Accounting Pronouncements

The Governmental Accounting Standards Board (GASB) releases new accounting and financial reporting standards which may have a significant impact on the City's financial reporting process. The City became subject to the following GASB Statements for the year ended September 30, 2022.

GASB Statement No. 87 – In June 2017, GASB issued Statement No 87, *Leases.* The implementation of this standard establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The standard requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. The City has determined that there is no material impact on the financial statements.

GASB Statement No. 89 – In June 2018, GASB issued Statement No 89, *Leases Accounting for Interest Cost Incurred before the End of a Construction Period.* This statement establishes accounting requirements for interest cost incurred before the end of a construction period. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. The City has determined that there is no material impact on the financial statements.

GASB Statement No. 92 – In January 2020, GASB issued Statement No 92, *Omnibus 2020.* The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. The requirements of this Statement are effective for reporting periods beginning after June 15, 2021. The City has determined that there is no material impact on the financial statements.

GASB Statement No. 97 – In June 2020, GASB issued Statement No 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans – An Amendment of GASB Statement No.14 and No.84 and A Supersession of GASB Statement No.32.* The objective of this Statement is (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The City has determined that there is no material impact on the financial statements.

Note 2 - Budgets and Budgetary Accounting

A. Budgeting Procedures

The City follows these procedures in establishing the budgetary data on a modified accrual basis, reflected in the accompanying financial statements:

1. The department directors prepare a budget request based upon the previous year's expenditures and current year estimates for the fiscal year commencing the following October 1;

2. The City Manager submits the proposed City budget during the month of August each year to the City Council, who make decisions regarding department budgets;

3. The budget is legally enacted through passage of an appropriation resolution prior to October 1;

4. The approved budget is placed in the City accounting system and monitored by the Finance Department;

5. Department directors are authorized to transfer budgeted amounts between expenditure categories within the department. Revisions that alter the total expenditures of any department must be approved by the City Manager and Director of Finance; the legally adopted budget requires that expenditures not exceed total appropriations at the fund level, unless approved by resolution of the City Council;

6. Budgets for governmental funds are adopted on a GAAP basis. Budgeted amounts are as originally adopted and further amended by the City Council;

7. Capital project budgets are primarily "long-term" in nature; however, the budgets are established on a year-by-year basis, except for the Stateline Capital Projects Fund; and

8. Appropriations lapse at the close of the fiscal year to the extent they have not been expended or encumbered.

9. Encumbrance accounting requires that purchase orders, contracts and other commitments for the expenditures of monies be recorded in the books in order to reserve that portion of the applicable appropriation. The City's encumbrance accounting is an extension of the formal budgetary process. It reports encumbrances outstanding at year end as a component of assigned, committed or restricted fund balance, since they are not expenditures. Unencumbered appropriations lapse at year end.

B. Excess of Expenditures over Appropriations

The funds below incurred expenditures in excess of its budget as the result of unanticipated expenses. Sufficient resources were available within the funds to finance these excesses:

Fund	Amount
Major Governmental Funds	
City Debt Service	$ 39,742
Non-major Governmental Funds	
Asset Forfeiture	4,638
Explore Tahoe Transit Center	339
Tourism Improvement District	181,053
Tobacco Law Enforcement Grant	16,845

Note 3 - Cash and Investments

The City pools cash from all sources and all funds except cash and investments with fiscal agents so that it can be invested at the maximum yield consistent with safety and liquidity, while individual funds can make expenditures at any time.

A. Policies

The City invests in individual investments and in investment pools. Individual investments are evidenced by specific identifiable *securities instruments*, or by an electronic entry registering the owner in the records of the institution issuing the security, called the *book entry* system. In order to increase security, the City employs the Trust Department of a bank as the custodian of certain City managed investments, regardless of their form.

The City's investments are carried at fair value, as required by generally accepted accounting principles. The City adjusts the carrying value of its investments to reflect their fair value at each fiscal year end, and it includes the effects of these adjustments in income for that fiscal year.

B. Classification

Cash and investments are classified in the financial statements as shown below, based on whether or not their use is restricted under the terms of City debt instruments or other agreements.

Cash and investments comprised of the following at September 30, 2022:

Cash and investments	$ 80,987,795
Restricted cash and investments	4,512,513
City cash and investments	85,500,308
Cash and investments in Fiduciary Funds	1,954,256
Restricted cash and investments in Fiduciary Funds	10,100,691
Total cash and investments	$ 97,555,255

C. Investments Authorized by the California Government Codes and the City's Investment Policy

The City's Investment Policy and the California Government Code allow the City to invest in the following, provided the credit ratings of the issuers are acceptable to the City; and approved percentages and maturities are not exceeded. The table below also identifies certain provisions of the California Government Code, or the City's Investment Policy where the City's Investment Policy is more restrictive.

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality	Maximum Percentage Allowed
Certificates of Deposit	5 years	No Limit	25%, not to exceed $250,000 per institution
Bankers' Acceptances	180 days	No Limit	20% max/5% per issuer
Securities of the U.S. Government or its agencies	5 years	No Limit	50% max
Commercial Paper	270 days	AAA	25% max /5% per issuer
Medium-Term Corporate Notes	5 years	A	30% and $2,000,000 per corporation
Local Agency Investment Fund (State Pool)	No Limit	No Limit	$75 million
Negotiable Certificates of Deposit	5 years	No Limit	Lesser of 30% max/5% per issuer or $1,000,000
Passbook Savings Account Demand Deposit	10 working days	No Limit	Under $100,000
Governmental Security Mutual Funds	5 years	AAA	20% max /10% per issuer
Bonds or notes issued by California Local agencies	5 years	A	20% max /5% per issuer
U.S. Treasury Notes and Bonds	5 years	A	50%
Supranationals	5 years	AA	30%

D. Investments Authorized by Debt Agreements

The City must maintain required amounts of cash and investments with trustees or fiscal agents under the terms of certain debt issues. These funds are unexpended bond proceeds or pledged reserves to be used if the City fails to meet its obligations under these debt issues. The California Government Code requires these funds to be invested in accordance with City resolutions, bond indentures or State statutes.

The table below identifies the investment types that are authorized for investments held by fiscal agents. The table also identifies certain provisions of these debt agreements:

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality	Maximum Percentage Allowed
U.S. Treasury Bonds	No Limit	None	No Limit
Government National Mortgage Bonds	No Limit	None	No Limit
Federal National Mortgage Bonds	No Limit	AA	No Limit
Demand Deposits	No Limit	A-1 or better	No Limit
Repurchase Agreements	No Limit	None	No Limit
Bankers' Acceptances	180 days	None	No Limit
Commercial Paper	270 days	A or higher	10%
Bonds, Warrants or Other Indebtedness	No Limit	A or higher	No Limit
Local Agency Investment Fund (State Pool)	No Limit	None	No Limit
Money Market Funds	No Limit	A or higher	No Limit

E. Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Normally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. The City generally manages its interest rate risk by holding investments to maturity.

Information about the sensitivity of the fair values of the City's investments (including investments held by bond trustees) to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity or earliest call date:

Investment Type	Twelve Months or Less	1 to 5 Years	Total
U.S. Government Agencies	$ -	$ 10,512,199	$ 10,512,199
Local Agency Investment Fund (State pool)	70,175,965	-	70,175,965
Mutual Funds	50,011	-	50,011
Money Market Mutual Funds	14,506,205	-	14,506,205
Certificate of Deposits	968,857	-	968,857
Total investments	$ 85,701,038	$ 10,512,199	96,213,237
Cash with Trustee			57,071
Cash in Banks and on Hand			1,284,947
Total cash and investments			$ 97,555,255

The City is a participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The City reports its investment in LAIF at the fair value amount provided by LAIF, which is the same as the value of the pool share. The balance is available for withdrawal on demand and is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Included in LAIF's investment portfolio are collateralized mortgage obligations, mortgage-backed securities, other asset-backed securities, loans to certain state funds, and floating rate securities issued by federal agencies, government-sponsored enterprises, United States Treasury Notes and Bills, and corporations. At September 30, 2022, these investments matured in an average of 304 days.

F. Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the actual rating as of September 30, 2022, for each investment type as provided by Standard and Poor's.

Investment Type	AAA/AAAm	AA+	Total
Available for Operations			
U.S. Government Agencies	$ -	$ 10,512,199	$ 10,512,199
Restricted:			
Money Market Mutual Funds	14,506,205	-	14,506,205
Totals	$ 14,506,205	$ 10,512,199	$ 25,018,404
Not Rated			
Mutual Funds			50,011
Local Agency Investment Fund			70,175,965
Certificates of Deposit			968,857
Exempt from Credit Rating Disclosures			
Cash with Trustee			57,071
Cash in Banks and on Hand			1,284,947
Total cash and investments			$ 97,555,255

G. Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government code requires California banks and savings and loan associations to secure the City's cash deposits by pledging securities as collateral. This Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. Thus, collateral for cash deposits is considered to be held in the City's name.

All of the City's investments in securities are held in the name of the City and held at the location of the City's third-party custodian. Therefore, the City is not exposed to custodial credit risk.

H. Concentration of Credit Risk

The City's investment policy has no limitation on the amount that can be invested in any one issuer beyond what is stipulated by the California Government Code. Investments in any one issuer (other than Money Market Mutual Funds, U.S. Treasury Securities, or external investment pools) that represent 5% or more of the total investments of the City are as follows:

Investment Type	Amount
U.S. Government Agencies:	
Federal Home Loan Bank	$ 6,697,547

I. Fair Value Measurements

The City categorizes fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1 — Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the City has the ability to access.

Level 2 — Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability; and
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 — Inputs to the valuation methodology are unobservable and significant to the fair value measurement. Unobservable inputs reflect the City's own assumptions about the inputs market participants would use in pricing the asset or liability (including assumptions about risk). Unobservable inputs are developed based on the best information available in the circumstances and may include the City's own data.

The asset's level within the hierarchy is based on the lowest level of input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. The determination of what constitutes observable requires judgment by the City's management. City management considers observable data to be that market data, which is readily available, regularly distributed or updated, reliable, and verifiable, not proprietary, and provided by multiple independent sources that are actively involved in the relevant market. The categorization of an investment within the hierarchy is based upon the relative observability of the inputs to its fair value measurement and does not necessarily correspond to City management's perceived risk of that investment.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The City's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

Deposits and withdrawals in governmental investment pools, such as LAIF are made on the basis of $1 and not fair value. Accordingly, the City's proportionate share in these types of investments is an uncategorized input not defined as a Level 1, Level 2, or Level 3 input.

The following is a description of the valuation methods and assumptions used by the City to estimate the fair value of its investments. There have been no changes in the methods and assumptions used at September 30, 2022. The methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. City management believes its valuation methods are appropriate and consistent with other market participants. The use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The City's treasury pool asset market prices are derived from closing bid prices as of the last business day of the month as supplied by Interactive Data, Bloomberg or Telerate. Where prices are not available from generally recognized sources, the securities are priced using a yield-based matrix system to arrive at an estimated fair value. Prices that fall between data points are interpolated. Non-negotiable FDIC-insured bank certificates of deposit are priced at par.

When available, quoted prices are used to determine fair value. When quoted prices in active markets are available, investments are classified within Level 1 of the fair value hierarchy.

For investments classified within Level 2 of the fair value hierarchy, the City's custodians generally use a multi-dimensional relational model. Inputs to their pricing models are based on observable market inputs in active markets. The inputs to the pricing models are typically benchmark yields, reported trades, broker-dealer quotes, issuer spreads and benchmark securities, among others. The City does not have any investments that are measured using Level 3 inputs.

As of September 30, 2022, the City has the following recurring fair value measurements:

Investments by fair value level	Total	Fair Value Measurements on a Recurring Basis Using: Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
U. S. Government Agency Securities	$ 10,512,199	$ -	$ 10,512,199	$ -
Mutual Funds	50,011	50,011	-	-
Money Market Mutual Funds	14,506,205	-	14,506,205	-
	25,068,415	$ 50,011	$ 25,018,404	$ -
Investments not measured at fair value or subject to fair value hierarchy				
Local Agency Investment Fund	70,175,965			
Certificates of Deposits	968,857			
Total fair value of investments	96,213,237			
Cash with Trustee	57,071			
Cash in Banks and on Hand	1,284,947			
Total cash and investments	$ 97,555,255			

Note 4 - Interfund Transactions

A. Transfers between Funds

With Council approval, resources may be transferred from one City fund to another. The purpose of the majority of transfers are for the purpose of funding operations. Less often, a transfer may be made to open or close a fund.

Transfers between funds during the fiscal year ended September 30, 2022, were as follows:

Fund Receiving Transfer	Fund Making Transfer	Transfer Amount	Reason for Transfer
General Fund	Non-Major Governmental Funds	$ 130,223	A, B, E
	Internal Service Fund	70,000	A, B
	City Capital Projects Fund	2,079	B, E
	Total general fund	202,302	
City Housing & Economic Development Fund	General Fund	510,092	A
City Capital Projects Fund	General Fund	8,521,586	C
	Measure P Recreation	5,468,882	C
	Non-Major Governmental Funds	100,000	C
	Total city capital projects fund	14,090,468	
City Debt Service	General Fund	3,839,746	A
	Non-Major Governmental Funds	25,000	A
	Total city debt service	3,864,746	
Non-Major Governmental Funds	General Fund	4,839,680	A, C, D
	Non-Major Governmental Funds	658,096	C
	Total non-major governmental funds	5,497,776	
Airport Enterprise Fund	General Fund	639,041	A, C
Transit Enterprise Fund	General Fund	75,000	A, C
Internal Service Funds	General Fund	50,200	A
Total Interfund Transfers		$ 24,929,625	
Net Transfers Between Governmental and Business-Type Activities		$ 714,041	

Reasons for transfers

A To fund operations.
B To fund administrative expenses.
C To fund capital projects.
D To reimburse the TOT Special Revenue Fund for paying Successor Agency Debt Service for shortfalls in tax increment revenues in the RDA Successor Agency.
E To return unused funds.

B. Current Interfund Balances

Current interfund balances arise in the normal course of business and are expected to be repaid the next fiscal year. At September 30, 2022, the General Fund was owed by the following funds:

Due to (from) Funds		
Fund Making the short-term loan (Due from other Funds)	Fund Receiving the short-term loan (Due to other Funds)	Amount
General Fund	Other Governmental Funds	
	Tobacco grant	$ 76,880
	DUI/traffic safety grant	9,848
	Boat patrol grant	58,192
	Total other governmental funds	144,920
	City Debt Service Fund	269,206
	Total	$ 414,126

C. Long-Term Interfund Balances

At September 30, 2022, the funds below had made advances to other city funds which were not expected to be repaid within the next year.

Fund Receiving Advance	Fund Making Advance	Amount of Advance
City Debt Service Fund	City Capital Project Fund	$ 23,813
RDA Successor Agency Private Purpose Trust Fund	General Fund	4,638,627
	Vehicle replacement special revenue fund	317,809
	Workers compensation internal service fund	332,742
	Total	$ 5,289,178

The City pays for debt service related to certain State Revolving Loans which the City owes to the State. These loans were used to finance erosion control projects completed as part of Redevelopment activities. The balance of the advance was $23,813 at September 30, 2022 and is recorded in the City Debt Service Fund.

At September 30, 2022, the funds below had made advances to the Former Redevelopment Agency (Fiduciary Funds) which were not expected to be repaid within the next year.

A Loan Repayment Agreement was signed between the City and the Former Redevelopment Agency on March 16, 2004, under which the South Tahoe Redevelopment Agency agreed to reimburse the City for the costs and expenses related to the implementation of the South Tahoe Redevelopment Plan. As of September 30, 2022, the long-term portion of principal and accumulated interest was $4,535,370 and $753,808, respectively. Also see Note 16.

D. Internal Balances

Internal balances are presented in the government-wide financial statements only. They represent the net interfund receivables and payables remaining after the elimination of all such balances within governmental and business-type activities. There were no internal balances at September 30, 2022.

Note 5 - Loans Receivable

City Housing & Economic Development Fund

The Housing Authority funded by the Former Redevelopment Agency engaged in programs designed to encourage business enterprises, construction or improvement in low-to-moderate income housing, or other projects. With the dissolution of the Redevelopment Agency as discussed in Note 16, the City agreed to become the successor to the Redevelopment Agency's housing activities and as a result, the City assumed the loans receivable of the Redevelopment Agency's Housing & Economic Development Special Revenue Fund as of February 1, 2012. Under these programs, grants or loans are provided with favorable terms to businesses, homeowners or developers who agree to spend these funds in accordance with the Former Agency's terms. Although these notes are expected to be repaid in full, their balance has been offset in the fund financial statements by deferred inflows as they are not expected to be repaid during the subsequent fiscal year. These loans receivable comprised the following at September 30, 2022:

Loan Program	Balance at September 30, 2021	Additions to Principal	Interest Accrued	Collections	Write-offs	Balance at September 30, 2022
Housing Rehabilitation Loans	$ 621,675	$ -	$ -	$ (61,061)	$ -	$ 560,614
Interest on loans	62,675	-	4,547	(27,640)	-	39,582
First-Time Homebuyer Loans	2,548,659	-	-	(160,530)	-	2,388,129
Interest on loans	947,059	-	36,487	(50,431)	(85,670)	847,445
Moderate Income Loans	500,500	-	-	(115,500)	-	385,000
Interest on loans	131,536	-	8,423	(31,271)	-	108,688
Projects Loans	23,073,643	566,318	-	-	-	23,639,961
Interest on loans	6,380,921	-	459,762	(15,872)	-	6,824,811
Total	$ 34,266,668	$ 566,318	$ 509,219	$ (462,305)	$ (85,670)	$ 34,794,230

A. Housing Rehabilitation Loans

The Former Redevelopment Agency administered a housing rehabilitation loan program using State Housing Community Development funds and Redevelopment Low & Moderate-Income Housing funds. Under the Program, individuals with incomes below a certain level are eligible to receive low interest, thirty-year loans, secured by deeds of trust, for rehabilitation work on their homes. The loan repayments may be amortized over the life of the loans, deferred or a combination of both.

B. First Time Home-Buyer Loans

The Former Redevelopment Agency engaged in a first-time home-buyer program designed to encourage home ownership among low-income persons. This program was funded by Community Development Block Grant, HOME, and Redevelopment Low- & Moderate-Income Housing Funds and was designed to make homes affordable for first-time homebuyers by providing low-interest, deferred payment second mortgages to eligible low-income persons. The deferred loans bear interest at 2-3 percent, require no monthly payments, are not due until the property is sold, transferred or rented and are collateralized by second deeds of trust.

C. Moderate Income Loans

The Former Agency engaged in moderate income loan programs to make homes affordable to moderate income homebuyers by providing low-interest, deferred payment second loans to eligible individuals or households. This program was funded with South Tahoe Redevelopment Agency Housing Funds. The Agency would provide a second loan of up to $100,000. All loans are secured by second deeds of trust on the properties to be purchased.

D. Projects Loans

The Housing Authority provided loans funded by HOME, CDBG and Redevelopment Low-&-Moderate Housing Funds to assist recipients in the rehabilitation and operation of affordable housing in the City. These loans are collateralized by deeds of trust with interest rates up to 3 percent. As of September 30, 2022, the Authority had made fourteen loans to ten organizations.

Note 6 - Capital Assets

A. Capital Asset Activity

Capital assets activity of the City's Governmental Activities for the year ended September 30, 2022, comprises the following:

	Balance at September 30, 2021	Additions	Retirements	Transfers	Balance at September 30, 2022
Governmental activities					
Capital assets not being depreciated					
Land	$ 8,342,653	$ -	$ -	$ -	$ 8,342,653
Intangible assets	399,206	-	-	-	399,206
Construction in progress	4,378,572	14,869,819	-	(2,935,879)	16,312,512
Total capital assets not being depreciated	13,120,431	14,869,819	-	(2,935,879)	25,054,371
Capital assets being depreciated					
Buildings	22,634,944	-	(192,133)	-	22,442,811
Vehicles	6,163,619	253,438	-	-	6,417,057
Furniture and equipment	17,415,011	1,821,384	(81,277)	459,676	19,614,794
Improvements other than buildings	8,118,366	-	-	-	8,118,366
Bike paths	9,654,857	-	-	-	9,654,857
Streets	31,260,671	-	-	2,476,203	33,736,874
Streetscape	8,436,460	-	-	-	8,436,460
Sidewalks, curbs, gutters, lighting	7,941,045	-	-	-	7,941,045
Basin and stream environment zone construction	66,595,513	-	-	-	66,595,513
Total capital assets being depreciated	178,220,486	2,074,822	(273,410)	2,935,879	182,957,777
Less accumulated depreciation for					
Buildings	(16,488,761)	(550,811)	192,133	-	(16,847,439)
Vehicles	(4,587,994)	(586,462)	-	-	(5,174,456)
Furniture and equipment	(12,572,336)	(1,210,340)	81,277	-	(13,701,399)
Improvements other than buildings	(5,833,641)	(684,450)	-	-	(6,518,091)
Bike paths	(3,886,785)	(489,140)	-	-	(4,375,925)
Streets	(23,474,989)	(997,386)	-	-	(24,472,375)
Streetscape	(3,690,006)	(297,181)	-	-	(3,987,187)
Sidewalks, curbs, gutters, lighting	(1,265,376)	(280,482)	-	-	(1,545,858)
Basin and stream environment zone construction	(21,036,248)	(2,228,316)	-	-	(23,264,564)
Total accumulated depreciation	(92,836,136)	(7,324,568)	273,410	-	(99,887,294)
Net capital assets being depreciated	85,384,350	(5,249,746)	-	2,935,879	83,070,483
Governmental activities capital assets, net	$ 98,504,781	$ 9,620,073	$ -	$ -	$ 108,124,854

Capital assets activity of the City's Business-Type Activities for the year ended September 30, 2022 comprises the following:

	Balance at September 30, 2021	Additions	Retirements	Transfers	Balance at September 30, 2022
Business-type activities					
Capital assets not being depreciated					
Land	$ 4,288,170	$ -	$ -	$ -	$ 4,288,170
Construction in progress	4,663,617	485,441	-	(5,082,996)	66,062
Total capital assets not being depreciated	8,951,787	485,441	-	(5,082,996)	4,354,232
Capital assets, being depreciated					
Transit center buildings	6,512,815	-	-	-	6,512,815
Terminal buildings	5,371,343	-	-	-	5,371,343
Runways	21,946,003	-	-	5,082,996	27,028,999
Machinery and equipment	2,651,949	36,066	-	-	2,688,015
Parking garage	7,891,224	-	-	-	7,891,224
Total capital assets being depreciated	44,373,334	36,066	-	5,082,996	49,492,396
Less accumulated depreciation for					
Transit center buildings	(4,679,317)	(174,749)	-	-	(4,854,066)
Terminal buildings	(4,366,349)	(178,453)	-	-	(4,544,802)
Runways	(11,492,783)	(976,086)	-	-	(12,468,869)
Machinery and equipment	(2,435,692)	(50,101)	-	-	(2,485,793)
Parking garage	(3,675,371)	(193,832)	-	-	(3,869,203)
Total accumulated depreciation	(26,649,512)	(1,573,221)	-	-	(28,222,733)
Total capital assets being depreciated, net	17,723,822	(1,537,155)	-	5,082,996	21,269,663
Business-type activities capital assets, net	$ 26,675,609	$ (1,051,714)	$ -	$ -	$ 25,623,895

B. Depreciation Allocation

Depreciation expense is charged to functions and programs based on their usage of the related assets. The amounts allocated to each function or program is as follows:

Governmental Activities	
General government	$ 142,753
Public safety	730,645
Public works	2,902,689
Parks and recreation	1,538,392
Streets	2,010,089
Current year depreciation expense	$ 7,324,568
Business-Type Activities	
Transit	$ 174,749
Airport	1,204,640
Parking garage	193,832
Current year depreciation expense	$ 1,573,221

Note 7 - Long-Term Debt

The City generally incurs long-term debt to finance projects or purchase assets which have useful lives equal to or greater than the related debt.

In governmental fund types, debt discounts and issuance costs are recognized in the current period. Debt discounts incurred by proprietary fund types and at the governmental activities level are amortized over the term of the debt using the bonds-outstanding method, which approximates the effective interest method.

A. Current Year Transactions and Balances

	Balance at September 30, 2021	Additions	Retirements	Balance at September 30, 2022	Current Portion
Governmental-type Activities					
Revenue Bonds					
Refunding Revenue Bonds, 2016 Series A,					
2.00% - 4.00% due serially until 10/1/2025	$ 5,990,000	$ -	$ 1,120,000	$ 4,870,000	$ 1,170,000
Add: bond premium	585,623	-	146,406	439,217	-
2012 Certificates of Participation (COPs)					
2.0% - 4.0%, due serially until 9/1/2042	4,710,000	-	155,000	4,555,000	160,000
2014 Taxable Pension Obligation Bonds					
1.875% - 4.000% due serially until 6/1/2027	8,070,000	-	1,120,000	6,950,000	1,205,000
Total revenue bonds	19,355,623	-	2,541,406	16,814,217	2,535,000
Notes from Direct Borrowings					
2002 State Revolving Fund Loan, 2.6% due 03/19/2022	12,059	-	12,059	-	-
2010 California Energy Commission Loan					
3.0% due serially until 6/22/2026	276,834	-	52,122	224,712	53,697
Total notes from direct borrowings	288,893	-	64,181	224,712	53,697
Notes from Direct Placements					
2014 Agreement for Road Improvements (Harrison Avenue)					
3.990% due serially until 10/1/2029	1,380,000	-	139,000	1,241,000	145,000
Total notes from direct placements	1,380,000	-	139,000	1,241,000	145,000
Financed Purchase					
Communications System 1.08% due 8/1/2025	2,159,938	-	531,315	1,628,623	537,053
Total financed purchase	2,159,938	-	531,315	1,628,623	537,053
Total governmental activities long-term debt	$ 23,184,454	$ -	$ 3,275,902	$ 19,908,552	$ 3,270,750
Business-type Activities					
Revenue Bonds					
Parking Revenue Refunding Bonds, 2013 Series A					
3.00% - 5.375% due serially until 12/1/2036	$ 6,105,000	$ -	$ 270,000	$ 5,835,000	$ 280,000
Total revenue bonds	6,105,000	-	270,000	5,835,000	280,000
Notes from Direct Borrowings					
2010 State Department of Transportation Loan					
4.594% due serially until 9/22/2029	56,840	-	8,442	48,398	8,830
Total notes from direct borrowings	56,840	-	8,442	48,398	8,830
Total business-type activities long-term debt	$ 6,161,840	$ -	$ 278,442	$ 5,883,398	$ 288,830

B. Long-Term Debt Issues

Governmental Activities

Revenue Bonds:

Refunding Lease Revenue Bonds 2016 Series A

On July 28, 2016, the South Tahoe Joint Powers Financing Authority issued the Refunding Lease Revenue Bonds 2016 Series A, in the amount of $10,055,000, the proceeds of which were used to refund the Lease Revenue Bonds, 2006 Series A. Interest on the Refunding Lease Revenue Bonds Series A is payable semi-annually on April 1 and October 1 of each year until 2025. Principal matures annually on October 1.

The 2016 Series A bonds are secured and repayable from a pledge of lease rental payments from the General fund. The total principal remaining to be repaid on the bonds at September 30, 2022 was $4,870,000. Unamortized deferred amounts on refunding were $106,529 at September 30, 2022. The agreement includes a provision that in the event of default, the Trustee may recover rent and other monetary charges as they become due under the Sublease without terminating the City's right to possession of the Demised Properties.

2012 Certificates of Participation

On July 1, 2012, the City entered into an agreement with the South Tahoe Joint Powers Financing Authority for a lease amount of $5,765,000. Proceeds from the Certificates were used to finance street and other capital improvements within the City benefitting Parks and Recreation. The Certificates bear interest of 2 percent to 4 percent. Principal and interest payments are payable semi-annually on each March 1 and September 1 of each year until 2042, commencing September 1, 2012. The debt service is funded by transfers from the General Fund. The total principal remaining to be paid on the loan was $4,555,000 as of September 30, 2022. The agreement includes a provision that in the event of default, the Trustee may exercise any and all remedies available pursuant to law or grant pursuant to the lease agreement.

2014 Taxable Pension Obligation Bonds

On December 1, 2014, the City issued $11,905,000 in Taxable Pension Obligation Bonds, Series 2014 to refund the outstanding "side fund" obligations of the City to the California Public Employees' Retirement System (PERS) with respect to the City's Safety Plan. The City paid off its Safety Plan Side Fund balance (lump sum payment of $11,447,671 as of December 18, 2014) with proceeds of the bonds.

The bonds bear interest rates ranging from 1.875 percent to 4.000 percent, payable on June 1 and December 1 of each year, commencing June 1, 2018 until maturity year of 2027. The total principal remaining on the bonds as of September 30, 2022 is $6,950,000.

Payment of the principal and interest on the bonds is not limited to any special source of funds and is payable from any legally available moneys of funds of the City. The City is not empowered or obligated to levy or pledge taxes to make payments on the bonds or fund a reserve fund for the bonds.

Direct Borrowings:

State Revolving Fund Loans

As of September 30, 2022, the City had drawn down $190,936 under a 2002 State Revolving Fund Loan with the State of California. Proceeds from the loan were used along with grant funds to construct the Stateline erosion control project. The loan is secured by the project and repayable from Transient Occupancy Taxes of the City. Principal and interest is payable annually on March 19 of each year until 2022. The outstanding balance on the loan as of September 30, 2022 was $0.

The City has pledged future transient occupancy tax revenues for the repayment of the State Revolving Fund loans. The pledge of future transient occupancy tax revenues ends upon repayment of $12,059 remaining debt principal on the loans, which occurred in 2022. For fiscal year 2022, transient occupancy tax revenue amounted to $10,623,784 which represented coverage of 859 times over the total debt service of $12,059 and $314 of principal and interest, respectively.

2010 California Energy Commission Loan

During fiscal year 2011-12, the City entered into an agreement with the California State Department of Energy Resources Conservation and Development Commission for a loan amount of $657,461. Proceeds from the loan were used to upgrade the Ice Arena chiller, interior and exterior lighting and data center server cooling control. The loan bears interest of 3 percent. Principal and interest payments are payable semiannually on December 22 and June 22 of each year until 2026, commencing December 22, 2012. The loan is repayable from savings made from energy costs and the City's General Fund. The outstanding balance on the loan as of September 30, 2022 was $224,712. The agreement includes a provision that in the event of default or breach, the lender may declare the outstanding loan principal immediately.

Direct Placements:

2014 Agreement for Road Improvements

During the fiscal year 2013-14, the City entered into an agreement, accounted for as a financed purchase, with STJPFA for $2,110,000 for road improvements for the Harrison Avenue Streets Improvement Project. The agreement bears interest at 3.99 percent. Principal and interest payments are payable semiannually on April 1 and October 1 of each year until 2029, commencing October 1, 2014. The outstanding balance on the agreement at September 30, 2022 was $1,241,000. The agreement includes a provision that in the event of default, the lender may declare the outstanding loan principal and accrued interest due.

Financed Purchase:

On February 1, 2021, the City entered into an agreement in the amount of $2,700,000 with U.S. Bancorp Government Leasing and Finance, Inc., for a lease financing arrangement for the purchase of a Walker Telecomm Communications System. The agreement bears interest at 1.08 percent, and payments are due annually on August 1 for a fixed amount of $554,641. The outstanding balance on September 30, 2022 was $1,628,623.

Business-Type Activities

Revenue Bonds:

Parking Revenue Bonds 2013

On November 20, 2013, the South Tahoe Joint Powers Parking Financing Authority issued $7,735,000 in Parking Revenue Refunding Bonds, Series 2013 with a term of 23 years and interest rates ranging from 3.0 percent to 5.375 percent. The Series 2013 Bonds were issued to refund the Authority's Parking Revenue Bonds, Series 2002 A in the outstanding amount of $7,270,000 and to pay the costs of issuance associated with the Series 2013 bonds. Interest on the Parking Revenue Bonds is payable semiannually on each June 1 and December 1. Principal matures annually each December 1. The outstanding balance on the bonds as of September 30, 2022 was $5,835,000. The agreement includes a provision that in the event of default, the lender may declare the outstanding loan principal and accrued interest due.

The bonds are secured by and are repayable from operation revenues from the parking garage and certain surplus special tax revenues of the South Tahoe Redevelopment Agency Community Facilities District No. 2001-1. For fiscal year 2022, Parking Enterprise Fund's customer revenues amounted to $1,288,197, which represented coverage of approximately 2.3 times over the total debt service of $270,000 and $293,888 of principal and interest, respectively.

Direct Borrowings:

2010 State Department of Transportation Loan

On September 3, 2009, the City entered into an agreement with the State Department of Transportation for a loan amount of $128,456. Proceeds from the loan were used for the reconstruction of the airport terminal aprons at the Lake Tahoe Airport. The loan bears interest of 4.594 percent. Principal and interest payments are payable annually on October 30 until 2029.

The City has pledged future airport gross revenues to repay the 2010 State Department of Transportation loan through 2029. The Airport Enterprise Fund's total principal remaining to be paid on the loans was $48,398 as of September 30, 2022. The Airport Enterprise Fund's total principal and interest paid for the current year and total customer revenues were $11,053 and $966,209, respectively.

C. Debt Service Requirements

Aggregate principal and interest payments on all outstanding long-term debt are as follows at September 30, 2022:

	Governmental Activities							
	Revenue Bonds		Notes from Direct Borrowings		Notes from Direct Placements		Financed Purchase	
For the Year Ending September 30	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2023	$ 2,535,000	$ 608,144	$ 53,697	$ 6,343	$ 145,000	$ 48,080	$ 537,053	$ 17,589
2024	2,670,000	514,975	55,309	4,732	151,000	42,234	542,853	11,789
2025	2,810,000	415,375	56,992	3,048	157,000	36,149	548,717	5,926
2026	2,885,000	304,950	58,714	1,326	163,000	29,825	-	-
2027	1,770,000	215,363			170,000	23,262		
2028-2032	1,005,000	655,875	-	-	455,000	27,631	-	-
2033-2037	1,220,000	446,200	-	-	-	-	-	-
2038-2042	1,480,000	182,000	-	-	-	-	-	-
Total	16,375,000	$ 3,342,882	$ 224,712	$ 15,449	$ 1,241,000	$ 207,181	$ 1,628,623	$ 35,304
Add: Bond Premium	439,217							
Total	$ 16,814,217							

	Business-Type Activities			
	Revenue Bonds		Notes from Direct Borrowings	
For the Year Ending September 30	Principal	Interest	Principal	Interest
2023	$ 280,000	$ 283,225	$ 8,830	$ 2,223
2024	290,000	271,825	9,236	1,818
2025	300,000	259,650	9,660	1,393
2026	315,000	246,188	10,104	950
2027	330,000	231,675	10,568	485
2028-2032	1,890,000	897,631	-	-
2033-2037	2,430,000	340,506	-	-
Total	$ 5,835,000	$ 2,530,700	$ 48,398	$ 6,869

Note 8 - Compensated Absences

The City accumulates compensated absences for vacation and sick leave that is payable upon termination from City employment. As of September 30, 2022, compensated absences balances are as follows:

	Governmental Activities	Business-Type Activities	Total
Beginning Balance	$ 2,314,465	$ 33,027	$ 2,347,492
Additions	2,493,172	22,911	2,516,083
Payments	(2,130,716)	(44,122)	(2,174,838)
Ending Balance	$ 2,676,921	$ 11,816	$ 2,688,737
Current Portion	$ 2,676,921	$ 11,816	$ 2,688,737

For proprietary funds compensated absences are liquidated by the fund that has recorded the liability. For governmental activities, compensated absences are liquidated by the General Fund.

Note 9 - Net Position and Fund Equity

A. Net Position

Net Position is the excess of all the City's assets and deferred outflows over all its liabilities and deferred inflows. Net Position is divided into three captions which is determined at the government-wide and proprietary fund levels, and are described below:

Net Investment in Capital Assets describes the portion of Net Position which is represented by the current net book value of the City's capital assets, less the outstanding balance of any debt issued to finance these assets.

Restricted describes the portion of Net Position which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, enabling legislation or other restrictions which the City cannot unilaterally alter. These principally include developer fees and other assets received for use on capital projects, debt service requirements, and housing assets restricted to low and moderate-income purposes.

Unrestricted describes the portion of Net Position which is not restricted to use.

B. Governmental Fund Balance

The City's fund balances are classified based on spending constraints imposed on the use of resources.

For governmental funds with multiple funding sources, the City's policy is to spend restricted fund balance first, before spending unrestricted fund balance. The City's policy is that committed and assigned for balance is considered to be spent before unassigned balances, when expenditures are incurred for purposes in which any of those committed or assigned classifications could be used.

Each category in the following hierarchy is ranked according to the degree of spending constraint:

Non-spendable fund balances represent balances set aside to indicate items that do not represent available, spendable resources even though they are a component of assets. Fund balances required to be maintained intact, such as Permanent Funds, and assets not expected to be converted to cash, such as prepaids, notes receivable, and land held for resale are included. However, if proceeds realized from the sale or collection of non-spendable assets are restricted, committed or assigned, then non-spendable amounts are required to be presented as a component of the applicable category.

Restricted fund balances have external restrictions imposed by creditors, grantors, contributors, laws, regulations, or enabling legislation which requires the resources to be used only for a specific purpose. Encumbrances and non-spendable amounts subject to restrictions are included along with restricted resources.

Committed fund balances include amounts that can only be used for a specific purpose and have formal constraints imposed by resolution of the City Council which may be altered only by resolution of the City Council. Encumbrance amounts subject to council commitments are included along with committed resources.

Assigned fund balances are amounts constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. Intent is expressed by the City Council or City Manager and may be changed at the discretion of the City Council or City Manager. This category includes encumbrances, proceeds or collections for a specific purpose, and residual fund balances, if any, of Special Revenue, Capital Projects and Debt Service Funds which have not been restricted or committed.

Unassigned fund balance represents residual amounts that have not been restricted, committed, or assigned. This includes the residual General Fund balance and residual fund deficits, if any, of other governmental funds.

Detailed classifications of the City's Fund Balances, as of September 30, 2022, are below:

Fund Balance Classifications	General Fund	City Housing & Economic Development Fund	Measure P Recreation	City Capital Project Fund	City Debt Service	Other Governmental Funds	Total
Nonspendable							
Inventory	$ 253,071	$ -	$ -	$ -	$ -	$ -	$ 253,071
Prepaid items	140,036	-	-	-	96,758	-	236,794
Land held for resale	1,225,000	-	-	-	-	-	1,225,000
Long-term interfund receivables	4,638,627	-	-	-	-	-	4,638,627
Total nonspendable fund balances	6,256,734	-	-	-	96,758	-	6,353,492
Restricted for							
Debt service	-	-	-	-	1,218,974	121,227	1,340,201
Housing and economic development	-	1,776,300	-	-	-	-	1,776,300
Gas tax	-	-	-	-	-	575,061	575,061
Public safety	-	-	-	-	-	1,384,549	1,384,549
Snow removal	-	-	-	-	-	1,253,023	1,253,023
Solid waste	-	-	-	-	-	32,560	32,560
Vehicle replacement	-	-	-	-	-	446,168	446,168
Community improvement	-	-	-	-	-	1,182,666	1,182,666
Erosion control	-	-	-	-	-	160,092	160,092
Tourism improvement	-	-	-	-	-	177,505	177,505
Measure S	-	-	-	-	-	448,674	448,674
Transportation	-	-	-	-	-	61,530	61,530
Measure P	-	-	11,195,435	-	-	-	11,195,435
PEG program	-	-	-	-	-	235,392	235,392
Total restricted fund balances	-	1,776,300	11,195,435	-	1,218,974	6,078,447	20,269,156
Committed to							
Capital projects	-	-	-	13,377,024	-	-	13,377,024
Community-wide benefit grant program	-	-	-	-	-	1,632,862	1,632,862
General liability program	500,000	-	-	-	-	-	500,000
Total committed fund balances	500,000	-	-	13,377,024	-	1,632,862	15,509,886
Assigned to							
Long-term interfund receivables	-	-	-	23,813	-	317,809	341,622
Nonexchange financial guarantee	-	-	-	-	-	1,531,558	1,531,558
Total assigned fund balances	-	-	-	23,813	-	1,849,367	1,873,180
Unassigned							
General fund	27,865,327	-	-	-	-	-	27,865,327
Boat patrol fund	-	-	-	-	-	(2,837)	(2,837)
Tourism improvement district fund	-	-	-	-	-	(7,657)	(7,657)
Total unassigned fund balances	27,865,327	-	-	-	-	(10,494)	27,854,833
Total fund balances	$ 34,622,061	$ 1,776,300	$ 11,195,435	$ 13,400,837	$ 1,315,732	$ 9,550,182	$ 71,860,547

C. Contingency Arrangements and Reserve Policies

The City's Reserve Policy requires the City to maintain an Unassigned General Fund reserve at a minimum of 25 percent of General Fund operating expenses. Funds may be appropriated from the Unassigned Fund Balance upon demonstration to the City Council that the remaining balance is sufficient to offset potential downturns in revenue sources and to provide adequate cash for daily financial needs. Funds must be allocated each year in the budget process to replace any use of the 25 percent Unassigned Fund Balance during the preceding fiscal year. To the extent that funds accumulate in excess of the required 25 percent Unassigned General Fund Reserve; these one-time funds may be transferred to the Capital Projects Fund upon completion of the annual audit. As of September 30, 2022, the reserve balance was $12,721,439.

D. Fund Deficits

The Workers' Compensation Self Insurance Internal Service Fund had a net position deficit in the amount of $201,866 due to the estimated future workers' compensation claims liability. The City continues to increase the workers' compensation rate yearly and transfer additional available funds to increase the reserve amounts available in the Workers' Compensation Insurance fund to ensure that there are adequate reserves available for future Worker's Compensation claims. The City will continue to look for ways to reduce claims and increase the reserve in the next couple of years to erase the deficit. The Boat Patrol and Tourism Improvement District Funds had fund balance deficits in the amounts of $2,837 and $7,657, respectively. The Boat Patrol deficit is due to the timing of reimbursements of expenditure incurred on grant activities. The City expects to cover the deficit with future reimbursements. The Tourism Improvement District deficit is due to the fair value adjustment to investments recognized at year-end. The City expects to eliminate this deficit with future fair value adjustments.

Note 10 - Pension Plans

As of September 30, 2022, the City reported total net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense for both Miscellaneous and Safety Plans as follows:

	Net Pension Liability	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expense
Miscellaneous Plan	$ 40,250,897	$ 8,523,671	$ 287,588	$ 4,393,973
Safety Plan	50,633,357	17,792,169	6,747,381	3,273,067
Total	$ 90,884,254	$ 26,315,840	$ 7,034,969	$ 7,667,040

CalPERS Safety and Miscellaneous Employees' Plans

A. Miscellaneous Plan, an Agent Multiple-Employer Defined Benefit Pension Plan

Plan Description - Substantially all full time City employees are eligible to participate in pension plans offered by California Public Employees Retirement System (CalPERS). The City's employees participate in the separate Safety (police and fire) and Miscellaneous (all other) Employee Plans. CalPERS operates an agent multiple employer defined benefit pension plan for the City's miscellaneous plans and operates a cost sharing multiple employer defined benefit plan for the City's safety plans. CalPERS acts as a common investment and administrative agent for its participating member employers. CalPERS provides retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries.

Benefit provisions under both Plans are established by State statute and City resolution. Benefits are based on years of credited service, equal to one year of full-time employment. Funding contributions for both Plans are determined annually on an actuarial basis as of June 30 by CalPERS; the City must contribute these amounts.

Audited annual financial statements are available from CalPERS at P.O. Box 942709, Sacramento, California 94229-2709.

Benefits Provided

CalPERS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. All members are eligible for non-duty disability benefits after ten (10) years of service. The death benefit is one of the following: The basic death benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employees' Retirement Law. Benefit provisions and all other requirements are established by State statute and may be amended by city contracts with employee bargaining groups.

The Miscellaneous Plan's provisions and benefits in effect at September 30, 2022 are summarized as follows:

	Classic Miscellaneous	PEPRA Miscellaneous
Benefit formula	2% @ 55 / 2.7% @ 55	2% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	55	62
Monthly benefits, as a % of salary	2.00% - 2.70%	2.00%
Required employee contribution rates		
Oct 1, 2021 - June 30, 2022	7 - 8%	8.000%
July 1, 2022 - September 30, 2022	7 - 8%	8.000%
Required employer contribution rates		
Oct 1, 2021 - June 30, 2022	10.670%	10.670%
July 1, 2022 - September 30, 2022	10.360%	10.360%

Contributions

Section 20814(c) of the California Public Employee's Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plan is determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. For the measurement period ended June 30, 2022, Miscellaneous Classic and PEPRA plans are required to contribute 7-8 percent and 8 percent of their annual covered salary, respectively. Total contributions made by the City to the Miscellaneous Plan during fiscal year 2022 were $4,010,750.

Employees Covered

At the June 30, 2021 valuation date, the following employees were covered by the benefit terms for the Miscellaneous Plan:

Active employees	118
Inactive employees receiving benefits	282
Inactive employees not receiving benefits	167
Total	567

Net Pension Liability

The City's net pension liability for the Miscellaneous Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2022, using an annual actuarial valuation as of June 30, 2021 rolled forward to June 30, 2022 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is illustrated below.

Actuarial Assumptions

The total pension liabilities were determined using the following actuarial assumptions:

	Miscellaneous Plan
Valuation Date	June 30, 2021
Measurement Date	June 30, 2022
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions	
Discount Rate	6.90%
Inflation	2.30%
Project Salary Increase	Varies by Entry Age and Service
Investment Rate of Return	6.90% (1)
Mortality	Based on CalPERS Experience Study

(1) Net of pension plan investment expenses, including inflation

The underlying mortality assumptions and all other actuarial assumptions used in the June 2021 valuation were based on results of a 2017 CalPERS Experience Study for the period from 1997 to 2015. The experience study report can be obtained at CalPERS' website under Forms and Publications.

The long-term expected rate of return on pension plan investments was determined using a building- block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, staff took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation.

Asset Class (a)	Assumed Asset Allocation	Real Return Years 1-10 (a,b)
Global Equity - Cap-weighted	30.0%	4.54%
Global Equity - Non-Cap-weighted	12.0%	3.84%
Private Equity	13.0%	7.28%
Treasury	5.0%	0.27%
Mortgage-backed Securities	5.0%	0.50%
Investment Grade Corporates	10.0%	1.56%
High Yield	5.0%	2.27%
Emerging Market Debt	5.0%	2.48%
Private Debt	5.0%	3.57%
Real Assets	15.0%	3.21%
Leverage	-5.00%	-0.59%
Total	100.0%	

(a) An expected inflation of 2.30% used for this period.
(b) Figures are based on the 2021 Asset Liability Management study.

Discount Rate - The discount rate used to measure the total pension liability was 6.90%. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 6.90% discount rate is adequate, and the use of the municipal bond rate calculation is not necessary. The long-term expected discount rate of 6.90% is applied to all plans in the Public Employees Retirement Fund. The stress test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained at CalPERS' website under the GASB 68 section.

For the measurement period ended June 30, 2022, the discount rate was decreased from 7.15% to 6.90%.

Changes in the Net Pension Liability

The change in the Net Pension Liability for the Miscellaneous Plan, measured as of June 30, 2022 follows:

	Increase / (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at September 30, 2021	$ 105,949,678	$ 78,650,636	$ 27,299,042
Changes in the year			
Service Cost	1,734,439	-	1,734,439
Interest on the total pension liability	7,311,919	-	7,311,919
Changes in assumptions	3,019,702	-	3,019,702
Differences between actual and expected experience	(454,974)	-	(454,974)
Contributions - employer	-	3,754,044	(3,754,044)
Contributions - employee	-	839,628	(839,628)
Net investment income	-	(5,885,446)	5,885,446
Benefit payments, including refunds of employee contributions	(6,823,570)	(6,823,570)	-
Administrative expense	-	(48,995)	48,995
Net changes	4,787,516	(8,164,339)	12,951,855
Balance at September 30, 2022	$ 110,737,194	$ 70,486,297	$ 40,250,897

Pension Plan Fiduciary Net Position – Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City for Miscellaneous Plan, calculated using the discount rate for this Plan, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1- percentage point lower or 1 - percentage point higher than the current rate:

	1% Decrease 5.90%	Current Discount Rate 6.90%	1% Increase 7.90%
Discount Rate			
Net Pension Liability	$ 53,726,916	$ 40,250,897	$ 29,043,589

Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the measurement period ended June 30, 2022, the City recognized pension expense of $4,393,973. At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Miscellaneous Plan	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	$ 3,350,988	$ -
Changes of Assumptions	1,706,788	-
Differences between expected and actual experiences	-	287,588
Net differences between projected and actual earnings on plan investments	3,465,895	-
Total	$ 8,523,671	$ 287,588

The amount of $3,350,704 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year ended September 30,	
2023	$ 1,629,722
2024	806,494
2025	202,474
2026	2,246,405
Total	$ 4,885,095

B. Safety Plan, a Cost-Sharing Multiple-Employer Defined Benefit Pension Plan

Plan Description - Substantially all full time City employees are eligible to participate in pension plans offered by California Public Employees Retirement System (CalPERS). The City's safety employees participate in the separate Safety (police and fire) Employee Plans. CalPERS operates a cost sharing multiple employer defined benefit safety plan. CalPERS acts as a common investment and administrative agent for its participating member employers. CalPERS provides retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries.

Benefit provisions under the Plan are established by State statute and City resolution. Benefits are based on years of credited service, equal to one year of full-time employment. Funding contributions for the Plan are determined annually on an actuarial basis as of June 30 by CalPERS; the City must contribute these amounts. Audited annual financial statements are available from CalPERS at P.O. Box 942709, Sacramento, California 94229-2709.

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: The basic death benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employees' Retirement Law. Benefit provisions and all other requirements are established by State statute and may be amended by city contracts with employee bargaining groups.

The Plan's provisions and benefits in effect at September 30, 2022, are summarized as follows:

	Classic	PEPRA
	Safety	Safety
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50-55	57
Monthly benefits, as a % of salary	3.00%	2.70%

	October 1, 2021 - June 30, 2022	July 1, 2021 - September 30, 2022
	Safety	Safety
Required employee contribution rates		
Classic	9%	9%
PEPRA	13.750%	13.750%
Required employer contribution rates:		
Classic:		
Police Tier 1	25.590%	25.640%
Police Tier 2	24.360%	24.360%
Police Tier 3	22.470%	22.480%
Fire Tier 1	25.590%	25.640%
Fire Tier 2	24.360%	24.360%
Fire Tier 3	22.470%	22.480%
PEPRA:		
Safety Police	13.980%	13.660%
Safety Fire	13.980%	13.660%

Contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through the CalPERS' annual actuarial valuation process. For public agency cost-sharing plans covered by either the Miscellaneous or Safety risk pools, the Plan's actuarially determined rate is based on the estimated amount necessary to pay the Plan's allocated share of the risk pool's costs of benefits earned by employees during the year, and any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Total contributions made by the City to the Safety Plan during fiscal year 2022 were $5,074,060.

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of September 30, 2022, based on the measurement date of June 30, 2022, the City reported a net pension liability of $50,633,357 for its proportionate share of the net PERF C Cost Sharing Plan.

The City's net pension liability is measured as the proportionate share of net pension liability. The net pension liability is measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2021, rolled forward to June 30, 2022. The City's proportion of the net pension liability based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability for the PERF C Cost Sharing Plan measured as of June 30, 2021 and 2022 was 0.5893 percent and 0.5807 percent, respectively.

For the year ended September 30, 2022, the City recognized pension expense of $3,273,067. At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Safety Plan	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	$ 4,001,263	$ -
Changes of assumptions	4,023,733	-
Differences between expected and actual experiences	1,651,564	433,348
Changes in proportions	1,813,894	6,314,033
Net differences between projected and actual earnings on plan investments	6,301,715	-
Total	$ 17,792,169	$ 6,747,381

The amount of $4,001,263 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year ended September 30,	
2023	$ 1,736,127
2024	1,560,762
2025	469,171
2026	3,277,465
Total	$ 7,043,525

Actuarial Assumptions

The total pension liability in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions:

	Safety Plan
Valuation Date	June 30, 2021
Measurement Date	June 30, 2022
Actuarial Cost Method	
Actuarial Assumptions	
Discount Rate	6.90%
Inflation	2.30%
Projected Salary Increase	Varies by Entry Age and Service
Investment Rate of Return	6.9% (1)
Mortality	Based on CalPERS Experience Study

(1) Net of pension plan investment expenses, including inflation

The underlying mortality assumptions and all other actuarial assumptions used in the June 2021 valuation were based on results of a 2017 CalPERS Experience Study for the period from 1997 to 2015. The experience study report can be obtained at CalPERS' website under Forms and Publications

The long-term expected rate of return on pension plan investments was determined using a building- block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, staff took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation.

Asset Class (a)	Assumed Asset Allocation	Real Return Years 1-10 (a,b)
Global Equity - Cap-weighted	30.0%	4.54%
Global Equity - Non-Cap-weighted	12.0%	3.84%
Private Equity	13.0%	7.28%
Treasury	5.0%	0.27%
Mortgage-backed Securities	5.0%	0.50%
Investment Grade Corporates	10.0%	1.56%
High Yield	5.0%	2.27%
Emerging Market Debt	5.0%	2.48%
Private Debt	5.0%	3.57%
Real Assets	15.0%	3.21%
Leverage	-5.00%	-0.59%
Total	100.0%	

Discount Rate - The discount rate used to measure the total pension liability was 6.90%. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 6.90% discount rate is adequate, and the use of the municipal bond rate calculation is not necessary. The long-term expected discount rate of 6.90% is applied to all plans in the Public Employees Retirement Fund. The stress test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained at CalPERS' website under the GASB 68 section.

For the measurement period ended June 30, 2022, the discount rate was decreased from 7.15% to 6.90%.

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability for the Safety Plan, calculated using the discount rate of 6.9 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 - percentage point lower or 1 - percentage point higher than the current rate:

	1% Decrease 5.90%	Current Discount Rate 6.90%	1% Increase 7.90%
City's proportionate of the net pension liability	$ 73,150,171	$ 50,633,357	$ 32,230,950

Pension Plan Fiduciary Net Position – Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

Note 11 - Risk Management

A. Insurance Coverage

The City is a member of the California Intergovernmental Risk Authority (CIRA) (formerly Public Agency Risk Sharing Authority of California (PARSAC)), a joint powers authority which provides annual general liability coverage up to $35,000,000 in the aggregate. The City retains the risk for the first $250,000 in general liability claims.

The City is a member of Local Agency Workers' Compensation Excess Joint Powers Authority (LAWCX), which provides workers' compensation insurance coverage up to $45,000,000. The City retains the risk of the first $500,000 in losses for each accident and employee under this policy.

CIRA and LAWCX were established for the purpose of providing general liability and excess workers' compensation protection for their members. Each entity is governed by a board consisting of representatives from member municipalities. The board controls the operations of each entity, including selection of management and approval of the annual budget.

Financial statements for the Authority may be obtained from CIRA, 1525 Response Road, Suite One, Sacramento, California 95815. Audited financial statements are available from LAWCX at 6371 Auburn Boulevard, Citrus Heights, California 95621.

GASB requires municipalities to record their liability for uninsured claims and to reflect the current portion of this liability as an expenditure in their financial statements. As discussed above, the City has coverage for such claims, but it has retained the risk for the deductible, or uninsured portion of these claims.

The City's liability for uninsured claims is limited to worker's compensation, general liability claims, as discussed above, and was estimated by management based on prior years' claims experience as follows:

B. Liability for Uninsured Claims

	2022		
	Workers' Compensation Claims	General Liability Claims	Totals
Beginning Balance	$ 5,792,000	$ 240,191	$ 6,032,191
Liability for current fiscal year claims and claims incurred but not reported (IBNR)	1,584,297	395,071	1,979,368
Claims paid	(1,459,297)	(49,217)	(1,508,514)
Ending Balance	$ 5,917,000	$ 586,045	$ 6,503,045
Balance due within one year	$ 1,263,486	$ 586,045	$ 1,849,531

	2021		
	Workers' Compensation Claims	General Liability Claims	Totals
Beginning Balance	$ 5,432,000	$ 471,959	$ 5,903,959
Liability for current fiscal year claims and claims incurred but not reported (IBNR)	1,880,463	(170,285)	1,710,178
Claims paid	(1,520,463)	(61,483)	(1,581,946)
Ending Balance	$ 5,792,000	$ 240,191	$ 6,032,191
Balance due within one year	$ 1,314,097	$ 240,191	$ 1,554,288

No settlement payments have exceeded insurance coverage in each of the past three fiscal years.

Note 12 - Jointly Governed Organizations

South Lake Tahoe Basin Waste Management Authority

The City, El Dorado County, California, and Douglas County, Nevada, formed the South Lake Tahoe Basin Waste Management Authority on February 17, 1994, to provide cost effective management of solid waste generated in the Southern Tahoe Basin.

The Authority is a separate legal entity and exercises full powers and authorities within the scope of the related Joint Powers Agreement including the preparation of annual budgets, accountability for all funds, the power to make and execute contracts and the right to sue and be sued. Obligations and liabilities of the Authority are not those of the City.

The Authority is governed by a board consisting of representatives from each member agency. The board controls the operations of the Authority, including selection of management and approval of operating budgets, independent of any influence by member agencies beyond their representation on the Board.

The City acts as the fiscal agent for the Authority. The Authority's assets and liabilities are, therefore, included within the City's Custodial Funds. The Authority is separately audited every 2 years and financial statements can be obtained by contacting the City of South Lake Tahoe at 1901 Lisa Maloff Way, South Lake Tahoe, California 96150.

Note 13 - Park Avenue Community Facilities District No. 2001-1 Bonds, Without City Commitment

In prior years, the Former South Tahoe Redevelopment Agency sponsored the issuance of the Community Facilities District No. 2001-1, Special Tax Bonds which were used to finance certain improvements as part of the Park Avenue Project. In 2008 the Community Facilities District No. 2001-1 Bonds were refunded by issuing Series 2007 Special Tax Refunding Bonds. The Bonds were refunded again with the issuance of refunding bonds in 2015. The outstanding balance on Series 2015 Special Tax Refunding Bonds at September 30, 2022 was $4,200,000. The Bonds are repayable from special taxes to be assessed on properties in the District. These assessments are to be used to repay debt service on the Bonds and other expenditures of the District. The City acts solely as the collecting and paying agent for the District's Bonds, but it has no direct or contingent liability or moral obligation for the payment of this debt, which is not included in the general debt of the City.

Note 14 - Commitments & Contingencies

A. Litigation

The City is subject to litigation arising in the normal course of business. Although the outcome of these claims and lawsuits is not presently determinable, in the opinion of the City's management, on advice of legal counsel, it is unlikely that they will have a material adverse effect on the accompanying financial statements.

B. Federal and State Grants

The City participates in several federal and State grant programs. These programs are subject to audit by the City's independent auditors in accordance with the provisions of the Federal Single Audit Act amendments of 1996 and applicable State requirements. However, these programs are still subject to further examination by the grantors and the amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time. The City expects such amounts, if any, to be immaterial.

Note 15 - Non-Exchange Financial Guarantee

The City provided non-exchange financial guarantees to certain debt issuances of the former South Tahoe Redevelopment Agency including the Refunding Revenue Bonds Series 2007A (refunded by the 2017A Bonds in FY2017), 2014A, 2015A, and 2017A. Additional information on each of the bond terms is included with Note 16.

The City pledged the Transient Occupancy Tax (TOT) as a secondary revenue source to be used for debt service where the tax increment funding of the former Redevelopment Agency is not sufficient to make the debt service.

At September 30, 2022, the City has recorded a liability in the governmental activities for the guarantee as follows:

Governmental Activities	Balance at September 30, 2021	Additions	Retirements	Adjustments	Balance at September 30, 2022
Nonexchange Financial Guarantee Successor Agency	$ 1,374,801	$ -	$ (1,067,000)	$ (307,801)	$ -

The City transferred a total of $1,067,000 of TOT revenues to the Successor Agency in order to make guarantee payments for fiscal year 2022. As a result of the City's re-evaluation of the expected future property tax increment and TOT revenues received by the Successor Agency in fiscal year 2022, the liability decreased to $0. Based on the City's estimate, the future property tax increment is sufficient to cover the required debt service payments.

Note 16 - Former Redevelopment Agency Dissolution and Successor Agency Activities

A. Redevelopment Dissolution

In an effort to balance its budget, the State of California adopted ABx1 26 on June 28, 2011, amended by AB 1484 on June 27, 2012, which suspended all new redevelopment activities except for limited specified activities as of that date and dissolved redevelopment agencies on February 1, 2012.

The suspension provisions prohibited all redevelopment agencies from a wide range of activities, including incurring new indebtedness or obligations, entering into or modifying agreements or contracts, acquiring or disposing of real property, taking actions to adopt or amend redevelopment plans and other similar actions, except actions required by law or to carry out existing enforceable obligations, as defined in ABx1 26.

Certain assets of the Redevelopment Agency were to be distributed to a Housing Successor and all remaining Redevelopment Agency assets and liabilities were to be distributed to a Successor Agency. The activities of the Housing Successor are reported in the City Housing & Economic Development Special Revenue Fund as the City has control of those assets, which may be used in accordance with the low and moderate-income housing provisions of California Redevelopment Law. The City also elected to become the Successor Agency. The Redevelopment Agency's remaining assets were distributed to and liabilities were assumed by the Successor Agency and are recorded in the Redevelopment Obligation Retirement Private-Purpose Trust Fund.

ABx1 26 requires the establishment of an Oversight Board to oversee the activities of the Successor Agency and one was established on April 30, 2012. The activities of the Successor Agency are subject to review and approval of the Oversight Board, which is comprised of seven members, including one member of the City Council and one former Redevelopment Agency employee appointed by the Mayor.

B. Cash

Cash and investments of the Successor Agency as of September 30, 2022 are discussed in Note 3. Information presented in the following footnotes represents other assets and liabilities of the Successor Agency as of September 30, 2022.

C. Capital Assets

Capital assets recorded in the Successor Agency Private Purpose Trust Fund at September 30, 2022 comprise:

	Balance at September 30, 2021	Additions	Retirements	Balance at September 30, 2022
Successor Agency				
Capital assets not being depreciated				
Land	$ 7,857,332	$ -	$ -	$ 7,857,332
Total capital assets not being depreciated	7,857,332	-	-	7,857,332
Capital assets, being depreciated				
Streets	3,287,695	-	-	3,287,695
Total capital assets being depreciated	3,287,695	-	-	3,287,695
Less accumulated depreciation for				
Streets	(1,554,805)	(82,192)	-	(1,636,997)
Total accumulated depreciation	(1,554,805)	(82,192)	-	(1,636,997)
Total capital assets being depreciated, net	1,732,890	(82,192)	-	1,650,698
Successor Agency capital assets, net	$ 9,590,222	$ (82,192)	$ -	$ 9,508,030

D. Long-Term Debt

The Successor Agency assumed the long-term debt of the Former Redevelopment Agency as of February 1, 2012. Current year balances reported in the private purpose trust fund as of September 30, 2022 are as follows:

	Balance at September 30, 2021	Additions	Retirements	Balance at September 30, 2022	Current Portion
Successor Agency					
Redevelopment Agency Obligations					
Revenue Bonds					
Refunding Revenue Bonds, 2014 Series A					
2.0%-5.0%, due serially until 10/1/2034	$ 25,465,000	$ -	$ 695,000	$ 24,770,000	$ 735,000
Add: Premium	673,317	-	48,094	625,223	-
Refunding Revenue Bonds, 2015 Series A					
2.0% - 5.0% due serially until 10/1/2035	20,850,000	-	1,530,000	19,320,000	1,600,000
Add: Premium	1,421,385	-	101,527	1,319,858	-
Refunding Revenue Bonds, 2017 Series A					
2.0%-5.0%, due serially until 10/1/2037	16,900,000	-	335,000	16,565,000	350,000
Add: Premium	453,170	-	30,212	422,958	-
Total revenue bonds	65,762,872	-	2,739,833	63,023,039	2,685,000
Notes from Direct Borrowings					
Advance due to the City	5,289,178	-	-	5,289,178	-
	$ 71,052,050	$ -	$ 2,739,833	$ 68,312,217	$ 2,685,000

The annual debt service requirements to maturity for the outstanding Revenue Bonds at September 30, 2022, were as follows:

For the Year Ending September 30	Private Purpose Trust Fund Revenue Bonds	
	Principal	Interest
2023	$ 2,685,000	$ 2,416,281
2024	2,815,000	2,282,356
2025	2,955,000	2,145,906
2026	3,090,000	2,009,306
2027	3,230,000	1,868,106
2028-2032	18,355,000	7,087,500
2033-2037	22,525,000	2,896,947
2038	5,000,000	81,250
Total	60,655,000	$ 20,787,652
Add: Bond Premium	2,368,039	
Notes from Direct Borrowings		
Advance due to City	5,289,178	
Total	$ 68,312,217	

Advances due from the RDA Successor Agency

As a result of obtaining the finding of completion from the State of California Department of Finance, the Oversight Board of the Redevelopment Agency reviewed certain advances between the City and the Former Redevelopment Agency which had become invalid and non-binding when the Former RDA was dissolved. However, after dissolution, AB 1484 allowed for City loans to be re-established after a finding of completion is obtained and the Oversight Board finds the loans to be for legitimate redevelopment purposes. The Oversight Board concluded through Resolution 2014-6 that the City Loans were for legitimate redevelopment purposes and therefore these loans were re-established onto the financial statements. As of September 30, 2022, the total advance due to the City was $5,289,178.

Refunding Revenue Bonds 2014 Series A

On November 20, 2014, the South Tahoe Joint Powers Financing Authority, a joint powers authority between the City and the former South Tahoe Redevelopment Agency, issued Refunding Revenue Bonds 2014 Series A in the amount of $29,230,000, plus a premium of $1,009,974, for the South Tahoe Redevelopment Project Area No. 1. The Authority assisted the Successor Agency to the South Tahoe Redevelopment Agency (the Successor Agency) to achieve interest cost savings by refunding the Authority's remaining outstanding obligations of the 1999 Series A Bonds, 2003 Series A Bonds, and the 2004 Series A Bonds and to pay costs of issuance for the 2014 Bonds. Principal and Interest are payable on April 1 and October 1 of each year and interest rates range from 2 percent to 5 percent on the debt. The principal balance as of September 30, 2022 was $24,770,000.

A deferred amount on refunding of $812,990 was recognized with the issuance of the bonds. The unamortized balance at September 30, 2022 was $488,128.

Refunding Revenue Bonds 2015 Series A

On September 16, 2015, the South Tahoe Joint Powers Financing Authority, a joint powers authority between the City and the former South Lake Tahoe Redevelopment Agency, issued the 2015 Series A Refunding Revenue Bonds in the amount of $27,525,000 plus a premium of $2,030,547. The 2015 Bonds bear interest rates ranging from 2 percent to 5 percent and mature serially until 2035. The net proceeds of the 2015 Bonds are to be used to fund two loans to the Successor Agency to the South Tahoe Redevelopment Agency and will enable the Authority to refund prior loans made to the former Redevelopment Agency and in turn refund the Authority's remaining outstanding 2005 Series A Bonds. The principal balance as of September 30, 2022 was $19,320,000.

A deferred amount on refunding of $399,748 was recognized with the issuance of the bonds. The unamortized balance at September 30, 2022 was $259,836.

Refunding Revenue Bonds 2017 Series A

On September 1, 2017, The South Tahoe Joint Powers Financing Authority, a joint powers authority between the City and the former South Lake Tahoe Redevelopment Agency, issued the 2017 Series A Refunding Revenue Bonds in the amount of $17,640,000 plus a premium of $604,230. Principal and interest are payable on April 1 and October 1 of each year. The 2017 Bonds bear interest rates ranging from 2 percent to 5 percent and mature serially until 2037. The net proceeds of the 2017 Bonds are to be used to refund the Authority's remaining outstanding 2007 Series A Bonds. The principal balance as of September 30, 2022 was $16,565,000.

A deferred amount on refunding of $528,255 was recognized with the issuance of the bonds. The unamortized balance at September 30, 2022 was $402,480.

Pledged Revenue

Debt service on the 2014 Series A, the 2015 Series A, and the 2017 Series A Bonds are secured by and are repayable from a primary pledge of property tax increment received by the Agency. Transient occupancy tax (TOT) revenues levied by the Agency are pledged as a secondary revenue source, but only to the extent that property tax increment is insufficient to pay bond debt service, and only for bond debt service. Transient occupancy tax revenues which are not used for debt service on the Bonds remain with the City.

The Agency has pledged all future tax increment revenues for the repayment of the 2014, 2015 and 2017 Refunding Revenue Bonds. In FY2015, the 2014A Refunding Revenue Bonds refunded the 1999, 2003 and 2004 Bonds. In FY2015, the 2015A Refunding Revenue Bonds were issued to refund the 2005 Bonds. In FY2017, the Refunding Revenue Bonds 2017 Series A were issued to refund the 2007 Bonds. As a result, the debt issuances of the former South Tahoe Redevelopment Agency, to which the City provides non-exchange financial guarantees, consist of the 2014, 2015, and 2017 Refunding Revenue Bonds as of September 30, 2022. The pledge of all future tax increment revenues ends upon repayment of $81,442,652 remaining debt service on the Bonds, which is scheduled to occur in 2038. With the dissolution of the Redevelopment Agency discussed above, Tax Increment is no longer distributed, and instead the Successor Agency receives payments from the County's Redevelopment Property Tax Trust Fund (RPTTF) that are to be used to pay debt service on the Bonds, with no distinction between housing and non-housing revenues. Total property tax distributions for the year ended September 30, 2022 from the County's RPTTF totaled collections of $4,195,707, which represented coverage of 81 percent of the $5,165,057 of debt service.

E. Commitments and Contingencies

State Approval of Enforceable Obligations

The Successor Agency prepares a Recognized Obligation Payment Schedule (ROPS) annually that contains all proposed expenditures for the subsequent twelve-month period. The ROPS is subject to the review and approval of the Oversight Board as well as the State Department of Finance. Although the State Department of Finance may not question items included on the ROPS in one period, they may question the same items in a future period and disallow associated activities. The amount, if any, of current obligations that may be denied by the State Department of Finance cannot be determined at this time. The Successor Agency expects such amounts, if any, to be immaterial.

Note 17 - Future Pronouncements

GASB releases new accounting and financial reporting standards which may have a significant impact on the City's financial reporting process. The following pronouncements are currently under the review of City management:

GASB Statement No. 91 – In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations*. The objective of this Statement is to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice. The requirements of this Statement are effective for reporting periods beginning after December 15, 2021. The City has not determined the effect on the financial statements.

GASB Statement No. 94 – In March 2020, the GASB issued Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). The Statement is effective for reporting periods beginning after June 15, 2022. The City has not determined the effect on the financial statements.

GASB Statement No. 96 – In May 2020, the GASB issued Statement No. 96, *Subscription-based Information Technology Arrangements*. The objective of this Statement is to provide guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). The Statement is effective for reporting periods beginning after June 15, 2022. The City has not determined the effect on the financial statements.

GASB Statement No. 99 – In April 2022, the GASB issued Statement No. 99, *Omnibus 2022*. The objectives of this Statement are to enhance comparability in accounting and reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The requirements of this Statement related to extension of the use of the London Interbank Offered Rate (LIBOR), accounting for Supplemental Nutrition Assistance Program (SNAP) distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement No. 34, as amended, and terminology updates related to Statements No. 53 and No. 63 are effective upon issuance. The requirements of this Statement related to leases, Public-Private and Public-Public Partnerships (PPPs), and Subscription-Based Information Technology Arrangements (SBITAs) are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The requirements of this Statement related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement No. 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The City has not determined the effect on the financial statements.

GASB Statement No. 100 – In June 2022, the GASB issued Statement No. 100, *Accounting Changes and Error Corrections—An Amendment of GASB Statement No. 62*. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The City has not determined the effect on the financial statements.

GASB Statement No. 101 – In June 2022, the GASB issued Statement No. 101, *Compensated Absences.* The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. The City has not determined the effect on the financial statements.

Note 18 - Restatement

The City restated beginning net position and fund balance as of October 1, 2021, to recognize fiscal year 2021 sales tax revenues collected in fiscal year 2022. The adjustment is summarized as follows:

	Government-Wide Governmental Activities	General Fund
Net Position/Fund Balance, October 1, 2021	$ 104,166,848	$ 32,636,404
Restatement Sales Tax	748,232	748,232
Net Position/Fund Balance, October 1, 2021, as restated	$ 104,915,080	$ 33,384,636

Required Supplementary Information
September 30, 2022

City of South Lake Tahoe, California

City of South Lake Tahoe, California

Schedule of Changes in Net Pension Liability and Related Ratios During the Measurement Period – Miscellaneous Plan

Last Ten Years*

	2022	2021	2020	2019	2018	2017	2016	2015
Total pension liability								
Service cost	$ 1,734,439	$ 1,700,613	$ 1,731,444	$ 1,565,769	$ 1,634,361	$ 1,640,573	$ 1,298,374	$ 1,298,374
Interest on total pension liability	7,311,919	7,214,836	7,027,535	6,791,789	6,501,556	6,290,481	6,167,070	5,921,706
Changes of assumptions	3,019,702	-	-	-	(541,838)	4,933,223	-	(1,373,535)
Difference between expected and actual experience	(454,974)	(233,289)	516,492	1,287,266	473,296	(436,341)	613,254	(675,672)
Benefit payments, including refunds of employee contributions	(6,823,570)	(6,044,528)	(5,736,837)	(5,582,622)	(5,076,733)	(4,737,930)	(4,801,972)	(4,441,507)
Net change in total pension liability	4,787,516	2,637,632	3,538,634	4,062,202	2,990,642	7,690,006	3,276,726	720,906
Total pension liability - beginning	105,949,678	103,312,046	99,773,412	95,711,210	92,720,568	85,030,562	81,753,836	81,032,930
Total pension liability - ending (a)	$ 110,737,194	$ 105,949,678	$ 103,312,046	$ 99,773,412	$ 95,711,210	$ 92,720,568	$ 85,030,562	$ 81,753,836
Plan fiduciary net position								
Contributions - employer	$ 3,754,044	$ 3,506,654	$ 3,266,237	$ 3,025,533	$ 2,690,016	$ 2,660,201	$ 2,330,646	$ 1,964,036
Contributions - employee	839,628	829,398	808,150	744,445	639,930	637,329	579,366	538,590
Net investment income	(5,885,446)	14,843,253	3,174,608	3,998,103	4,945,510	6,053,996	267,823	1,263,648
Plan to plan resource movements	-	-	-	-	(235)	-	13,996	-
Benefit payments, including refunds of employee contributions	(6,823,570)	(6,044,528)	(5,736,837)	(5,582,622)	(5,076,733)	(4,737,930)	(4,801,972)	(4,441,507)
Administrative expense	(48,995)	(65,512)	(90,449)	(44,258)	(92,073)	(80,545)	(34,250)	(63,276)
Other miscellaneous income/expense	-	-	-	144	(174,849)	-	-	-
Net change in fiduciary net position	(8,164,339)	13,069,265	1,421,709	2,141,345	2,931,566	4,533,051	(1,644,391)	(738,509)
Plan fiduciary net position - beginning	78,650,636	65,581,371	64,159,662	62,018,317	59,086,751	54,553,700	56,198,091	56,936,600
Plan fiduciary net position - ending (b)	$ 70,486,297	$ 78,650,636	$ 65,581,371	$ 64,159,662	$ 62,018,317	$ 59,086,751	$ 54,553,700	$ 56,198,091
Net pension liability - ending (a) - (b)	$ 40,250,897	$ 27,299,042	$ 37,730,675	$ 35,613,750	$ 33,692,893	$ 33,633,817	$ 30,476,862	$ 25,555,745
Plan fiduciary net position as a percentage of the total pension liability	63.65%	74.23%	63.48%	64.31%	64.80%	63.73%	64.16%	68.74%
Covered payroll	$ 9,360,535	$ 9,247,957	$ 9,968,860	$ 9,235,423	$ 8,387,476	$ 8,459,217	$ 7,567,926	$ 6,923,639
Net pension liabillty as a percentage of covered payroll	430.01%	295.19%	378.49%	385.62%	401.70%	397.60%	402.71%	369.11%
Measurement date	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015

Notes to Schedule

Changes in assumptions: In 2015, the discount rate was changed from 7.50 percent to 7.65 percent. In 2017, the discount rate was changed from 7.65 percent to 7.15 percent. In 2018, the demographic assumptions, and inflation rate changed from 2.75 percent to 2.5 percent. In 2022, the discount rate changed from 7.15 to 6.90.

* Fiscal year 2015 was the first year of implementation, therefore only eight years are shown.

City of South Lake Tahoe, California
Schedule of Contributions – Miscellaneous Plan
Last Ten Years*

	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contributions	$ 4,010,750	$ 3,785,869	$ 3,491,578	$ 3,016,430	$ 2,688,342	$ 2,672,952	$ 2,424,596	$ 2,039,415
Contributions in relation to the actuarially determined contribution	(4,010,750)	(3,785,869)	(3,491,578)	(3,016,430)	(2,688,342)	(2,672,952)	(2,424,596)	(2,039,415)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 9,483,432	$ 8,849,305	$ 9,195,878	$ 9,411,567	$ 8,467,344	$ 8,280,014	$ 7,818,112	$ 7,025,581
Contributions as a percentage of covered payroll	42.29%	42.78%	37.97%	32.05%	31.75%	32.28%	31.01%	29.03%

* Fiscal year 2015 was the first year of implementation, therefore only eight years are shown.

City of South Lake Tahoe, California

Schedule of the City's Proportionate Share of the Net Pension Liability – Safety Cost Sharing Plan

Last Ten Years*

	2022	2021	2020	2019	2018	2017	2016	2015
City's proportion of the net pension liability	0.5807%	0.5893%	0.6039%	0.6200%	0.3935%	0.3764%	0.3761%	0.3640%
City's proportionate share of the net pension liability	$ 50,633,357	$ 28,415,935	$ 43,775,772	$ 40,016,396	$ 37,917,732	$ 37,323,632	$ 32,546,803	$ 24,987,173
City's covered payroll	$ 8,425,412	$ 8,211,376	$ 8,089,719	$ 6,759,736	$ 6,572,142	$ 6,460,385	$ 6,144,036	$ 6,149,004
City's proportionate share of the net pension liability as a percentage of covered payroll	600.96%	346.06%	541.13%	591.98%	576.95%	577.73%	529.73%	406.36%
Plan fiduciary net position as a percentage of the total pension liability	68.95%	81.60%	70.75%	72.47%	75.26%	73.31%	74.06%	78.40%
Measurement Date	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015

Notes to Schedule:

Changes in assumptions: In 2015, the discount rate was changed from 7.50 percent to 7.65 percent. In 2017, the discount rate was changed from 7.65 percent to 7.15 percent. In 2018, the demographic assumptions, and inflation rate changed from 2.75 percent to 2.5 percent. In 2022, the discount rate changed from 7.15 to 6.90.

* Fiscal year 2015 was the first year of implementation, therefore only eight years are shown.

City of South Lake Tahoe, California
Schedule of Contributions – Safety Cost Sharing Plan
Last Ten Years*

	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contributions	$ 5,074,060	$ 4,610,711	$ 4,044,515	$ 2,937,395	$ 2,762,331	$ 2,405,473	$ 1,978,077	$ 1,692,799
Contributions in relation to the actuarially determined contribution	(5,074,060)	(4,610,711)	(4,044,515)	(2,937,395)	(2,762,331)	(2,405,473)	(1,978,077)	(13,140,470)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (11,447,671)
Covered payroll	$ 8,505,325	$ 7,910,987	$ 7,702,295	$ 7,007,680	$ 6,615,298	$ 6,308,623	$ 6,170,675	$ 6,110,069
Contributions as a percentage of covered payroll	59.66%	58.28%	52.51%	41.92%	41.76%	38.13%	32.06%	215.06%

* Fiscal year 2015 was the first year of implementation, therefore only eight years are shown.



Supplementary Information
September 30, 2022

City of South Lake Tahoe, California

City of South Lake Tahoe, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – City Capital Projects Fund

Year Ended September 30, 2022

	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Use of money and property	$ -	$ (381,273)	$ (381,273)
Intergovernmental revenue	15,842,115	4,951,811	(10,890,304)
Charges for current services	1,883,300	2,024,761	141,461
Other revenue	31,000	31,000	-
Total revenues	17,756,415	6,626,299	(11,130,116)
Expenditures			
Current			
General government	25,719	-	25,719
Capital outlay	38,315,464	15,469,522	22,845,942
Total expenditures	38,341,183	15,469,522	22,871,661
Excess (Deficiency) of Revenues over Expenditures	(20,584,768)	(8,843,223)	11,741,545
Other Financing Sources (Uses)			
Transfers in	18,419,062	14,090,468	(4,328,594)
Transfers (out)	(936,362)	(2,079)	934,283
Total other financing sources (uses)	17,482,700	14,088,389	(3,394,311)
Net Change in Fund Balances	$ (3,102,068)	5,245,166	$ 8,347,234
Beginning Fund Balance		8,155,671	
Ending Fund Balance		$ 13,400,837	

City of South Lake Tahoe, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – City Debt Service Fund

Year Ended September 30, 2022

	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Use of money and property	$ 1,500	$ 1,363	$ (137)
Total revenues	1,500	1,363	(137)
Expenditures			
Current			
General government	15,000	68,533	(53,533)
Debt service			
Principal	3,077,375	3,077,375	-
Interest and fiscal charges	773,871	760,080	13,791
Total expenditures	3,866,246	3,905,988	(39,742)
Excess (Deficiency) of Revenues over Expenditures	(3,864,746)	(3,904,625)	(39,879)
Other Financing Sources (Uses)			
Transfers in	3,864,746	3,864,746	-
Total other financing sources (uses)	3,864,746	3,864,746	-
Net Change in Fund Balances	$ -	(39,879)	$ (39,879)
Beginning Fund Balance		1,355,611	
Ending Fund Balance		$ 1,315,732	



The funds described below include the individual non-major funds of the City. This includes the City's non-major special revenue and capital projects funds.

Special Revenue Funds

Gas Tax – Used to account for the Highway User's Tax revenues received from the State of California under Sections 2105, 2106 and 2107 of the Streets and Highways Code.

TOT – To account for the collection of Transient Occupancy Taxes formerly associated with the Redevelopment Project areas to be utilized to backfill any shortfalls in tax increment revenue in the Redevelopment Successor Agency.

Snow Removal – Used to account for the Highway User's Tax revenues received from the State of California under section 2107.5 of the Streets and Highways code restricted to snow removal operations, and for revenue and expenditures related to replacement of snow removal equipment.

Vehicle Replacement – Used to account for revenues and expenditures related to the replacement of city vehicles and safety vehicles.

Solid Waste – To account for fees from AB 939 to promote environmentally friendly practices to reduce solid waste by diversion of recycling materials.

Safety Sales Tax – Used to account for the Proposition 172 Safety Sales Tax revenues and expenditures.

AB3229 COPS – To account for COPS grant funds received and used to purchase equipment and pay officer overtime for projects associated with Community Oriented Policing.

Local Law Enforcement – To account for the receipt and expenditure of Local Law Enforcement Block Grants (LLEBG) received from State and Federal agencies.

Asset Forfeiture – To account for asset forfeiture funds received as a result of forfeiture of criminal assets to be used for contract services along with special police investigations.

Stormwater Management – To account for South Tahoe Refuse funds that pay for Street and Snow Sweeping and Stormwater projects and employees.

EMS – To account for the receipt of first responder fees for medical response that support the Cal Tahoe Joint Powers Authority Ambulance and the costs of operations of paramedic engines and squad.

Clean Community – To account for funds from South Tahoe Refuse to remove litter from highly visible locations along public roadways and neighborhoods, issue trash violations and provide education and special events.

Abatement – To account for vehicle abatement activities in accordance with City Code to coordinate with tow companies to remove abandoned vehicles and for nuisance abatement to process all complaints of nuisances as identified in City Code.

Ski Run Business Improvement – Used to account for the fees collected with business tax payments for the purpose of supporting landscaping and snow removal in the Ski Run Business Improvement District located on Ski Run Boulevard between Pioneer Trail and Lake Tahoe Boulevard.

Measure S Maintenance – To account for the Measure S assessments for the Community Facilities District Recreation Joint Powers Authority for maintenance of bike trails, athletic facilities, Paradise Park facilities, and the ice arena.

General Plan / Community Plan – Used to account for the fees collected and expenses incurred for the update of the general plan.

Boat Patrol – To account for Boat Patrol grants to provide law enforcement services in open waters and harbor areas of the City of South Lake Tahoe.

Domestic Violence Grant – To account for the grant supporting collaboration between SLTPD and Live Violence Free to use as an integrated community-oriented approach to address domestic violence.

DUI/Traffic Safety Grant – Used to account for the revenues and expenditures related to the Police Department DUI and Traffic Safety Grants received from State and Federal agencies.

Explore Tahoe Transit Center – To account for the revenues and expenditures related to Explore Tahoe at Heavenly Village to provide education and transportation for visitors to recreational and cultural activities.

Tourism Improvement District – Used to account for the collection and passing through of the nightly per room assessment for the purpose of tourism promotion in the South Lake Tahoe area.

Arts Program – Used to account for funds to be utilized for Public Art programs in the City of South Lake Tahoe.

Vacation Home Rental Program – To account for the Vacation Home Rental Program to improve the efficiency and enforcement of the City Vacation Home Rental Ordinance.

Ice Arena – To account for the Management and Operations Agreement with Tahoe Sports Entertainment to operate and maintain the Ice Arena.

Cannabis Program – To account for the collection of voluntary six percent contributions for recreational cannabis sales within the City limits.

PEG Program – To account for the Public, Educational, Government (PEG) support fee to be paid by customers of Charter Communications to support the City's PEG station, SLT-TV Channel 21.

Local Fiscal Recovery – To account for the funds received under the American Rescue Plan Act of 2021.

Tobacco Law Enforcement Grant – Used to account for the revenues and expenditures related to the Tobacco Law Enforcement Grants.

Bijou Erosion Control Plan CFD – To account for special assessments collected to be used towards erosion control plan activities in the Community Facility District No. 2014-1 (Bijou Area ECP).

Harrison Avenue CFD – To account for special assessments collected to fund capital improvement activities on Harrison Avenue.

City of South Lake Tahoe, California
Non-Major Governmental Funds
Combining Balance Sheet
September 30, 2022

	Special Revenue Funds		
	Gas Tax	TOT	Snow Removal
Assets			
Cash and investments	$ 554,537	$ 1,531,558	$ 1,253,023
Accounts receivable - net	51,128	-	-
Advances to RDA Successor Agency	-	-	-
Total assets	$ 605,665	$ 1,531,558	$ 1,253,023
Liabilities			
Accounts payable	$ 30,433	$ -	$ -
Accrued expenditures	171	-	-
Due to other funds	-	-	-
Unearned revenue	-	-	-
Total liabilities	30,604	-	-
Fund Balance			
Restricted	575,061	-	1,253,023
Committed	-	-	-
Assigned	-	1,531,558	-
Unassigned	-	-	-
Total fund balances	575,061	1,531,558	1,253,023
Total liabilities and fund balances	$ 605,665	$ 1,531,558	$ 1,253,023

City of South Lake Tahoe, California
Non-Major Governmental Funds
Combining Balance Sheet
September 30, 2022

Special Revenue Funds					
Vehicle Replacement	Solid Waste	Safety Sales Tax	AB3229 COPS	Local Law Enforcement	Asset Forfeiture
$ 443,789	$ 32,560	$ 897,363	$ 34,675	$ 1,949	$ 49,186
3,200	-	85,478	45,944	-	-
317,809	-	-	-	-	-
$ 764,798	$ 32,560	$ 982,841	$ 80,619	$ 1,949	$ 49,186
$ 821	$ -	$ -	$ -	$ -	$ 373
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
821	-	-	-	-	373
446,168	32,560	982,841	80,619	1,949	48,813
-	-	-	-	-	-
317,809	-	-	-	-	-
-	-	-	-	-	-
763,977	32,560	982,841	80,619	1,949	48,813
$ 764,798	$ 32,560	$ 982,841	$ 80,619	$ 1,949	$ 49,186

City of South Lake Tahoe, California
Non-Major Governmental Funds
Combining Balance Sheet
September 30, 2022

	Special Revenue Funds		
	Stormwater Management	EMS	Clean Community
Assets			
Cash and investments	$ 90,871	$ 288,070	$ 15,817
Accounts receivable - net	-	-	4,376
Advances to RDA Successor Agency	-	-	-
Total assets	$ 90,871	$ 288,070	$ 20,193
Liabilities			
Accounts payable	$ 12,282	$ 14,029	$ 3,152
Accrued expenditures	-	-	-
Due to other funds	-	-	-
Unearned revenue	-	-	-
Total liabilities	12,282	14,029	3,152
Fund Balance			
Restricted	78,589	274,041	17,041
Committed	-	-	-
Assigned	-	-	-
Unassigned	-	-	-
Total fund balances	78,589	274,041	17,041
Total liabilities and fund balances	$ 90,871	$ 288,070	$ 20,193

City of South Lake Tahoe, California
Non-Major Governmental Funds
Combining Balance Sheet
September 30, 2022

	Special Revenue Funds					
	Abatement	Ski Run Business Improvement	Measure S Maintenance	General Plan/ Community Plan	Boat Patrol	Domestic Violence Grant
	$ 301,070	$ 1,644	$ 448,917	$ 548,448	$ -	$ 37,908
	40,849	-	-	45,242	58,610	37,958
	-	-	-	-	-	-
	$ 341,919	$ 1,644	$ 448,917	$ 593,690	$ 58,610	$ 75,866
	$ 8,315	$ 196	$ 243	$ 9,457	$ 3,255	$ 34,711
	-	-	-	-	-	-
	-	-	-	-	58,192	-
	-	-	-	-	-	-
	8,315	196	243	9,457	61,447	34,711
	333,604	1,448	448,674	584,233	-	41,155
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	(2,837)	-
	333,604	1,448	448,674	584,233	(2,837)	41,155
	$ 341,919	$ 1,644	$ 448,917	$ 593,690	$ 58,610	$ 75,866

City of South Lake Tahoe, California
Non-Major Governmental Funds
Combining Balance Sheet
September 30, 2022

	Special Revenue Funds		
	DUI/ Traffic Safety Grant	Explore Tahoe Transit Center	Tourism Improvement District
Assets			
Cash and investments	$ -	$ 55,187	$ 335,029
Accounts receivable - net	18,876	7,843	-
Advances to RDA Successor Agency	-	-	-
Total assets	$ 18,876	$ 63,030	$ 335,029
Liabilities			
Accounts payable	$ 5,084	$ 1,500	$ 342,686
Accrued expenditures	-	-	-
Due to other funds	9,848	-	-
Unearned revenue	-	-	-
Total liabilities	14,932	1,500	342,686
Fund Balance			
Restricted	3,944	61,530	-
Committed	-	-	-
Assigned	-	-	-
Unassigned	-	-	(7,657)
Total fund balances	3,944	61,530	(7,657)
Total liabilities and fund balances	$ 18,876	$ 63,030	$ 335,029

City of South Lake Tahoe, California
Non-Major Governmental Funds
Combining Balance Sheet
September 30, 2022

	Special Revenue Funds					
	Arts Program	Vacation Home Rental Program	Ice Arena	Cannabis Program	PEG Program	Local Fiscal Recovery
	$ 23,620	$ 163,266	$ 82,130	$ 1,550,383	$ 215,701	$ -
	-	17,878	19,517	221,709	19,691	-
	-	-	-	-	-	-
	$ 23,620	$ 181,144	$ 101,647	$ 1,772,092	$ 235,392	$ -
	$ -	$ 5,087	$ 3,191	135,810	$ -	$ -
	-	-	1,690	-	-	-
	-	-	-	-	-	-
	-	-	-	3,420	-	-
	-	5,087	4,881	139,230	-	-
	23,620	176,057	96,766	-	235,392	-
	-	-	-	1,632,862	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	23,620	176,057	96,766	1,632,862	235,392	-
	$ 23,620	$ 181,144	$ 101,647	$ 1,772,092	$ 235,392	$ -

City of South Lake Tahoe, California
Non-Major Governmental Funds
Combining Balance Sheet
September 30, 2022

	Special Revenue Funds		
	Tobacco Law Enforcement Grant	Bijou Erosion Control Plan CFD	Harrsion Avenue CFD
Assets			
Cash and investments	$ -	$ 161,719	$ 121,227
Accounts receivable - net	76,880	-	-
Advances to RDA Successor Agency	-	-	-
Total assets	$ 76,880	$ 161,719	$ 121,227
Liabilities			
Accounts payable	$ -	$ 1,627	$ -
Accrued expenditures	-	-	-
Due to other funds	76,880	-	-
Unearned revenue	-	-	-
Total liabilities	76,880	1,627	-
Fund Balance			
Restricted	-	160,092	121,227
Committed	-	-	-
Assigned	-	-	-
Unassigned	-	-	-
Total fund balances	-	160,092	121,227
Total liabilities and fund balances	$ 76,880	$ 161,719	$ 121,227

Total Nonmajor Governmental Funds
$ 9,239,647
755,179
317,809
$ 10,312,635
$ 612,252
1,861
144,920
3,420
762,453
6,078,447
1,632,862
1,849,367
(10,494)
9,550,182
$ 10,312,635

City of South Lake Tahoe, California
Non-Major Governmental Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Year Ended September 30, 2022

	Special Revenue Funds		
	Gas Tax	TOT	Snow Removal
Revenues			
Taxes and assessments	$ -	$ -	$ 228,581
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	(5,954)	(26,067)	(26,926)
Intergovernmental revenue	579,794	-	1,146,794
Charges for current services	-	-	-
Other revenue	11,825	-	-
Total revenues	585,665	(26,067)	1,348,449
Expenditures			
Current			
General government	-	-	-
Public safety	-	-	-
Public works	-	-	-
Parks and recreation	-	-	-
Streets	1,154,394	-	2,127,404
Capital outlay	8,646	-	290,388
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	1,067,000	-
Total expenditures	1,163,040	1,067,000	2,417,792
Excess (Deficiency) of Revenues over Expenditures	(577,375)	(1,093,067)	(1,069,343)
Other Financing Sources (Uses)			
Transfers in	571,370	1,000,000	1,357,605
Transfers (out)	-	-	-
Total other financing sources (uses)	571,370	1,000,000	1,357,605
Net Change in Fund Balance	(6,005)	(93,067)	288,262
Beginning Fund Balance (Deficit)	581,066	1,624,625	964,761
Ending Fund Balance	$ 575,061	$ 1,531,558	$ 1,253,023

City of South Lake Tahoe, California
Non-Major Governmental Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Year Ended September 30, 2022

Special Revenue Funds					
Vehicle Replacement	Solid Waste	Safety Sales Tax	AB3229 COPS	Local Law Enforcement	Asset Forfeiture
$ -	$ 62,756	$ 1,154,056	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
(7,669)	(673)	(16,802)	(500)	(45)	(878)
-	-	-	154,403	-	-
9,920	-	-	-	-	-
146,156	-	-	-	-	-
148,407	62,083	1,137,254	153,903	(45)	(878)
-	-	-	-	-	-
-	-	-	95,157	-	4,638
-	75,560	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
1,551,945	-	-	48,649	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
1,551,945	75,560	-	143,806	-	4,638
(1,403,538)	(13,477)	1,137,254	10,097	(45)	(5,516)
1,112,018	-	-	-	-	-
-	-	(775,018)	-	-	-
1,112,018	-	(775,018)	-	-	-
(291,520)	(13,477)	362,236	10,097	(45)	(5,516)
1,055,497	46,037	620,605	70,522	1,994	54,329
$ 763,977	$ 32,560	$ 982,841	$ 80,619	$ 1,949	$ 48,813

	Special Revenue Funds		
	Stormwater Management	EMS	Clean Community
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	869	-	-
Fines and penalties	-	-	-
Use of money and property	(2,077)	(6,584)	(302)
Intergovernmental revenue	-	-	-
Charges for current services	138,059	-	47,714
Other revenue	-	208,627	23,975
Total revenues	136,851	202,043	71,387
Expenditures			
Current			
General government	-	-	-
Public safety	-	126,773	-
Public works	406,529	-	123,974
Parks and recreation	-	-	-
Streets	133,459	-	-
Capital outlay	-	18,360	-
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	539,988	145,133	123,974
Excess (Deficiency) of Revenues over Expenditures	(403,137)	56,910	(52,587)
Other Financing Sources (Uses)			
Transfers in	427,271	-	12,000
Transfers (out)	-	-	-
Total other financing sources (uses)	427,271	-	12,000
Net Change in Fund Balance	24,134	56,910	(40,587)
Beginning Fund Balance (Deficit)	54,455	217,131	57,628
Ending Fund Balance	$ 78,589	$ 274,041	$ 17,041

City of South Lake Tahoe, California
Non-Major Governmental Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Year Ended September 30, 2022

Special Revenue Funds					
Abatement	Ski Run Business Improvement	Measure S Maintenance	General Plan/ Community Plan	Boat Patrol	Domestic Violence Grant
$ -	$ 11,456	$ -	$ -	$ 49,244	$ -
-	46	-	-	-	-
-	-	-	-	-	-
(6,881)	(38)	(8,374)	(12,534)	-	(866)
-	-	-	84,230	71,640	226,170
227,394	-	-	105,649	-	-
-	-	115,000	-	-	-
220,513	11,464	106,626	177,345	120,884	225,304
-	-	-	-	-	-
-	-	-	-	120,885	143,686
182,718	22,416	-	93,432	-	-
-	-	69,488	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
182,718	22,416	69,488	93,432	120,885	143,686
37,795	(10,952)	37,138	83,913	(1)	81,618
-	12,400	-	250,000	-	-
-	-	-	-	-	(82,484)
-	12,400	-	250,000	-	(82,484)
37,795	1,448	37,138	333,913	(1)	(866)
295,809	-	411,536	250,320	(2,836)	42,021
$ 333,604	$ 1,448	$ 448,674	$ 584,233	$ (2,837)	$ 41,155

City of South Lake Tahoe, California
Non-Major Governmental Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Year Ended September 30, 2022

	Special Revenue Funds		
	DUI/ Traffic Safety Grant	Explore Tahoe Transit Center	Tourism Improvement District
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	-	5,940	(6,490)
Intergovernmental revenue	27,565	-	-
Charges for current services	-	-	3,081,703
Other revenue	-	30,310	-
Total revenues	27,565	36,250	3,075,213
Expenditures			
Current			
General government	-	-	-
Public safety	14,505	-	-
Public works	-	-	-
Parks and recreation	-	52,589	3,052,053
Streets	-	-	-
Capital outlay	13,060	-	-
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	27,565	52,589	3,052,053
Excess (Deficiency) of Revenues over Expenditures	-	(16,339)	23,160
Other Financing Sources (Uses)			
Transfers in	-	23,050	-
Transfers (out)	-	-	(30,817)
Total other financing sources (uses)	-	23,050	(30,817)
Net Change in Fund Balance	-	6,711	(7,657)
Beginning Fund Balance (Deficit)	3,944	54,819	-
Ending Fund Balance	$ 3,944	$ 61,530	$ (7,657)

Special Revenue Funds					
Arts Program	Vacation Home Rental Program	Ice Arena	Cannabis Program	PEG Program	Local Fiscal Recovery
$ -	$ -	$ -	$ -	$ 79,174	$ -
-	197,971	-	-	-	-
-	73,454	-	-	-	-
(540)	(2,733)	22,423	(28,705)	(4,017)	-
-	-	-	-	-	-
-	1,092	-	1,225,491	-	-
-	-	34,200	-	-	-
(540)	269,784	56,623	1,196,786	75,157	-
-	-	-	234,192	-	-
-	470,215	-	441,185	-	-
-	-	-	-	-	-
-	-	88,891	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	52,122	-	-	-
-	-	7,528	-	-	-
-	-	-	-	-	-
-	470,215	148,541	675,377	-	-
(540)	(200,431)	(91,918)	521,409	75,157	-
-	445,000	240,984	46,078	-	-
-	-	-	-	-	-
-	445,000	240,984	46,078	-	-
(540)	244,569	149,066	567,487	75,157	-
24,160	(68,512)	(52,300)	1,065,375	160,235	-
$ 23,620	$ 176,057	$ 96,766	$ 1,632,862	$ 235,392	$ -

	Special Revenue Funds		
	Tobacco Law Enforcement Grant	Bijou Erosion Control Plan CFD	Harrsion Avenue CFD
Revenues			
Taxes and assessments	$ -	$ 13,851	$ 65,438
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	-	(2,911)	(2,266)
Intergovernmental revenue	171,853	-	-
Charges for current services	-	-	-
Other revenue	-	-	-
Total revenues	171,853	10,940	63,172
Expenditures			
Current			
General government	-	10,785	1,000
Public safety	171,853	-	-
Public works	-	-	-
Parks and recreation	-	-	-
Streets	-	-	-
Capital outlay	-	-	-
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	171,853	10,785	1,000
Excess (Deficiency) of Revenues over Expenditures	-	155	62,172
Other Financing Sources (Uses)			
Transfers in	-	-	-
Transfers (out)	-	-	(25,000)
Total other financing sources (uses)	-	-	(25,000)
Net Change in Fund Balance	-	155	37,172
Beginning Fund Balance (Deficit)	-	159,937	84,055
Ending Fund Balance	$ -	$ 160,092	$ 121,227

	Total Nonmajor Governmental Funds
$	1,664,556
	198,886
	73,454
	(142,469)
	2,462,449
	4,837,022
	570,093
	9,663,991
	245,977
	1,588,897
	904,629
	3,263,021
	3,415,257
	1,931,048
	52,122
	7,528
	1,067,000
	12,475,479
	(2,811,488)
	5,497,776
	(913,319)
	4,584,457
	1,772,969
	7,777,213
$	9,550,182

	Gas Tax		
	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	-	(5,954)	(5,954)
Intergovernmental revenue	500,000	579,794	79,794
Charges for current services	-	-	-
Other revenue	-	11,825	11,825
Total revenues	500,000	585,665	85,665
Expenditures			
Current			
General government	-	-	-
Public safety	-	-	-
Public works	-	-	-
Parks and recreation	-	-	-
Streets	1,288,415	1,154,394	134,021
Capital outlay	9,500	8,646	854
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	1,297,915	1,163,040	134,875
Excess (Deficiency) of Revenues over Expenditures	(797,915)	(577,375)	220,540
Other Financing Sources (Uses)			
Transfers in	571,370	571,370	-
Transfers (out)	-	-	-
Total other financing sources (uses)	571,370	571,370	-
Net Change in Fund Balance	$ (226,545)	(6,005)	$ 220,540
Beginning Fund Balance (Deficit)		581,066	
Ending Fund Balance		$ 575,061	

TOT			Snow Removal		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
$ -	$ -	$ -	$ 230,000	$ 228,581	$ (1,419)
-	-	-	-	-	-
-	-	-	-	-	-
20,000	(26,067)	(46,067)	1,500	(26,926)	(28,426)
-	-	-	1,200,000	1,146,794	(53,206)
-	-	-	-	-	-
-	-	-	-	-	-
20,000	(26,067)	(46,067)	1,431,500	1,348,449	(83,051)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	2,237,947	2,127,404	110,543
-	-	-	1,083,810	290,388	793,422
-	-	-	-	-	-
-	-	-	-	-	-
1,142,584	1,067,000	75,584	-	-	-
1,142,584	1,067,000	75,584	3,321,757	2,417,792	903,965
(1,122,584)	(1,093,067)	29,517	(1,890,257)	(1,069,343)	820,914
1,000,000	1,000,000	-	1,357,605	1,357,605	-
-	-	-	-	-	-
1,000,000	1,000,000	-	1,357,605	1,357,605	-
$ (122,584)	(93,067)	$ 29,517	$ (532,652)	288,262	$ 820,914
	1,624,625			964,761	
	$ 1,531,558			$ 1,253,023	

	Vehicle Replacement		
	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	1,000	(7,669)	(8,669)
Intergovernmental revenue	150,000	-	(150,000)
Charges for current services	9,920	9,920	-
Other revenue	177,410	146,156	(31,254)
Total revenues	338,330	148,407	(189,923)
Expenditures			
Current			
General government	-	-	-
Public safety	-	-	-
Public works	-	-	-
Parks and recreation	-	-	-
Streets	-	-	-
Capital outlay	2,093,921	1,551,945	541,976
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	2,093,921	1,551,945	541,976
Excess (Deficiency) of Revenues over Expenditures	(1,755,591)	(1,403,538)	352,053
Other Financing Sources (Uses)			
Transfers in	1,112,018	1,112,018	-
Transfers (out)	-	-	-
Total other financing sources (uses)	1,112,018	1,112,018	-
Net Change in Fund Balance	$ (643,573)	(291,520)	$ 352,053
Beginning Fund Balance (Deficit)		1,055,497	
Ending Fund Balance		$ 763,977	

Solid Waste			Safety Sales Tax		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
$ 66,000	$ 62,756	$ (3,244)	$ 1,000,000	$ 1,154,056	$ 154,056
-	-	-	-	-	-
-	-	-	-	-	-
50	(673)	(723)	$ 500	(16,802)	(17,302)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
66,050	62,083	(3,967)	1,000,500	1,137,254	136,754
-	-	-	-	-	-
-	-	-	-	-	-
91,683	75,560	16,123	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
91,683	75,560	16,123	-	-	-
(25,633)	(13,477)	12,156	1,000,500	1,137,254	136,754
-	-	-	-	-	-
-	-	-	(775,018)	(775,018)	-
-	-	-	(775,018)	(775,018)	-
$ (25,633)	(13,477)	$ 12,156	$ 225,482	362,236	$ 136,754
	46,037			620,605	
	$ 32,560			$ 982,841	

	AB3229 COPS		
	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	1,200	(500)	(1,700)
Intergovernmental revenue	135,000	154,403	19,403
Charges for current services	-	-	-
Other revenue	-	-	-
Total revenues	136,200	153,903	17,703
Expenditures			
Current			
General government	-	-	-
Public safety	121,691	95,157	26,534
Public works	-	-	-
Parks and recreation	-	-	-
Streets	-	-	-
Capital outlay	48,200	48,649	(449)
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	169,891	143,806	26,085
Excess (Deficiency) of Revenues over Expenditures	(33,691)	10,097	43,788
Other Financing Sources (Uses)			
Transfers in	-	-	-
Transfers (out)	-	-	-
Total other financing sources (uses)	-	-	-
Net Change in Fund Balance	$ (33,691)	10,097	$ 43,788
Beginning Fund Balance (Deficit)		70,522	
Ending Fund Balance		$ 80,619	

City of South Lake Tahoe, California
Budgeted Non-Major Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Year Ended September 30, 2022

Local Law Enforcement Grant			Asset Forfeiture		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	(45)	(45)	-	(878)	(878)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	(45)	(45)	-	(878)	(878)
-	-	-	-	-	-
-	-	-	-	4,638	(4,638)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	4,638	(4,638)
-	(45)	(45)	-	(5,516)	(5,516)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
$ -	(45)	$ (45)	$ -	(5,516)	$ (5,516)
	1,994			54,329	
	$ 1,949			$ 48,813	

	Stormwater Management		
	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	8,000	869	(7,131)
Fines and penalties	-	-	-
Use of money and property	-	(2,077)	(2,077)
Intergovernmental revenue	-	-	-
Charges for current services	125,000	138,059	13,059
Other revenue	-	-	-
Total revenues	133,000	136,851	3,851
Expenditures			
Current			
General government	-	-	-
Public safety	-	-	-
Public works	468,837	406,529	62,308
Parks and recreation	-	-	-
Streets	138,608	133,459	5,149
Capital outlay	1,000	-	1,000
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	608,445	539,988	68,457
Excess (Deficiency) of Revenues over Expenditures	(475,445)	(403,137)	72,308
Other Financing Sources (Uses)			
Transfers in	427,271	427,271	-
Transfers (out)	-	-	-
Total other financing sources (uses)	427,271	427,271	-
Net Change in Fund Balance	$ (48,174)	24,134	$ 72,308
Beginning Fund Balance (Deficit)		54,455	
Ending Fund Balance		$ 78,589	

EMS			Clean Community		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	(6,584)	(6,584)	-	(302)	(302)
-	-	-	5,000	-	(5,000)
-	-	-	176,000	47,714	(128,286)
175,000	208,627	33,627	58,303	23,975	(34,328)
175,000	202,043	27,043	239,303	71,387	(167,916)
-	-	-	-	-	-
127,600	126,773	827	-	-	-
-	-	-	251,030	123,974	127,056
-	-	-	-	-	-
-	-	-	-	-	-
57,180	18,360	38,820	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
184,780	145,133	39,647	251,030	123,974	127,056
(9,780)	56,910	66,690	(11,727)	(52,587)	(40,860)
-	-	-	12,000	12,000	-
-	-	-	-	-	-
-	-	-	12,000	12,000	-
$ (9,780)	56,910	$ 66,690	$ 273	(40,587)	$ (40,860)
	217,131			57,628	
	$ 274,041			$ 17,041	

City of South Lake Tahoe, California
Budgeted Non-Major Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Year Ended September 30, 2022

	Abatement		
	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	-	(6,881)	(6,881)
Intergovernmental revenue	-	-	-
Charges for current services	183,000	227,394	44,394
Other revenue	-	-	-
Total revenues	183,000	220,513	37,513
Expenditures			
Current			
General government	-	-	-
Public safety	-	-	-
Public works	290,739	182,718	108,021
Parks and recreation	-	-	-
Streets	-	-	-
Capital outlay	-	-	-
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	290,739	182,718	108,021
Excess (Deficiency) of Revenues over Expenditures	(107,739)	37,795	145,534
Other Financing Sources (Uses)			
Transfers in	-	-	-
Transfers (out)	-	-	-
Total other financing sources (uses)	-	-	-
Net Change in Fund Balance	$ (107,739)	37,795	$ 145,534
Beginning Fund Balance (Deficit)		295,809	
Ending Fund Balance		$ 333,604	

Ski Run Business Improvement			Measure S Maintenance		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
$ 11,700	$ 11,456	$ (244)	$ -	$ -	$ -
-	46	46	-	-	-
-	-	-	-	-	-
-	(38)	(38)	-	(8,374)	(8,374)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	112,000	115,000	3,000
11,700	11,464	(236)	112,000	106,626	(5,374)
-	-	-	-	-	-
-	-	-	-	-	-
24,100	22,416	1,684	-	-	-
-	-	-	143,744	69,488	74,256
-	-	-	-	-	-
-	-	-	-	-	-
			-		
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
24,100	22,416	1,684	143,744	69,488	74,256
(12,400)	(10,952)	1,448	(31,744)	37,138	68,882
12,400	12,400	-	-	-	-
-	-	-	-	-	-
12,400	12,400	-	-	-	-
$ -	1,448	$ 1,448	$ (31,744)	37,138	$ 68,882
	-			411,536	
	$ 1,448			$ 448,674	

City of South Lake Tahoe, California

Budgeted Non-Major Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual

Year Ended September 30, 2022

	General Plan/Community Plan		
	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	-	(12,534)	(12,534)
Intergovernmental revenue	100,365	84,230	(16,135)
Charges for current services	28,000	105,649	77,649
Other revenue	-	-	-
Total revenues	128,365	177,345	48,980
Expenditures			
Current			
General government	-	-	-
Public safety	-	-	-
Public works	471,165	93,432	377,733
Parks and recreation	-	-	-
Streets	-	-	-
Capital outlay	-	-	-
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	471,165	93,432	377,733
Excess (Deficiency) of Revenues over Expenditures	(342,800)	83,913	(426,713)
Other Financing Sources (Uses)			
Transfers in	250,000	250,000	-
Transfers (out)	-	-	-
Total other financing sources (uses)	250,000	250,000	-
Net Change in Fund Balance	$ (92,800)	333,913	$ 426,713
Beginning Fund Balance (Deficit)		250,320	
Ending Fund Balance		$ 584,233	

City of South Lake Tahoe, California

Budgeted Non-Major Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual

Year Ended September 30, 2022

Boat Patrol			Domestic Violence Grant		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
$ 49,244	$ 49,244	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	(866)	(866)
103,094	71,640	(31,454)	246,001	226,170	(19,831)
-	-	-	-	-	-
-	-	-	-	-	-
152,338	120,884	(31,454)	246,001	225,304	(20,697)
-	-	-	-	-	-
152,339	120,885	31,454	177,248	143,686	33,562
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
152,339	120,885	31,454	177,248	143,686	33,562
(1)	(1)	-	68,753	81,618	12,865
-	-	-	-	-	-
-	-	-	(68,753)	(82,484)	(13,731)
-	-	-	(68,753)	(82,484)	(13,731)
$ (1)	(1)	$ -	$ -	(866)	$ (866)
	(2,836)			42,021	
	$ (2,837)			$ 41,155	

	DUI/Traffic Safety Grant		
	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	-	-	-
Intergovernmental revenue	56,000	27,565	(28,435)
Charges for current services	-	-	-
Other revenue	-	-	-
Total revenues	56,000	27,565	(28,435)
Expenditures			
Current			
General government	-	-	-
Public safety	41,974	14,505	27,469
Public works	-	-	-
Parks and recreation	-	-	-
Streets	-	-	-
Capital outlay	14,026	13,060	966
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	56,000	27,565	28,435
Excess (Deficiency) of Revenues over Expenditures	-	-	-
Other Financing Sources (Uses)			
Transfers in	-	-	-
Transfers (out)	-	-	-
Total other financing sources (uses)	-	-	-
Net Change in Fund Balance	$ -	-	$ -
Beginning Fund Balance (Deficit)		3,944	
Ending Fund Balance		$ 3,944	

Explore Tahoe Transit Center			Tourism Improvement District		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
7,200	5,940	(1,260)	-	(6,490)	(6,490)
-	-	-	-	-	-
-	-	-	2,900,000	3,081,703	181,703
16,000	30,310	14,310	-	-	-
23,200	36,250	13,050	2,900,000	3,075,213	175,213
1,500	-	1,500	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
50,750	52,589	(1,839)	2,871,000	3,052,053	(181,053)
-	-	-	-	-	-
-	-	-	-	-	-
-			-		
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
52,250	52,589	(339)	2,871,000	3,052,053	(181,053)
(29,050)	(16,339)	12,711	29,000	23,160	(5,840)
23,050	23,050	-	-	-	-
-	-	-	(29,000)	(30,817)	(1,817)
23,050	23,050	-	(29,000)	(30,817)	(1,817)
$ (6,000)	6,711	$ 12,711	$ -	(7,657)	$ (7,657)
	54,819			-	
	$ 61,530			$ (7,657)	

	Arts Program		
	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	-	(540)	(540)
Intergovernmental revenue	-	-	-
Charges for current services	-	-	-
Other revenue	-	-	-
Total revenues	-	(540)	(540)
Expenditures			
Current			
General government	20,000	-	20,000
Public safety	-	-	-
Public works	-	-	-
Parks and recreation	-	-	-
Streets	-	-	-
Capital outlay	-	-	-
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	20,000	-	20,000
Excess (Deficiency) of Revenues over Expenditures	(20,000)	(540)	19,460
Other Financing Sources (Uses)			
Transfers in	-	-	-
Transfers (out)	-	-	-
Total other financing sources (uses)	-	-	-
Net Change in Fund Balance	$ (20,000)	(540)	$ 19,460
Beginning Fund Balance (Deficit)		24,160	
Ending Fund Balance		$ 23,620	

City of South Lake Tahoe, California

Budgeted Non-Major Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual

Year Ended September 30, 2022

Vacation Home Rental Programs			Ice Arena		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
$ -	$ -	$ -	$ -	$ -	$ -
280,000	197,971	(82,029)	-	-	-
60,000	73,454	13,454	-	-	-
3,000	(2,733)	(5,733)	36,000	22,423	(13,577)
-	-	-	-	-	-
-	1,092	1,092	-	-	-
-	-	-	34,200	34,200	-
343,000	269,784	(73,216)	70,200	56,623	(13,577)
-	-	-	-	-	-
534,462	470,215	64,247	-	-	-
1,000	-	1,000	-	-	-
-	-	-	168,964	88,891	80,073
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	52,123	52,122	1
-	-	-	7,919	7,528	391
-	-	-	-	-	-
535,462	470,215	65,247	229,006	148,541	80,465
(192,462)	(200,431)	(7,969)	(158,806)	(91,918)	66,888
445,000	445,000	-	240,984	240,984	-
-	-	-	-	-	-
445,000	445,000	-	240,984	240,984	-
$ 252,538	244,569	$ (7,969)	$ 82,178	149,066	$ 66,888
	(68,512)			(52,300)	
	$ 176,057			$ 96,766	

	Cannabis Program		
	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	-	(28,705)	(28,705)
Intergovernmental revenue	-	-	-
Charges for current services	990,700	1,225,491	234,791
Other revenue	-	-	-
Total revenues	990,700	1,196,786	206,086
Expenditures			
Current			
General government	204,251	234,192	(29,941)
Public safety	496,500	441,185	55,315
Public works	-	-	-
Parks and recreation	-	-	-
Streets	-	-	-
Capital outlay	-	-	-
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	700,751	675,377	25,374
Excess (Deficiency) of Revenues over Expenditures	289,949	521,409	180,712
Other Financing Sources (Uses)			
Transfers in	-	46,078	46,078
Transfers (out)	-	-	-
Total other financing sources (uses)	-	46,078	46,078
Net Change in Fund Balance	$ 289,949	567,487	$ 277,538
Beginning Fund Balance (Deficit)		1,065,375	
Ending Fund Balance		$ 1,632,862	

City of South Lake Tahoe, California
Budgeted Non-Major Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Year Ended September 30, 2022

PEG Program			Local Fiscal Recovery		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
$ 90,000	$ 79,174	$ (10,826)	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	(4,017)	(4,017)	-	-	-
-	-	-	5,309,994	-	(5,309,994)
-	-	-	-	-	-
-	-	-	-	-	-
90,000	75,157	(14,843)	5,309,994	-	(5,309,994)
45,000	-	45,000	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
45,000	-	45,000	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
90,000	-	90,000	-	-	-
-	75,157	(104,843)	5,309,994	-	(5,309,994)
-	-	-	-	-	-
-	-	-	(5,309,994)	-	5,309,994
-	-	-	(5,309,994)	-	5,309,994
$ -	75,157	$ 75,157	$ -	-	$ -
	160,235			-	
	$ 235,392			$ -	

	Tobacco Law Enforcement Grant		
	Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes and assessments	$ -	$ -	$ -
Licenses, permits and impact fees	-	-	-
Fines and penalties	-	-	-
Use of money and property	-	-	-
Intergovernmental revenue	245,600	171,853	(73,747)
Charges for current services	-	-	-
Other revenue	-	-	-
Total revenues	245,600	171,853	(73,747)
Expenditures			
Current			
General government	-	-	-
Public safety	155,008	171,853	(16,845)
Public works	-	-	-
Parks and recreation	-	-	-
Streets	-	-	-
Capital outlay	-	-	-
Debt service			
Principal repayment	-	-	-
Interest and fiscal charges	-	-	-
Payment of financial guarantee	-	-	-
Total expenditures	155,008	171,853	(16,845)
Excess (Deficiency) of Revenues over Expenditures	90,592	-	(90,592)
Other Financing Sources (Uses)			
Transfers in	-	-	-
Transfers (out)	-	-	-
Total other financing sources (uses)	-	-	-
Net Change in Fund Balance	$ 90,592	-	$ (90,592)
Beginning Fund Balance (Deficit)		-	
Ending Fund Balance		$ -	

City of South Lake Tahoe, California

Budgeted Non-Major Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual

Year Ended September 30, 2022

Bijou Erosion Control Plan CFD			Harrison Avenue CFD		
Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
$ 15,000	$ 13,851	$ (1,149)	$ 57,000	$ 65,438	$ 8,438
-	-	-	-	-	-
-	-	-	-	-	-
-	(2,911)	(2,911)	250	(2,266)	(2,516)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
15,000	10,940	(4,060)	57,250	63,172	5,922
61,000	10,785	50,215	1,000	1,000	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
61,000	10,785	50,215	1,000	1,000	-
(46,000)	155	46,155	56,250	62,172	5,922
-	-	-	-	-	-
-	-	-	(25,000)	(25,000)	-
-	-	-	(25,000)	(25,000)	-
$ (46,000)	155	$ 46,155	$ 31,250	37,172	$ 5,922
	159,937			84,055	
	$ 160,092			$ 121,227	



Transit Fund – Established for assets and the activities associated with the operations and maintenance of the City's public transit activities and has emphasis on serving the elderly and the handicapped.

Parking Management Fund – Established for metered areas, parking enforcement and parking citations. Funding for this program is received from parking meters and citation revenue.

City of South Lake Tahoe, California
Non-Major Enterprise Funds
Combining Statement of Net Position
September 30, 2022

	Transit	Parking Management	Total Nonmajor Enterprise Funds
Assets			
Current Assets			
Cash and investments (Note 3)	$ 539,260	$ 294,068	$ 833,328
Accounts receivable - net	482	-	482
Total current assets	539,742	294,068	833,810
Non-Current Assets			
Capital assets (Note 6)			
Nondepreciable	1,315,373	-	1,315,373
Depreciable	1,658,748	-	1,658,748
Total noncurrent assets	2,974,121	-	2,974,121
Total assets	3,513,863	294,068	3,807,931
Liabilities			
Current Liabilities			
Accounts payable	-	441	441
Total current liabilities	-	441	441
Net Position			
Net investment in capital assets	2,974,121	-	2,974,121
Unrestricted	539,742	293,627	833,369
Total net position	$ 3,513,863	$ 293,627	$ 3,807,490

City of South Lake Tahoe, California
Non-Major Enterprise Funds
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Year Ended September 30, 2022

	Transit	Parking Management	Total Nonmajor Enterprise Funds
Operating Revenues			
Charges for current services	$ -	$ 133,515	$ 133,515
Rental and reimbursements	158,263	-	158,263
Total operating revenues	158,263	133,515	291,778
Operating Expenses			
Supplies	4,499	148	4,647
Repairs and maintenance	94,926	-	94,926
Insurance	119,108	-	119,108
General expenses	-	3,468	3,468
Depreciation	174,749	-	174,749
Total operating expenses	393,282	3,616	396,898
Operating income (loss)	(235,019)	129,899	(105,120)
Nonoperating Revenues (Expenses)			
Interest expense	-	(9,735)	(9,735)
Investment earnings	(9,566)	(5,554)	(15,120)
Total nonoperating revenues (expenses)	(9,566)	(15,289)	(24,855)
Income (Loss) Before Transfers	(244,585)	114,610	(129,975)
			-
Transfers in (Note 4A)	75,000	-	75,000
Total contributions and transfers	75,000	-	75,000
Change in Net Position	(169,585)	114,610	(54,975)
Beginning Net Position	3,683,448	179,017	3,862,465
Ending Net Position	$ 3,513,863	$ 293,627	$ 3,807,490

City of South Lake Tahoe, California
Non-Major Enterprise Funds
Combining Statement of Cash Flows
Year Ended September 30, 2022

	Transit	Parking Management	Total Nonmajor Enterprise Funds
Operating Activities			
Receipts from customers	$ 158,789	$ 133,515	$ 292,304
Payments to suppliers	(218,533)	(4,010)	(222,543)
Net cash provided by (used for) Operating Activities	(59,744)	129,505	69,761
Noncapital Financing Activities			
Transfers in	75,000	-	75,000
Net cash provided by (used for) Noncapital Financing Activities	75,000	-	75,000
Capital and Related Financing Activities			
Interest paid	-	(9,735)	(9,735)
Net cash provided by (used for) Capital and Related Financing Activities	-	(9,735)	(9,735)
Investing Activities			
Interest received	(9,566)	(5,554)	(15,120)
Net cash provided (used for) Investing Activities	(9,566)	(5,554)	(15,120)
Net increase (decrease) in cash and investments	5,690	114,216	119,906
Cash and Investments at Beginning of Period	533,570	179,852	713,422
Cash and Investments at End of Period	$ 539,260	$ 294,068	$ 833,328
Reconciliation of Operating Income (Loss) to Net Cash Provided by (used by) Operating Activities:			
Operating income (loss)	$ (235,019)	$ 129,899	$ (105,120)
Adjustments to reconcile operating income (loss) to cash flows from operating activities:			
Depreciation	174,749	-	174,749
Change in assets and liabilities:			
Prepaid items			
Receivables, net	526	-	526
Other assets and liabilities			-
Accounts payable and other accrued expenses	-	(394)	(394)
Net Cash Provided by (used for) Operating Activities	$ (59,744)	$ 129,505	$ 69,761

The funds described below include the internal service funds that provide services to the other City funds and departments on a cost reimbursement basis.

Health, Vision and Dental Insurance Fund – To account for and fund the City's Insurance for Employee Health Insurance.

Worker's Compensation Self Insurance Fund – To account for and fund the City's Self-Insurance Worker's Compensation Program.

City of South Lake Tahoe, California
Internal Service Funds
Combining Statement of Net Position
September 30, 2022

	Health, Vision and Dental Insurance	Workers' Compensation Self Insurance	Total
Assets			
Current Assets			
Cash and investments	$ 601,539	$ 5,325,321	$ 5,926,860
Restricted cash and investments	-	57,071	57,071
Accounts receivable - net	4,386	-	4,386
Total current assets	605,925	5,382,392	5,988,317
Non-Current Assets			
Advances to RDA Successor Agency	-	332,742	332,742
Total assets	605,925	5,715,134	6,321,059
Liabilities			
Current Liabilities			
Accounts payable	8,347	-	8,347
Accrued expenses	-	-	-
Uninsured losses payable	-	1,263,486	1,263,486
Total current liabilities	8,347	1,263,486	1,271,833
Long-Term Liabilities			
Uninsured losses payable	-	4,653,514	4,653,514
Total long-term liabilities	-	4,653,514	4,653,514
Total liabilities	8,347	5,917,000	5,925,347
Net Position			
Unrestricted	597,578	(201,866)	395,712
Total net position (deficit)	$ 597,578	$ (201,866)	$ 395,712

City of South Lake Tahoe, California
Internal Service Funds
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Year Ended September 30, 2022

	Health, Vision and Dental Insurance	Workers' Compensation Self Insurance	Total
Operating Revenues			
Charges for services	$ 3,315,342	$ 1,932,538	$ 5,247,880
Rental and reimbursements	138,768	-	138,768
Total operating revenues	3,454,110	1,932,538	5,386,648
Operating Expenses			
Salaries and wages	39	-	39
Contracted services	50,606	129,997	180,603
Claims	3,308,780	1,691,519	5,000,299
General expenses	4,045	3,604	7,649
Total operating expenses	3,363,470	1,825,120	5,188,590
Operating Income/(Loss)	90,640	107,418	198,058
Nonoperating Revenues (Expenses)			
Investment earnings	(12,775)	(95,728)	(108,503)
Total non-operating revenues	(12,775)	(95,728)	(108,503)
Income Before Transfers	77,865	11,690	89,555
Transfers in	50,200	-	50,200
Transfers (out)	-	(70,000)	(70,000)
Change in Net Position	128,065	(58,310)	69,755
Beginning Net Position (Deficit)	469,513	(143,556)	325,957
Ending Net Position	$ 597,578	$ (201,866)	$ 395,712

City of South Lake Tahoe, California
Internal Service Funds
Combining Statement of Cash Flows
Year Ended September 30, 2022

	Health, Vision and Dental Insurance	Workers' Compensation Self Insurance	Total
Operating Activities			
Receipts from customers	$ 3,491,794	$ 1,933,146	$ 5,424,940
Payments to suppliers	(55,260)	(133,601)	(188,861)
Payments to or on behalf of employees	(39)	-	(39)
Claims paid	(3,308,780)	(1,566,519)	(4,875,299)
Net Cash Provided by (used for) Operating Activities	127,715	233,026	360,741
Noncapital Financing Activities			
Transfers in	50,200	-	50,200
Transfers out	-	(70,000)	(70,000)
Net Cash Provided by (used for) Noncapital Financing Activities	50,200	(70,000)	(19,800)
Investing Activities			
Investment earnings	(12,775)	(95,728)	(108,503)
Net Cash Provided by (used for) Investing Activities	(12,775)	(95,728)	(108,503)
Net Increase (Decrease) in Cash and Investments	165,140	67,298	232,438
Cash and Investments at Beginning of Period	436,399	5,315,094	5,751,493
Cash and Investments at End of Period	$ 601,539	$ 5,382,392	$ 5,983,931
Reconciliation of Operating Income (Loss) to Net Cash Flows from Operating Activities:			
Operating income (loss)	$ 90,640	$ 107,418	$ 198,058
Change in assets and liabilities:			
Accounts receivable	37,684	608	38,292
Accounts and other payables	(609)	125,000	124,391
Net Cash Provided by (used for) Operating Activities	$ 127,715	$ 233,026	$ 360,741

The funds described below include the custodial funds that hold resources in trust for other agencies.

Special Assessment District – To account for the fees charged and disbursed on behalf of the Special Assessment Districts.

Other Custodial Funds – To account for miscellaneous custodial funds held by the City.

Tahoe Basin Solid Waste Management Authority – To account for resources and the collection and disbursement of fees on behalf of the Tahoe Basin Solid Waste Management Authority.

Park Avenue CFD – To account for the resources and the collection of resources for the Park Avenue Community Facilities District.

Retiree Opt-Out Fund – To account for funds held for retirees who opted out of the City's post-retirement health plan.

City of South Lake Tahoe, California
Custodial Funds
Combining Statement of Fiduciary Net Position
September 30, 2022

	Special Assessment District	Other Custodial Funds	Tahoe Basin Solid Waste Management
Assets			
Cash and investments (Note 3)	$ 4,470	$ 4,236	$ 1,158,055
Restricted cash and investments (Note 3)	-	-	-
Accounts receivable	-	-	148,335
Total assets	4,470	4,236	1,306,390
Liabilities			
Accounts payable	-	-	14,313
Deposits and other accruals	4,572	4,333	-
Total liabilities	4,572	4,333	14,313
Net Position			
Restricted for individuals, organizations, and other governments	$ (102)	$ (97)	$ 1,292,077

Park Avenue CFD	Retiree Opt Out	Total Custodial Funds
$ 782,876	$ -	$ 1,949,637
992,686	49,927	1,042,613
-	-	148,335
1,775,562	49,927	3,140,585
1,386	-	15,699
-	-	8,905
1,386	-	24,604
$ 1,774,176	$ 49,927	$ 3,115,981

City of South Lake Tahoe, California
Custodial Funds
Combining Statement of Changes in Fiduciary Net Position
Year Ended September 30, 2022

	Special Assessment District	Other Custodial Funds	Tahoe Basin Solid Waste Management
Additions			
Taxes and assessments	$ -	$ -	$ -
Interest income	(102)	(97)	(20,700)
Total additions	(102)	(97)	(20,700)
Deductions			
Program and administrative expenses	-	-	78,954
Debt service principal	-	-	-
Distributions to other governments	-	-	-
Interest and fiscal charges	-	-	-
Total deductions	-	-	78,954
Net Change in Fiduciary Net Position	(102)	(97)	(99,654)
Net Position			
Beginning of Year	-	-	1,391,731
End of Year	$ (102)	$ (97)	$ 1,292,077

Park Avenue CFD	Retiree Opt Out	Total Custodial Funds
$ 924,718	$ -	$ 924,718
(10,734)	(6,684)	(38,317)
913,984	(6,684)	886,401
77,432	-	156,386
345,000	-	345,000
330,000	-	330,000
163,853	1,034	164,887
916,285	1,034	996,273
(2,301)	(7,718)	(109,872)
1,776,477	57,645	3,225,853
$ 1,774,176	$ 49,927	$ 3,115,981



This part of the City's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health. In contrast to the financial section, the statistical section information is not subject to independent audit.

Financial Trends
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time:

1. Net Position by Component
2. Changes in Net Position
3. Fund Balances of Governmental Funds
4. Changes in Fund Balance of Governmental Funds

Revenue Capacity
These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax:

1. Assessed and Estimated Actual Value of Taxable Property
2. Property Tax Rates, All Overlapping Governments
3. Principal Secured Property Tax Payers
4. Principal Transient Occupancy Tax (TOT) Payers
5. Property Tax Levies and Collections

Debt Capacity
These schedules present information to help the reader assess the affordability of the City's current level of outstanding debt and the City's ability to issue additional debt in the future:

1. Ratio of Outstanding Debt by Type
2. Computation of Direct and Overlapping Debt
3. Computation of Legal Bonded Debt Margin
4. Bonded Debt Pledged-Revenue Coverage

Demographic and Economic Information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place:

1. Demographic and Economic Statistics
2. Principal Employers

Operating Information
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs:

1. Full-Time Equivalent City Government Employees by Function
2. Operating Indicators by Function/Program
3. Capital Asset Statistics by Function/Program

Sources
Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Report for the relevant year.



CITY OF SOUTH LAKE TAHOE
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2013	2014[1]	2015	2016	2017	2018	2019	2020	2021	2022
Governmental Activities										
Net investment in capital assets	$ 59,775,652	$ 65,950,451	$ 55,674,932	$ 73,215,544	$ 63,642,741	$ 71,516,175	$ 68,835,594	$ 75,300,912	$ 76,620,561	$ 88,324,150
Restricted	14,599,253	10,121,566	10,152,122	5,056,903	6,017,117	7,008,898	18,076,408	19,697,506	21,182,527	55,063,386
Unrestricted	17,760,649	(21,747,878)	(38,706,525)	(42,322,072)	(13,679,138)	(22,863,284)	(3,053,675)	(5,535,604)	6,363,760	(21,887,466)
Total Governmental Activities Net Position	$ 92,135,554	$ 54,324,139	$ 27,120,529	$ 35,950,375	$ 55,980,720	$ 55,661,789	$ 83,858,327	$ 89,462,814	$ 104,166,848	$ 121,500,070
Business-type Activities										
Net investment in capital assets	$ 20,053,484	$ 19,516,402	$ 18,365,672	$ 18,656,424	$ 17,893,924	$ 19,382,974	$ 18,655,126	$ 17,655,894	$ 20,513,769	$ 19,740,496
Restricted	898,916	1,236,937	1,627,201	2,848,793	2,745,807	2,918,247	2,746,816	2,948,781	2,865,117	2,837,117
Unrestricted	101,638	(684,544)	25,493	(427,911)	693,913	2,115,789	3,830,797	4,356,972	5,157,992	6,253,338
Total Business-type Activities Net Position	$ 21,054,038	$ 20,068,795	$ 20,018,366	$ 21,077,306	$ 21,333,644	$ 24,417,010	$ 25,232,739	$ 24,961,647	$ 28,536,878	$ 28,830,951
Primary Government										
Net investment in capital assets	$ 79,829,136	$ 85,466,853	$ 74,040,604	$ 91,871,968	$ 81,536,665	$ 90,899,149	$ 87,490,720	$ 92,956,806	$ 97,134,330	$ 108,064,646
Restricted	15,498,169	11,358,503	11,779,323	7,905,696	8,762,924	9,927,145	20,823,224	22,646,287	24,047,644	57,900,503
Unrestricted	17,862,287	(22,432,422)	(38,681,032)	(42,749,983)	(12,985,225)	(20,747,495)	777,122	(1,178,632)	11,521,752	(15,634,128)
Total Primary Government Net Position	$ 113,189,592	$ 74,392,934	$ 47,138,895	$ 57,027,681	$ 77,314,364	$ 80,078,799	$ 109,091,066	$ 114,424,461	$ 132,703,726	$ 150,331,021

Source: Annual Basic Financial Statements, Statement of Net Position

Notes: [1] Amounts reported for fiscal year 2014 have been restated to conform with current year presentation. Information regarding this restatement can be found in Note 18 to the basic financial statements for 2015.

CITY OF SOUTH LAKE TAHOE
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

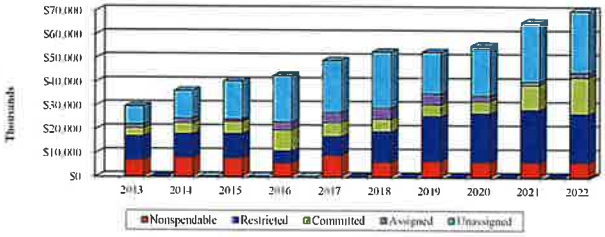
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Expenses										
Governmental Activities										
General Government	$ 10,950,323	$ 6,744,297	$ 40,433,147	$ 7,339,770	$ (3,906,248)	$ 14,791,205	$ 9,581,797	$ 10,862,346	$ 16,178,272	$ 13,495,234
Public Safety	17,415,969	15,325,025	17,448,023	20,429,955	17,709,027	19,038,272	21,397,853	21,786,017	19,117,131	26,440,234
Public Works	5,289,286	6,526,262	8,303,520	9,872,607	9,702,934	10,590,121	11,757,610	12,287,753	8,175,125	9,945,369
Parks and Recreation	5,735,892	5,624,964	5,787,817	5,645,921	6,849,951	6,601,298	6,601,600	5,596,795	4,329,864	7,627,864
Streets	3,262,061	3,373,346	3,527,275	3,899,325	4,857,414	6,147,282	5,577,586	5,313,202	3,280,145	5,742,372
Interest on long term debt	1,511,379	1,172,645	1,466,551	1,623,748	877,906	1,010,094	929,798	820,212	743,184	658,802
Total Governmental Activities Expenses	44,164,910	38,766,539	76,966,333	48,811,326	36,090,984	58,178,272	55,846,244	56,666,325	51,823,721	63,909,875
Business-Type Activities										
Transit	519,184	377,111	374,960	384,738	384,019	461,294	301,433	310,343	310,670	393,282
Airport	1,895,208	2,213,505	2,212,209	1,693,630	2,305,141	2,229,118	2,388,758	2,380,645	2,163,804	2,385,911
Parking Garage	1,252,595	1,233,912	743,757	753,667	869,357	803,906	922,017	872,771	902,351	1,209,649
Parking Management	448,103	283,587	241,190	20,298	26,429	31,181	26,378	6,924	16,187	13,351
Total Business-Type Activities Expenses	4,115,090	4,108,115	3,572,116	2,852,333	3,584,946	3,525,499	3,638,586	3,570,683	3,393,012	4,002,193
Total Primary Government Expenses	$ 48,280,000	$ 42,874,654	$ 80,538,449	$ 51,663,659	$ 39,675,930	$ 61,703,771	$ 59,484,830	$ 60,237,008	$ 55,216,733	$ 67,912,068
Program Revenues										
Governmental Activities										
Charges for Services										
General Government	$ 1,574,943	$ 1,956,305	$ 1,622,100	$ 5,302,704	$ 2,090,949	$ 1,642,226	$ 2,422,840	$ 1,774,952	$ 2,246,194	$ 2,708,476
Public Safety	1,191,214	1,494,817	1,425,944	1,859,145	2,012,465	2,026,698	2,418,471	2,866,260	2,871,525	2,695,421
Public Works	904,070	1,620,597	3,070,737	2,466,385	2,424,102	2,586,445	2,343,727	2,975,426	2,650,282	3,795,673
Parks and Recreation	955,921	966,841	1,004,805	972,840	1,229,203	1,161,633	877,332	297,122	94,068	345,286
Streets	66,477	70,128	69,127	71,769	116,523	118,734	126,600	1,181,222	128,313	138,928
Operating Grants and Contributions	5,135,389	2,500,485	2,552,430	2,392,843	1,940,341	2,601,991	2,085,337	3,247,288	3,086,867	4,716,592
Capital Grants and Contributions	9,991,080	10,260,322	5,007,671	4,243,208	2,516,762	1,062,149	4,103,928	5,279,169	1,493,475	5,627,979
Total Governmental Activities Program Revenues	19,819,094	18,869,495	14,752,814	17,308,894	12,330,345	11,199,876	14,378,235	17,621,439	12,570,724	20,028,355
Business Type Activities										
Charges for Services										
Transit	110,879	120,072	122,157	125,269	108,210	134,055	135,533	142,610	149,000	158,263
Airport	686,477	705,562	706,378	746,792	916,741	858,313	934,514	876,206	965,976	966,209
Parking Garage	800,606	963,244	1,007,811	1,155,608	1,385,939	1,531,511	1,552,535	985,626	1,024,565	1,288,197
Parking Management	467,617	436,551	238,986	187,475	100,712	107,720	97,904	73,589	179,322	133,515
Operating Grants and Contributions	2,308	-	-	-	-	-	-	-	-	-
Capital Grants and Contributions	222,417	1,273,288	711,597	1,349,072	451,244	1,956,411	649,166	402,505	4,323,173	897,209
Total Business-Type Activities Program Revenues	2,290,304	3,498,717	2,786,929	3,564,216	2,962,846	4,588,010	3,369,652	2,480,536	6,642,036	3,443,393
Total Primary Government Program Revenues	$ 22,109,398	$ 22,368,212	$ 17,539,743	$ 20,873,110	$ 15,293,191	$ 15,787,886	$ 17,747,887	$ 20,101,975	$ 19,212,760	$ 23,471,748

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Net (Expense)/Revenue										
Governmental Activities	$ (24,345,816)	$ (19,897,044)	$ (62,213,519)	$ (31,502,432)	$ (23,760,639)	$ (46,978,396)	$ (41,468,009)	$ (39,044,886)	$ (39,252,997)	$ (43,881,520)
Business-Type Activities	(1,824,786)	(609,398)	(785,187)	711,883	(622,100)	1,062,511	(268,934)	(1,090,147)	3,249,024	(558,800)
Total Primary Government Net (Expense)/Revenue	$ (26,170,602)	$ (20,506,442)	$ (62,998,706)	$ (30,790,549)	$ (24,382,739)	$ (45,915,885)	$ (41,736,943)	$ (40,135,033)	$ (36,003,973)	$ (44,440,320)
General Revenues and Other Changes in Net Position										
Governmental Activities										
Taxes										
Property taxes	$ 6,340,982	$ 6,500,731	$ 6,826,592	$ 7,213,873	$ 7,625,064	$ 8,122,952	$ 8,452,643	$ 9,019,367	$ 9,714,974	$ 10,227,658
Sales taxes	6,660,893	7,225,536	7,531,605	8,464,611	8,665,212	9,587,216	9,390,835	9,169,121	15,012,487	20,102,606
Transient occupancy taxes	10,297,542	11,034,753	12,708,233	15,686,640	19,279,754	20,902,441	21,681,476	17,286,076	20,353,784	21,511,525
Franchise taxes	1,303,092	1,396,436	1,454,138	1,517,188	1,513,064	1,604,594	1,611,646	1,679,459	1,708,253	1,942,987
Other taxes	4,058,714	4,104,352	4,346,271	4,785,295	5,049,887	5,315,182	5,758,862	5,123,365	6,276,684	6,345,783
Motor vehicle in lieu	10,219	9,871	-	-	-	-	-	-	-	-
Use of money and property	596,344	684,459	802,643	744,279	967,716	1,359,923	1,366,103	767,036	239,104	(734,455)
Miscellaneous	2,687,567	1,464,650	1,740,387	1,925,021	1,211,204	1,368,923	2,220,194	1,108,432	1,569,747	1,476,646
Transfers	(449,562)	(378,011)	(399,960)	(4,629)	(520,917)	(1,601,766)	(577,167)	(391,082)	(316,710)	(714,041)
Special items										
Advances due from the RDA Successor Agency	-	5,289,178	-	-	-	-	-	-	-	-
Transfer of Government Use capital assets	-	9,157,753	-	-	-	-	-	-	-	-
Adjustment to nonexchange financial guarantee	-	-	-	-	-	-	19,759,955	887,599	(816,776)	307,801
Total Governmental Activities	31,505,791	46,489,708	35,009,909	40,332,278	43,790,984	46,659,465	69,664,547	44,649,373	53,741,547	60,466,510
Business-type activities										
Use of money and property	4,195	1,421	4,798	12,428	27,521	89,089	177,496	97,973	9,497	(115,643)
Miscellaneous	271,177	345,146	330,000	330,000	330,000	330,000	330,000	330,000	-	254,475
Transfers	449,562	378,011	399,960	4,629	520,917	1,601,766	577,167	391,082	316,710	714,041
Total Business-Type Activies	724,934	724,578	734,758	347,057	878,438	2,020,855	1,084,663	819,055	326,207	852,873
Total Primary Government	32,230,725	47,214,286	35,744,667	40,679,335	44,669,422	48,680,320	70,749,210	45,468,428	54,067,754	61,319,383
Change in Net Position										
Governmental Activities	7,159,975	26,592,664	(27,203,610)	8,829,846	20,030,345	(318,931)	28,196,538	5,604,487	14,488,550	16,584,990
Business-Type Activities	(1,099,852)	115,180	(50,429)	1,058,940	256,338	3,083,366	815,729	(271,092)	3,575,231	294,073
Total Primary Government Change in Net Position	$ 6,060,123	$ 26,707,844	$ (27,254,039)	$ 9,888,786	$ 20,286,683	$ 2,764,435	$ 29,012,267	$ 5,333,395	$ 18,063,781	$ 16,879,063

Source: Annual Financial Statements, Statement of Activities

CITY OF SOUTH LAKE TAHOE

Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
General Fund											
Nonspendable	$4,653,407	$5,867,295	$5,815,898	$5,790,355	$9,015,263	$5,999,471	$5,971,043	$6,230,880	$6,216,835	$6,256,734	
Restricted	750,000	750,000	750,000	-	-	750,000	750,000	750,000	750,000	-	
Committed	-	-	-	-	-	-	-	-	-	500,000	
Assigned	349,473	129,569	476,210	305,689	199,173	448,767	607,125	350,876	788,610	-	
Unassigned	11,789,976	11,828,556	16,310,793	20,018,169	21,921,994	23,610,256	17,493,113	21,091,779	24,880,959	27,865,327	
Total General Fund	$17,542,856	$18,575,420	$23,352,901	$26,114,213	$31,136,430	$30,808,494	$24,821,281	$28,423,535	$32,636,404	$34,622,061	(a)
All Other Governmental Funds											
Nonspendable											
Special Revenue Funds	$279,531	$317,809	$1,317,222	$ -	$ -	$135,075	$507,552	$ -	$ -	$ -	
Capital Projects Funds	2,014,777	1,880,588	694,547	-	-	-	100,000	-	-	-	
Debt Service Funds	-	-	-	-	-	96,232	96,778	96,204	96,531	96,758	
Restricted											
Special Revenue Funds	3,488,441	4,090,197	4,378,335	3,789,660	5,372,372	8,615,403	13,949,345	3,400,747	4,893,052	6,078,447	
City Housing & Econ Develop Funds	778,641	774,221	902,838	871,640	948,421	2,167,337	2,380,356	2,599,310	1,603,282	1,776,300	
Redevelopment Debt Service Fund	-	-	-	-	-	-	-	-	-	-	
City Debt Service Fund	4,941,741	4,183,484	4,120,949	359,425	1,553,995	1,222,716	1,746,707	1,786,963	1,259,080	1,218,974	
Measure P Recreation	-	-	-	-	-	-	-	11,910,486	13,427,113	11,195,435	
Committed											
Special Revenue Funds	-	-	-	-	-	361,104	-	-	2,440,176	1,632,862	
Capital Projects Funds	3,295,976	4,675,558	5,096,856	8,733,639	5,862,733	4,909,487	5,062,834	5,154,010	8,131,858	13,377,024	
Assigned											
Special Revenue Funds	1,226,098	1,712,707	468,361	2,267,529	2,853,249	3,679,944	3,848,840	1,986,804	567,633	1,849,367	
Capital Projects Funds	-	-	-	547,428	547,428	535,876	46,265	23,813	23,813	23,813	
City Housing & Econ Develop Funds	-	-	-	226,114	623,922	-	-	-	-	-	
Unassigned											
Special Revenue Funds	(23,131)	(14,982)	(66,066)	(211,182)	(11,354)	-	(10,061)	(13,834)	(123,648)	(10,494)	
Capital Projects Funds	(4,028,017)	(81,942)	-	-	-	-	-	-	-	-	
Total All Other Governmental Funds	$11,974,057	$17,537,640	$16,913,042	$16,584,253	$17,750,766	$21,723,174	$27,728,616	$ 26,944,503	$ 32,318,890	$ 37,238,486	(a)

Source: Annual Financial Statements, Balance Sheet

Notes: (a) The change in total fund balance for the General Fund and Other Governmental Funds is explained in Management's Discussion and Analysis

CITY OF SOUTH LAKE TAHOE
Changes in Fund Balance of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

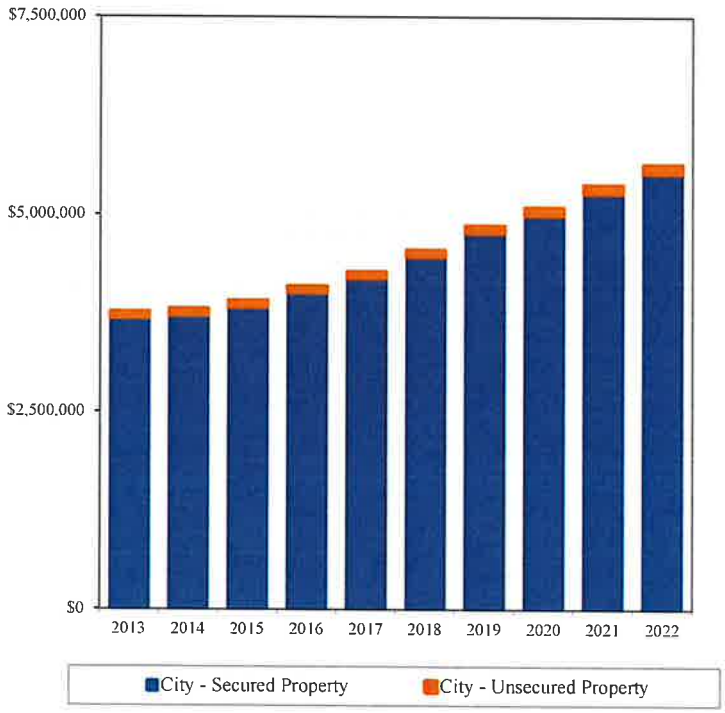
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenues										
Taxes and assessments	$ 25,082,970	$ 26,657,726	$ 29,020,567	$ 33,364,866	$ 37,563,952	$ 40,700,365	$ 41,611,890	$ 37,646,232	$ 47,267,315	$ 54,270,194
Licenses, permits and impact fees	1,637,462	1,688,855	1,854,802	2,218,216	2,550,430	2,610,142	2,853,184	2,649,387	2,121,188	2,157,781
Fines and penalties	180,281	227,584	137,227	127,647	42,803	202,669	156,240	159,720	156,963	183,770
Use of money and property	404,113	454,098	530,480	388,936	437,278	714,214	1,169,495	701,836	149,804	(1,101,549)
Intergovernmental revenue	16,811,291	14,473,970	9,332,071	8,454,370	6,485,535	5,982,506	8,780,653	11,427,777	7,751,230	11,623,175
Charges for current services	5,893,069	6,292,435	7,466,703	7,841,829	8,007,508	8,112,421	7,606,177	8,436,781	8,592,703	12,084,502
Other revenue	1,550,338	1,202,620	1,596,005	1,602,273	747,224	1,182,110	2,114,782	944,357	1,055,256	1,263,669
Loss on investment in land held for resale	-	-	-	-	-	(2,157,647)	-	-	-	-
Total Revenue	51,559,524	50,997,288	49,937,855	53,998,137	55,834,730	57,346,780	64,292,421	61,966,090	67,094,459	80,481,542
Expenditures										
Current										
General government	9,402,890	6,093,653	5,660,979	6,347,972	7,043,991	11,195,465	9,366,002	9,840,016	10,236,293	12,488,092
Public safety	14,194,122	14,317,848	25,663,718	15,611,769	15,348,170	17,047,112	19,943,229	19,661,692	21,581,140	22,542,852
Public works	3,972,248	4,417,842	5,179,667	6,383,562	6,378,603	6,545,420	7,365,389	7,132,453	6,749,793	6,467,228
Parks and recreation	4,483,569	4,489,461	4,567,629	4,407,557	5,103,457	4,843,053	4,965,477	3,877,886	4,761,748	6,004,446
Streets	2,195,186	1,945,606	2,018,563	2,401,550	3,147,256	2,604,335	3,513,155	3,110,329	2,713,902	3,415,257
Capital outlay	9,506,212	17,175,575	7,463,555	6,920,358	8,956,654	4,110,904	12,459,765	11,477,766	9,740,091	17,748,824
Debt service:										
Principal repayment	1,368,062	1,806,804	2,073,744	2,273,516	1,474,189	2,960,372	4,186,202	2,956,022	3,065,059	3,129,497
Interest and fiscal charges	1,511,379	1,172,645	1,466,551	1,304,060	986,714	1,118,900	1,038,603	929,022	851,992	767,608
Debt issuance costs	-	102,256	178,427	358,400	-	-	-	-	-	-
Payment of financial guarantee	-	831,398	2,541,000	2,219,856	1,754,190	1,197,816	793,413	316,681	406,000	1,067,000
Total Expenditures	46,633,668	52,353,088	56,813,833	48,228,600	50,193,224	51,623,377	63,631,235	59,301,867	60,106,018	73,630,804
Excess (deficiency) of revenues over (under) expenditures	4,925,856	(1,355,800)	(6,875,978)	5,769,537	5,641,506	5,723,403	661,186	2,664,223	6,988,441	6,850,738
Other Financing Sources (Uses)										
Sale of property	8,354	3,065	17,076	281,055	359,907	-	50,645	-	41	524
Capital lease	-	-	-	232,104	1,742,640	-	-	-	-	-
Payment to refunded debt escrow agent	-	-	-	(14,358,387)	-	-	-	-	-	-
Issuance of long term debt	-	4,480,072	12,610,051	10,055,000	-	-	-	-	2,700,000	-
Bond issuance premium/(discount)	-	-	(218,182)	1,342,514	-	-	-	-	-	-
Transfers in	7,002,829	10,171,322	7,848,818	12,800,628	8,913,659	8,659,055	18,211,441	11,551,478	14,043,287	24,165,384
Transfers out	(9,268,478)	(11,954,190)	(9,228,902)	(13,689,928)	(10,468,982)	(10,737,986)	(18,905,043)	(11,397,560)	(14,359,997)	(24,859,625)
Total Other Financing Sources (Uses)	(2,257,295)	2,700,269	11,028,861	(3,337,014)	547,224	(2,078,931)	(642,957)	153,918	2,383,331	(693,717)
Net Change in Fund Balances Before Extraordinary and Special Items	2,668,561	1,344,469	4,152,883	2,432,523	6,188,730	3,644,472	18,229	2,818,141	9,371,772	6,157,021
Special Items										
RDA Asset Transfer Review	-	(37,500)	-	-	-	-	-	-	-	-
Advances due from the RDA Successor Agency	-	5,289,178	-	-	-	-	-	-	-	-
Net Change in Fund Balance	$ 2,668,561	$ 6,596,147	$ 4,152,883	$ 2,432,523	$ 6,188,730	$ 3,644,472	$ 18,229	$ 2,818,141	$ 9,371,772	$ 6,157,021
Debt Service as a percentage of non-capital expenditures	7.9%	8.3%	7.1%	8.5%	5.8%	8.3%	10.0%	7.8%	7.4%	6.9%

Source: Annual Basic Financial Statements, Governmental Funds, Statement of Revenues, Expenditures and Changes in Fund Balances

Note: Governmental Funds exclude Enterprise funds (Transit, Airport, Parking Garage, and Parking Management) that are classified as Proprietary Funds

CITY OF SOUTH LAKE TAHOE

Assessed Value and Estimated Actual[3] Value of Taxable Property
Last Ten Fiscal Years
(in thousands of dollars)



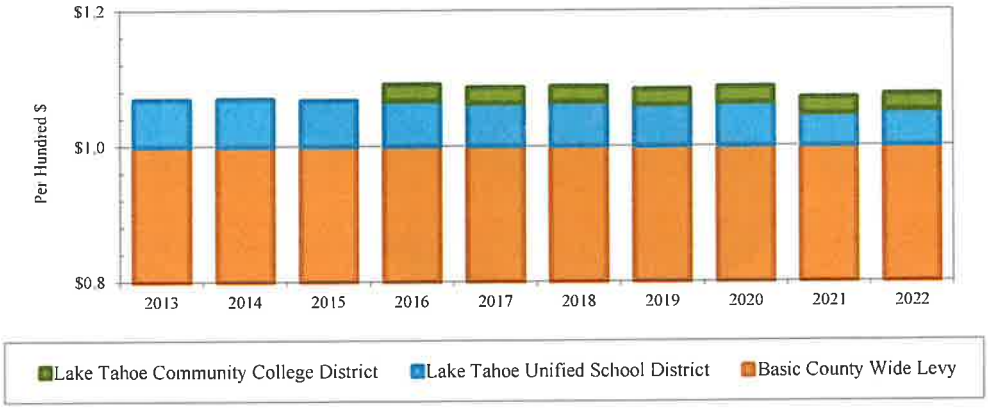
Fiscal Year	Assessed Value		Total Assessed Value	Less: Tax-Exempt Property	Taxable Assessed Value	Total Direct Tax Rate (2)
	Secured Property	Unsecured Property				
2013	3,686,470	88,299	3,774,769	15,501	3,759,268	1.0684
2014	3,719,613	94,426	3,814,040	15,186	3,798,854	1.0690
2015	3,826,850	93,750	3,920,601	15,110	3,905,491	1.0667
2016	4,012,841	90,397	4,103,238	15,045	4,088,193	1.0907
2017	4,195,442	91,432	4,286,874	15,188	4,271,686	1.0860
2018	4,466,533	94,196	4,560,729	15,377	4,545,352	1.0871
2019	4,768,126	105,870	4,873,997	15,700	4,858,297	1.0830
2020	4,993,100	108,080	5,101,180	15,778	5,085,402	1.0863
2021	5,270,055	115,990	5,386,044	15,888	5,370,157	1.0703
2022	5,522,534	123,415	5,645,949	15,853	5,630,095	1.0750

Source: El Dorado County Auditor Controller Office

Notes:
1. The State Constitution requires property to be assessed at one hundred percent of the most recent purchase price, plus an increment of no more than two percent annually, plus any local over-rides. These values are considered to be full market values.
2. California cities do not set their own direct tax rate. The state constitution establishes the rate at 1% and allocates a portion of that amount, by an annual calculation, to all the taxing entities within a tax rate area.
3. The City does not have a reasonable basis for estimating actual values of taxable property within city limits, thus Estimated Actual Value information is not provided on this schedule.

CITY OF SOUTH LAKE TAHOE

Property Tax Rates
All Overlapping Governments
Last Ten Fiscal Years
(rate per $100 of assessed value)



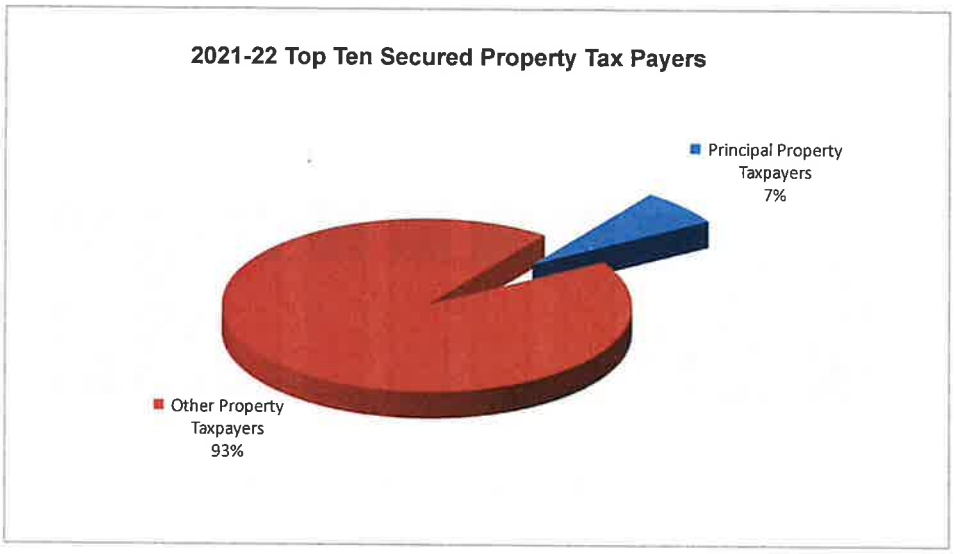
Fiscal Year	Basic County Wide Levy	Lake Tahoe Unified School District	Lake Tahoe Community College District	Total Direct Rate
2013	1.0000	0.0684	-	1.0684
2014	1.0000	0.0690	-	1.0690
2015	1.0000	0.0667	-	1.0667
2016	1.0000	0.0667	0.0240	1.0907
2017	1.0000	0.0634	0.0226	1.0860
2018	1.0000	0.0653	0.0218	1.0871
2019	1.0000	0.0609	0.0221	1.0830
2020	1.0000	0.0639	0.0224	1.0863
2021	1.0000	0.0473	0.0230	1.0703
2022	1.0000	0.0526	0.0224	1.0750

Source: El Dorado County Auditor's Office

Note: California cities do not set their own direct tax rate. The state constitution establishes the rate at 1% and allocates a portion of that amount, by an annual calculation, to all the taxing entities within a tax rate area.

CITY OF SOUTH LAKE TAHOE

Principal Secured Property Tax Payers
Current Year and Nine Years Ago



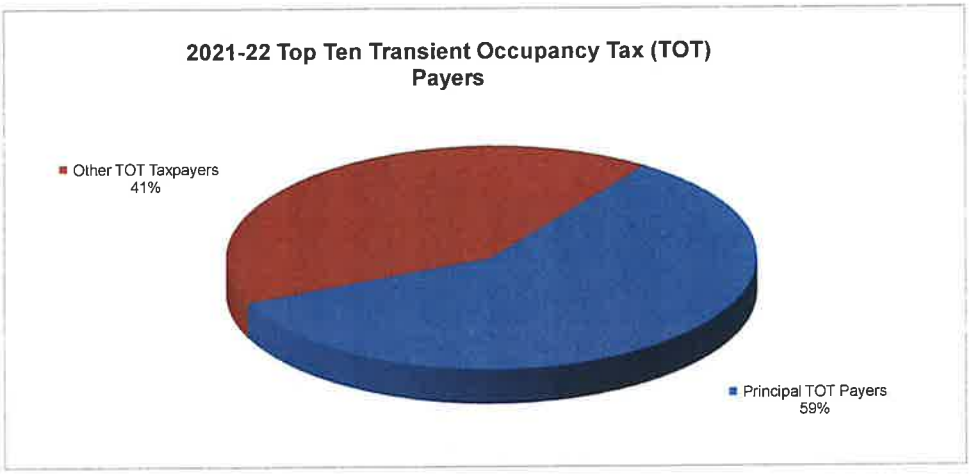
Tax Payer	Land Use	2021-22 Taxable Assessed Value	Rank	2021-22 % of Total Secured Assessed Value[1]	2012-13 Taxable Assessed Value	Rank	2012-13 % of Total Secured Assessed Value[2]
First American Trust FSB	Resort / Timeshare	$ 73,613,739	1	1.33%	$ 66,383,241	1	1.80%
Roppongi-Tahoe LP	Hotel	57,543,258	2	1.04%	50,760,066	2	1.38%
Tahoe Chateau Land Holding LLC	Residential Development	43,242,111	3	0.78%			
TSI Investments	Commercial	34,757,997	4	0.63%	25,932,462	4	0.70%
Diamondrock Tahoe Owner LLC	Hotel	33,703,080	5	0.61%			
Gondola Vista Development Company LLC	Residential Properties	29,327,443	6	0.53%			
LCOF Lake Tahoe Invest LLC	Hotel	27,463,891	7	0.50%			
Tahoe Crescent LLC	Commercial	26,959,097	8	0.49%	23,624,700	5	0.64%
Heavenly Valley LP	Ski Resort	25,001,017	9	0.45%	35,526,307	3	0.96%
South Tahoe Refuse Co.	Industrial	21,040,029	10	0.38%	18,440,323	7	0.50%
Marriott Ownership Resorts	Resort / Timeshare				20,465,144	6	0.56%
Seven Springs LP	Commercial				15,940,486	8	0.43%
Robert M. and Lisa Maloff	Hotel				15,870,371	9	0.43%
Tahoe Keys Marina & Yacht Club	Marina				14,473,522	10	0.39%
Total		$ 372,651,662		6.75%	$ 287,416,622		7.80%

Source: California Municipal Statistics, Inc.

Notes: 1. 2021-22 Local Secured Assessed Valuation: $5,522,533,805
2. 2012-13 Local Secured Assessed Valuation : $3,686,469,851.

CITY OF SOUTH LAKE TAHOE

Principal Transient Occupancy Tax (TOT) Payers
Current Year and Seven Years Ago



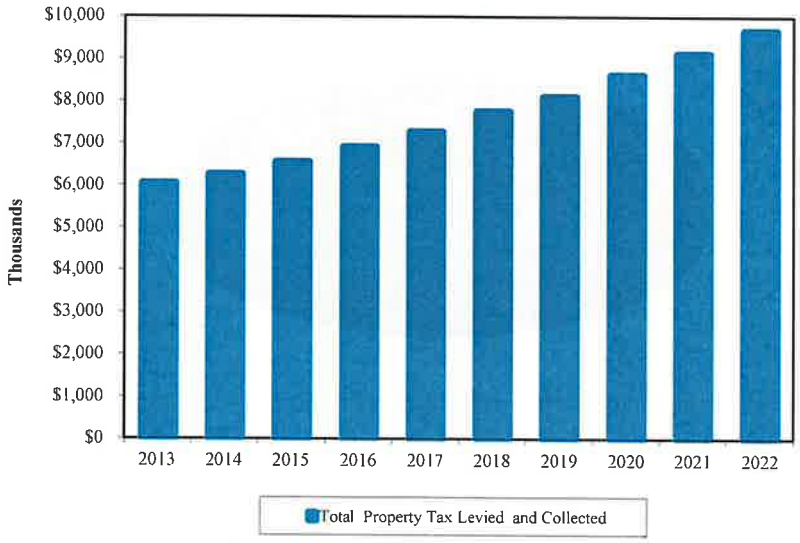
			2021-22			2014-15[4]		
TOT Payer	Type	Effective TOT Rate[1]	Taxable Rents	Rank	% of Total Taxable Rents[2]	Taxable Rents	Rank	% of Total Taxable Rents[3]
Lake Tahoe Resort Hotel	Hotel	12%	$ 13,862,222	1	10.44%	$ 11,466,222	1	14.79%
Marriott's Timber Lodge	Hotel	12%	11,578,731	2	8.72%	8,726,409	2	11.26%
Marriott's Grand Residence Club	Hotel	12%	10,015,299	3	7.54%	6,822,817	3	8.80%
The Landing Resort and Spa	Hotel	10%	8,547,012	4	6.44%	4,360,611	5	5.63%
Beach Retreat & Lodge at Tahoe	Hotel	10%	8,542,357	5	6.44%	5,098,438	4	6.58%
Diamond Resorts Management, Inc.	Agent	12%	6,132,099	6	4.62%	3,269,015	7	4.22%
Forest Suites Resort	Hotel	10%	5,934,686	7	4.47%	3,175,876	6	4.10%
Hotel Azure	Hotel	10%	5,131,505	8	3.87%	2,066,177	10	2.67%
Hotel Becket	Hotel	10%	4,695,606	9	3.54%			
Quality Inn	Hotel	10%	3,613,438	10	2.72%			
Holiday Inn Express - South Lake Tahoe	Hotel	10%				2,475,301	8	3.19%
Station House Inn (fmr. Best Western Station House Inn)	Motel	10%				2,378,207	9	3.07%
Total			$ 78,052,956		58.80%	$ 49,839,073		64.30%

Source: City of South Lake Tahoe Revenue Division

Notes:
1. The City TOT rate is 10% except specific redevelopment properties where the rate is 12%. An additional 2% TOT approved by voters of South Lake Tahoe in November 2016 is dedicated for recreation and is accounted for in a special revnue fund. Information on the additional 2% TOT is not inlcuded on this schedule.
2. 2021-22 Total Taxable Rents: $132,743,142.
3. 2014-15 Total Taxable Rents: $77,515,061.
4. The Finance Department began collecting data for this schedule in fiscal year 2014-15.

CITY OF SOUTH LAKE TAHOE

Property Tax Levies and Collections
Last Ten Fiscal Years



Fiscal Year	Secured Property Tax Levied and Collected	Unsecured Property Tax Levied and Collected	Total Property Tax Levied and Collected	Percent of Total Tax Collections to Tax Levy
2013	5,933,772	121,722	6,055,494	100%
2014	6,135,394	131,762	6,267,156	100%
2015	6,444,127	119,864	6,563,991	100%
2016	6,794,173	119,578	6,913,751	100%
2017	7,167,959	117,816	7,285,775	100%
2018	7,644,525	121,044	7,765,569	100%
2019	7,969,647	143,416	8,113,063	100%
2020	8,484,544	148,165	8,632,709	100%
2021	8,970,941	164,536	9,135,477	100%
2022	9,524,807	155,015	9,679,822	100%

Source: El Dorado County Auditor-Controller's Office

Notes: 1. The City of South Lake Tahoe is on the Teeter plan with El Dorado County, thus the amount of property tax levied is the amount of property tax collected.

CITY OF SOUTH LAKE TAHOE
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities					Business-Type Activities					
Fiscal Year	Refunding Revenue Bonds	Taxable Pension Obligation Bonds	Certificates of Participation	Lease Purchase Financing	Loans	Parking Revenue Bonds	Lease Purchase Financing	Loans	Total Primary Government	Per Capita	Ratio of Total O/S to Total Personal Income
2013	17,180,000	-	5,765,000	858,207	1,705,361	7,270,000	$ 175,282	137,858	33,091,708	1,549	6.67%
2014	16,170,000	-	5,645,000	4,884,331	1,482,505	7,735,000	133,831	106,418	36,157,085	1,677	7.03%
2015	15,115,000	$ 11,905,000	5,525,000	4,919,583	1,253,457	7,530,000	85,864	100,253	46,434,157	2,136	8.85%
2016	11,372,653	11,905,000	5,400,000	4,419,737	1,018,299	7,315,000	-	93,805	41,524,494	1,970	7.61%
2017	11,226,247	11,905,000	5,270,000	5,059,816	776,670	7,090,000	-	87,061	41,414,794	1,966	7.00%
2018	10,134,841	11,030,000	5,135,000	4,234,515	596,600	6,855,000	-	80,007	38,065,963	1,739	6.19%
2019	8,983,435	10,105,000	5,000,000	2,298,139	411,776	6,615,000	-	72,629	33,485,979	1,469	5.23%
2020	7,797,029	9,120,000	4,860,000	1,567,650	351,240	6,365,000	-	64,912	30,125,831	1,337	4.53%
2021	6,575,623	8,070,000	4,710,000	3,539,938	288,893	6,105,000	-	56,840	29,346,294	1,254	4.12%
2022	5,309,217	6,950,000	4,555,000	2,869,623	224,712	5,835,000	-	48,398	25,791,950	1,217	3.25%

Source: City of South Lake Tahoe

CITY OF SOUTH LAKE TAHOE
Computation of Direct and Overlapping Debt
September 30, 2022

2021-22 Assessed Valuation[1]: $5,654,128,480

	Total Debt	Percentage Applicable (1)	City's Share of Debt
OVERLAPPING TAX AND ASSESSMENT DEBT:			
Lake Tahoe Community College District	$41,340,000	64.667%	$26,733,338
Lake Tahoe Unified School District	60,057,709	64.667%	38,837,519
South Lake Tahoe Recreational Facilities Community Facilities District No. 2000-1	2,344,860	64.667%	1,516,351
South Tahoe Redevelopment Agency Community Facilities District No. 2001-1	4,200,000	100.00%	4,200,000
TOTAL OVERLAPPING TAX AND ASSESSMENT DEBT			71,287,208
OVERLAPPING GENERAL FUND DEBT:	55,233,000	14.883%	8,220,327
OVERLAPPING TAX INCREMENT DEBT (Successor Agency):	60,655,000	100.00%	60,655,000
TOTAL OVERLAPPING DEBT			140,162,535
CITY DIRECT DEBT	**$19,908,552**	**100.00%**	**19,908,552**
TOTAL DIRECT AND OVERLAPPING DEBT			$160,071,087

(1) For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is whithin the city's boundaties and dividing it by each unit's total taxable assessed value.

Ratios to 2021-2022 Assessed Valuation:	
Total Overlapping Tax and Assessment Debt	1.26%
Total Direct Debt	**0.35%**
Total Direct and Overlapping Debt	2.83%

Ratios to Redevelopment Successor Agency Incremental Valuation ($513,069,194):	
Total Overlapping Tax Increment Debt	11.82%

Source: California Municipal Statistics, Inc.

Note: 1. Assessed Valuation on this schedule includes aircraft
2. Information is as of 09/30/2022

CITY OF SOUTH LAKE TAHOE
Computation of Legal Bonded Debt Margin
September 30, 2022
(amounts expressed in thousands)

ASSESSED VALUATION:		
Secured property assessed value, net of exempt real property	$5,506,681	
BONDED DEBT LIMIT (3.75% OF ASSESSED VALUE) (a)		$206,501
AMOUNT OF DEBT SUBJECT TO LIMIT:		
Total Bonded Debt	0	
Less Tax Allocation Bonds, Sales Tax Revenue Bonds, and Certificates of Participation not subject to limit	0	
Amount of debt subject to limit		0
LEGAL BONDED DEBT MARGIN		$206,501

Fiscal Year	Debt Limit	Total Net Debt Applicable to Limit	Legal Debt Margin	Total net debt applicable to the limit as a percentage of debt limit
2013	$137,661	0	$137,661	0.00%
2014	138,916	0	138,916	0.00%
2015	142,940	0	142,940	0.00%
2016	149,917	0	149,917	0.00%
2017	156,760	0	156,760	0.00%
2018	166,918	0	166,918	0.00%
2019	178,216	0	178,216	0.00%
2020	186,650	0	186,650	0.00%
2021	197,031	0	197,031	0.00%
2022	206,501	0	206,501	0.00%

Source: City of South Lake Tahoe Finance Department

Notes: (a) California Government Code, Section 43605 sets the debt limit at 15%. The Code section was enacted prior to the change in basing assessed value to full market value when it was previously 25% of market value. Thus, the limit shown as 3.75% is one-fourth the limit to account for the adjustment of showing assessed valuation at full cash value.

CITY OF SOUTH LAKE TAHOE

Bonded Debt Pledged-Revenue Coverage
Last Ten Fiscal Years

S.T. Joint Powers Financing Authority	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Pledged Revenues										
Transient Occupancy Tax Revenues	$ 4,402,214	$ 4,165,430	$ 4,730,958	$ 5,825,251	$ 6,275,346	$ 6,505,358	$ 6,978,997	$ 4,982,523	$ 5,952,873	$ 7,463,579
Property Tax Increment Revenues	2,411,606	4,282,119	3,038,100	3,084,927	3,344,345	3,825,579	4,247,416	4,362,198	4,833,919	4,195,707
Total Revenue	6,813,820	8,447,549	7,769,058	8,910,178	9,619,691	10,330,937	11,226,413	9,344,721	10,786,792	11,659,285
Bond Year Debt Service - Parity Bonds										
1999 Series A[1]	561,428	559,544	-	-	-	-	-	-	-	-
2003 Series A[1]	618,156	621,130	-	-	-	-	-	-	-	-
2004 Series A[1]	746,392	748,778	-	-	-	-	-	-	-	-
2005 Series A[2]	2,696,250	2,697,250	2,668,875	-	-	-	-	-	-	-
2007 Series A[4]	1,163,579	1,160,279	1,160,579	1,168,578	1,166,328	-	-	-	-	-
2014 Series A	-	-	1,692,129	1,746,268	1,749,469	1,751,269	1,762,069	1,761,469	1,758,219	1,763,469
2015 Series A	-	-	-	2,478,743	2,478,894	2,477,294	2,463,694	2,464,694	2,472,194	2,465,694
2017 Series A	-	-	-	-	-	765,252	897,344	944,094	935,894	937,494
Total Debt Service - Parity Bonds	5,785,805	5,786,981	5,521,583	5,393,589	5,394,691	4,993,815	5,123,106	5,170,256	5,166,306	5,166,656
Debt Service Coverage - Parity Bonds	**118%**	**146%**	**141%**	**165%**	**178%**	**207%**	**219%**	**181%**	**209%**	**226%**
Pledged Revenue after Parity Debt	1,028,015	2,660,568	2,247,475	3,516,589	4,225,000	5,337,122	6,103,307	4,174,465	5,620,486	6,492,629
Bond Year Debt Service - Subordinate Bonds										
2006 Lease Bonds[3]	1,805,106	1,805,506	1,809,206	1,803,469	-	-	-	-	-	-
2016 Refunding Lease Bonds	-	-	-	-	226,024	1,308,800	1,344,275	1,343,400	1,336,100	1,337,200
Total Debt Service - Subordinate Bonds	1,805,106	1,805,506	1,809,206	1,803,469	226,024	1,308,800	1,344,275	1,343,400	1,336,100	1,337,200
Debt Service Coverage - Subordinate Bonds	**57%**	**147%**	**124%**	**195%**	**1869%**	**408%**	**454%**	**311%**	**421%**	**486%**

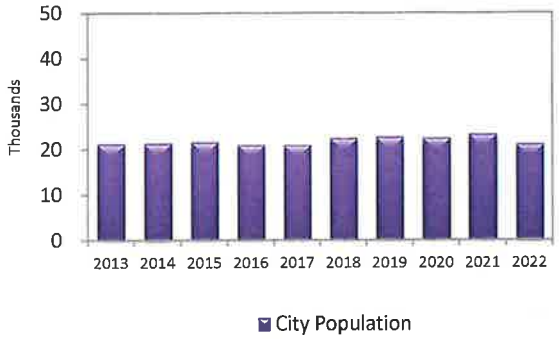
S.T. Joint Powers Parking Financing Authority	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Operating Revenue	$ 800,606	$ 978,390	$ 1,007,811	$ 1,155,608	$ 1,385,939	$ 1,531,511	$ 1,552,535	$ 985,626	$ 1,024,565	$ 1,288,197
Operating Expense	268,200	513,442	168,558	160,786	262,013	198,131	327,455	304,256	354,004	681,360
Net Operating Revenue	532,406	464,948	839,253	994,822	1,123,926	1,333,380	1,225,080	681,370	670,561	606,837
Bond Year Debt Service	802,500	569,550	569,550	569,550	569,550	569,550	569,550	569,550	569,550	569,550
Surplus Special Tax Revenue	271,177	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000
Surplus Special Tax Coverage Requirement	110%	110%	110%	110%	110%	110%	110%	110%	110%	110%
Net Surplus Special Tax Revenue	246,525	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Net Maximum Annual Debt Service	555,975	269,550	269,550	269,550	269,550	269,550	269,550	269,550	269,550	269,550
Debt Service Coverage	**96%**	**172%**	**311%**	**369%**	**417%**	**495%**	**454%**	**253%**	**249%**	**225%**

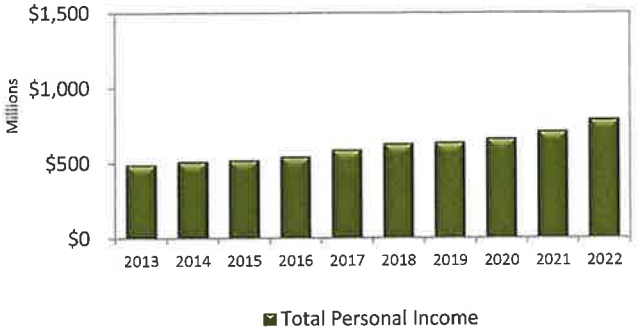
[1] - Refunded by 2014 Series A Bonds
[2] - Refunded by 2015 Series A Bonds
[3] - Refunded by 2016 Series A Bonds
[4] - Refunded by 2017 Series A Bonds

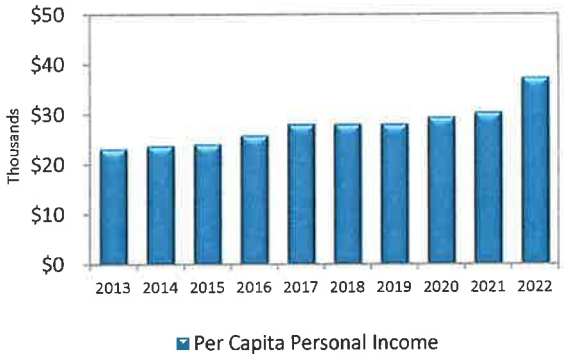
Source: City of South Lake Tahoe Finance Department

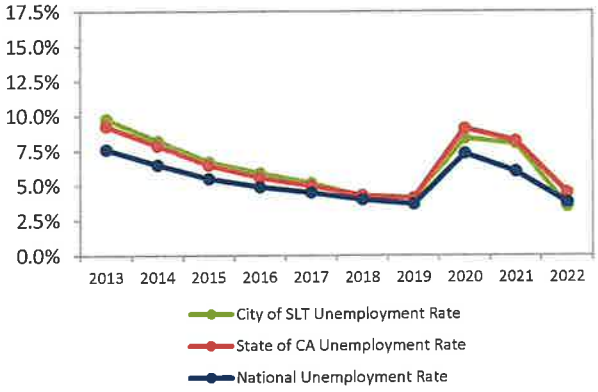
CITY OF SOUTH LAKE TAHOE

Demographic and Economic Statistics
Last Ten Fiscal Years









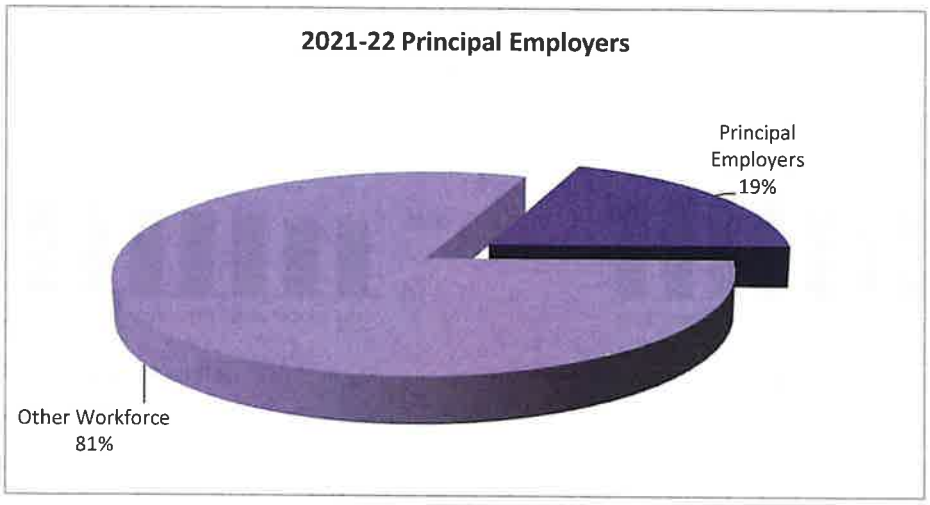
Fiscal Year Ended September 30,	City Population (a)	Total Personal Income (b)	Per Capita Personal Income (a)	City of SLT Unemployment Rate (c)	State of CA Unemployment Rate (c)	National Unemployment Rate (c)
2013	21,362	496,111,088	23,224	9.8%	9.3%	7.6%
2014	21,555	514,410,075	23,865	8.2%	7.9%	6.5%
2015	21,738	524,668,368	24,136	6.7%	6.5%	5.5%
2016	21,078	545,498,640	25,880	5.9%	5.6%	4.9%
2017	21,068	591,968,664	28,098	5.2%	5.0%	4.5%
2018	22,491	631,952,118	28,098	4.2%	4.3%	4.0%
2019	22,800	640,634,400	28,098	4.1%	4.1%	3.7%
2020	22,525	664,960,525	29,521	8.4%	9.1%	7.3%
2021	23,398	712,258,518	30,441	8.0%	8.2%	6.0%
2022	21,199	792,927,396	37,404	3.5%	4.5%	3.8%

Sources: California State Department of Finance
California Employment Development Department
U.S. Census Bureau, American FactFinder

Notes: (a) Based on 5-Year Annual American Community Survey Estimates. Data in years beyond those available from Surveys reflects the closest year available. The population data is according to the latest data from the California Department of Finance.
(b) Calculated by multiplying City Population by Per Capita Personal Income.
(c) Averaged over 12-fiscal-month period. Not seasonally adjusted. In 2015 the California Employment Development Department has revised the last 5 years of unemployment data for South Lake Tahoe due to new census ratios. According to EDD, new ratios better represent the current economic situation.

CITY OF SOUTH LAKE TAHOE

Principal Employers
Current Year and Nine Years Ago

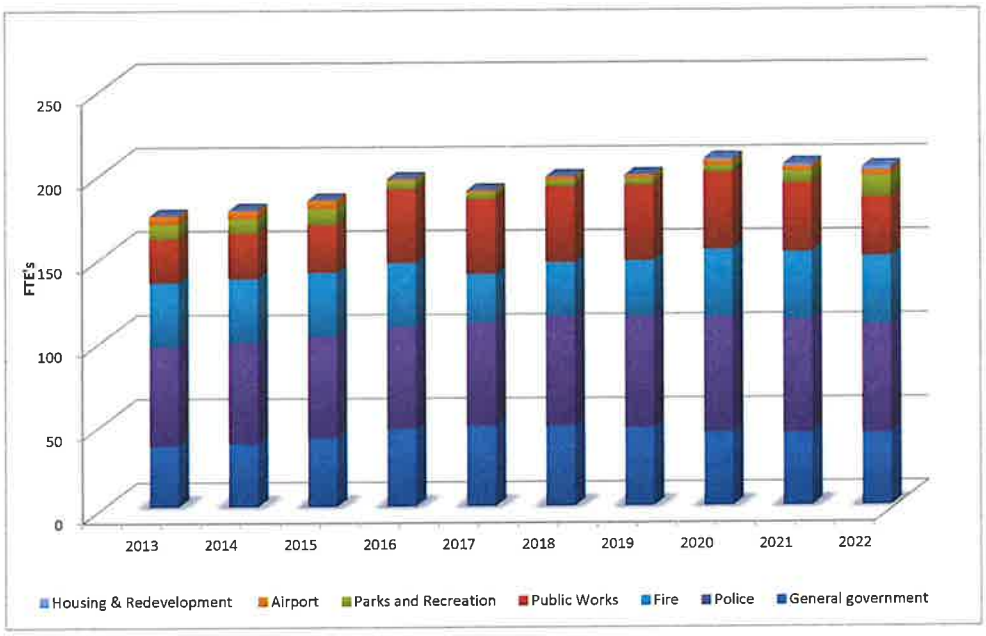


Employer	Product/ Service	2021-22 Number of Employees	Rank	Percentage of Total City Workforce	2012-13 Number of Employees	Rank	Percentage of Total City Workforce
Barton Memorial Hospital	Health Services	907	1	6.6%	754	1	5.0%
Lake Tahoe Unified School District	Education	360	2	2.6%	373	2	2.5%
El Dorado County	Government	270	3	2.0%	293	3	1.9%
Raley's Supermarket	Food/Drug	241	4	1.7%	241	5	1.6%
City of South Lake Tahoe	**Government**	**207**	**5**	**1.5%**	**190**	**8**	**1.3%**
Marriott Corporation	Lodging	185	6	1.3%	192	7	1.3%
Lake Tahoe Community College	Education	178	7	1.3%	178	9	1.2%
Lake Tahoe Resort Hotel	Lodging	125	8	0.9%	-	-	-
South Tahoe Public Utility District	Utilities	119	9	0.9%	111	10	0.7%
United States Forest Service	Government	100	10	0.7%	204	6	1.3%
Heavenly Mountain Resort	Ski Industry	-	-	-	267	4	1.8%
Subtotal		2,692		19.5%	2,803		18.6%
Total Workforce		**13,814**			**15,096**		

Sources: South Tahoe Public Utility District Finance Department
City of South Lake Tahoe Finance Department
California Labor Market Info Data Library

CITY OF SOUTH LAKE TAHOE

Full-Time Equivalent City Government Employees by Function
Last Ten Fiscal Years



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Function										
General government	36.25	37.58	40.75	46.25	47.84	47.75	46.75	43.75	43.25	43.00
Public Works	25.93	26.92	28.42	44.00	44.50	45.00	45.00	46.00	41.00	34.83
Police	59.70	60.60	61.05	61.05	61.85	65.60	66.60	69.10	68.10	65.00
Fire	37.90	38.00	38.00	38.00	29.00	32.00	33.00	40.00	40.00	40.75
Parks and Recreation	8.74	8.58	9.58	5.00	4.00	4.00	4.00	4.00	7.00	13.00
Airport	5.00	5.00	5.00	1.00	1.00	2.00	2.00	3.00	3.00	3.00
Housing & Redevelopment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	2.00
Total	173.52	176.68	182.80	195.30	188.19	196.35	197.35	206.85	203.35	201.58

Source: City of South Lake Tahoe Finance Department

CITY OF SOUTH LAKE TAHOE
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Police:										
Police calls for Service	21,093	22,744	24,848	25,246	31,785	24,204	25,515	26,002	24,108	21,956
Law violations:										
Homicide	3	0	1	1	0	3	2	1	2	0
Forcible Rape	8	14	5	12	12	9	10	18	21	11
Robbery	16	21	19	23	9	22	20	20	5	17
Aggravated Assaults	89	77	41	275	240	147	79	242	335	244
Violent Crimes, Total	116	112	66	311	261	181	111	281	363	272
Burglary	171	147	105	87	132	114	114	81	77	104
Larceny	368	332	404	288	262	279	335	312	303	200
Motor Vehicle Theft	46	37	39	41	59	61	35	34	61	52
Property Crimes, Total	585	516	548	416	453	454	484	427	441	356
Total Arrests, including citations and juvenile	1,220	1,455	1,157	1,301	1,756	1,113	1,091	942	756	763
Community Development:										
Street reconstruction (travel lane miles)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving/Patching performed in-house (square feet)	N/A	57,965	48,119	53,192	36,922	19,972	34,031	12,326	7,853	10,777
Community Recreation: [2]										
Recreation Complex participants	N/A	32,352	27,695	37,089	33,280	33,260	32,389	10,156	4,734	18,444
Swimming Pool	23,895	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Campground	47,040	46,484	50,464	50,343	50,782	66,968	57,162	2,716	10,603	6,958
Golf Course	13,918	11,546	12,288	8,982	7,598	8,481	6,971	552	0	1,862
Fire:										
Number of incidents related to:										
Fires	91	102	76	103	56	71	64	52	84	48
Hazardous Conditions/ Hazardous Material	85	115	83	93	150	116	138	127	198	229
Rescue, Medical Aid	2,306	2,182	2,277	2,491	2,424	2,169	2,412	2,083	1,860	1,911
Number of calls related to:										
Citizen Assistance	217	207	238	224	368	311	385	506	512	535
Good Intent	349	400	534	378	357	380	404	350	443	403
False Calls	205	193	209	254	360	433	388	218	265	300
Weather Related	0	2	0	2	15	2	3	3	3	16

Source: City of South Lake Tahoe

Notes: 1. N/A denotes information not available
2. Indicators for fiscal year 2020 and 2021 reflect the impact of COVID-19 restrictions

CITY OF SOUTH LAKE TAHOE
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

Function/Program	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Police:										
Police stations	1	1	1	1	1	1	1	1	1	1
Police vehicles, Total	36	40	43	44	42	39	48	56	57	58
Patrol units	18	18	19	20	22	21	28	36	37	38
Fire:										
Fire stations	3	3	3	2	2	2	2	3	3	3
Fire vehicles, Total	15	17	11	10	11	13	12	16	16	17
Fire apparatus [1]	8	10	7	7	7	8	7	8	8	8
JPA Ambulances [2]	3	3	3	3	0	0	0	0	0	0
Community Recreation:										
Community services:										
Athletic Fields	7	7	7	7	7	7	7	7	7	7
Parks	1	1	1	1	1	1	1	1	1	1
Ice Arena	1	1	1	1	1	1	1	1	1	1
Skate Park	1	1	1	1	1	1	1	1	1	1
Park Acreage	35	35	35	35	35	35	35	35	35	35
Golf Courses	1	1	1	1	1	1	1	1	1	1
Public Swimming Pools	1	1	1	1	1	1	1	1	1	1
Bike Trails	7	7	7	7	7	7	7	7	7	7
Public Beaches	3	3	3	3	3	3	3	3	3	3
Recreation Center	1	1	1	1	1	1	1	1	1	1
Senior Center	1	1	1	1	1	1	1	1	1	1
Airport:										
Runway length in feet	8,541	8,541	8,541	8,541	8,541	8,541	8,541	8,541	8,541	8,541
Aircraft Operations [3]	23,540	23,595	23,540	23,540	23,790	24,042	24,100	24,335	26,487	26,206
Air Carriers:										
Major	0	0	0	0	0	0	0	0	0	0
Commuters	0	0	0	0	0	0	0	0	0	0

Source: City of South Lake Tahoe

Notes:
[1] Fire apparatus is a multi-purpose vehicle carrying professionals and equipment for a wide range of fire-fighting and rescue tasks.

[2] The ambulance vehicles are the property of California Tahoe Emergency Services Operations Authority JPA. In 2016, the City stopped providing ambulance transportation as part of the Cal Tahoe JPA and converted its emergency medical services delivery system to providing Advance Life Support (paramedic) engine companies.

[3] The Aircraft Operations data was revised in FY 2015-16 to reflect offical records data filed with FAA.



(Back of the cover page. Intentionally left blank.)



1901 Lisa Maloff Way, South Lake Tahoe, CA 96150

EideBailly

CPAs & BUSINESS ADVISORS

Independent Accountant's Report

To the Honorable Mayor and City Council
South Lake Tahoe, California

We have performed the procedures enumerated below, on the Appropriations Limit Calculation of the City of South Lake Tahoe, California (City) prepared in accordance with Article XIII-B of the California Constitution for the fiscal year ended September 30, 2022. The City's management is responsible for the Appropriations Limit Calculation.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of evaluating the Appropriations Limit Calculation and we will report on findings based on the procedures performed. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures performed and our findings are as follows:

1. We obtained the completed worksheets setting forth the calculations necessary to establish the City's 2021-22 appropriations limit and compared the limit and annual adjustment factors included in those worksheets to the limit and annual adjustment factors that were adopted by resolution of the City Council. We also compared the population and inflation options included in the aforementioned worksheets to those that were selected by a recorded vote of the City Council.

   Finding: No exceptions were found as a result of this procedure.

2. We added last year's limit to the annual adjustment amount and compared the resulting amount to the 2021-22 appropriations limit.

   Finding: No exceptions were found as a result of this procedure.

3. We compared the current year information to the worksheets described in Procedure 1 above to information provided by the California State Department of Finance.

   Finding: No exceptions were found as a result of this procedure.

4. We agreed the prior year appropriations limit to the prior year appropriations limit adopted by the City Council.

   Finding: No exceptions were found as a result of this procedure.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the Appropriations Limit Calculation. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

No procedures have been performed with respect to the determination of the appropriation limit for the base year, as defined by Article XIII-B of the California Constitution.

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

Eide Bailly LLP

Sacramento, California
March 29, 2023

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 7

Agenda Item: Ratification of Consent to Assignment of Flight Deck Restaurant Lease

Executive Summary: The Food & Beverage Lease and Concession Agreement executed with Flight Deck Sports Bar & Grill, LLC (Flight Deck) on January 5, 2022, prohibits the Flight Deck from transferring a controlling interest in the Flight Deck. However, due to the passing of John Ross, who was the sole member of Flight Deck at the time the lease for the Flight Deck Restaurant was executed, staff recommends ratifying the transfer of the controlling interest in the Flight Deck to Sheila Benson.

Requested Action / Suggested Motions: Pass a Motion authorizing and directing the Mayor to execute the Ratification of Consent to Assignment of Lease consenting to the transfer of a controlling interest in Flight Deck Sports Bar & Grill, LLC from John Ross to Sheila Benson.
Responsible Staff Member: John Dickinson, Airport Manager

Responsible Staff Member: John Dickinson, Airport Manager (530) 542-6182

Reviewed and Approved By:
Anush Nejad, Director of Public Works
Susan Blankenship, City Clerk
Olga Tikhomirova, Finance Director
Heather Stroud, City Attorney

Attachments:

01-Staff Report - Flight Deck Assignment of Lease.docx
02-Ratification to Consent of Assignment.docx
03-C-168-2021 Suite 105 Airport Restaurant Lease Agreement.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: Ratification of Consent to Assignment of Lease at Flight Deck

Location: Airport, 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150

Responsible Staff Member: John Dickinson, Airport Manager (530) 542-6182

Background: John Ross, the owner of Flight Deck Sports Bar & Grill LLC. restaurant, located at the Lake Tahoe Airport, has passed away. On or about July 26, 2022, because of his ailing health, John Ross transferred all membership interests in Flight Deck Sports Bar & Grill LLC to Sheila Benson.

Issue and Discussion: The City now desires to continue the restaurant's operation under Sheila Benson's ownership. Ms. Benson's performance under the Agreement has been satisfactory, and the parties desire to continue operating under the Agreement with Assignee assuming the rights and obligations of Lessee.

Financial Implications: There are no financial implications associated with this transfer of ownership.

Environmental Considerations: The proposed action is not a "project" subject to review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15378(b)(4) (creation of government funding mechanisms or government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment).

Policy Implications: The Airport will continue to receive revenues consistent with the original agreement.

RATIFICATION OF CONSENT TO ASSIGNMENT OF LEASE (C-168-2021)

THIS RATIFICATION OF CONSENT BY LESSOR TO ASSIGNMENT OF LEASE is made and entered into as of this 2nd day of May, 2023, by the City of South Lake Tahoe ("City") in favor of the Flight Deck Sports Bar & Grill LLC ("Assignee").

RECITALS

WHEREAS, City, as Lessor, and Flight Deck Sports Bar & Grill LLC, as Lessee, executed that certain Food & Beverage Lease and Concession Agreement ("Agreement"), dated January 5, 2022, to operate a food and beverage concession at the Lake Tahoe Airport, Lake Tahoe, CA; and

WHEREAS, John Ross was the sole member of Flight Deck Sports Bar & Grill LLC at the time the Agreement was executed; and

WHEREAS, on or about July 26, 2022, because of his ailing health, John Ross transferred all membership interest in Flight Deck Sports Bar & Grill LLC to Sheila Benson, and John Ross has since passed away, all of which the City received notice of on or about March 16, 2023; and

WHEREAS, Assignee's performance under the Agreement has been satisfactory and the parties desire to continue operating under the Agreement with Assignee assuming the rights and obligations of Lessee.

WHEREAS, Paragraph 16 (Assignment and Subletting) of the Agreement prohibits Lessee from transferring a controlling interest in Flight Deck Sports Bar & Grill LLC, however, the City wishes to waive that prohibition and consent to the assignment under the circumstances; and

NOW, THEREFORE, in consideration of the performance of the above conditions the City ratifies its consent to the transfer of controlling interest in Flight Deck Sports Bar & Grill LLC from John Ross to Sheila Benson.

CITY OF SOUTH LAKE TAHOE

_____

Cristi Creegan, Mayor

ATTEST:

_____

Susan Blankenship, City Clerk

Airport Suite #105

FOOD & BEVERAGE LEASE AND CONCESSION AGREEMENT

The Lake Tahoe Airport Food and Beverage Lease and Concession Agreement ("Agreement") effective as of **January 5, 2022** ("Effective Date"), is entered into by and between the CITY OF SOUTH LAKE TAHOE, a California municipal corporation ("CITY"), and FLIGHT DECK SPORTS BAR & GRILL, LLC as ("LESSEE").

RECITALS

A. CITY owns, controls and operates the Lake Tahoe Airport ("AIRPORT") located in the City of South Lake Tahoe, El Dorado County, State of California; and

B. The CITY desires to grant the LESSEE a non-exclusive non-aeronautical right to operate a food and beverage concession, catering and food service at the airport. This includes a right to operate food and beverage vending machines on AIRPORT property; and

C. CITY desires to make such services available at the AIRPORT and LESSEE is qualified, ready, willing and able to provide such services; and

D. In consideration of the premises described in Exhibit "A" and the mutual covenants contained in this Agreement, the parties hereby agree as follows:

AGREEMENT

1. TERM

The term of this Agreement shall be for a period of five (5) years, commencing on the Effective Date, and continuing through **January 5, 2027**, unless earlier terminated under the provisions of this Agreement. The parties may agree to one (1) five (5) year lease extension upon mutual agreement in writing by both parties. LESSEE has no right to retain possession of the Premises beyond the expiration or termination of this Agreement. The failure of LESSEE to timely surrender the Premises shall constitute a holdover and in the event of such holdover, rent shall be immediately increased to amount equal to 150 percent of the rent applicable during the month immediately preceding the expiration or termination.

2. LEASED PREMISES

CITY hereby leases to LESSEE, and LESSEE hereby leases from CITY, the following premises, identified and shown on Exhibit A, and made a part hereof as the exclusively leased areas ("Premises"), together with the right of ingress and egress:

A. Real property as described on Exhibit A,

B. The following personal property belonging to the CITY as described in Exhibit "B"; personal property is generally described as restaurant fixtures and equipment

("CITY Fixtures"). LESSEE shall be entitled to use CITY owned Fixtures during the term of this Agreement and shall return the same to the CITY at the end of the term in good working order.

C. Thirty (30) square feet of public space in the airport terminal building is made available to the LESSEE to install automated food & beverage vending machines. Locations for any vending machines will be established by mutual agreement between both parties. LESSEE is provided right to operate, maintain and collect revenues from vending machines that do not exceed 30 square feet of area on common use areas of airport property.

3. PAYMENTS

A. Rent. In consideration of the rights and privileges granted by this Agreement, LESSEE agrees to pay to CITY during the term of this Agreement rent in the sum of ***$1,500.00*** per month for the first sixteen (16) months of the term. Subsequently, monthly rent shall be adjusted annually as follows: On May 1st of each year of the Agreement, the monthly rent shall be computed by applying the new rental amount in Exhibit "C".

B. Time of Payment and Late Charge. LESSEE shall pay CITY at its Airport offices without reduction, abatement, deduction, offset or any prior demand therefor, commencing on the first day of the month following the Effective Date, all monthly payments provided for in the Agreement. LESSEE shall pay the rent for the first month of this Agreement, prorated to the day of the month when the Agreement is executed, upon execution of the Agreement. Any payment after the tenth (10th) of each month shall be considered late and will be assessed a late fee in accordance with the City Master Fee Schedule, as may be amended from time to time.

All sums payable to CITY on the first day of each month in the form of a check, cash or credit card to the City's Finance Department located at 1901 Lisa Maloff Way, Suite 210, South Lake Tahoe CA 96150, and made out to: City of South Lake Tahoe. If LESSEE shall fail to pay any amounts due pursuant to the terms of this Agreement late fees will continue to accrue monthly until the balance is paid in full and the account is made current.

C. Security Deposit. LESSEE shall deposit $5,000 with CITY upon execution of this Agreement, which sum shall be held by CITY as security for the faithful performance by LESSEE of all of the terms, covenants and conditions of this Agreement to be kept and performed by LESSEE. If at any time the rent herein reserved shall be overdue and unpaid, or any other sum payable to CITY by LESSEE hereunder shall be overdue and unpaid, CITY may, at its option, appropriate and apply all or any portion of said deposit to the payment of any such overdue rent or other sum. If LESSEE fails to keep and perform all of the terms, covenants and conditions of this Agreement to be kept and performed by the LESSEE, then CITY may, at its option, appropriate and apply the deposit to the amount of losses or damage sustained or suffered by CITY by reason thereof. Should the entire deposit or any portion thereof be appropriated and applied by CITY as herein provided, then

LESSEE shall, upon written demand of CITY, forthwith remit to CITY a sufficient payment to restore said security to the original amount. LESSEE'S failure to do so within five business (5) days after receipt of such demand constitutes a material breach of this Agreement. The LESSEE further agrees to pay a security deposit for each Airport Gate Card Key and Airport Office Key in accordance with the currently approved City Master Fee Schedule.

Rent/Security Deposit:	**$5,000.00 (refundable based on condition)**
Gate Card:	**$50.00 (per card refundable upon return)**
Office Key:	**$25.00 (per key refundable upon return)**

D. Taxes. The LESSEE shall pay all taxes, licenses, fees and other lawfully levied monies imposed as a result of this tenancy to the appropriate government entity, including any real estate taxes and personal property taxes levied upon the Premises. **NOTICE IS HEREBY GIVEN THAT PURSUANT TO CALIFORNIA REVENUE AND TAXATION CODE SECTION §107.6, THAT THIS LEASE MAY CREATE A POSSESSORY INTEREST AND, IN THAT EVENT, OCCUPANT IS HEREBY OBLIGATED TO PAY ANY AND ALL REAL PROPERTY TAXES LEVIED ON SAID POSSESSORY INTEREST.**

E. Common Area Maintenance Fee. A Common Area Maintenance Fee in the amount of $400.00 per month (the "CAM Fee") is provided as the Airport restaurant/bar attracts the second largest customer base after the CITY to common areas of the airport terminal. These include restrooms, parking lots, and common lobby areas. As certain common areas are shared, the LESSEE agrees to pay the CITY a share of costs for the CITY providing the following services: restroom janitorial service in common area restrooms inside the airport terminal building, non-leasehold common area janitorial service inside the terminal building, replacement of HVAC intake filters, annual fire extinguisher service (excluding the kitchen hood suppression system) and exterior parking lot/access road snow removal. The CAM Fee shall increase at a rate of three percent (3.0%) annually commencing each May 1st of the Agreement.

F. Utilities. LESSEE Agrees to pay the CITY for prorated share of gas for lease area heating on CITY meter as indicated in Exhibit C and LESSSEE will pay for restaurant trade fixture gas usage on a separate gas meter, LESSEE will pay for electricity to the CITY through a submeter installed for the leasehold based on rate methodology found in Exhibit D. CITY agrees to pay for all water and sewer charges on the CITY meter. For all other utilities, LESSEE agrees to create account in LESSEE's name in accordance with Section 7.A.

4. RIGHTS AND OBLIGATIONS OF LESSEE

A. Required Restaurant Concession Services. LESSEE is hereby granted the nonexclusive privilege to engage in, and LESSEE agrees to engage in, the business of providing on premises: prepared food, and alcohol service. LESSEE agrees that it will use its good faith effort to be open and available for business

between 11:30 a.m. and 9:00 p.m. daily, for the number of days per week, during the time periods set forth as follows:

1. Seven (7) days per week: with the exception of the following holidays: Christmas Eve, Christmas Day, Thanksgiving Day and Veterans Day.
2. If the CITY declares an emergency (blizzard conditions, flooding, fire) premises may close early, open late or remain closed until said CITY emergency declaration is lifted.
3. Special private party events maybe held in the restaurant no more than once per month (12 times per year)
4. LESSEE shall open for business to the public in the Premises within forty-five (45) days of the Effective Date.

B. Authorized Services. In addition to the services required to be provided by LESSEE pursuant to Paragraph 4.A, LESSEE is authorized, but not required, to provide the following services and to engage in the following activities: food catering (in-flight aircraft), food catering (event & party), live entertainment, food delivery and airport food/beverage vending services.

C. Operating Standards. In providing any of the required and/or authorized services or activities specified in this Agreement, LESSEE shall operate for the use and benefit of the public and shall meet or exceed the following standards:

1. LESSEE shall provide for both prepared cooked food and beverage services. LESSEE shall have sole discretion on food menu items and pricing for said menu items. The LESSEE must provide for cooked, prepared food offerings to the public at large and cannot operate solely as a bar-beverage only establishment. Beverage service should offer a choice of alcoholic and non-alcoholic offerings.

2. LESSEE shall furnish service on a fair, reasonable and nondiscriminatory basis to all users of the Airport. LESSEE shall furnish good, prompt and efficient service adequate to meet all reasonable demands for its services advertised at the Airport. LESSEE shall charge fair, reasonable, and nondiscriminatory prices for each unit of sale or service; provided, however, that LESSEE shall be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers or discounts for active duty military personnel and/or veterans of the U.S. armed services.

3. LESSEE shall have at least one employee staffed at its operations at the Airport during the hours set forth in Paragraph 4(A). Such employee shall be qualified and experienced, and vested with full power and authority to act in the name of LESSEE with respect to the method, manner and conduct of the operation provided under this Agreement. Such employee shall be available at the Airport during the hours set forth in Paragraph 4(A).

4. LESSEE shall provide, at its sole expense, a sufficient number of employees to provide effectively and efficiently, the services required or authorized by this Agreement.

5. LESSEE shall control the conduct, demeanor and appearance of its employees, who shall be trained by LESSEE and shall possess such technical qualifications and hold such certificates required by any government authority in carrying out assigned duties. It shall be the responsibility of LESSEE to maintain close supervision over its employees to assure a high standard of service to customers of LESSEE.

6. LESSEE shall comply with all federal, state and local laws, rules and regulations which may apply to the conduct of the business contemplated, including rules and regulations promulgated by CITY, and LESSEE shall maintain in effect and post in a prominent place all necessary and/or required licenses or permits including a California Liquor License.

7. LESSEE shall accept customer payment via cash, Visa and Master Card at a minimum.

8. LESSEE must obtain a California Liquor License within first four (4) months of the establishment opening to the public.

9. LESSEE shall be responsible for the maintenance and repair of the Premises and shall keep and maintain the Premises in good condition, order and repair, and shall surrender the same upon expiration of this Agreement, in the condition in which they are required to be kept, reasonable wear and tear and damage by the elements not caused by LESSEE'S negligence excepted.

10. It is expressly understood and agreed that, in providing required and authorized services pursuant to this Agreement, LESSEE shall have the right to choose, in its sole discretion, its vendors and suppliers.

11. No open or uninvited solicitation on the Airport of LESSEE'S services, except by signs as hereinafter provided, shall be done or permitted, and CITY shall be the sole judge as to whether or not the foregoing restriction has been violated and constitutes a breach of this Agreement.

12. LESSEE shall not store materials or supplies at the Airport outside of any buildings. LESSEE is responsible to provide for its own restaurant trash removal and is responsible to clean out the restaurant grease interceptor when full over the duration of the Agreement. The grease interceptor should be returned cleaned out at the termination of this Agreement.

13. LESSEE shall make no unlawful or offensive use of the Airport, nor commit or suffer or permit waste, excessive noise, obnoxious odors, excessive

dust or any other nuisance at the Airport.

14. LESSEE agrees to keep the Premises clear and free of all litter, garbage, debris and refuse, and to keep such premises and area in an orderly and sanitary condition at all times.

15. LESSEE shall make a good faith effort to mitigate any and all impacts on CITY and CITY'S employees, guests, invitees and other Tenants from LESSEE'S activities, including but not limited to noise, vibration, odor, steam or other emissions. If CITY determines, in the reasonable exercise of its discretion, that LESSEE has failed to mitigate the impact of LESSEE'S activities after reasonable attempts, it is understood that CITY may reasonably restrict LESSEE'S activities that negatively impact others.

D. Maintenance of Books and Records; CITY's Right to Audit. LESSEE shall prepare and maintain for inspection tax records related to the business(es) granted under this Agreement. LESSEE shall make tax records and accounting records available for inspection by the CITY and its designated representatives within reasonable notice by CITY. Tax records and accounting records related to the LESSEE's business activities on Premises shall be maintained for the full duration of the Agreement. The CITY and its designated representatives shall have the right to inspect the same when notice is provided in writing. City shall have the right, but not the obligation, to cause an audit to be conducted by an auditor selected by CITY, including any employee or contractor of CITY, of LESSEE's books, records and accounts relating to the Premises including, without limitation, all federal, state, county, or city reports and income and other tax returns, bank statements, operating manuals and procedures, sales receipts, active and inactive files, general ledgers, invoices, rental orders and check registers. LESSEE shall cooperate with and shall provide all information requested by such auditor and shall make LESSEE's employees available to cooperate with and provide all information requested by that auditor. All LESSEE financial records and documents will remain confidential to the extent allowable under the California Public Records Act.

5. USE OF AIRPORT FACILITIES.

LESSEE shall be entitled, in common with others so authorized, to the use of all facilities and improvements of a public nature which now are appurtenant to the Airport. LESSEE's employees and customers have use of the main public parking lot directly West of the airport terminal building. There is no overnight parking or long-term storage of vehicles allowed by LESSEE's employees or patrons. Abusing vehicle parking privileges may result in removal and impounding of offending vehicle(s).

6. MAINTENANCE, ALTERATIONS, LEASEHOLD IMPROVEMENTS, SIGNS AND TRADE FIXTURES

A. Maintenance and Repairs. LESSEE has had the opportunity to inspect the Premises and accepts the Premises, as well as the improvements thereon, "as-is" in

their present condition and acknowledges that the Premises and the improvements are in good, clean, safe and tenantable condition as of the date of the Lease. CITY owns CITY Fixtures. The LESSEE may, but is not required, to use the CITY Fixtures in the conduct of the LESSEE's business at the Premises. The LESSEE acknowledges the condition of all CITY Fixtures are operational and provided "as-is" and "where-is" without warranty. The CITY shall have no obligation to maintain, repair, or replace any of the CITY Fixtures and it shall be the LESSEE's responsibility to provide its own furniture, fixtures and equipment in the operation of its business. If the LESSEE elects to use CITY Fixtures, LESSEE shall use care in operating the equipment, the LESSEE shall keep clean CITY Fixtures, and shall be responsible for and pay the costs of any damage to CITY Fixtures caused by the LESSEE occurring during the term of the Lease. There shall be no abatement, offset or reduction of rent related to the maintenance or upkeep of any of the CITY Fixtures by the LESSEE or the LESSEE's choice to purchase any of its own Restaurant Trade Fixtures. CITY, at CITY's cost and expense, shall maintain in good condition and repair the exterior roof, exterior walls, plumbing systems, HVAC systems, structural supports, and foundations of the Premises, provided that CITY shall not be liable for any damage to LESSEE or the property of LESSEE resulting from CITY's failure to make any repairs required by this section unless written notice of the need for such repairs has been given to CITY by LESSEE and CITY has failed for a period of thirty (30) days after the receipt of such notice to make such repairs. Except as otherwise expressly provided herein, LESSEE shall, at LESSEE'S own cost and expense, keep and maintain all portions of the Premises, as well as all improvements on said Premises, in good order and repair and in a safe and, clean condition as they were when received from CITY, reasonable wear and tear excepted. CITY shall have no obligation to repair, maintain or restore the Premises or to maintain any security or policing against theft, vandalism, malicious mischief, riot, social disorders or other public offenses. Notwithstanding anything to the contrary herein, CITY will provide the following minimum services during the term of the Lease: Restroom janitorial service to all publicly available facilities inside the airport terminal building (excluding leasehold) at least once daily with the exception of City Holidays and during a City emergency declaration, non-leasehold area public common area janitorial service including litter removal in parking lot, replacement of HVAC intake filters, annual fire extinguisher service (excluding the kitchen hood suppression system) and snow removal in the parking lot and walkways as set forth in Paragraph 6H. Such services shall be provided at such times CITY deems necessary.

B. CITY Repairs Caused by LESSEE Actions. LESSEE shall repair any area damaged by LESSEE, LESSEE's agents, employees, invitees and visitors whether through active or passive negligence. Should LESSEE fail, neglect or refuse to do so, the CITY shall have the right, but not the obligation, to perform such maintenance or repairs for the LESSEE's account, and the LESSEE agrees to promptly reimburse the City for the reasonable, out-of-pocket cost thereof (plus an additional twenty percent (20%) for overhead), provided, however, that the CITY shall first give LESSEE ten (10) days' written notice of its intention to perform such maintenance or repair. City shall not be obligated to make any repairs to or maintain any improvements on the Premises unless otherwise required by this Agreement. LESSEE shall be given reasonable notice when any such work may

become necessary and will reasonably adjust operations to permit CITY to proceed expeditiously with such work. Subject to CITY's maintenance and repair obligations as expressly set forth above, CITY shall not be liable to LESSEE for injury or damage that may result from any defect in the construction or condition of the Premises, nor for any damage that may result from interruption of LESSEE's use of the Leased Premises during any repairs by CITY. LESSEE waives any right to repair the Premises at the expense of City under any applicable law.

C. Alterations; Removal of Lessee-Installed Property. LESSEE shall make no alterations, decorations, additions or improvements in the Premises or otherwise at the Airport without CITY'S prior written consent. All alterations, additions or improvements made by LESSEE at the Airport shall, unless CITY elects otherwise, as hereinafter provided, be the property of LESSEE and shall be removed by LESSEE, at LESSEE'S expense upon the expiration or termination of this Agreement. If CITY elects (upon written notice to LESSEE of such election given prior to the expiration or termination of this Agreement) that all or a designated portion of the alterations, additions, or improvements made by LESSEE shall remain on the Premises at expiration or termination of this Agreement, then said alteration, additions or improvements shall become CITY's property at no cost to CITY. Notwithstanding the foregoing; however, it is understood and agreed that LESSEE is entitled to any and all tax benefits associated with the use or relinquishment of such additions or improvements. Machinery, equipment and trade fixtures installed by LESSEE in the Premises shall not be considered "alterations, additions or improvements" subject to the foregoing provisions and shall be removed from the Airport by LESSEE on or before expiration or termination of this Agreement, provided any damage to CITY's property resulting from such removal shall be repaired or restored at LESSEE'S expense. All alterations, additions and improvements made by LESSEE shall be done in a workmanlike manner, with good materials, and in full compliance with all applicable CITY building codes, laws, ordinances, regulations and directions of public agencies having jurisdiction, and free and clear from any and all liens, claims and demands for work performed, materials furnished, or operations conducted on the Premises.

a. **Compliance with Prevailing Wage Laws.** LESSEE acknowledges and agrees that LESSEE shall be responsible for determining whether any construction, alteration, demolition, installation, or repair work performed by LESSEE under this Agreement constitutes "public work" under California Prevailing Wage Law, including Labor Code sections 1720 et seq, and that if it does then (a) LESSEE to cause such work to be performed as a "public work," including, but not limited to, the payment of applicable prevailing wages to the all persons or entities subject to the California Prevailing Wage Law; (b) LESSEE shall cause all persons and/ or entities performing "public work" under the Agreement to comply with all applicable provisions of the California Prevailing Wage Law; (c) CITY is not responsible for LESSEE's failure to comply with any applicable provisions of the California Prevailing Wage Law; (d) LESSEE's alleged or actual violations of the California Prevailing Wage Law shall constitute an event of default under the Agreement; and (e) LESSEE shall defend and indemnify City and its officers, employees, council members and agents

from and against any and all claims, assessments, back-wages, penalties, change orders, suits, liability, judgments, damages, proceedings, orders, directives, costs, including reasonable attorneys' fees, arising from or relating to any actual or alleged violations of the California Prevailing Wage Law, or other application of laws, ordinances or regulations, by any person or entity, including but not limited to LESSEE, performing construction, alteration, demolition, installation, repair and/ or any other type of work contemplated under the Agreement.

D. Signs. LESSEE shall be entitled to maintain signs advertising its services in accordance with Tahoe Regional Planning Agency and CITY sign standards. CITY reserves the right to remove any sign erected by LESSEE and provided, further, that such signs maintained by LESSEE shall be at such locations as CITY Development Services shall designate in advance in writing through a permit application and shall be of such type, design, color, size, composition and material acceptable to and approved by the CITY Development Services Department in its sole discretion. All of LESSEE'S signs shall be maintained in good order, condition and appearance during the term of this Agreement and shall be removed from the Airport by LESSEE at LESSEE'S sole expense on or before the expiration or other termination of this Agreement. LESSEE shall restore the premises to its pre-sign installation condition when it removes any sign.

E. LESSEE Owned Trade Fixtures. During the term of this Agreement, LESSEE shall have the right, at its expense, to place in or on the Premises trade fixtures, furnishings, personal property, equipment and materials necessary to perform any services required or authorized hereunder. Said trade fixtures, furnishings, personal property, equipment and materials shall remain the property of LESSEE. Any LESSEE owned trade fixtures must be removed from the Premises at the termination of the Agreement pursuant to Paragraph 18.b.1.

F. CITY Owned Trade Fixtures. CITY owned personal property and trade fixtures are fully described in Exhibit "B" attached to this Agreement and have reoccurring service requirements. These trade fixture specific service schedules are listed on Exhibit "B". All required servicing is the financial responsibility of the LESSEE. The LESSEE must use a licensed and bonded professional contractor to perform servicing and repair of CITY owned personal property described in Exhibit "B". LESSEE must maintain records of servicing CITY owned personal property fully described on Exhibit "B" for the duration of this Agreement. The CITY reserves the right to inspect service records for CITY owned personal property described in Exhibit "B". Failure of LESSEE to adhere to service schedule or repair CITY owned personal property may result in the CITY requiring LESSEE to purchase new replacement property of similar nature.

G. Restaurant Grease Interceptor/Trap. The CITY shall initially deliver to the LESSEE the Airport restaurant grease interceptor cleaned out and serviced for immediate use. After the initial delivery of possession of the Premises to LESSEE, LESSEE shall contract for routine servicing of the grease interceptor exclusively serving the Premises by a licensed contractor for such work in California. Repair

and/or replacement of the grease interceptor during the term of this Agreement shall be the responsibility of LESSEE.

H. Snow Removal. CITY shall provide snow removal for the outside areas contained within the Premises. Such snow removal shall be provided on an as-available basis subject to the CITY priority schedule based on 3 inches or more observed snow depth. Snow removal will not occur when observed snow levels are less than 3 inches deep. The CITY agrees to remove snow from the main public parking lot, pedestrian access to/from main public parking lot, Lisa Maloff Way, and airport curb including ADA compliant parking stalls. LESSEE understands and agrees that CITY snow removal equipment (snowplows, snow blowers, shovels, etc.) is not available for LESSEE use.

I. Refuse Removal. LESSEE agrees to contract with South Tahoe Refuse to lease a dumpster for exclusive use by the LESSEE. The LESSEE may not use CITY owned dumpsters or recycling bins for LESSEE waste streams. Furthermore, the LESSEE acknowledges that there is brown bear activity in the area and that LESSEE refuse must be secured in a bear proof dumpster to prevent unwanted access. LESSEE is responsible to clean up waste when LESSEE fails to secure LESSEE dumpster from infiltration by wildlife.

J. Pest Control Services. LESSEE is responsible for all costs related to continual or event specific pest and rodent control services in the Premises. The CITY provides for on-going rodent control services in common use areas and CITY specific areas of the airport terminal building.

7. UTILITIES

A. Utilities. LESSEE agrees to pay the cost of all utilities serving the Premises, including but not limited to a prorated share of natural gas on the CITY meter, the share of electricity from the CITY meter as measured monthly from a sub-meter installed for the leasehold area specifically, telephone services, and internet, cable including connection charges. LESSEE shall place said utilities in its own name where they are not sharing a CITY meter. LESSEE shall pay its pro-rata share of such utilities which remain in the name of the CITY. Premises utilities are connected in the following manner: Rooftop Air Conditioning is on CITY Meter, Restaurant Gas Furnace is on CITY Meter, Restaurant Electrical Outlets and Premises Lighting is on CITY sub-electrical meter, Restaurant Fixtures (Kitchen Gas for Stove, Oven, Fryer) is on LESSEE Gas Meter. LESSEE hereby expressly waives any and all claims for damage against CITY arising from failure or interruption of utility services, including but not limited to, electricity, gas, water, plumbing, sewage, heat, ventilation, or air conditioning, or from construction activities at the Airport. Provided, that such interruption is not caused by the intentional act or omission of CITY or its authorized representative. This Agreement shall continue in full force and effect despite any such interruptions.

i. LESSEE Agrees to Pay the CITY Monthly for Gas provided on CITY Meter for Premises Gas Furnace Heating. Monthly charges are fixed

and outlined in Exhibit C.

ii. LESSEE Agrees to Pay the CITY monthly for electricity provided on CITY Sub-Meter for Premises based on usage. Monthly rates during contract period are outlined in Exhibit D.

iii. The CITY agrees to provide water and sewer service at no additional charge to LESSEE and is inclusive in the rent consideration.

iv. LESSEE Agrees to Pay for Gas charges for restaurant trade equipment on a separate meter;

8. HAZARDOUS SUBSTANCES

Hazardous Substances. The provisions of this Section, which govern LESSEE'S obligations with regard to hazardous substances, as defined below, shall survive termination of this Agreement.

A. Definition of Hazardous Substance. For purposes of this Agreement, "Hazardous Substances" is defined to mean any substance, material or waste, including asbestos and petroleum (including crude oil or any fraction thereof), which is or becomes designated, classified or regulated as being "toxic", "hazardous", a "pollutant", or similar designation under any federal, state or local law, regulation or ordinance.

B. Indemnity Regarding Hazardous Substances. LESSEE agrees to indemnify and hold CITY harmless from and against all liabilities, claims, actions, foreseeable and unforeseeable consequential damages, costs and expenses (including sums paid in settlement of claims and all consultant, expert and legal fees and expenses of LESSEE'S counsel) or loss directly or indirectly arising out of or resulting from the presence of any Hazardous Substances as a result of LESSEE'S or any sub-LESSEE'S activities, in or around any part of the property or the soil, groundwater or soil vapor on or under the property, including those incurred in connection with any investigation of site conditions or any clean-up, remedial, removal or restoration work, or any resulting damages or injuries to the person or property of any of their parties or to any natural resources. Upon demand by CITY, LESSEE shall defend any investigation, action or proceeding alleging the presence of any Hazardous Substances in any such location, which affects the property or which is brought or commenced against CITY, whether alone or together with LESSEE or any other person, all at LESSEE'S own cost and by counsel to be approved by CITY in the exercise of its reasonable judgment. In the alternative, CITY may elect to conduct its own defense at the expense of LESSEE.

C. Compliance Regarding Hazardous Substances. LESSEE shall comply and cause all occupants of the Leased Premises to comply, with all laws, regulations, and ordinances governing or applicable to Hazardous Substances as well as the recommendations of any qualified environmental engineer or other expert which apply or pertain to the Premises. LESSEE acknowledges that Hazardous Substances may permanently and materially impair the value and use of the Premises.

LESSEE shall not allow the installation or release of hazardous substances in, on, under or from the Premises. For the purposes of this provision, a release shall include, but not be limited to, any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leeching, dumping, or otherwise disposing of hazardous substance.

D. Notice Regarding Hazardous Substances. LESSEE shall promptly notify CITY if it knows, suspects or believes, there may be any Hazardous Substances in or around the Premises, or in the soil, groundwater or soil vapor on or under the property, or that LESSEE or the Premises may be subject to any threatened or pending investigation by any governmental agency under any law, regulation or ordinance pertaining to any Hazardous Substances.

LESSEE shall give written notice to the CITY within five (5) days of receipt of such knowledge or cause for belief. Provided, however, if LESSEE knows, or has reasonable cause to believe that such substance is an imminent and substantial danger to public health and safety, LESSEE shall notify the CITY immediately upon receipt of this knowledge or belief and shall take all acts necessary to alleviate such danger. LESSEE will notify the CITY immediately of any notice of violation received or initiation of environmental action or private suits relative to the Premises.

E. Site Visits, Observations, and Testing. CITY and its agents and representatives shall have the right at any reasonable time to enter and visit the Premises for the purposes of observing the Premises, taking and removing solid or liquid samples, and conducting tests on any part of the Premises. Such entry shall be during normal business hours except for emergencies. CITY is under no duty, however, to visit or observe the Premises or to conduct tests. No site visit, observation or testing by CITY shall result in a waiver of any default of LESSEE or impose any liability on CITY. In no event shall any site visit, observation or testing by CITY be a representation that Hazardous Substances are or are not present in, on or under the Premises, or that there has been compliance with any law, regulation or ordinance pertaining to Hazardous Substances or any other applicable governmental law. Neither LESSEE nor any other party is entitled to rely on any site visit, observation or testing by the CITY. CITY shall not be obligated to disclose to LESSEE or any other party any report or finding made as a result of, or in connection with, any site visit, observation or testing by CITY. In each instance, CITY shall give LESSEE reasonable notice before entering the Premises or any other place CITY is permitted to enter under this Section. CITY shall make reasonable efforts to avoid interfering with LESSEE'S use of the Premises or any other property in exercising any right provided in this Section.

9. INDEMNIFICATION AND INSURANCE

A. Indemnification. LESSEE covenants and agrees to indemnify, protect, defend, and hold harmless CITY and its agents, employees, officers, affiliates, and representatives (collectively, "CITY Parties") from and against any and all losses,

claims, demands, damages, liabilities, actions, judgments, costs, and expenses (including, without limitation, reasonable attorneys' fees) arising out of or resulting from (a) the negligent or willful acts or omissions of LESSEE, its agents, contractors, subcontractors, or employees, (b) any breach of any obligation, covenant, representation, or warranty of LESSEE under this Agreement, or (c) the use and operation of the Premises during the term of this Agreement. The foregoing shall not apply to any loss, claim, damage, liability, action, judgment, cost, or expense to the extent arising out of or resulting from any negligence or willful misconduct of any CITY Party. LESSEE's obligations under this section shall survive the expiration or termination of this Agreement.

B. Required Insurance. LESSEE shall obtain and maintain continuously in effect at all times during the term of this Agreement, at LESSEE'S sole expense, the following insurance:

1. **Workers' Compensation Coverage**. LESSEE shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for his/her employees in accordance with the laws of the State of California. In addition, LESSEE shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation of all Workers' Compensation policies must be received by CITY at least thirty (30) days prior to such change. LESSEE shall provide thirty (30) days written notice of nonrenewal of any Workers' Compensation policies. The insurer shall agree to waive all rights of subrogation against CITY, its officers, agents, employees and volunteers for losses arising from work performed by LESSEE for CITY.

2. **Automobile Liability Coverage**. LESSEE shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the LESSEE arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars ($1,000,000) combined single limit for each occurrence.

3. **Commercial Liability Coverage.** LESSEE shall maintain in full force and effect for the period covered by this Agreement, commercial general liability insurance. This insurance shall include, but shall not be limited to, comprehensive general liability insurance providing protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from any act or occurrence arising out of LESSEE's operations in the performance of this Agreement. The policy shall provide not less than single limit coverage applying to bodily and personal injury, including death resulting therefrom, and Property damage in the minimum amounts of One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000.00) per aggregate. The insurance shall include coverage for the following: (i)

Premises/Operations; (ii) Contractual; (iii) Broad Form Property Damage and (iv) Personal Injury.

4. **Leasehold Improvements**. During the Term, LESSEE shall maintain in full force and effect on all leasehold improvements installed by LESSEE after the Effective Date, interior and exterior signage, fixtures, merchandise, and other personal property from time to time in, on or upon the Premises, fire and extended coverage insurance in the amount of the full replacement value thereof containing sprinkler leakage, replacement cost and inflation endorsements, and providing for no deductible in excess of two thousand dollars ($2,000) per loss. All proceeds from the insurance required pursuant to this subsection shall be used for the repair or replacement of the property damaged or destroyed. Both CITY and LESSEE shall be named as co-insured's as to coverage of leasehold improvements, and alterations, though not as to LESSEE's personal property. CITY shall maintain similar fire and extended coverage insurance upon the building presently located upon the Premises in the amount of the full replacement value thereof containing sprinkler leakage, replacement cost and inflation endorsements.

5. **Endorsements**. Each general liability and automobile liability insurance policy shall be with insurers possessing a AM Best's rating of no less than A:VII and shall be endorsed with the following specific language:

   i. CITY, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insured's with respect to LESSEE's operations under LESSEE's General Liability and Automobile Liability policies with respect to liability arising out of this Agreement and/or work performed by or on behalf of the LESSEE, including materials, parts or equipment furnished in connection with such work or operations.

   ii. This policy shall be considered primary insurance as respects CITY, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by CITY, including any self-insured retention CITY may have, shall be considered excess insurance only and shall not contribute with it.

   iii. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring LESSEE.

   iv. The insurer waives all rights of subrogation against CITY except for LESSEE's Commercial Liability and Employers' Liability policies, its elected or appointed officers, officials, employees or agents.

   v. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to CITY, its elected or appointed

officers, officials, employees, agents or volunteers.

vi. No policies of insurance carried by Lessee shall be suspended, voided, canceled, or changed in coverage or in limits except after thirty (30) days written notice to the City (10 days' notice in case of non-payment of premium).

6. **Deductibles and Self-Insured Retentions.** The LESSEE shall be responsible for all deductibles in all of LESSEE's insurance policies. The amount of deductibles for insurance coverage required herein shall be reasonable in keeping with LESSEE's general operations.

7. **Certificates of Insurance**. LESSEE shall provide certificates of insurance with original or copies of endorsements to CITY as evidence of the insurance coverage required herein. LESSEE shall not commence work under this Agreement until all insurance required under this section has been approved by CITY as to form, amount and carrier, nor shall LESSEE allow any subcontractor to commence work on any subcontract until all similar insurance required and reasonably consistent limits of the subcontractor has been so obtained and approved.

10. FEDERAL AVIATION ADMINISTRATION REQUIREMENTS

A. As the facility where the Premises is located primarily serves as a public airport, the LESSEE shall comply with the following procedures adopted by the City of South Lake Tahoe which comply with the Federal Aviation Administration's requirements:

i. Lake Tahoe Airport Rules and Regulations
ii. Lake Tahoe Airport Minimum Standards
iii. Lake Tahoe Airport Policies and Procedures
iv. Airport Security Plan (if required for commercial air operations)

11. NOTICES

A. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City:

Airport Manager
City of South Lake Tahoe
1901 Lisa Maloff Way.
South Lake Tahoe, CA 96150
Tel: (530) 542-6182
Email: mgibbs@cityofslt.us

Provide a copy to:

City Attorney's Office
City of South Lake Tahoe
1901 Lisa Maloff Way, Suite 300
South Lake Tahoe, CA 96150
Tel: (530) 542-7478
Email: hstroud@cityofslt.us

If to Lessee:

Flight Deck Sports Bar & Grill, LLC
Mr. John Ross, Owner
6303 Galena Canyon Trail
Reno, NV 89511-5071
Tel: (775) 849-4106
Email: j.m.ross@charter.net

12. CASUALTY

A. Damage or Destruction of CITY Premises. In the event that any fixed improvements erected on the Airport by CITY are damaged or destroyed by fire or other casualty, the rent hereunder shall not abate provided the Premises are not rendered untenantable by such damage. If the Premises are rendered untenantable, and CITY elects to repair the Premises, the rent shall abate for the period during which such repairs are being made, provided the damage was not caused by acts or omissions of LESSEE, its employees, agents or invitees, in which case the rent shall not abate. If the Premises are rendered untenantable and CITY elects not to repair the Premises this Agreement shall terminate.

A. Damage or Destruction of LESSEE Premises. In the event of damage to or destruction caused by the negligent or intentional act of LESSEE, of LESSEE-constructed improvements located within the Premises or in the event LESSEE-constructed improvements located within the Premises are declared unsafe or unfit for use or occupancy by a public entity with the authority to make and enforce such declaration, LESSEE shall, within ninety (90) days of such damage, destruction or declaration commence and diligently pursue to completion the repair, replacement, or reconstruction of improvements necessary to permit full use and occupancy of the Premises for the purposes required by this Agreement. Repair, replacement or reconstruction of improvements within the Premises shall be accomplished in a manner and according to plans approved by CITY.

13. CONDEMNATION

A. Power of Eminent Domain. If all or any part of the Premises is taken by any public or quasi-public agency or entity under the power of eminent domain during the term of this Agreement:

i. Either CITY or LESSEE may terminate this Agreement by giving the other thirty (30) days' written notice of termination; provided, however, that LESSEE cannot terminate this Agreement unless the portion of the Premises taken by eminent domain is so extensive as to

render the remainder of the Premises useless for the uses permitted by this Agreement.

ii. If only a portion of the Premises is taken by eminent domain and neither CITY nor LESSEE terminates this lease, the rent thereafter payable under this Agreement shall be reduced by the same percentage that the floor area of the portion taken by eminent domain bears to the floor area of the entire Premises.

iii. If any portion of the Airport other than the Premises is taken by eminent domain, CITY may, at its option, terminate this Agreement by written notice to LESSEE

iv. Any and all damages and compensation awarded or paid because of a taking of the Premises shall belong to CITY, and LESSEE shall have no claim against CITY or the entity exercising eminent domain power for the value of the unexpired term of this Agreement or any other right arising from this Agreement.

14. LESSEE AS INDEPENDENT CONTRACTOR

A. In conducting its business, LESSEE acts as an independent contractor and not as an agent, partner or joint venture of the CITY. The selection, retention, assignment, direction and payment of LESSEE'S employees shall be the sole responsibility of LESSEE, and CITY shall not attempt to exercise any control over the daily performance of duties by LESSEE'S employees.

15. NONEXCLUSIVE RIGHTS

A. Nonexclusive Right. It is not the intent of this Agreement to grant to LESSEE the exclusive right to provide any of the services described in Article 4 at any time during the term of this Agreement. CITY reserves the right, at its sole discretion, to grant others certain rights and privileges upon the Airport which are identical in part or in whole to those granted to LESSEE. CITY does; however, covenant and agree that:

i. It shall enforce all minimum operating standards or requirements for all endeavors and activities conducted at the Airport;
ii. Any other operator of food service endeavors or activities will not be permitted to operate on the Airport under rates, terms, or conditions that are more favorable than those set forth in this Agreement; and
iii. It will not permit the conduct of any food service endeavor or activity at the Airport except under an approved lease and operating agreement.

B. Nonexclusive Concession. The concession or rights herein granted to LESSEE to operate a restaurant, catering, vending and licensed bar from the Premises are nonexclusive, and CITY shall have the right to deal with, offer and grant similar leases, rights and concessions to any other firm or person. In the event of a conflict between the food service concessions of LESSEE and any other LESSEE or concessionaire at the Airport, CITY shall have the right to resolve such conflict or dispute and its determination shall be binding upon LESSEE.

16. ASSIGNMENT AND SUBLETTING

A. Assignment and Subletting. LESSEE shall not assign, transfer, sublease, pledge, surrender, or otherwise encumber, or dispose of this Agreement or any estate or right created by this Agreement, or any interest in any portion of the same, or permit any other person or persons, company or corporation to occupy the Premises except to a subsidiary, affiliate or other entity where the beneficial ownership is substantially similar to that of LESSEE. This Agreement is non-transferable. Except as provided above, any attempt to transfer this Agreement from LESSEE by merger, consolidation, or liquidation, or the sale, conveyance, transfer by bequest or inheritance, or other transfer of a controlling interest in LESSEE shall constitute a default and termination of the Agreement.

17. PERMITS AND REGULATIONS

A. Permits.

1. LESSEE shall be solely responsible for, obtain and pay for any and all permits required by all federal, state, and local governmental entities for any and all work on alterations, additions modifications, installations, or improvements accomplished by LESSEE or by others on behalf of or for the benefit of LESSEE, or caused or allowed to be accomplished by LESSEE on the Premises. Any consent of CITY required under this Agreement shall be separate from any other consents or approvals required by any federal, state or other governmental agency.
2. It is expressly agreed that LESSEE allowing a subcontractor, independent contractor or other third party not an employee of LESSEE to utilize the Premises for LESSEE'S permitted business obligations shall not constitute an assignment or subletting but that allowing such person to utilize the Premises for other than LESSEE'S permitted business obligations on the Premises shall constitute a sub-lease and is prohibited.

B. Acceptance of Leased Premises. CITY is not obligated to make any improvements to the Premises. LESSEE acknowledges having inspected the Premises, including plumbing, electrical, and mechanical systems and those fixtures, furniture and equipment set forth in Exhibit "B" attached hereto, and accepts the same AS-IS, WHERE-IS in their current condition as being suitable for the uses intended of the Premises as set forth herein. No representation, statement or warranty, expressed or implied, is or shall be made by or on behalf of CITY as to the Premises' condition, or as to the use that may be made of the Airport Terminal Building unless specifically set forth in writing. LESSEE releases CITY from any responsibility for any representation that may have been made to the LESSEE about the Premises and the Airport Terminal facility that is not specifically set out in this Agreement.

C. Compliance with Governmental Requirements. LESSEE shall, at LESSEE'S sole cost and expense, comply with all rules, regulations, ordinances, statutes and laws of all county, municipal, state, local, federal and other governmental authorities, now or hereafter in effect pertaining to the Airport, the Premises, or LESSEE'S use thereof. LESSEE shall specifically ensure that all of LESSEE'S employees have proper Worker's Compensation coverage in effect at all times.

D. Compliance with City Regulations. LESSEE shall at LESSEE'S sole cost and expense at all times during the term of this Agreement or any renewal or extension thereof comply with and observe all rules, regulations, ordinances and laws which have been or may be promulgated by CITY relating to the Premises and the use of the facilities of the Airport including all fire regulations, safety regulations, noise control regulations and security regulations. Such rules and regulations are hereby made a part of this Agreement and LESSEE'S failure to keep and observe the rules and regulations shall constitute a breach of the terms of this Agreement in like manner as if the same were contained herein as covenants and conditions. CITY reserves the right to amend or supplement the rules and regulations and to adopt additional rules and regulations applicable to the Premises, to LESSEE'S use of the Premises, and the use of the facilities of the Airport. CITY shall have no obligation to LESSEE as a result of the violation of any such rules by any other person.

18. DEFAULT AND TERMINATION

A. General. This Agreement may be terminated by CITY or LESSEE immediately for cause or without cause upon thirty days (30) days written notice of termination. Termination, revocation, or expiration of this Agreement shall not release either party from liability resulting from an event which occurred prior to such termination, revocation or expiration. Upon termination, revocation or expiration of this Agreement, LESSEE shall discontinue the use of the Premises and, upon written notice from CITY, remove from the Premises all personal property. LESSEE shall restore the Premises as nearly as possible to the condition in which they existed immediately prior to the execution of this Agreement reasonable wear and tear or maintenance required to be made by CITY hereunder, damage by casualty, or taking by condemnation excepted. Property of LESSEE not removed from the Premises within 60 days after the termination, revocation, or expiration of this Agreement, shall become the property of the CITY. If this Agreement is terminated, CITY shall have all of the rights and remedies of a landlord provided by Civil Code section 1951.2, in addition to any other rights and remedies CITY may have. The damages which CITY may recover shall include without limitation; (i) the worth at the time of award of the unpaid rent which had been earned at the time of termination; (ii) the worth at the time of award of the amount by which the unpaid rent which would have been earned after termination until the time of the award exceeds the amount of the rental that LESSEE proves could have been reasonably avoided; (iii) the worth at the time of award computed by discounting the amount at the discount rate of the Federal Reserve Bank of San Francisco at the

time of award plus one percent (1%) of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of rental loss that Lessee proves could be reasonably avoided; (iv) all reasonable out-of-pocket legal expenses and other related costs incurred by CITY following LESSEE's default; (v) all reasonable costs incurred by CITY in restoring the Premises in good order and condition to re-lease the Premises; and (vi) all reasonable costs, including without limitation, any brokerage commissions incurred by CITY in re-leasing the Premises.

B. Surrender.

1. **Trade Fixtures.** LESSEE shall, at the termination of this Agreement, remove all LESSEE's equipment, inventory, personal property, trade fixtures, and the like from the Premises and the Airport Terminal Building, repair any damage caused by such removal and shall deliver to CITY the Premises and all Improvements thereto, in the same condition they were at the commencement of the term, or as they were added pursuant to this Agreement during the term of this Agreement, reasonable wear and tear excepted. In the event of LESSEE's failure to remove any of LESSEE's equipment, inventory, personal property, trade fixtures and the like at LESSEE's expense within ten (10) days after expiration or termination hereof, Airport may retain the same under CITY's control, or sell at private or public sale, without notice, any or all of such property and retain the net proceeds of such sale, or destroy such property.
2. **Improvements.** All alterations, additions or improvements made by LESSEE at the Airport shall, unless CITY elects otherwise, as hereinafter provided, be the property of LESSEE and shall be removed by LESSEE, at LESSEE'S expense upon the expiration or termination of this Agreement. If CITY elects (upon written notice to LESSEE of such election given prior to the expiration or termination of this Agreement) that all or a designated portion of the alterations, additions, or improvements made by LESSEE shall remain on the Premises at expiration or termination of this Agreement, then said alteration, additions or improvements shall become CITY's property at no cost to CITY.

19. MISCELLANEOUS PROVISIONS

A. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

B. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in the Superior Courts in the County of El Dorado, South Lake Tahoe Division.

C. Headings. The headings used in this Agreement are intended for convenience of reference only and do not define or limit the scope or meaning of

any provision of this Agreement.

D. Access by CITY. LESSEE shall permit CITY and its agents to enter the Premises at all reasonable times upon reasonable notice for any appropriate purpose, including, without limitation, the following purposes:

1. To inspect the Premises:
2. To maintain the Airport;
3. To maintain or make such repairs to the Premises as CITY is obligated or may elect to make;
4. To make repairs, alterations or additions to any other portion of the Airport;
5. To post notices of non-responsibility for alterations, additions or repairs;
6. To access any areas reserved to the CITY herein;
7. To show the Premises to prospective LESSEES.

In case of an emergency, CITY may access the Premises without prior notice. CITY shall have such right of entry and the right to fulfill the purpose thereof without any rebate of rent to LESSEE for any loss of occupancy or quiet enjoyment of the Premises thereby occasioned.

E. Americans with Disabilities Act. By signing this Agreement, LESSEE assures the CITY that it complies with the American with Disabilities Act (ADA) of 1990, (42 U.S.C. 12101, et. seq.), which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to ADA.

F. Subordination. This Agreement shall be subordinate to the provisions of any existing or future agreement between the CITY and the United States or the State of California relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the airport. Furthermore, this Agreement may be amended to include provisions required by those agreements with the United States or the State of California.

G. Aerial Approaches. CITY reserves the right to take any action it considers necessary to protect the aerial approaches of the Airport against obstruction, together with the right to prevent LESSEE from erecting, or permitting to be erected, any building or other structure on or adjacent to the Airport which, in the reasonable opinion of CITY, would limit the usefulness of the Airport or constitute a hazard to aircraft.

H. Title. Title to the building upon which the LESSEE shall enjoy use shall remain with the CITY and shall be not be transferable.

I. Force Majeure. Any prevention, delay or stoppage due to strikes, walkouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substance therefore, governmental restrictions, governmental regulations,

governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to any such prevention, delay or stoppage, except for the obligation imposed with regard to rental and other charges to be paid by LESSEE pursuant to this Agreement.

J. Waiver of Relocation Benefits. LESSEE waives any and all relocation benefits defined in the California Relocation Assistance Law (Government Code section 7260, et seq.) in connection with this Agreement.

K. Non-Discrimination. The LESSEE, as a part of the consideration hereof, does hereby covenant and agree that:

1. No person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the t Premises or LESSEE's Improvements.

2. In the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination,

3. The LESSEE shall use the Premises and LESSEE's Improvements in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination, in Federally-assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

L. Exhibits Incorporated. All exhibits to which reference is made in this Agreement are deemed incorporated in this Agreement by reference as though fully set forth herein, whether or not actually attached.

M. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

N. LESSEE'S Authority. LESSEE warrants that it has all requisite power and authority to execute, deliver, and perform under this Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

O. Amendments. This Agreement may be modified or amended only by a written document executed by both LESSEE and CITY and approved as to form by the City Attorney.

P. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

Q. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between CITY and LESSEE. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE: **FLIGHT DECK SPORTS BAR & GRILL, LLC**

By Countersigned on alternate sheet
Devin Middlebrook, Mayor

By _____
John M. Ross, Owner

Business License # 008724

APPROVED AS TO FORM:

By Countersigned on alternate sheet
Heather Stroud, City Attorney

ATTEST:

By Countersigned on alternate sheet
Susan Blankenship, City Clerk

Attachments:

Exhibit A – Description of the Premises
Exhibit B – City Owned Personal Property & Trade Fixtures
Exhibit C – Annual Rental Rate for Term of Agreement
Exhibit D – Suite 105 Sub-Meter Electrical Rates

P. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

Q. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between CITY and LESSEE. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF SOUTH LAKE TAHOE:

By _____
Devin Middlebrook (Jan 3, 2022 14:17 PST)
Devin Middlebrook, Mayor

FLIGHT DECK SPORTS BAR & GRILL, LLC

By Countersigned on alternate sheet
John M. Ross, Owner

Business License # 008724

APPROVED AS TO FORM:

By Heather Stroud
Heather Stroud (Jan 3, 2022 14:16 PST)
Heather Stroud, City Attorney

ATTEST:

By _____ Dec 28, 2021
Susan Blankenship, City Clerk

Attachments:

Exhibit A – Description of the Premises
Exhibit B – City Owned Personal Property & Trade Fixtures
Exhibit C – Annual Rental Rate for Term of Agreement
Exhibit D – Suite 105 Sub-Meter Electrical Rates

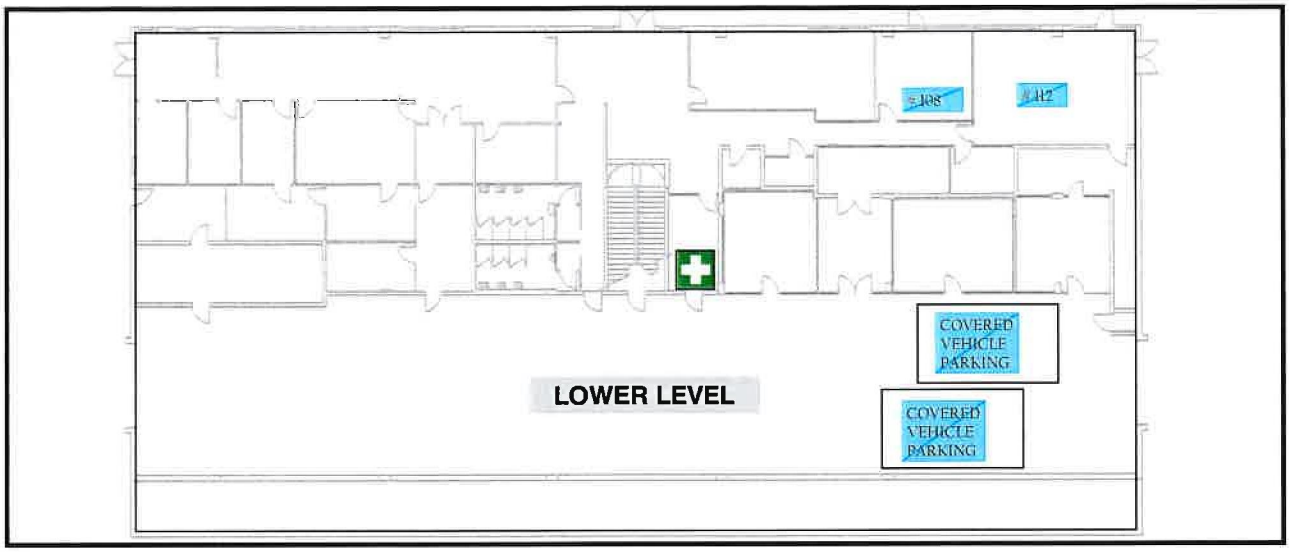
Exhibit A

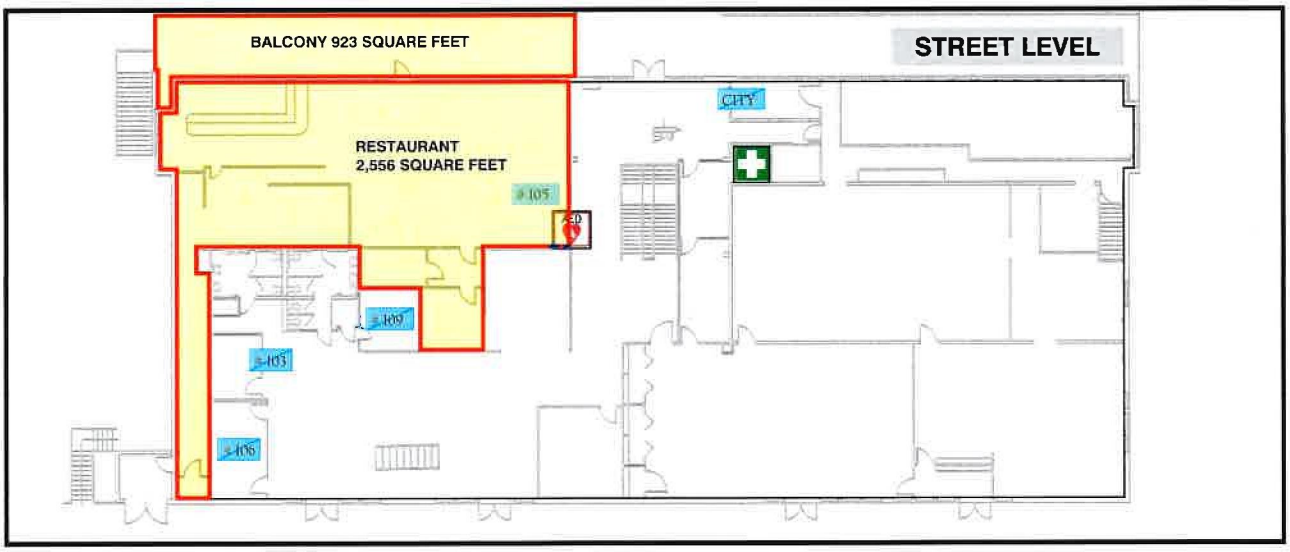
DESCRIPTION OF PREMISES

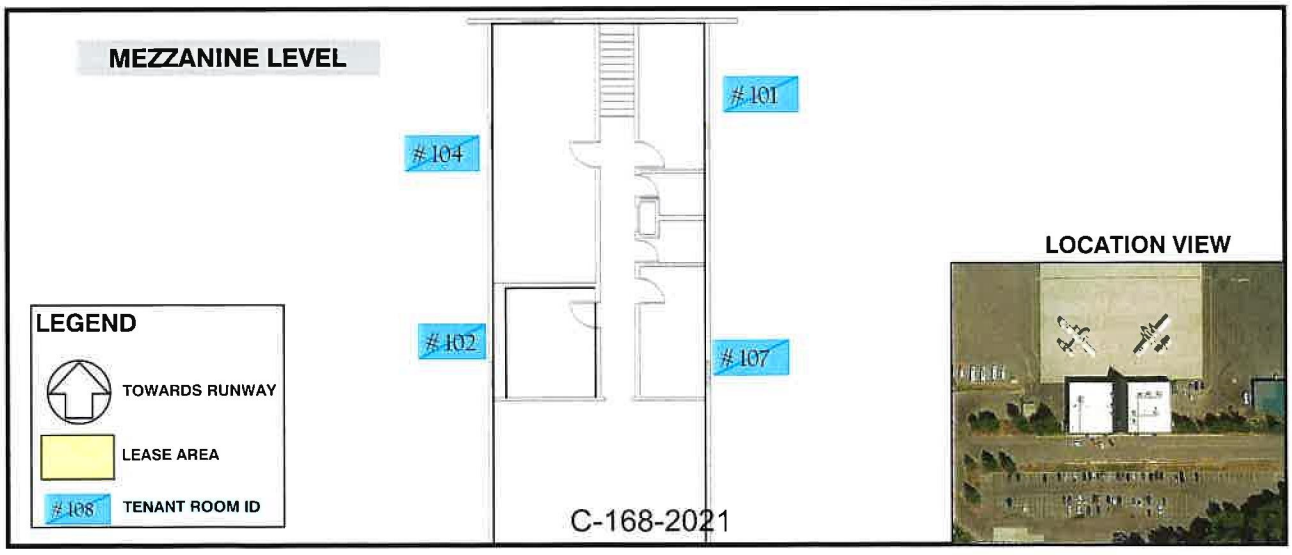
AIRPORT TERMINAL/CITY HALL

1901 Lisa Maloff Way, SOUTH LAKE TAHOE, CALIFORNIA, 965150

EXHIBIT "A" LOCATION MAP







C-168-2021

Exhibit B

CITY OWNED PERSONAL PROPERTY & RESTAURANT TRADE FIXTURES

Existing Lake Tahoe Airport Trade Fixutres

Quantity	Item	Manufacturer	Material Type	Description	Location	Minimum Service Schedule	Date Installed/ Purchased/ Leased
1	built In bar counter	Custom Wood Work	wood	"L" Shaped Bar Mounted to floor	bar area	None	May-98
1	bar sink	Toppo	stainless	3 wash sinks & bottle ice chest	bar area	None	May-93
1	kegerator	Micromatic	stainless top	3 keg / 5 tap	refrigerated	annual disinfection of all surfaces inside and outside. drain any liquids from inside fridge area.	Aug-18
2	electric ceiling fans	Unknown	painted metal	ceiling fan	bar ara	None	unknown
1	Walk-in Cooler	McQuay PaceMaker refridge unit	stainless	large, Inside 6' x 10'	walk in fridge / dry goods pantry	Annual removal of food storage and deep clean. Annual inspection of refridgeration unit	unknown
1	Stove / Oven/ Griddle	Imperial	steel	6 burner/ 2 over with flat grill top	kitchen	quaterly remove burners and degrease all surfaces inside and out	May-93
1	Grille/Broiler	Superior	steel	stand alone grille unit next to 6 burner oven	kitchen	quaterly remove grill and degrease all surfaces inside and out	unknown
1	Deep Fryer	Avantco FF300	stainless	stand alone gas fryer	kitchen	quarterly drain and clean all surfaces with degreaser	21-Jul
1	Deep Fryer	Avantco FF300	stainless	stand alone gas fryer	kitchen	quarterly drain and clean all surfaces with degreaser	Mar-19
1	Refrigerator	Unknown	custom built	Built into Bar Storage Unit	east wall bar area	annual disinfection of all surfaces inside and outside. drain any liquids from inside fridge area.	unknown
1	Refrigerator	Unknown	custom built	Built into Bar Storage Unit	east wall bar area	annual disinfection of all surfaces inside and outside. drain any liquids from inside fridge area.	unknown
1	Refrigerator	Unknown	custom built	Built into Bar Storage Unit	east wall bar area	annual disinfection of all surfaces inside and outside. drain any liquids from inside fridge area.	unknown
1	Built in wash station tables, and drying shelf	Swisher Hygeine	stainless	L - shape w/ sink	kitchen	None	Apr-93
1	wash sink with long prep table	Unknown	stainelss	opposite stove in kitchen	kitchen	None	unknown
1	3 tub sink and spigot	Regency	stainless	3 sink wash basin	kitchen	None	May-93
1	Refrigerator	Everest Refridgeration	stainless	double door rolling cooler with shelves	kitchen	annual disinfection of all surfaces inside and outside. drain any liquids from inside fridge area.	unknown
1	Table	Avantco	stainless	prep county with cooler storage & 2 door fridge under prep area	opposite stove in Kitchen	annual disinfection of all surfaces inside and outside. drain any liquids from inside fridge area.	unknown
3	Fire Extiguishers	Buckeye	steel	hand held fire extinguishers	various locations	None serviced by City	unknown
1	Extraction Hood	Unknown	stainless, 6 filters	large	Over stove & fryers in kitchen	Bi-annual cleaning and service by licensed contractror	Sep-96
1	Fire Extinguisher System	ProChem	PCL-350		hood fire suppression system	Bi-annual cleaning and service by licensed contractror	Oct-96
1	kegerator	Micromatic	Pro-Line E-Series 5 Keg	Alcholic Beverage Cooler with Beer Tap	Bar Area	Bi-annual cleaning and service by licensed contractror	Mar-18

Exhibit C

ANNUAL FIXED RATE AT SUITE 105 FOR TERM OF THE AGREEMENT (Per Month Fixed Fees)

Year	Year New Rate Effective May 1	Rent Amount	CAM Fee**	Share of Natural Gas Utilities Paid to City*	Total Monthly Fees Payable to City
Year 1 ends 4/30/23	2022-2023	$1,500.00	$400	$174.15	$2,074.15
Year 2 ends 4/30/24	2023-2024	$2,000.00	$412	$179.37	$2,591.37
Year 3 ends 4/30/25	2024-2025	$2,500.00	$424	$184.75	$3,108.75
Year 4 ends 4/30/26	2025-2026	Year 3+CPI Adjustment	$437	$190.30	Year 3+CPI+ $627.30
Year 5 ends 1/5/27	2026-2027	Year 4+CPI Adjustment	$437	$190.30	Year 4+CPI +$627.30

*Lessor agrees to pay for water and sewer charges in monthly "Lease Fee". Lessee pays a prorated share of natural gas. Lessee has a sub-meter installed to account for Lessee share of electricity for leasehold. Section 7. provides more explanation regarding utilities.

**Common Area Maintenance Fee (CAM Fee) As certain common areas are shared the Lessee agrees to pay the City a share of costs for the City providing the following services: restroom janitorial service in common area restrooms inside the airport terminal building, non-leasehold common area janitorial service, replacement of HVAC intake filters, annual fire extinguisher service (excluding the kitchen hood suppression system) and snow removal. The CAM Fee shall increase at a rate of three percent (3.0%) annually commencing each May 1st of the Agreement.

***CPI on rent is recalculated each May 1st of the Agreement as indicated above. In year 4 and 5 rent is increased by percentage increase of CPI-U using preceding 12-month period. CPI used in calculation is CPI-U San Francisco, Oakland Hayward Metropolitan Statistical Area. Data is supplied by the U.S. Bureau of Labor Statistics.

Exhibit D
SUITE 105 SUB-METER ELECTRICAL RATES (Based on Usage kWh)
Payments will be reflected on invoices one month in arrears

Suite 105 Power Meter Reading Log

1901 Lisa Maloff Way, South Lake Tahoe, CA 96150

Charge to 501-05120-35320

Effective Rate Schedule Date	Month	Rate for Period
	December	$0.1326
	January	$0.1326
	February	$0.1326
3/1/2022	March	$0.1353
	April	$0.1353
	May	$0.1353
	June	$0.1353
	July	$0.1353
	August	$0.1353
	September	$0.1353
	October	$0.1353
	November	$0.1353
	December	$0.1353
	January	$0.1353
	February	$0.1353
3/1/2023	March	$0.1380
	April	$0.1380
	May	$0.1380
	June	$0.1380
	July	$0.1380
	August	$0.1380
	September	$0.1380
	October	$0.1380
	November	$0.1380
	December	$0.1380
	January	$0.1380
	February	$0.1380
3/1/2024	March	$0.1407
	April	$0.1407
	May	$0.1407
	June	$0.1407
	July	$0.1407
	August	$0.1407
	September	$0.1407
	October	$0.1407
	November	$0.1407
	December	$0.1407

Suite 105 Power Meter Reading Log

1901 Lisa Maloff Way, South Lake Tahoe, CA 96150

Charge to 501-05120-35320

Effective Rate Schedule Date	Month	Rate for Period
	January	$0.1407
	February	$0.1407
3/1/2025	March	$0.1435
	April	$0.1435
	May	$0.1435
	June	$0.1435
	July	$0.1435
	August	$0.1435
	September	$0.1435
	October	$0.1435
	November	$0.1435
	December	$0.1435
	January	$0.1435
	February	$0.1435
3/1/2026	March	$0.1464
	April	$0.1464
	May	$0.1464
	June	$0.1464
	July	$0.1464
	August	$0.1464
	September	$0.1464
	October	$0.1464
	November	$0.1464
	December	$0.1464
	January	$0.1464
	February	$0.1464

CALIFORNIA DEPARTMENT OF
Alcoholic Beverage Control

Report Date: Wednesday, December 22, 2021

LICENSE INFORMATION

License Number:
633881

Primary Owner:
FLIGHT DECK SPORTS BAR & GRILL LLC

Office of Application:
23 - SACRAMENTO

BUSINESS NAME

FLIGHT DECK SPORTSBAR & GRILL

BUSINESS ADDRESS

1901 AIRPORT RD STE 105, SOUTH LAKE TAHOE, CA, 96150

County:
EL DORADO

Census Tract:
0304.02

LICENSEE INFORMATION

Licensee:

FLIGHT
DECK
SPORTS
BAR &
GRILL
LLC

Company Information

OFFICER: ROSS, JOHN MARVIN (MANAGING MEMBER)

MEMBER: ROSS, JOHN MARVIN

LICENSE TYPES

47 - ON-SALE GENERAL EATING PLACE

License Type Status:
PENDING

Status Date:
15-DEC-2021

Term:
12 Month(s)

Original Issue Date:

Expiration Date:

Master:

77 - EVENT PERMIT

License Type Status:
PENDING

Status Date:
15-DEC-2021

Term:
12 Month(s)

Original Issue Date:

Expiration Date:

Master:
N

Y

Duplicate:

Fee Code:

P20

Transfers:

From License Number: 47-568322

Duplicate:

1

Fee Code:

P20

Transfers:

From License Number: 47-568322

TEMPORARY PERMIT -

License Type Status:

ISSUED

Status Date:

15-DEC-2021

Term:

4 Month(s)

Original Issue Date:

20-DEC-2021

Expiration Date:

18-APR-2022

Master:

Duplicate:

Fee Code:

Transfers:

From License Number: 47-568322

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

Hold Type:

FORM 220

Hold Date:

ESCROWS:

OLD REPUBLIC TITLE COMPANY,
1000 BURNETT AVE STE 400
CONCORD,CALIFORNIA 94520

CONTRACT /AGREEMENTAUTHORIZATION ROUTING FORM

STAFF CONTACT INFORMATION

- NAME: Mark Gibbs
- DEPARTMENT: Airport
- PHONE: (530) 542-6182
- DATE OF SUBMITTAL:

CONTRACT/ AGREEMENT INFO.

- NAME: John Ross
- CONTRACTOR/CONSULTANT: Flight Deck Sports Bar & Grill, LLC
- START: 01/05/2022 END: 01/05/27 OPTION TO RENEW: ☑
- AMOUNT OF CONTRACT: $ 24,889.80 year 1

BUDGET INFORMATION

ACCOUNT NO.: 501-05120-35331
BUDGET AVAILABLE:
FUNDING VERIFIED:
GRANT FUNDING? Source _____ Federal? Yes ☐ No ☐

Type of Contract

Professional Services Agreement ☐ License ☐ MOU ☐ Lease ☑
Purchase Order ☐ Purchase Agreement ☐ Construction ☐
Revenue Contract ☐ Operation/Concession Agreement ☐ Deed ☐
Maintenance Agreement ☐ Public Works Contract ☐ Vehicle ☐
Motorized Equipment ☐ IT/Electronic Equipment ☐

Brief Description:
City Council approved 5-year airport restaurant lease and concession agreement for new lessee, Flight Deck Sports Bar & Grill, LLC (John Ross).

Does this contract involve the following: construction, reconstruction, alteration, renovation, improvement, demolition, painting, re-painting, and/or repair work involving any publicly owned, leased, or operated facility? Yes ☑ No ☐ If **yes**, forward to Public Works for review
(Public Works Director authorization required)

Does this contract require special permitting, environmental review, CEQA/NEPA, Planning Dept. review, Commission approval? Yes ☐ No ☑ If yes, forward to Development Services Department for review ***(Director of Developmental Services authorization required)***

Reviewing Authority	**Signature**	**Date Signed**
Department Head		
Public Works Director *(where applicable)*		1/6/22
Dev. Services Director *(where applicable)*	N/A	
Finance Director	D. Villanueva	1/10/22
City Attorney		1/10/22
City Manager		1/10/2022
City Clerk		1/10/2022

City Council Meeting Date ***(over $50K or where applicable)***: 12/7/2021 C-168-2021

15-DEC-
2021

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 8

Agenda Item: Police E-Bike Patrol Program

Executive Summary: In late 2022, Council expressed interest for increased Police Officer presence in City park areas in summer months. Specifically, Council recommended staff look into options for Police Officers on bicycles in our parks or during other special events such as Live at Lakeview.

This resolution authorizes budget up to $28,398.00 to establish a Police E-Bike Patrol Program. This includes the purchase of 4 Police Equipped E-Bicycles and training for 8 officers.

Requested Action / Suggested Motions: Pass a Resolution authorizing the purchase of 4 Police E-Bikes with training for 8 Officers and the transfer of Prop 172 Public Safety Sales Tax Funding in an amount up to $28,398.00 for the Police E-Bike Patrol Program.
Responsible Staff Member: Lt. Scott Crivelli

Responsible Staff Member: Lt. Scott Crivelli (530) 542-6130

Reviewed and Approved By:
David Stevenson, Chief of Police
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report - Police E-Bike Program.docx
02-Resolution Police E-Bike Program.docx
03-Police E-Bike Quotes 041223.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: Police E-Bike Program

Location: Citywide

Responsible Staff Member: Lt. Scott Crivelli (530) 542-6130

Background: During a City Council meeting in late 2022, Council expressed interest to staff regarding SLTPD Police Officers having an increased presence in our city park areas over summer. Specifically, Council recommended staff look into options for Police Officers on bicycles in our parks or during other special events such as Live at Lakeview.

As E-Bikes have entered the marketplace, many law enforcement agencies throughout California have transitioned into an E-Bike program. Officers on E-Bikes can patrol longer with much less fatigue, over more diverse terrain, and cover ground much faster than on a standard bicycle. SLTPD Officers have expressed interest in participating in an E-Bike patrol program.

Issue and Discussion: Staff investigated the procurement of E-Bikes and obtained three quotes. There are two models which law enforcement agencies typically follow. The first is select a company which offers a dedicated Police E-Bike "ready to ride" with appropriate decals, integrated police lights, siren, and equipment bag. The second is select consumer level E-Bikes and individually purchase and outfit the bikes with specific police accessories. Staff has determined model 1 to be the best process for E-Bikes to fulfill our needs. Police equipped "ready to ride" bikes come with product support and warranties from their respective manufacturers built into the bike price. After reviewing the quotes, Recon Power Bikes best fits our needs for the best price.

Recon Power Bikes are currently being used by Carson City Sheriff's Office. CCSO has vetted both the bikes and their customer support. Recon Power Bikes offers a Police E-Bike which comes factory equipped with the following options needed for police operations:

- "Police" markings
- Front, rear and side LED lighting to include red/blue emergency lights in accordance with California Vehicle Code
- 115db Siren
- "Police" rear equipment bag with cite book pocket.

The Recon Power Bike quote includes local training for 8 SLT PD Officers.

Recon Power Bikes offers a lifetime frame warranty, 18-month warranty on the motor and 1-year warranty on the battery and bicycle parts. One battery charge is expected to last an average officer, with average battery usage, one full shift, at minimum. Battery lifespan is expected to be 3-3.5 years before it starts to degrade. Recon Power Bikes reports batteries with well over 5 years of service still in operation.

It is the Police Department's intention to patrol city parks, trails, and other special events on E-Bikes weather permitting. E-Bike Officers will each be equipped with a bicycle uniform, helmet, and gloves with an estimated cost of $500 per officer.

Staff is recommending the purchase of 4 outfitted Police E-Bikes, bike uniforms and protective equipment with onsite training for 8 officers from Recon Police Bikes in the amount of $28,398.

Financial Implications: Staff requests the appropriation of $28,398 ($24,398 for E-Bikes/training and $4,000 for 8 sets of uniforms and safety equipment) from the Proposition 172 Public Safety Sales Tax (fund 232). The fund has an available unallocated balance of approximately $411K from the prior year. The required funding will be transferred into current fiscal year Police Department General Fund Operations budget as follows:

From: 232 02110 Safety Sales Tax (Prop 172) $28,398.00

To:	Rev:	100 02120 36307 Operating Transfer-in from Safety Sales Tax	$28,398
	Exp:	100 02120 46110 Police Operations Equipment:	$24,398.00
		100 02120 45016 Police Operations Uniforms:	$4,000.00

Environmental Considerations: The proposed action is not a "project" subject to review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15378(b)(2) (continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy and procedure making).

Policy Implications: This proposed personnel change supports the following strategic priorities:

1.5 Carbon Neutrality

2.3 Connectivity
Action Item 3 – Develop a communications strategy to promote biking as a way of life in the South Lake Tahoe Community

5.1 Public Safety

Resolution 2023-XXX

Adopted by the City of South Lake Tahoe
City Council

May 2, 2023

Authorizing the Purchase of 4 Police E-Bikes with Training, Uniforms, and Safety Equipment and the transfer of Prop 172 Public Safety Sales Tax funding in the Amount up to $28,398.00 into Current Fiscal Year Police Budget.

BACKGROUND

A. City Council recommended the Police Department explore creating an E-Bike patrol program for a more community based patrol option and to have more presence in our city parks, trails and special events.

B. Officers on E-Bikes can patrol longer, over more diverse terrain, and cover ground much faster than on a standard bicycle.

C. Recon Power Bikes offers a fully equipped Police E-Bike from the factory, will provide local training for officers, was most affordable of 3 quotes at $24,398 (for 4 E-bikes and training), and has been vetted by a nearby law enforcement agency. Appropriate uniforms and safety equipment are estimated at $500/Officer (for 8 Officers) for an additional $4,000 for a total program cost up to $28,398.00.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Authorizes the transfer of $28,398.00 from Prop 172 Public Safety Sales Tax account into the current fiscal year General Fund police operations equipment and uniform accounts as follows:

232 02110 50001	Safety Sales Tax Transfer out to General Fund	$28,398.00
100 02120 36307	Operating Transfer in from Safety Sales Tax	$28,398.00
100 02120 46110	Police Operations Equipment	$24,398.00
100 02120 45016	Police Uniforms	$4,000.00

2. Authorizes the purchase of equipment and training in support of a Policy E-Bike patrol program.

Adopted by the City of South Lake Tahoe City Council on May 2, 2023 by the following vote:
Yes:
No:
Absent:
Abstain:

_____ Date: _____

Cristi Creegan, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

RECON
POWER BIKES

QUOTATION

Quote Number: 4454
Quote Date: Apr 11, 2023
Page: 1



Quoted To:

South Lake Tahoe Police Department
1352 Johnson Blvd
South Lake Tahoe, CA 96150

Customer ID	Good Thru	Payment Terms
SOUT004	5/11/23	Net 30 Days

Quantity	Item	Description	Unit Price	Amount
4.00	B-INTERCEPTORBLK	Item: Interceptor Power Bike-Black/1,000 Mid-Driven Motor, Includes 48V 14.0 Ah Battery, Law Enforcement Model, 17" Frame.	3,895.00	15,580.00
4.00	A-MPOWERKIT4	Item: SoundOff mPower 4x2 Light and Siren Kit, Quad Upfit/ (4) Front, Back, Side Lights, Siren, Powered by Bike, Scene Lighting, 1,836 LM per Light.	999.00	3,996.00
4.00	A-POLICEBAG	Item: Police Bag	69.00	276.00
4.00	S-ASSEMBLY-TESTING	Assembly, Testing and Shipping or Delivery of Bikes (Per Bike)	199.00	796.00
1.00		On-site Training for 8 Officers ($350 per Officer x 8)	3,750.00	3,750.00

FOB: Fort Wayne, Indiana

Unless otherwise stated, freight charges are not included. If you'd like to place an order, please contact Becca Warren at admin@reconpowerbikes.com

Subtotal	24,398.00
Sales Tax	
TOTAL	**24,398.00**

RECON

ALL-TERRAIN POWER BIKES MADE MILITARY TOUGH



INTERCEPTOR

POWER BIKE PATROL ADVANTAGES

COVERAGE: Patrol a bigger area with more frequency

MOBILITY: Maneuver through tight areas, crowds and different terrain

SPEED: Faster response times with speeds up to 30 mph

STRENGTH: Boost from the motor allows officers to arrive on scene less fatigued

FUNCTIONALITY: Nearly any officer can ride a power bike

EASE: Easy to use and minimal training

COST EFFECTIVENESS: All these advantages at a cost not much higher than a standard patrol mountain bike

TRAINING: eBike patrol certification training available

GOING GREEN with a Purpose

SPECIFICATIONS

FRAME	AL6061
MOTOR	750-1000 Watt Mid Drive
BATTERY	48V/14 amp Lithium Ion
SHIFTER	Shimano/SRAM
WHEEL	26"
TIRES	4" Kenda Puncture Resistant
CHARGER	AC 100-240 V
FRONT FORK	Front Suspension
BRAKES	Hydraulic Disc
POLICE LIGHTS	3 Options Available
-BASIC PACKAGE	(2)Front/Back Lights External Battery
-mPOWER-DUAL	(2)Front/Back Lights Wired in Bike, 6 Modes
-mPOWER-QUAD	(4)Front/Back/Sides Lights Wired in Bike, 6 Modes

*All bikes include front/back metal fenders, back rack and front light

LCD DISPLAY	Color, Smart LCD
COLOR OPTIONS	Flat Dark Earth, Black, White
SPEED	*Up to 30 mph
RANGE	*Up to 50 miles (PA 1-3)
ALPR	Options available

*Varies based on weight, terrain and use of pedal assist



American Bike Patrol Services
P.O. Box 3441
Covina, CA 91722 US
6264882421
abps@bikepatrol.info
www.bikepatrol.info

Estimate

ADDRESS
South Lake Tahoe Police
1352 Johnson Blvd
South Lake Tahoe, CA 96150
United States

SHIP TO
South Lake Tahoe Police
1352 Johnson Blvd
South Lake Tahoe, CA
96150
United States

ESTIMATE # 3485
DATE 04/10/2023

JOB#	REQUESTER NAME	REQUEST DATE
eBike Patrol	Scott Crivelli	04/10/2023

ACTIVITY	QTY	RATE	AMOUNT
Police eBike:ATR Police eBike 19" (LG) ATR 528 Police eBike, 1000w/PK 1500wt, Dual Batteries, Lg SKU: ATR019 PN: ATR52819	4	4,295.00	17,180.00T
Light:Light Set:LIGHT Serfas LT-TSL Dual Police CA Serfas Police Dual System,Headlight, Police, wired remote w/ taillight (RB/RB), S/B P/N# TSL Police (CA) SKU: LT7731	4	440.00	1,760.00T
Light:Mounts:LIGHT PART Serfas Uni-Rack Bracket, Serfas, Uni Rack, Universal . Fits All Serfas Tail Lights (Except TST-70, TST-100, & TBT-50R) SKU LT4708	4	11.95	47.80T
Light:Siren:SIREN Niterider Handlebar Mount Siren, Nitrider, Handlebar mount, 115db., Blk P/N#: 9307 SKU SR9307	4	79.95	319.80T

ACTIVITY	QTY	RATE	AMOUNT
Bag:Rack-Top:BAG ABPS Police Rear Trunk Bag Battery Holder Police Rear Trunk bag, w/ cite book pocket, Serfas battery compartment, Blk P/N: BG5614 SKU BG5614 Item # 10040	4	129.95	519.80T
Hydration:Bottle Cage:CAGE ABPS Alloy Black Hydration, Alloy Water Bottle Cage, Black P/N#: 94116 SKU CG4116	4	0.00	0.00T
Bike:E-bike:eBike Assembly Ebike Assembly, including gear & brakes, full adjustments and safety check, calibration	4	175.00	700.00

SUBTOTAL	20,527.40
TAX	1,883.60
SHIPPING	1,200.00
TOTAL	**$23,611.00**

Accepted By

Accepted Date

American Bike Patrol Services
P.O. Box 3441
Covina, CA 91722 US
6264882421
abps@bikepatrol.info
www.bikepatrol.info

Estimate

ADDRESS
South Lake Tahoe Police
1352 Johnson Blvd
South Lake Tahoe, CA 96150
United States

SHIP TO
South Lake Tahoe Police
1352 Johnson Blvd
South Lake Tahoe, CA
96150
United States

ESTIMATE # 3486
DATE 04/10/2023

SHIP VIA	JOB#	REQUESTER NAME	REQUEST DATE
On-Site	eBike Patrol	Scott Crivelli	04/10/2023

ACTIVITY	QTY	RATE	AMOUNT
Training:Ebike Patrol Training Ebike Patrol, Public safety, Training w/ certification package, patrol helmet, evaluation & certification. SKU: EBT440	8	350.00	2,800.00
Helmet:HELMET PATROL 1 Uni-S Helmet, ABPS Patrol Helmet,Uni-S, Blk, Adjustable W/ Visor P/N#: 111422 SKU:HE1000 56-64cm	8	0.00	0.00
Apparel:Glove:GLOVE ABPS Training LG Glove, ABPS Short Finger Patrol Glove, LG SKU: GL9004	8	0.00	0.00
Hydration:WATER BOTTLE ABPS Translucent Waterbottle, ABPS Bottle, Translucent Clear, Blue Cap, 28 Ounce SKU: WB2505	8	0.00	0.00
Training:Training Evaluation Evaluation, Officer bike	8	0.00	0.00

ACTIVITY	QTY	RATE	AMOUNT
patrol training SKU: TRE4700			
Service:Training Certification Certificate of Completion (expires 1 year of issue date) SKU: CRT537	8	0.00	0.00
Training:Travel Expense Travel Expenses, Fuel/Housing/ Meals SKU: TRE4901	1	1,200.00	1,200.00
Bike:Rental:Public Safety eBike Rentals Rental, Patrol eBike, (included for remaining officers)	4	0.00	0.00

SUBTOTAL	4,000.00
TAX	0.00
TOTAL	**$4,000.00**

Accepted By

Accepted Date

From: Thomas Moore
To: Scott Crivelli
Subject: Service Bikes and Equipment
Date: Tuesday, April 11, 2023 8:45:51 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Trek

Police Electric Service Bike	$4,500	#593094 Large #593093 Medium #593092 Small ?

Jandd

Police Rear Rack Pack II	$102	#FPRPII

NiteRider

Digital Patrol LED Red/Blue	$400	#9216
Modular Siren Accessory	$70	#9307
Police Tail Light	$70	#6303

TOTAL (4) = $20,568

+ SENDING OFFICERS TO TRAINING SOMEWHERE

+ GEAR

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 9

Agenda Item: Grant Application to the Federal Aviation Administration and Caltrans for $550,000 to Update Lake Tahoe Airport Master Plan

Executive Summary: The Lake Tahoe Airport needs to complete a new Airport Master Plan to address current design standards, consider new opportunities, and gain acceptance from the City and other agencies that have jurisdiction over Airport development. A new plan has been recommended by the Federal Aviation Administration (FAA) so that proposed improvements will remain eligible for federal airport improvement grants.

Requested Action / Suggested Motions: Pass a Resolution authorizing and directing the Airport Manager to apply for a FY 2023 FAA grant and Caltrans Airport Improvement Program Matching Grant to fund an Airport Master Plan update for the Lake Tahoe Airport in an amount up to $550,000.00.
Responsible Staff Member: John Dickinson, Airport Manager

Responsible Staff Member: John Dickinson, Airport Manager (530) 542-6182

Reviewed and Approved By:
Anush Nejad, Director of Public Works
Susan Blankenship, City Clerk
Olga Tikhomirova, Finance Director
Heather Stroud, City Attorney

Attachments:

01-Staff Report - Airport Master Plan Grants.docx
02-Resolution to Apply For FAA and Grants.docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: Lake Tahoe Airport Master Plan Update Grant Application

Location: Airport, 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150

Responsible Staff Member: John Dickinson, Airport Manager (530) 542-6182

Background: The Lake Tahoe Airport (or "TVL" or the "Airport") is a historically significant and important transportation facility for the City of South Lake Tahoe and the surrounding region. The Airport directly impacts the area's economic vitality as an essential transportation resource.

The last comprehensive Airport Master Plan (AMP) for Lake Tahoe Airport was completed in 2016 and needs to be updated to address current design standards, consider new opportunities, and gain acceptance from the City and other agencies with jurisdiction over Airport development. A new plan has been recommended by the Federal Aviation Administration (FAA) so proposed improvements remain eligible for federal airport improvement grants. Further, it will provide the City of South Lake Tahoe with an enhanced planning tool to identify and better address the current and future needs of airport users and the community. *Consultants,* Woolpert and ESA will prepare this Airport Master Plan in accordance with current FAA requirements, regulations, rules, policies, grant assurances, and Advisory Circulars (ACs).

The Airport Master Plan report and accompanying Airport Layout Plan will be prepared in accordance with current Federal regulations, policy, Advisory Circulars (ACs) and guidance, including FAA ARP SOP 2.00, *FAA Airports Standard Operating Procedures (SOP) for FAA Review and Approval of Airport Layout Plans (ALPs*); FAA ARP SOP 3.00, *FAA Standard Operating Procedure (SOP) for FAA Review of Exhibit 'A' Airport Property Inventory Maps;* FAA AC 150/5070-6B, *Airport Master Plans*; AC 150/5300-13B, *Airport Design*; AC 150/5060-5, *Airport Capacity and Delay*; and AC 150/5325-4B, *Runway Length Requirements for Airport Design*; 14 CFR Part 77, *Safe, Efficient Use, and Preservation of the Navigable Airspace*; FAA Order 5100.38D, *AIP Handbook*; FAA Order 1050.1F, *Environmental Impacts: Policies and Procedures*, and FAA Order 5050.4B, *NEPA Implementing Instructions for Airport Actions*.

The FAA requires that, at a minimum, each master plan produce the following items:

- Inventory of Existing Conditions
- Forecasts of Aviation Demand
- Landside, Airside and Terminal Area Facility Requirements
- Airport Layout Plan (ALP)
- Analysis of Development Alternatives
- Environmental Considerations
- Airport Capital Improvement Plan (ACIP)

Master Plan Study Goals
The goal of the Airport Master Plan is to serve as a guiding plan for Lake Tahoe Airport to continue to operate in a safe, efficient, and effective manner as aviation demand, market conditions, and technologies evolve. As a public-use airport, the Airport Master Plan must ensure that the Airport will continue to comply with all appropriate federal regulations, obligations, and design standards. The Airport must also be consistent with and meet the city's goals for its public facilities and be coordinated with the TRPA.

The FAA grant assurances strongly recommend that airports be financially self-sufficient to the extent feasible. As a result, sound financial management and planning are required to ensure that the Airport meets its obligations while not negatively impacting the city's finances. Discussions with the Airport and key stakeholders will identify any other potential goals for the master plan.

Issue and Discussion: The Federal Aviation Administration under Title 49 § 47171, et seq. allows general aviation airports to appropriate 90% Federal share for Airport Improvement Program grants and requires the airport sponsor to contribute 10% match from a combination of state or local sources. The California Transportation Commission, pursuant to the Public Utilities Code section 21683.1, provides grants of 4.5% of Federal Aviation Administration grants to airports as matching funds, certifying local funding availability of 5.5% of total project costs. The Airport Manager recommends submitting grant applications to the FAA for $300,000 of Non-primary Entitlement and $195,000 of AIG funds (BIL allocation). In addition, a matching grant application to CALTRANS for the Update of the Lake Tahoe Airport Master Plan in the amount of $24,750 (4.5%).

Staff Recommendation:

Pass a Resolution approving and authorizing the Airport Manager to apply for a FY 2023 FAA grants and Caltrans Airport Improvement Program Matching Grant to fund an airport master plan update for the Lake Tahoe Airport in the amount up to $550,000.00.

Financial Implications: Upon approval of FAA and Caltrans Matching grant, authorize Finance Director to appropriate budget in account# 501 80035 as follows:

2023 AIP Grant: Lake Tahoe Airport Master Plan Update
Estimated Project Cost $550,000.00
90% FAA grants - $495,000
4.5% Caltrans AIP Matching Grant Participation
$24,750
5.5% City Grant Match $30,250, which will be pulled
from the airports cash balance into 50180035

Environmental Considerations: This project has obtained a NEPA Categorical Exclusion under 307o ("Approving AIP funding for a request to issue a planning grant that does not commit the FAA to a project"). Applying for this grant is not approval of a project under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15352 because it does not commit the City to a definite course of action. The Airport Master Plan Update will assess the current condition of the existing airport and make recommendations for possible future actions which does not involve any City Council action that either funds or approves any recommendations made in the study.

Policy Implications: Maintaining a current Airport Master Plan is an Airport Sponsor Grant Assurance condition for accepting Federal funding for airport improvements. In order to maintain eligibility for future FAA funding, the airport updates its master plan based on a regular cycle or as conditions warrant. The cycle is determined by political, economic, and environmental considerations.

Resolution 2023-XXX

Adopted by the City of South Lake Tahoe
City Council

May 2, 2023

Authorizing the Airport Manager to Apply and Accept FY 2023 Federal Aviation Administration Airport Improvement Program (AIP) Grant and FY 2023 Caltrans AIP Matching Grant for Lake Tahoe Airport

BACKGROUND

A. The Airport Manager is requesting to apply for a 2023 AIP grant to fund the Airport Master Plan with the FAA and to accept when received. This project will be funded 90% from the FAA and 4.5 % from Caltrans, which will leave the City's contributions at 5.5%.

B. The Airport Manager requests authority to submit a California Department of Transportation Airport Improvement Program Matching Grant application, execute a grant agreement with the California Department of Transportation Aeronautics Division, accept the allocation of grant funds, and certify the availability of the City's 5.5% share of total project cost matching funds.

C. The California Transportation Commission has adopted the 2023 Aeronautics Program for airport improvement projects and the Federal Aviation Administration San Francisco Airports District Office has accepted the 2023 Lake Tahoe Airport Capital Improvement Program.

D. The California Department of Transportation, pursuant to the Public Utilities Code and California Aid to Airports Program (CAAP) regulations, requires local government approval authorizing the application and certifying the availability of 5.5% total project cost matching funds, a sum from other than state or federal sources.

E. The Federal Aviation Administration under Title 49 § 47171, et seq. allows for general aviation airports to appropriate a 90% Federal share for Airport Improvement Program grants and requires the airport sponsor to contribute 10% match from a combination of state or local sources.

F. The Airport Manager recommends that the City of South Lake Tahoe, California submit an application for South Lake Tahoe Airport Master Plan Update, which is included in the 2023 Caltrans Aeronautics Program and 2023 FAA Airport Capital Improvement Plan at the Lake Tahoe Airport.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Authorizes the Airport Manager to file the grant application with FAA for the Project in the 2023 Lake Tahoe Airport Improvement Plan not to exceed $550,000 total project costs.

2. Authorizes the Airport Manager to accept the allocation of FAA funds for the Project at the Lake Tahoe Airport.

3. Authorizes the Airport Manager to file an application for a State AIP Matching grant for this project.

4. Authorizes accepting the allocation of State AIP Matching funds for the project in the amount of not to exceed $24,750.00.

5. Authorizes the Airport Manager to sign any documents required to apply for and accept these subject funds on behalf of the City of South Lake Tahoe.

6. Upon award, authorizes the Finance Director to appropriate revenue and expenditure budgets for the total project cost not to exceed $550,000 funded by FAA grant, State AIP Matching grant, and the City's Match of 5.5% and up to $30,250 funded by available Airport fund balance into 50180035 account as follows:

Revenue:	33112 FAA	up to $495,000
	33214 State AIP Matching	up to $24,750
Expenditures:	48010 Engineering Study/Design	up to $550,000

Adopted by the City of South Lake Tahoe City Council on May 2, 2023 by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date:_____
Cristi Creegan, Mayor

Attest:

_____
Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 10

Agenda Item: Ski Run Business Improvement District to Levy Assessment for Business License Year 2023/2024

Executive Summary: The City Council must hold a public hearing and shall consider all protests from business owners within the Ski Run Business Improvement District, received either in writing and submitted to the City Clerk prior to the Public Hearing or presented orally at the Public Hearing. If a majority of businesses (based on their BID assessment) do not provide written protests, the Council may adopt a new Resolution confirming the report as originally filed or as changed. This will allow the Finance Department to include the BID assessments with the annual business license renewal billing beginning in May for the 2023/2024 business tax year.

Requested Action / Suggested Motions: Pass a Resolution confirming the Ski Run Business Improvement District annual report and levying the assessment for business license year 2023/2024.
Responsible Staff Member: Ben Hannah, Accountant II

Responsible Staff Member: Ben Hannah, Accountant II

Reviewed and Approved By:
Olga Tikhomirova, Director of Finance
Susan Blankenship, City Clerk
Heather Stroud, City Attorney

Attachments:

01-Staff Report Ski Run BID.docx
02-Resolution.docx
03-Ski Run BID 2023-2024 Budget Proposal.pdf
04-Ski Run BID 2023-2024 Budget Proposal Prior Year vs Proposed.pdf
05-Ski Run BID 2023-2024 Budget Proposal Includes Measure S Recreation.pdf
06-Ski Run BID 2023 Report 01.31.2023.pdf
07-2023 Friends of Ski Run Report 02.07.2023.pdf
08-Notice of Intent - Ski Run BID.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2nd, 2023

Title: Ski Run Business Improvement District to Levy Assessment for Business License Year 2023/2024

Location: Ski Run Blvd

Responsible Staff Member: Ben Hannah, Accountant II (530) 542-6079

Background: On November 19, 2002, City Council formed the Ski Run Business Improvement District (SRBID) by adopting Resolution No. 2002-71. The Ski Run BID was formed under the Parking and Business Improvement Area Law of 1989, which is codified at California Streets & Highways Code 36500-36551. This Staff Report has been composed in accordance with Streets & Highways Code 36533 to satisfy the annual requirements for the Ski Run BID.

Issue and Discussion: This item completes the second step of the two step process listed below as required by Streets & Highways Code section 36535. Step 1, required by Streets & Highways Code sections 36533-36534, was completed on March 28th, 2023 and a public hearing was scheduled for May 2nd, 2023.

Step 1: Every year the Ski Run BID Advisory Board is required to submit an Annual Report and proposed budget for approval to the City Council (City Ordinance No. 927, Section 2.9). The Council then adopts a "Resolution of Intention", which indicates the Council's intention to levy an assessment to the BID members and sets a time and place of a future Public Hearing whereby members of the BID can provide written protests on the content of the Report for the upcoming fiscal year.

Step 2: The City Council must hold a public hearing and shall consider all protests from business owners within the Ski Run Business Improvement District, received either in writing and submitted to the City Clerk prior to the Public Hearing or presented orally at the Public Hearing. If a majority of businesses (based on their BID assessment) do not provide written protests, the Council may adopt a new Resolution confirming the report as originally filed or as changed. This will allow the Finance department to include the BID assessments with the annual business license renewal billing beginning in May for the 2023/2024 business tax year.

Annual Assessments:

1. There are no changes to the boundaries or areas of benefit in the area.
2. The method of assessment for 2023/2024 remains the same as in previous years and is as follows:
   a. 25% of the annual Business and Professions Tax and, if applicable
   b. $2.00 per lineal foot of property frontage on Ski Run Blvd, if the property is owned by a business license holder.

Revenues: The Ski Run BID receives operating revenues from the annual assessments estimated to be $11,500 for business license year 2023/2024 which is slightly lower than the projection for the previous year 2022/2023. Actual business license year 2022/2023 revenues were nearly equal to projections. The projections assume that revenues will remain near prior year actuals for the foreseeable future.

Expenses: BID assessments will continue to be used for the allowable expenses of landscape maintenance which includes lawn care, water, and electricity. The City Public Works Department performs lawn care maintenance for six months beginning May 1st and ending October 31st. Activities include sprinkler repair, aerating, fertilizing, mowing, clean-up, and debris removal. Historically, the assessments have not been adequate to fully cover these costs, which would be the case for year 2023/2024 as well.

The proposed budget is based on last year's actual revenues and expenses. It reflects a projected shortfall of $11,500 compared to $13,900 approved for the prior year General Fund subsidy. The lower actuals in 2022 are due to lower than expected water and utility costs as well as slightly lower labor and equipment repair costs.

Financial Implications: The proposed 2023/2024 Ski Run Landscaping (fund 280) Funding Plan is attached and will be brought back for adoption as part of the fiscal year 2023/2024 City budget. The plan includes the BID assessment funded portion for landscaping and maintenance and the City General fund portion from the Parks Department for landscaping and maintenance. For fiscal year 2023/2024, staff recommends budgeting $11,500 to be transferred in from the General Fund in order to reflect a true cost and achieve a balanced budget for the Ski Run Business Improvement District.

Environmental Considerations: This is not a "project" subject to review under the California Environmental Quality Act (CEQA) Guidelines section 15378(b)(5) (organizational or administrative activities that will not result in direct or indirect physical changes in the environment).

Policy Implications: Consistent with the California laws and City policies.

Resolution 2023-XXX

Adopted by the City of South Lake Tahoe
City Council

May 2, 2023

Confirming the Ski Run Business Improvement District Annual Report and Levying the Assessment Referred to in the Report for Business License Year 2023-2024

BACKGROUND

A. On March 28th, 2023 the South Lake Tahoe City Council adopted a resolution of Intent to Levy assessments within the Ski Run Business Improvement District as required by California Streets & Highways code sections 36533-36534.

B. On May 2nd, 2023, the City Council held a public hearing as required by California Streets & Highways code section 36525 where they considered evidence and testimony submitted at that public hearing.

C. The City Council did not receive written or oral protests against the levy of assessments submitted by payers of more than fifty percent (50%) of the total assessments of the entire district. Therefore, the City Council has determined that action is necessary and appropriate to ensure continuation of the district.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Finds that the recitals set forth herein are true and correct.

2. Confirms the report submitted by the Ski Run BID advisory board as originally filed. A true and correct copy of that report is attached hereto as Exhibit A.

3. Adopts the 2023-2024 budget submitted by the Ski Run BID Advisory Board as originally filed on March 28th, 2023

4. Declares that the adoption of this resolution shall constitute the levy of the Ski Run BID assessments at the rates specified in the report for the fiscal year specified in the report.
5. Declares that this Resolution is effective on its adoption.

Adopted by the City of South Lake Tahoe City Council on May 2nd, 2023 by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date:_____

Cristi Creegan, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

BID Projected Budget FY 2023/2024			
FUND 280 - SKI RUN BUSINESS IMPROVEMENT DISTRICT			
BID Operating Revenue			
BID Assessment		$	11,500
	Total Revenue	$	11,500
BID Operating Expenses			
Water/Sewer Utilities		$	6,000
Landscaping		$	14,500
Electricity for Timers		$	2,500
	Total Expenses	$	23,000
BID Net Operating Revenue (Expense)		$	(11,500)
Other Revenue Funding Sources			
General Fund Subsidy		$	11,500
Ski Run BID Fund Balance		$	-
Net Budgeted Revenue/(Expense) **		$	-

Total General Fund Subsidy $11,500

Provided for reference only. The above budget will be brought back for adoption as part of the fiscal year 2023/2024 City budget.

Ski Run Landscaping and Bike Trail Maintenance Funding Plan

2022/2023 Adopted Budget and 2023/2024 Projected Budget

Administered and Accounted for by City

BID Adopted Budget FY 2022/2023

FUND 280 - SKI RUN BUSINESS IMPROVEMENT DISTRICT

BID Operating Revenue		
BID Assessment		$ 11,700
	Total Revenue	$ 11,700
BID Operating Expenses		
Water/Sewer Utilities		$ 7,000
Landscaping		$ 16,500
Electricity for Timers		$ 2,100
	Total Expenses	$ 25,600
BID Net Operating Revenue (Expense)		$ (13,900)
Other Revenue Funding Sources		
General Fund Subsidy		$ 13,900
Ski Run BID Fund Balance		$ -
Net Budgeted Revenue/(Expense)		$ -

Total General Fund Subsidy $13,900

Provided for reference only.

BID Projected Budget FY 2023/2024

FUND 280 - SKI RUN BUSINESS IMPROVEMENT DISTRICT

BID Operating Revenue		
BID Assessment		$ 11,500
	Total Revenue	$ 11,500
BID Operating Expenses		
Water/Sewer Utilities		$ 6,000
Landscaping		$ 14,500
Electricity for Timers		$ 2,500
	Total Expenses	$ 23,000
BID Net Operating Revenue (Expense)		$ (11,500)
Other Revenue Funding Sources		
General Fund Subsidy		$ 11,500
Ski Run BID Fund Balance		$ -
Net Budgeted Revenue/(Expense)		$ -

Total General Fund Subsidy $11,500

Provided for reference only. The above budget will be brought back for adoption as part of the fiscal year 2023/2024 City budget.

BID Projected Budget FY 2023-2024			
FUND 280 - SKI RUN BUSINESS IMPROVEMENT DISTRICT			
BID Operating Revenue			
BID Assessment			
	Total Revenue	$	11,500
BID Operating Expenses			
Landscaping		$	14,500
Water/Sewer Utilities		$	6,000
Electricity for Timers		$	2,500
	Total Expenses	$	23,000
BID Net Operating Revenue (Expense)		$	(11,500)
Other Revenue Funding Sources			
General Fund Subsidy		$	11,500
Ski Run BID Fund Balance		$	-
Net Budgeted Revenue/(Expense)		$	-

FUND 281 - MEASURE S RECREATION SKI RUN BIKE TRAIL			
Measure S Operating Revenue			
STAR Ballot Measure (Fund 281)		$	10,000
	Total Revenue	$	10,000
Measure S Operating Expenses			
Employee Compensation		$	1,330
Technical Services		$	4,800
Snow Removal		$	8,800
Sand and Snow Poles		$	8,625
Electricity for Lights		$	3,300
	Total Expenses	$	26,855
Measure S Net Operating Revenue/(Expenses)		$	(16,855)

Total General Fund Subsidy $11,500

Provided for reference only.

Note: Fund 281 Deficit is covered by prior year fund balance.

January 31, 2023

Ben Hannah
Accountant I
City of South Lake Tahoe

Subject: 2023 Ski Run BID Board Report

Dear Mr. Hannah

The Ski Run Business Improvement District Board and contributing members have continued to work with the City of South Lake Tahoe on measures to reduce maintenance costs and improve pedestrian safety. We have been very supportive of the additional stop sign at Tamarack which has dramatically reduced speeds on the street. We have often mentioned that reducing the speed limit from 35MPH to 25MPH would increase safety further on the street and hope that the City will consider this in the future.

About three years ago, the preceding City Manager met with Ski Run residents and business owners in a meet-and-greet setting. The history and general workings of the BID were discussed as well as landscape maintenance, pedestrian safety, lighting, transit, transportation, a public park, mixed-use development, professional job creation, and quality of life in the neighborhood. It was an enlightening meeting for all.

The most important takeaway from the meeting was a question the then City Manager Rush posed that drives to the heart of budget shortfalls that have become common for SRBID in recent years. Mr. Rush wondered if the cost of administration of the BID still balances the benefit of have a few thousand dollars added to the City budget every year that can only be used in one small part of the City. SRBID Board Members would like this question to be considered further.

Update and Report on Accomplishments:
Ski Run BID members continue to pay their annual assessment and continue to champion pedestrian safety improvements with brighter lighting, reduced speed limit and reconfiguration of crosswalk at Pioneer Trail and Ski Run Boulevard.

The big news in 2022 was more events coming to the Special Events area between Larch and Birch. In addition to the Farmers Market and Longest Table, the Boys and Girls Club hosted Brewfest which spanned Ski Run Blvd from Birch to Aspen. Many different City Employees were helpful in confirming that this expanded Special Event area was already approved and helped the Ski Run BID and Friends of Ski Run work with Boys and Girls Club to expand this footprint even further in 2023. We look forward to more events on Ski Run!

We are submitting separately a letter from the Friends of Ski Run (501c3) that covers

the accomplishments and goals of that organization's members to create events, Ski Run Park, and vibrancy to the neighborhood.

Regards,

SRBID Board Members
Jeff Cowen
Rachel Carlson
Chris McNamara
Corey Rich
Devin Middlebrook

February 5, 2023
Ben Hannah
Accountant I
City of South Lake Tahoe

Subject: Friends of Ski Run Report to the City

Dear Mr. Hannah,

The Friends of Ski Run (501c3) is a volunteer organization of Ski Run business owners, residents, and neighborhood advocates formed to host beneficial events on our street. The group formed as a more capable offshoot of the Ski Run Business Improvement District. FoSR raises funds for events and improvements on the boulevard and advocates for safety improvements and general improvements to the neighborhood.

The Friends of Ski Run (FoSR) is submitting a progress report to the City in conjunction with the Ski Run Business Improvement District (BID) report to give the City a broader picture of happenings in the neighborhood that are not incumbent to the BID.

Accomplishments and Events

- Ski Run Park will be built on the empty lot at 1195 Ski Run this summer. The park will feature a climbing boulder, iconic rope structure, swings, benches, and many natural features. The community around the park site has been engaged in park design and fundraising.
- FoSR holds a special use permit that it uses in part to facilitate the weekly Ski Run Farmers Market run by Bridjet Orr. The market enters its 14th season this year and continues to be a hallmark event, held every Friday from 3-8 pm through the summer. This year, the farmers market will likely double in size on two blocks. The special use permit can be used for other events on the street. FoSR in the past hosted a Rotary fundraiser modeled on Hot August Nights and intends to host an on-street dining fundraiser.
- The Ski Run Presents: speaker series continues to bring interesting and enlightening speakers to various businesses on Ski Run. Shows are either free, or ticket sales go to various charities.
- The second annual Longest Table Dinner had over 300 participants. All money raised went to Ski Run Park.
- Tahoe BrewFest came to Ski Run and raised money for the Boys and Girls Club. The event used the street for three blocks on Ski Run and brought hundreds of participants and great energy to the street.

Advocacy and Change

FoSR Members call for the following to help make Ski Run a distinct district in the City that is a vibrant place to gather and live.

- Pedestrian safety improvements. The speed limit should be reduced to 25 mph, the crosswalk at Pioneer Trail and Ski Run Boulevard should be reconfigured to improve driver visibility of the crosswalk, and traffic calming is needed at the short-cutters intersection at Tamarack and Ski Run.
- Improve lighting. Liberty Utilities can assist the City in retrofitting existing pathway light fixtures to make it safer, and more inviting at night, and meet city dark sky goals.
- A unified vision plan to encourage mixed-use redevelopment, year-round businesses, and a more diverse mix of housing options to the street.
- Additional public parking is essential to transforming the boulevard into a vibrant main street for South Lake Tahoe. Increased availability of public parking could also lower the barrier to mixed-use redevelopment of residential properties by reducing the requirement for onsite parking.
- Consider replacing grass on Ski Run with an alternative that reduces water, maintenance, and fertilizer use.

FoSR thanks the City for the partnership spurred by creation of the Ski Run Business Improvement District. Ski Run has a vibrant future. We will work side-by-side with the City to bring more fun, options, and safety to the area.

Sincerely,

Chris McNamara, President
Corey Rich, Vice President
Devin Middlebrook, Treasurer
Jeff Cowen
Rachel Carlson

Resolution 2023-026

Adopted by the City of South Lake Tahoe City Council

March 28, 2023

Declaring its Intention to Levy an Annual Assessment for the 2023-2024 Fiscal Year Upon the Ski Run Business Improvement District

BACKGROUND

A. California Streets and Highways Code Section 36500 et seq, authorizes cities to establish parking and business improvements areas for the purpose of promoting economic revitalization and physical maintenance of business districts in order to create jobs, attract new business, and enhance the business district.

B. City Council established such an area known as the Ski Run Business Improvement District, which is located on Ski Run Blvd between Lake Tahoe Blvd and Pioneer Trail.

C. The annual process for levying assessments in business improvement districts requires that cities adopt a Resolution of Intent that declares their intent to levy such an assessment and set a date for a public hearing where interested parties may be heard on the issue.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Finds that the recitals set forth herein are true and correct.

2. Approves for consideration the Ski Run Business Improvement Annual Report for the year 2023, which is attached hereto and incorporated herein by reference.

3. Declares that there are no changes to the boundaries of the "Ski Run Business Improvement District" (the "District") as approved by the City of South Lake Tahoe City Council Ordinance 927. The boundaries of the District remain as set forth in the Map and boundary descriptions included in Exhibit A of Ordinance 927. A true and correct copy of the map is on file with the City Clerk of the City of South Lake Tahoe.

4. Declares that the types of improvements and activities proposed to be funded by the levy of assessments on businesses in the District have not changed. The types of improvements and activities are generally described as landscape maintenance, and are delineated in the Annual Report, attached hereto and incorporated herein by reference. A true and correct copy of the Annual Report is on file with the City Clerk of the City of South Lake Tahoe.

5. Intends to levy and collect an annual assessment for 2023/2024 fiscal year on businesses in the District, except where funds are otherwise available, to pay for all improvements and activities of the District, as set forth in the Annual Report, which is attached hereto and incorporated herein by reference.

6. Directs that all funds of the District shall be expended on improvements and activities within the District.

7. Declares that the method and the basis for levying the assessments on all the businesses within the District are set forth in the Annual Report and attached hereto and incorporated herein by reference.

8. Declares that new businesses shall not be exempt from assessment.

9. Sets a public hearing, consistent with California Streets and Highways Code sections 36524 and 36525, to levy the proposed assessment for 2023/2024 fiscal year for May 2nd, 2023 at 5:30 p.m. before the City Council of the City of South Lake Tahoe at the Council Chambers, 1901 Lisa Maloff Way, South Lake Tahoe, California.

10. Declares that at the public hearing, the testimony of all interested persons, for or against the levy of the proposed assessment for 2023/2024 fiscal year, the boundaries of the District, the area of benefit within the District and the assessments to be levied, will be heard.

11. Declares that a protest against the levy of the proposed assessment for 2023/2024 fiscal year or any aspect of it may be made orally or in writing. An oral protest shall be made at the said public hearing. To count in the majority protest against the levy of the proposed assessment for 2023/2024 fiscal year, a protest must be in writing. A written protest may be withdrawn from writing at any time before the conclusion of the public hearing. Each written protest shall contain a written description of the business in which the person signing the protest is interested, sufficient to identify the business, and the business' address, the City business license tax registration number, name of protester, signature of protester, date of protest and the reason(s) the protester is against the levying of the District assessment. If the person signing the protest is not shown on the official records of the City as the owner of the business, then the protest shall contain or be accompanied by written evidence that the person is the owner of the business. Any written protest as to the regularity or evidence of the proceedings shall be in writing and clearly state the irregularity or defect to which objection is made. Written protests shall be filed with the City Clerk, 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150, at or before the time fixed for the hearing.

12. Declares that if at the conclusion of the public hearing, there are of record, written protests by the owners of the businesses within the District that will pay fifty percent (50%) or more of the total assessments of the entire District, no further proceedings to levy the proposed assessment for 2023/2024 fiscal year shall occur. New proceedings to levy an assessment shall not be undertaken again for a period of at least one (1) year from the date of the finding of the majority written protest by the City Council. If the majority of written protests are only as to an improvement or activity proposed, then that type of improvement or activity shall not be included in the levy of the proposed assessment for 2023/2024 fiscal year within the District.

13. States that further information regarding the Ski Run Business Improvement District may be obtained from the City Clerk of the City of South Lake Tahoe at 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150.

14. Directs the City Clerk to provide notice of the public hearing as follows:

a. Publish this Resolution of Intention in a newspaper of general circulation in the City of South Lake Tahoe once, at least seven (7) days before the hearing.

b. Mail a complete copy of this Resolution of Intention to each and every business owner in the District within seven (7) days of the adoption of this Resolution by the City Council.

15. Declares that this Resolution is effective on its adoption.

Adopted by the City of South Lake Tahoe City Council on March 28, 2023, by the following vote:

Yes: Bass, Creegan, Friedrich and Wallace
Absent: (recused) Robbins

\\CC\\ Date:3/29/2023
Cristi Creegan, Mayor
Attest:

\\SB\\
Susan Blankenship, City Clerk

Published: April 7, 2023

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 11

Agenda Item: Citizen Appointment to Arts, Culture and Tourism Commission

Executive Summary: At its January 10, 2023, meeting City Council appointed members to serve on the City's Boards and Commissions. At that time, Council requested a non-voting representative of the Boys and Girls Club organization be added to the Arts, Culture, and Tourism Commission. On March 24, 2023, Council passed Resolution 2023-013 including this position and the City Clerk Solicited applications.

One application was received for one non-voting representative of the Boys and Girls Club organization to the Arts, Culture and Tourism Commission (2-year term).

- Aimi Xistra-Rich

Requested Action / Suggested Motions: Interview applicant and Pass a Motion appointing: 1 member to serve a two-year term to the Arts, Culture and Tourism Commission as a non-voting representative of the Boys and Girls Club Organization.
Responsible Staff Member: Susan Blankenship, City Clerk

Responsible Staff Member: Susan Blankenship, City Clerk (530) 542-6005

Reviewed and Approved By:
Heather Stroud, City Attorney

Attachments:

01-Staff Report - Citizen Appointment to the ACT Commission.docx
02-ACT Xstra-Rich_Redacted.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: Citizen Appointment to Commissions and Boards

Location: Citywide

Responsible Staff Member: Susan Blankenship, City Clerk (530) 542-6005

Background: At their January 10, 2023, meeting City Council appointed members to serve on the City's Boards and Commissions. At that time, Council requested a non-voting representative of the Boys and Girls Club organization be added to the Arts, Culture, and Tourism Commission. On March 24, 2023, Council passed Resolution 2023-013 including this position and the City Clerk Solicited applications.

Issue and Discussion: One application was received for one non-voting representative of the Boys and Girls Club organization to the Arts, Culture and Tourism Commission (2-year term).

- Aimi Xistra-Rich

Financial Implications: Costs associated with staff support of the individual commissions/boards have been budgeted for within the department who oversees the commission.

Environmental Considerations: This is not a "project" subject to review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15378(b)(2) (continuing administrative or maintenance activities, such as purchases for supplies)

Policy Implications: The solicitation and appointment of citizens to various boards and commissions meets the requirements set forth in Resolution 2023-013 and conforms to City Council Protocols.

CITY OF SOUTH LAKE TAHOE

VOLUNTEER COMMISSION/BOARD MEMBER APPLICATION

Please Legibly Print or Type

NAME: FIRST AIMI MIDDLE INITIAL LAST XISTRA COMMITTEE AND/OR CATEGORY APPLYING FOR: A.C.T. COMMITTEE

RESIDENCE: STREET ADDRESS [redacted] CITY STATE ZIP CODE

RESIDENCY: (Please select one)
CITY RESIDENT ☑ EL DORADO COUNTY RESIDENT ☐ DOUGLAS COUNTY RESIDENT ☐ STATE OF NEVADA RESIDENT ☐

[redacted]

EMPLOYER: Boys + Girls Club of Lake Tahoe

EDUCATION/EXPERIENCE:
B.A.T.S. volunteer-5 years, Event Manager - 15 years,
P.R. to promote Tahoe - 15 years

PLEASE LIST ANY PAST OR PRESENT COMMUNITY INVOLVEMENT AND/OR GROUP AFFILIATIONS:
Live at Lakeview - Manager 12 years

WHAT DO YOU SEE AS THE RESPONSIBILITIES OF THIS COMMITTEE AND WHAT DO YOU HOPE TO ACCOMPLISH IF APPOINTED?
Expand art access to locals and tourists in the Lake Tahoe Basin. Provide funding for art & art education in our community.

Have you taken the opportunity to attend any previous commission meeting prior to the notice of this vacancy?
YES ☑ NO ☐

Please list any potential conflict of interests that you may foresee if appointed to the Commission that you've applied:
None.

If appointed to the Airport Land Use Commission, Planning Commission, Building Board of Appeals, Parks & Recreation Commission, Arts, Culture and Tourism Commission or Independent Citizens' Oversight Committee, you will be required by the State of California Fair Political Practices Commission to file a Conflict of Interest Statement with the City Clerk. Will you be willing to comply with this requirement?

YES ☑ NO ☐

CERTIFICATE OF APPLICANT:
I certify that all statements made in this application are true and complete. I understand that any false statement or omission of material facts will subject me to dis[redacted]

DATE: 3/21/2023 SIGNA[redacted]

Please note that the information provided on this applica[redacted]ter of public record.

RECEIVED
MAR 21 2023
City of South Lake Tahoe
Office of the City Clerk

WHEN COMPLETED RETURN FORM
TO: Office of the City Clerk
Attn: Susan Blankenship - City Clerk
1901 Lisa Maloff Way, Ste 206
South Lake Tahoe, CA 96150-6324
PH: (530) 542-6005
sblankenship@cityofslt.us

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 12

Agenda Item: Housing Initiatives Local Funding Source Study – Stakeholder Engagement Update on Potential Transient Occupancy Tax (TOT) Increase and Real Estate Vacancy Tax

Executive Summary: At it January 24th meeting, the City Council provided direction to staff to conduct community engagement about the potential for increasing Transient Occupancy Tax (TOT) and/or establishment a Real Estate Vacancy Tax to fund housing initiatives. This is a report of the outcome of the requested community engagement process.

Requested Action / Suggested Motions: Receive presentation and provide direction to staff as to the next steps regarding a potential increase to the Transient Occupancy Tax (TOT) and/or establishment of a Real Estate Vacancy Tax to fund housing initiatives.
Responsible Staff Member: Zach Thomas, Housing Manager and Jessica Wackenhut, Associate Housing Planner

Responsible Staff Member: Zach Thomas, Housing Manager
Jessica Wackenhut, Associate Housing Planner

Reviewed and Approved By:
Hilary Roverud, Development Service Director
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report - Community Engagement Housing Funding.docx
02-Stakeholder Presentation - Housing Funding.pdf
04-Stakeholder Outreach - Documentation.pdf
05-Funding Study Engagement Plan.pdf
06-Housing Income Limits Information.pdf
03-Community Engagement Notes_Public Comments.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: Housing Initiatives Local Funding Source Study – Stakeholder Engagement

Location: City-wide

Responsible Staff Member: Zach Thomas, Housing Manager and Jessica Wackenhut Lomeli, Associate Housing Planner

Background: Consistent with the City Council's adopted 2021-2026 Strategic Plan and General Plan Housing Element, a robust set of housing programs are underway to address the spectrum of housing needs within the City of South Lake Tahoe (City). In order to fund this broad-spectrum approach, the Strategic Plan identified the need to explore the feasibility of a local discretionary funding source as an action item. This opportunity is intended to enhance and implement the 2022-2027 Housing Element while evaluating the revenue generation potential of a new city-wide funding source.

At its May 3, 2022 meeting, the City Council authorized the City Manager to enter into a Professional Services Agreement (PSA) with BAE Urban Economics to conduct the study. BAE Urban Economics was recommended to the City Council after a Request for Proposals process was conducted. The analysis of Local Funding Source(s) for Housing Initiatives was presented to the City Council at its January 24, 2023 meeting. Upon receiving a presentation from staff and Council discussion, the City Council requested staff conduct additional stakeholder engagement on a potential increase to Transient Occupancy Tax (TOT) and a potential Real Estate Vacancy Tax.

The funding study provided elected officials, staff and community members, initial data and guidance for housing policy development and program implementation. The effort resulted in a thorough analysis of funding options that could be generated from a broad range of sources to address housing needs. In addition, the study considered local, regional, and state administrative and legislative processes that may be required for implementation as well as alignment with best practices and efforts underway in other jurisdictions.

The sources analyzed are not intended to represent an "all or nothing" approach, but rather should be recognized and discussed in a manner that acknowledges that potential implementation could occur in any manner of variation or combination of sources. For example, a one percent TOT instead of a two percent, or a vacancy tax based on a sliding scale.

Issue and Discussion: The scope of the housing funding study included an analysis of those most impacted by the different funding sources, in addition to a community engagement component. Housing staff developed a community engagement plan (Attachment 6) and identified a broad group of stakeholders. The identified stakeholders range from a broad array

of industry groups, service providers, agencies as well as anyone who needs and/or lives in a home, particularly those who are facing housing instability.

Outreach Meetings

Staff conducted a total of five stakeholder meetings in addition to one-on-one outreach and other public comments received (Attachment 3). To ensure transparency and consistency of facts, the same presentation was given at each meeting. The presentation included an overview of the 2022-2027 Housing Element and its implementing programs, an estimated annual funding need to implement housing programs, an explanation of why funding is needed and how it would be used, and a review of the funding study (Attachment 2). Staff then facilitated a discussion session focused on the TOT and Vacancy tax options as directed by City Council. The sessions also included an opportunity for staff to address questions and well as real time documentation of comments and ideas.

A brief summary of each stakeholder outreach meeting is provided below. However, detailed notes of each meeting as well as copies of all comments received are provided in Attachment 3.

Tahoe Chamber CEO Roundtable

City staff conducted the first stakeholder meeting at the Tahoe Chamber's CEO roundtable on March 3rd. This group includes management/representatives from regional public, private and nonprofit entities within the Lake Tahoe Basin. The group was provided an opportunity to learn about the study, provide feedback and inform their constituents to attend future stakeholder meetings.

Lake Tahoe Collaborative

On March 14th, housing staff presented to the Lake Tahoe Collaborative (Collaborative) which is comprised of approximately 28 nonprofit and public agencies (not including the various departments within regional agencies). The Collaborative generally represents the following populations: historically disadvantaged communities, low-income people, developmentally disabled, re-entry population, populations experiencing or at-risk of experiencing homelessness, and various other related populations.

Planning Commission Hosted Public Workshop

The March 23rd Planning Commission meeting provided the opportunity for engagement to a broad group of stakeholders. The Planning Commission hosted the public workshop and no action was requested or taken by the Planning Commission. The workshop as advertised via the Planning Commission agenda, posted in the Tahoe Daily Tribune and on the City's social media outlets.

Industry Focused Workshops

On April 6th, staff conducted two stakeholder meetings targeted to the business communities likely impacted by a potential real estate vacancy tax and an increase in TOT. Specifically, real estate, property management, and neighborhood groups (second homeowners), that may be impacted by a potential vacancy tax and the lodging industry and the business community that may be impacted by an increase in TOT. Significant effort was made to repeatedly reach out to all members of the business, lodging and real estate industry groups (Attachment 4). While these meetings were open to the general public, they were intended to provide industry stakeholders an opportunity to engage in meaningful discussion on the topics directed by Council.

The morning session targeted stakeholders impacted by TOT and was attended by two individuals, one representing the lodging industry and a member of the public.

The afternoon session was attended by six individuals representing the real estate and property management industries, and one member of the public who also attended the morning meeting, and one city councilperson. The primary focus of this meeting was the real estate vacancy tax.

Summary of Comments
While a detailed list of stakeholder comments is provided as an attachment to this staff report, the following is a general summary of comments received across the stake holder meetings about the TOT and Real Estate Vacancy Tax. There was a general acknowledgement that there is a need to fund the City's housing initiatives but not agreement on the best source. Significant concern was expressed regarding who should bear the impact of any funding source and that it should not impact low income residents that are most impacted by the housing crisis. Support and opposition were expressed for each of the two options as well as other ideas expressed for alternative funding sources which ranged from voluntary donation-based funding to Enhanced Infrastructure Financing Districts (EIFDs) and Community Revitalization and Investment Authorities (CRIAs).

There were also general comments received about the urgency of the housing crisis and the fact that residents are experiencing displacement for numerous reasons. Also expressed was a need for better communication to share accountability and communication on the success of housing programs. There were also questions regarding the overall housing need of the community as well as who is eligible to qualify for affordable housing, such as Sugar Pine Village, information on which has been included in Attachment 5 to this staff report.

<u>TOT Increase</u>
The funding study analyzed the option of increasing the TOT rate from 12% to 14% outside of the former redevelopment area, bringing the TOT citywide to 14%. This option is estimated to generate approximately $1.8-2.2 million annually. There was both support expressed for increasing TOT to a Citywide 14 percent as well as concern about the impact of increased TOT on tourist accommodations currently subject to the lower 12 percent rate. There was acknowledgment that the increase in Average Daily Rates (ADR) have led to an increased amount of TOT collected over the past three years. This led to a suggestion to look at the incremental surpluses in the TOT over the past three years and direct that surplus for housing rather than increasing TOT. There were varying opinions expressed on whether hotel properties could absorb a higher TOT without impacting the overall tourism industry.

<u>Real Estate Vacancy Tax</u>
The funding study analyzed the option to establish a $3,000 annual fee for each vacant housing unit. Based on the current number of units held for seasonal or occasional use, this option could generate approximately $16.8 million annually. There was support expressed among some stakeholders that a vacancy tax may help reduce the large number of vacant homes which was viewed by some as having a significant impact on the community. Other stakeholders expressed concern about the legal risk associated with a vacancy tax given the current litigation against a recently imposed vacancy tax in another jurisdiction. There were also comments suggesting a possible tiered approach to a vacancy tax (i.e. higher rate applied to larger homes). This was echoed by comments suggesting a need for exemptions for various

types of second homes such as generational vacation cabins. Concerns and questions also covered topics such as enforcement and the definition of a “vacant” home as well as outright opposition to a vacancy tax as a violation of basic property rights. There were varying opinions on whether a vacancy tax would motivate homeowners to rent their homes long term instead of paying the tax.

Stakeholder Outcome and Recommendation

A significant outreach effort was conducted per the direction of City Council. Stakeholder outreach was conducted via direct email, public announcements, social media outreach and noticing in local news print. Stakeholder groups included: Nonprofit service providers, government service agencies, leading industry/commerce advocacy groups, real estate industry advocacy groups, property management entities, neighborhood groups as well as to the general public. Throughout the outreach process, staff engaged in a diligent effort to capture all comments in real time and address questions.

Adequate funding is necessary to continue the efforts underway to construct new housing, improve existing housing stock and improve the living conditions of residents and is necessary to implement new programs identified in the Housing Element. As such, staff continues to review and research potential funding or project financing opportunities identified by staff or through comments and ideas received. City staff is also working to improve communication and continuous public education on City efforts to address housing issues as well as the progress being made.

Staff recommends the City Council receive the summary of stakeholder outreach and initiate discussion of a potential increase in TOT or a real estate vacancy tax. This should be done for the purpose of providing further direction to staff as the City Council’s desired direction for establishing a local funding source for housing initiatives.

Financial Implications: Under a noncompetitive funding process, the City received $150,000 in REAP grant funds. The funds have already been awarded and Resolution 2021-056 authorized acceptance of REAP grant funds from the Sacramento Area Council of Governments (SACOG). Depending on the final consultant contract cost, additional staff time (up to $7,500) directly related to the proposed grant activities may be charged to the grant.

Environmental Considerations: The recommendation in this report is not a project under CEQA, because it does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Sections 15378(b)(2) and 15378(b)(4) and is, therefore, not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

Policy Implications: The recommended action is consistent with the City Strategic Plan Action Item 1.3.5.

The recommended action is also consistent with the following adopted policies and programs:

City General Plan Housing Element

Presenting the Housing Initiatives Local Funding Source study for discussion by the City Council is consistent with pursuing the following Housing Element policies:

Policy 1-1 The City shall adopt programs, ordinances, incentives, land use plans and other regulatory mechanisms that provide opportunities for the private sector to address the housing needs of citizens of all economic levels.

Policy 2-5 The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the City.

Policy 5-1 The City shall promote housing opportunities regardless of source of income, age, race, religion, gender, sexual orientation, marital/familial status, national origin, disability, economic level, or other barriers that prevent choice in housing.

CITY OF
SOUTH LAKE TAHOE

Housing Programs & Local Revenue Sources

Zach Thomas
Housing Manager
Stakeholder Meeting
April 6, 2023

Agenda

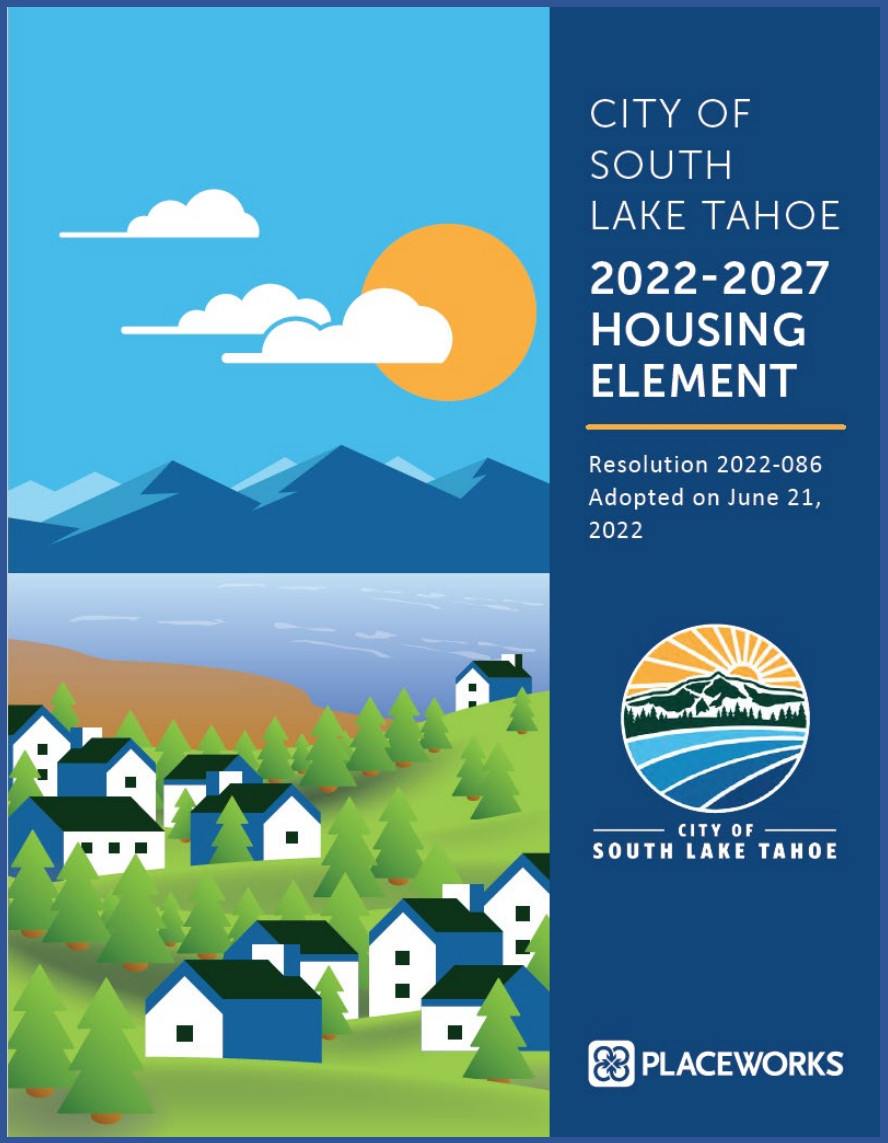
01
INTRO
What are we trying to accomplish?

02
PROCESS
The housing element & need for funding

03
ENGAGEMENT
Provide feedback, ideas, & discussion

602

The Housing Element



- An assessment of existing and future housing needs
- A roadmap for how we will meet the needs through goals, policies, and implementation programs
- Certification by CA Department of Housing & Community Development (HCD) required for the City to receive funding for housing programs & projects as well as various transportation programs

Regional Housing Needs Assessment

Income Level	Income Level (Percentage of Median Income)	RHNA	RHNA + 15% Buffer	Sites Unit Capacity	Surplus
Very Low	50% or less	70	82	337	197
Low	51% to 80%	50	58		
Moderate	81% to 120%	42	49	165	116
Above Moderate	More than 120%	127	147	215	68
Total		**289**	**336**	**717**	**381**

Housing Element Programs

HE-1 New Construction

1. Mixed-Use Development
2. Development of Substandard/Underutilized Sites
3. Parking Best Practices
4. Using Local Incentives
5. Clarifying the Development Process
6. Clarify how Residential-Care Facilities are allowed under State Law
7. Small Lot Consolidation
8. Housing Element Implementation Progress

HE-2 Affordable Housing

9. Pursue State & Federal Funds
10. Partnerships for Workforce Housing
11. Inter-Jurisdictional Cooperation for Housing
12. Analysis of State Lands
13. Student & Faculty Housing
14. Assist Nonprofit Housing Developers
15. Homebuyer Assistance Program Administration Partnering
16. Mitigation of TRPA Regulations

Housing Element Programs

HE-2 Affordable Housing (cont.)

17. Public Education
18. Moveable Tiny Homes
19. Local Funding Source Feasibility Study & Linkage Fee
20. Inter-Agency Housing Program Coordination
21. Streamline Affordable Housing
22. Tax Credit Allocation Map Process
23. Rental Assistance Program

HE-3 Rehabilitation/Preservation

24. Rehabilitation Loan Program Administration Partnering
25. Multifamily Dwelling & Single-Room Occupancy Inspection & Maintenance Program
26. Mobile Home Parks Ordinance
27. Preservation & Acquisition of At-Risk Properties
28. Preservation of Housing Conditions
29. Replacement of Lost Units from Residential Demolitions
30. Monitoring Impacts of Vacation Home Rentals on Long-Term Rental Supply
31. Multifamily Acquisition & Rehabilitation Program
32. Landlord/Tenant Matching Program
33. Mobile Home Park Preservation

Housing Element Programs

HE-4 Special-Needs Housing

34. Reasonable Accommodation & Land Coverage
35. Employee Housing Act Compliance
36. Special-Needs Housing
37. Childcare & Intergenerational Facilities
38. Definition of Family

HE-5 Equal Opportunity Housing & Discrimination Prevention

39. Fair Housing
40. Transit Accessibility

HE-6 Energy Conservation Opportunities

41. Green Building Incentive Program
42. Energy Regulations
43. Energy Conservation Assistance for Low-Income Households
44. Energy Conservation

HE-7 Neighborhood Preservation

45. Maintaining Neighborhood Character

Programmatic Funding Needs

Table 1: Projected Annual Programmatic Funding Needs

Priority Housing Programs	Annual Funding Requirements
New Construction Program	$1,000,000
Locals Rental Incentive Program (Lease-to-Locals)	$300,000
Rental/Deposit Assistance Program	$200,000
Multifamily Acquisition and Rehab Program	$1,000,000
Rehabilitation Loan Program	$200,000
Housing Issues Hotline and Fair Housing Programs	$150,000
Special Needs Housing Programs	$500,000
Total, Priority Housing Programs	**$3,350,000**

Sources: City of South Lake Tahoe; BAE, 2022.

Understanding the Need & Local Leverage

Source	Phase 1A	Phase 1B	Phase 2A	Phase 2B
City RDA Loan	566,629	-	-	
City Coverage Loan	254,487		995,513	
HOME PI Loan		625,000		
City Sources	**821,116**	**625,000**	**995,513**	-
Federal Tax Credit Equity	19,766,293	23,997,600	17,502,953	23,997,600
State Tax Credit Equity	5,722,864	2,395,276	6,801,591	2,399,760
Perm Loan	2,768,500	2,045,000	2,392,000	1,959,000
State MHP	12,127,500	7,448,016	-	11,236,042
State AHSC	-	-	10,551,967	
State IIG	3,195,900	2,998,500	2,965,000	2,998,000
State PLHA	4,750,000	-	4,750,000	
State HOME	-	5,162,446	-	5,910,614
State LGMG	5,638,066	5,000,000	4,304,935	5,000,000
Deferred Developer Fee	500,000		500,000	
Leveraged Sources	**54,469,122**	**49,046,838**	**49,768,446**	**53,501,016**
Total Sources	**55,290,238**	**49,671,838**	**50,763,959**	**53,501,016**
		Committed	Applied For	Identified

- Majority of grants require local match/ local contribution
- The local funding used for Sugar Pine Village was from Redevelopment & finite source
- Flexibility for program use

* For more information on how Low-Income Tax Credits (LIHTC) works, see https://ternercenter.berkeley.edu/wp-content/uploads/2021/04/LIHTC-Complexity-Final.pdf

City of SLT Housing Funding Study

Analysis of Local Funding Source(s) for Housing Initiatives

Prepared for the City of South Lake Tahoe

January 13, 2023





Potential Funding Sources

Exhibit 1: Summary of Potential Funding Sources (Page 1 of 2)

Funding Source Type	Voter Approval?	Existing Taxes in Nearby Jurisdictions	Evaluated Change	Revenue Generation	Stakeholder Impacts
Transient Occupancy Tax (TOT)	General - Simple Majority; Special - 2/3rds Majority	Placer County - 10% South Lake Tahoe 12%-14% El Dorado County - 14% Douglas County - 14%	2% Rate Increase	$2.8-$3.3 million per year	Overnight Visitors; Accommodations Providers
Real Estate Transfer Tax	Charter Cities Only; General - Simple Majority; Special - Not Authorized Under Prop. 13	$1.10 per $1,000 of assessed value, split between South Lake Tahoe and El Dorado County	Variable Rates Up To $15 per $1,000 of Assessed Value	Residential Uses - $164,340 (at existing $0.55 rate) to $4.5 million (at $15 per $1,000) Non-Residential Uses - $5,572 (at existing $0.55 rate) to $151,959 (at $15 per $1,000)	Buyers and sellers of real property; lower-income buyers (if not assumed by seller, as this is negotiable)
Sales and Use Tax	General - Simple Majority; Special - 2/3rds Majority	South Lake Tahoe - 8.75% Town of Truckee - 8.75% El Dorado County - 7.25% Placer County - 7.25% Carson City - 7.6% Douglas County - 7.1% Washoe County - 8.27%	0.5% Rate Increase	$2.5 Million Per Year	Lower-income resident households purchasing goods in South Lake Tahoe
Real Estate Vacancy Tax	Special - 2/3rds Majority; General Tax Authority Unsetttled Under Prop 218	Residential Vancouver - 3% of Ass. Value Oakland - $3,000 Flat Berkeley - $3,000 Flat on SFR $6,000 Flat on MFR San Francisco - $2,500 to $5,000 Flat; Escallates Commercial Oakland - $6,000 Flat San Francisco - $250 Per Linear Foot of Frontage; Escalates	Residential $3,000 Per Unit Held Vacant for Seasonal or Occasional Use Commercial $1,000 to $10,000 per 1,000 Square Feet of Gross Leasable Area	Residential $11.4 Million Per Year Commercial $335,000 to $3.4 Million Per Year	Residential Second Home Owners; Short-Term Rental Owners/ Managers; Other Owners of Seasonal Use Property Commercial Owners and Lessee's of Commercial Property

- Continued on Next Page -

Source: BAE, 2022

Potential Funding Sources

Exhibit 1: Summary of Potential Funding Sources (Page 2 of 2)

Funding Source Type	Voter Approval?	Existing Taxes in Nearby Jurisdictions	Evaluated Change	Revenue Generation	Stakeholder Impacts
Alternative Business Taxes	General - Simple Majority; Special - 2/3rds Majority	San Francisco - 0.38 Percent on Pay Santa Clara - $45 per employee and $15 per rental unit	Payroll Expense Tax 0.1 to 1.0 percent Employee Headcount Tax $25 to $75 Per Employee	Payroll Expense Tax $474,808 to $4.8 million Per year Employee Headcount Tax $238,125 to $714,375 Per Year	Business Owners and Operators; Employees
Inclusionary Housing In-Lieu Fee	Council Legislative Action; Voter Approval Not Required	Placer County - $2.45 Per Habitable Square Foot of Market Rate Town of Truckee - $134,413 Per Affordable Unit Required	Up to $59,000 Per Market Rate Unit Proposed; Does Not Limit Feasibility	Up to Between $1.2 and $1.5 Million Per Year (Applied to All New SFR Units); or $177,000 per Year (Applied to 5k SF Units)	Residential Real Estate Developers, Buyers, and Occupants
Commercial Linkage Fee	Council Legislative Action; Voter Approval Not Required	Placer County - $2.45 Per Habitable Square Foot of Market Rate Town of Truckee - $134,413 Per Affordable Unit Required	Retail/Restaurant Up to $239 Per Square Foot; Only Marginally Feasible at up to $9.38 Hotel/Motel Up to $99 Per Square Foot; Only Feasible at $5.00 per square foot with full retail linkage fee	Retail/Restaurant $1.8 Million at $90 per Leasable Square Foot for High-End Retail Projects; Up to $5.2 million for High-End Tourist Mixed-Use When Combined with Hotel Fee Hotel/Motel Up to $5.2 Million at $44 for Tourist Mixed-Use	Non-Residential Real Estate Developers, Buyers, and Occupants

Source: BAE, 2022

Stakeholder Meetings

- Lake Tahoe Collaborative: March 13th
- Focused Stakeholder Meetings: April 6th: 10:00am – 12:00pm and 2:00pm – 4:00pm
- Planning Commission – March 23rd at 3:00pm

Zach Thomas
Housing Manager
zthomas@cityofslt.us

Jessica Wackenhut Lomeli
Associate Housing Planner
jwackenhut@cityofslt.us

Does my income qualify me for affordable housing?

The City of South Lake Tahoe creates housing opportunities for diverse household sizes and income levels.

This chart helps explain the income categories that we use which vary by household size and family size.



Affordable housing is base on a household's percentage of the area median income (AMI), which is set by the federal government. Housing is considered affordable if it costs 30% or less of the household's gross income and is regulated so that the rent can't increase dramatically over time.

The numbers in this chart reflect the 2022 AMI levels for El Dorado County and change annually.

Community Engagement Notes

Housing Programs & Potential Local Funding Revenue Sources

****Please Note:** If the same comment was made repeatedly at different stakeholder meetings by the same individual, the comment was only captured in the notes at once.

CEO Meeting – March 3, 2023

City Staff in attendance: Zach Thomas, Joe Irvin, & Hilary Roverud

About 25 people in attendance

- There was an ask for City Housing staff to develop a one-page informational document that explains the success of housing programs & overview of housing element to share with the business community
- Question about what is causing a lack of housing?
- Question about how we feel about taxation without representation?
- Will housing funding actually solve the problem?
- How many units will the funding create?
- Cost of constructing in Tahoe – addressing difficulty?
- Would like to develop a realistic goal for new affordable units
- A lot of small things will add up
- The housing shortage is affecting lodging and tourism
- There was a clarifying question if the TOT would be increased to 16% in the RDA areas or 14% across the whole city. The clarification was made that the financial modeling was based on 14% TOT across the City
- What about density and parking requirements?
    - City staff provided an overview
- What/how many units added and what are the successes?
- How do we ensure coordination with TRPA?
    - TRPA provided overview of height, density, and land coverage, along with board retreat in April
- 2016 increased TOT for the Rec Center and it still is not built
- BAE funding options – need more options
    - Asked what the other options to include were but no response
- Question about transportation
- Housing needs assessment needs to incorporated into Housing Element
- BAE could have included more funding options
    - Staff followed up on the comment to ask what other funding options should have been studied. See email beginning on page 32 of Attachment 3
- Legal question where a BID fee can be for housing
    - Clarification was provided that the North Shore TOT and BID revenue used the BID money to free up the TOT money for housing

Lake Tahoe Collaborative - March 13, 2023

City Staff in attendance: Zach Thomas & Jessica Wackenhut

- Two major concerns were brought up in regard to programs needed:
    - Legal counsel especially for eviction protection as new owners buy properties, remove tenants and increase prices
    - The rental price caps for the Lease to Locals programs are not affordable for locals.
        - Staff explained this is not intended to be affordable housing but targeted at Moderate Income households
- Question regarding the fact that VHRs are no longer allowed in residential neighborhoods in the City which probably significantly reduced TOT to the City so how is this a stable funding source for housing giving the variations?
    - City staff shared that despite Measure T, TOT has actually increased in the past year.
- There was consensus amongst the group that they wanted to ensure that the funding was not going to impact low-income/local residents
- There were several concerns raised in regard to the high number of vacant/second-homeowners not contributing to local economy and issues
    - There was a question about how many of the VHRs in the City were actually converted to long-term rental properties versus sitting vacant?
    - Another question was about making these property owners contribute extra fees to our community since many of them are taking dollars out of our local economy
- Another comment was made about the increase in TOT impacting locals who rent out a portion of their home for vacation rentals to supplement their mortgage/other payments
- Comment about the need for the City to talk about how they can set a living wage for workers and build up the skills of local workers instead of focusing on housing
- Question/Comment in regard to why the Cannabis Tax grant program does not include housing programs as a potential program to fund
- Comment about LTUSD school bond going to vote in next presidential election year that will increase property taxes on owners

Planning Commission – March 23rd, 2023

City Staff in attendance: Zach Thomas, Jessica Wackenhut, John Hitchcock & Hilary Roverud

- TOT is already too high. The TOT is above 14% already when you incorporate TOT and TID ($4 for small hotels; $5.50 for timeshare, larger units). Do not agree to increase TOT to fund any other issue, including housing, transportation, roads, etc.
- Agree with increasing TOT - hotels charge additional fees on top such as resort fees, extra charges for room service and tourists can afford these fees
- Need to enforce Measure T
- Vacancy Tax – people will pay the fee easily but will not open up the homes to locals
- Real estate transfer tax, lobby the state of CA so we do not need to become a charter city to enact this
- Vacancy Tax – Support (to increase the occupancy in vacant homes in neighborhoods); support
- While the discussion is taking place at planning commission, and some stakeholders, those who are facing the most acute housing instability in our community are not represented here today and need a local housing funding source
- Support for increase in TOT by 2% as a tried and true source

- Vacancy tax also sounds great but needs to be further explored, high risk and can expose the city to litigation since there is no case law yet
- Support for vacancy tax and TOT
- Support at looking at increasing the minimum wage so people can afford more, such as in Seattle
- Support for vacancy tax, to save the character of the town and retain low-income workers
- Highest TOT in the country
- What is average rent per person? $1500/room
- What is the definition of vacant? Vacant for seasonal and temporary use, vacant for a transaction (for sale or for rent)
    - Study looked at vacant for seasonal/temporary use is 42%
- Vacancy taxes – could be paid on monthly basis or annual but based on property taxes, would be annual
- Can TOT be structured based on annual revenue, rooms rented, or something else? Can it be a progressive tax?
    - Levied as a percentage of gross receipts so larger hotels and higher rates will pay more as smaller properties and higher vacancies pay less
    - In theory, you could have differing TOT rates depending on properties but would need to check with in house counsel
- Question on litigation for vacancy tax
    - San Francisco – is a tax based on vacancy for 182 days and a lawsuit was recently filed and can take significant time to be resolved.
- Was the lease to locals tied to either of these funding streams?
    - Explanation of Lease to Locals and how this program is funded with ARPA monies which will soon run out and have no other potential funding source outside of a local discretionary fund or the city's general fund.
- There needs to be a quantification of the need for housing
- Question about studying a commercial linkage fee
    - Staff answered that a commercial linkage fee was studied but City Council chose to move forward with the increase in TOT and the real estate vacancy tax
- Support for vacancy tax given that there is limited residential allocations (66 for two years, 33 annually) and the vacancy tax would incentivize renting to locals
- Question re: litigation on vacancy tax. If we implement a vacancy tax and the litigation rules against it, would the city be required to pay back the money earned to the owners?
    - Yes, the City would be included in the litigation and required to pay back the money.
    - Seems too risky without any case law yet.
- Need to think about the timeline for taking a vacancy tax to voters in parallel with litigation and could take years.
- Comment about how big the housing crisis is and we have not done anything until this point, so drastic measures need to be taken.
- Vacancy tax doesn't seem burdensome at all with $3000 but still some concern with lawsuit

Stakeholder Meeting – April 6th, 10-12pm

City Staff in attendance: Zach Thomas, Jessica Wackenhut & Hilary Roverud

Two people attended

- TOT Comments
    - An increase of 2% for non-RDA areas would hurt smaller hotels and businesses
    - Was an economic analysis done on the impact of a TOT increase?
        - Consultant provided a Clarification that they did not study the elasticity between tourism levels and an increase in TOT. There are many variables for understanding this. For a low vacancy market, an increase in TOT would be mostly absorbed by the operator, and in a lower vacancy market, the increased TOT rate gets passed through to the consumer. Depends on current market context. Generally, for a low vacancy market, an increase in TOT would not necessarily impact the occupancy levels.
    - Facts shared that occupancy at smaller hotels could be under 50%, the tourist core occupancy is 58%, generally around 55%
        - ADRs have increased but vacancy levels have slightly decreased and are normalizing to 2019 levels
- General Comments
    - Has the City looked at the new RDA type of financing product that is available?
    - How do we communicate to the public with voting, how the 45 housing element programs will impact them?
        - More stats/data readily available on housing program implementation and success
        - There needs to be accountability if a housing tax is passed where the programs promised will actually be delivered
    - What if we look at the incremental surpluses created during higher TOT years and this increase goes directly to housing program implementation?
        - Council could create guidance/policy to go directly to housing
    - Legislate for AMI for local area
    - Look at existing public land for development
    - Question about who/what income qualifies you to live in affordable housing especially in regard to Sugar Pine Village. Several stakeholders thought that employees making $15/hour (about $31k annually) would not qualify for affordable housing.
        - Staff provided a graph with an overview of the income levels to share that most service workers do not actually make this annual salary given the seasonal work/low tourism periods.

Stakeholder Meeting – April 6th, 2-4pm

City Staff in attendance: Zach Thomas, Jessica Wackenhut & Hilary Roverud

Eight people attended

- ***Vacancy Tax Comments***
    - Concerns about the legality and pending lawsuit in San Francisco

- This community has been a 2nd homeowner community since its inception, this would then try to change that
- Support for a tiered system
  - Knowing that some people have had homes in their families for generations, how would we protect these families?
  - A tiered system where there are exemptions for these types of properties would be supported
- Question posed: If someone decides to rent their home instead of paying the vacancy tax but an extraordinarily high rent, is this better for the community? What if the owners can't find a qualified renter?
  - Consultant provided clarification that good faith efforts to rent will count
- People see the vacancy tax as a fine for owning a home in Tahoe
- South Lake Tahoe is still getting large benefits from all taxes/fees even if they are not here most of the time
- There needs to be better enforcement of Measure T
- Clarity around how the "vacancy" would be enforced
  - Consultant clarified that the way he has seen it done is to start with homeowner exemptions, utility usage, and the least effective is self-certification
- For the units that are vacant, what is the majority/different price points on those vacant homes?
- Concerns for property owners
  - Several comments about damage from tenants and issues with California Tenant Law
  - Those with second homes can't use the home at their discretion if they rent out the home
- It is not fair to charge/punish people who don't live in Tahoe
- Many of the smaller homes that are vacant (generational homes) don't have adequate upgrades (heating, water, etc.)
- If the vacancy tax is forcing homeowners to rent their homes, property owners/managers would need insurance guarantee from the City
- Vacancy tax is hard no for realtors as their position is to first and foremost

- ***General Comments***
  - There should be additional options for funding outside of creating/increasing TOT/Vacancy tax in case neither is approved by voters
  - A property manager said that no one has communicated with them about housing plans and the issues could be solved
    - Staff and stakeholders asked for clarification on what plans and no response was provided
  - Question about who/what income qualifies you to live in affordable housing especially in regard to Sugar Pine Village. Several stakeholders thought that employees making $20/hour (about $31k annually) would not qualify for affordable housing.
    - Staff provided a graph with an overview of the income levels to share that most service workers do not actually make this annual salary given the seasonal work/low tourism periods

- Question about the housing demand for population growth
- Question re: qualifying incomes to live in Sugar Pine Village. Many people thought their workers would not qualify to live in Sugar Pine Village.
    - City Staff clarified the qualified incomes based on the 2022 HCD Area Median Incomes
    - City Staff also shared information on the waiting lists at the other affordable housing properties in the City
- A couple of people think a good route is to ask homeowners for donations to support our community
- Tax vacant land
    - Tax hole in the ground/development/blight tax
- General support for 14% TOT increase across the City to make a uniform tax.
- Support of a special tax would support better accountability
- Support for using a portion of general fund dedicated to housing
- Reduce multifamily development program (MFD) fees (from $85 to $65)
- Support for tiered inclusionary zoning
- Question about commercial linkage and its implementation
    - Staff clarified that council direction was to do outreach on TOT and a vacancy tax
- Comment to not continue with the vacancy tax until there is case law
- One person supported the real estate transfer tax
    - Realtors shared that even a 1% transfer tax would be a dealbreaker

From: Hilary Roverud
To: Zachary Thomas; Jessica Wackenhut
Subject: FW: Potential vacancy tax
Date: Thursday, April 20, 2023 12:27:48 PM
Attachments: image001.png

Please include the comment below in the staff report attachment with the rest. Thanks!

Hilary Roverud, AICP
Director of Development Services
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe,CA 96150
o/ (530) 542-6024
c/ (530) 307-2490
hroverud@cityofslt.us

CITY OF
SOUTH LAKE TAHOE
www.cityofslt.us

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

From: jeff williams <jeffw8948@gmail.com>
Sent: Thursday, April 20, 2023 12:23 PM
To: Cody Bass <cbass@cityofslt.us>; John Friedrich <jfriedrich@cityofslt.us>; Scott Robbins <scottdrobbins@gmail.com>; Tamara Wallace <twallace@cityofslt.us>; Cc: Julie Regan <jregan@trpa.org>; Joseph Irvin <jirvin@Cityofslt.us>; David Stevenson <dstevenson@cityofslt.us>; Hilary Roverud <hroverud@Cityofslt.us>; John Hitchcock <jhitchcock@Cityofslt.us>
Subject: Potential vacancy tax

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I think it is appalling that a vacancy tax is even being considered. I suspect all of you live in SLT full time and if you asked your constituents if they favored a vacancy tax for non full time homeowners and correspondingly no such tax on full time residents we all know what the primary response would be. This is discriminatory at the very least and seemingly part of the "let us put to the non full time homeowners" thinking. That is sad and certainly not equitable.

In addition it seems the primary beneficiaries of solving the affordable housing problem are the business owners in SLT. Should they solve the problem alone? I certainly doubt the council would consider a tax on businesses for obtaining more affordable housing! If businesses got taxed more they would merely pass increased costs to consumers and exacerbate the problem. Why carve out

only non full time residents to shoulder the burden of affordable housing? Is it because you can?

The USFS and the Conservancy own a lot of land in SLT and they could be part of the solution. You folks are smart people so please just figure something else out. Thank you. Jeff Williams

This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

DocuSign Envelope ID: 7B456D3A-F90E-4304-AAE0-92D47C3775CE

Date: April 7, 2023
To: City of South Lake Tahoe Council and Senior Management

We the undersigned organizations - The South Tahoe Association of REALTORS, The South Tahoe Lodging Association, Tahoe Chamber of Commerce, and the South Tahoe Chamber of Commerce - actively support a meaningful increase in accessible, affordable housing and improved transit and transportation mobility in our community. As you may be aware, collectively, our organizations represent over 1,000 businesses, both large and small, and an estimated ten thousand employees. Please accept the perspectives shared in this letter as consequential.

The above being said, we are writing to express our collective and individual opposition to a possible increase in the City's Transient Occupancy Tax (TOT) and to the City's discussion of a possible imposition of a "vacancy tax." City leaders have indicated these funding options are being explored to provide the City with a new local source of funding to support affordable housing initiatives and projects.

Context for Our Concerns

Individually and/or collectively our organizations have supported a number of City-proposed tax increases over recent years, including:

- Measure G Sales Tax
- Measure S for the Ice Area, Ball Fields, and Bike Trails
- Measure P for the project now known as the Multi-Cultural Recreation & Aquatics Center
- Sales Tax increase to improve Public Safety, Roads, and Fire Protection.
- While not a tax, per se, we supported the TOT increase related to formation of the South Lake Tahoe Tourism Business Improvement District. This is a self-assessment approved by the participating businesses with the revenues dedicated to "improve and promote the economic well-being of the commercial area and businesses within the District boundaries located in El Dorado County, in the City of South Lake Tahoe, with tourism promotion, marketing and other commercial revitalization strategies."

There comes a point in time where continuing to increase the local tax burden becomes counter-productive. From our perspective, we have reached that threshold. Our concern is heightened by the inflation and higher interest rates that are negatively impacting household budgets, tourism and travel budgets, our investment climate, and the overall economic well-being of our businesses and broader community. These factors are on top of the tourism, business and community impacts we have experienced from the COVID-19 pandemic, prolonged periods of unhealthy black smoke from the Dixie and Tamarack fires, the community-wide evacuation triggered by the Caldor Fire, and this year's relentless, heavy snowfall which has also had its share of negative impacts on business, infrastructure, and our community.

DocuSign Envelope ID: 7B456D3A-F90E-4304-AAE0-92D47C3775CE

In the wake of last year's Council election, our concern is heightened by the anti-tourism rhetoric we hear from at least one Council member being espoused not only at Council meetings but at other meetings and forums throughout the community. Overt or implied threats are not an appropriate nor effective strategy for securing our willingness to engage in dialogue with the City on housing or other strategies.

Specific TOT Increase Concerns

A variety of independent studies from communities around the nation have documented that simply increasing TOT whenever more public funds are needed, no matter how important the purpose, actually serves to reduce the competitiveness of a travel destination and precipitate a decline in TOT revenues. Currently, TOT revenues comprise some 34% of the City's budget (21% of this is unrestricted funding that accrues to the City's General Fund). This does not include the nearly $3.4 million generated annually by the 2% TOT (Measure P) dedicated to the Recreation and Aquatics Center project. In our view, TOT is not revenue to push beyond its current rates of 12% within non-redevelopment areas of the City and 14% in the "Redevelopment Area." We are not prepared to support any increase in TOT within the City.

Specific Vacancy Tax Concerns

Measure T (VHRs) was narrowly passed by City voters in 2018. It effectively eliminated 1,400 homes/condos that represented a lodging option preferred by many Tahoe visitors as well as the City TOT revenues associated with those rentals. Although local residents were permitted under specific circumstances to use their homes as "vacation rentals" non-residents were prohibited by Measure T from doing so. A "vacancy tax" would further penalize homeowners already limited by Measure T, forcing them to either rent out their home long-term or be fined/taxed for NOT becoming a landlord or able to transition to being a full-time resident of their property. The inherent contradictions are evident.

Further, the case law around the legality of vacancy taxes is still being debated. For example, a vacancy tax (Measure M) adopted in San Francisco in 2022 has been legally challenged and is now in court, likely to result in a lengthy and expensive battle. Any vacancy tax proposal in the City of South Lake Tahoe should require very serious scrutiny and analysis to determine if there are any actual benefits. We have seen no evidence that Measure T created housing opportunities for locals, although that was a primary selling point made by Measure T proponents.

What We Do Support

We support the City's current work applying for housing grants, programs that give locals affordable rental and ownership options, contributing City land, advocating for the contribution of public lands owned by other jurisdictions, and engaging the use of existing revenues available to the City for housing purposes. We encourage the City and other agencies (e.g., TRPA) to explore opportunities to reduce the regulatory cost of building affordable housing. We also support the City's actions and initiatives to

DocuSign Envelope ID: 7B456D3A-F90E-4304-AAE0-92D47C3775CE

increase funding to improve local transit services, as improved transit helps support increased affordable housing.

We support proactive and creative organizations such as the St. Joseph Community Land Trust whose work includes initiatives to help locals find and rent affordable, well-managed and well-maintained rental housing as well as purchase opportunities to get locals on the path of affordable homeownership. We support innovative ideas, not simply those that involve a "tax and spend" approach.

We support and encourage all members of the City Council and City management to view our organizations and the business community as partners in the work necessary to improve and sustain our business climate for the benefit of all business owners, residents, and property owners in the community. We stand ready to work collaboratively with you toward these outcomes.

Respectfully submitted,

Amanda Adams, President – South Tahoe Chamber of Commerce

DocuSigned by:
Ryan Smith
1BB583F44E430...

Ryan Smith, President – South Tahoe Association of REALTORS®

Mike Glover, CEO – Tahoe Chamber

DocuSigned by:
Kathleen Mason
04E4D47BCE6A41E...

Kathleen Mason, President – Lake Tahoe Lodging Association

From:	jeff williams
To:	Hilary Roverud
Cc:	Joseph Irvin; Sue Blankenship; Zachary Thomas; Jessica Wackenhut
Subject:	Possible tax on second home owners
Date:	Friday, April 7, 2023 4:02:42 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This possible tax on second home owners is something it seems the city has a say in and I am opposed to this tax and would assume this is would be a last resort after all other options are considered regarding affordable housing. Has that been done? It would be unfortunate to discriminate against second homeowners since the beneficiaries of affordable housing are ALL the citizens of SLT, full time and otherwise. That is undeniable.

I suspect if you asked non full time residents if they would prefer a tax on only second home owners to help fund affordable housing it doesn't take a brain surgeon to get their response. How well would a tax only on full time residents go over since I suggest they would be more of a primary beneficiary than second home owners? The full time residents benefit more than part time owners so why not just tax them? Not a good idea is it.

We need options that don't discriminate!

Jeff Williams

From:	Hilary Roverud
To:	djinkens@charter.net
Cc:	Joseph Irvin; Sue Blankenship; Zachary Thomas; Jessica Wackenhut
Subject:	RE: STAKEHOLDER MEETING ON PROPOSED CITY TAXES (TOT or Vacancy Tax)
Date:	Friday, April 7, 2023 2:13:21 PM
Attachments:	image001.png

Thank you David!

Hilary Roverud, AICP
Director of Development Services
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe,CA 96150
o/ (530) 542-6024
c/ (530) 307-2490
hroverud@cityofslt.us

CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

From: djinkens@charter.net <djinkens@charter.net>
Sent: Friday, April 7, 2023 11:53 AM
To: Hilary Roverud <hroverud@Cityofslt.us>
Cc: Joseph Irvin <jirvin@Cityofslt.us>; Sue Blankenship <sblankenship@Cityofslt.us>; Zachary Thomas <zthomas@Cityofslt.us>; Jessica Wackenhut <jwackenhut@Cityofslt.us>
Subject: STAKEHOLDER MEETING ON PROPOSED CITY TAXES (TOT or Vacancy Tax)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hilary.

Thank you, your staff, and the BAE consultant for the outreach meetings you held yesterday on an increase in the TOT or imposition of a vacancy tax on second homeowners to finance affordable housing programs in the future.

It is clear from the comments of all stakeholders and me that we support programs to meet the present and future housing needs of all income groups in the City. The issue becomes how best to achieve this objective given the tools available to local government.

I thought the presentations by staff and the City consultant were very good. I appreciated the conversation and dialogue as well you allowed there between parties attending and staff. It was refreshing to have such an in-depth conversation about a very important City policy matter. As you learned there are many concerns and outstanding issues discussed by stakeholders related to each of the tax increase proposals. *The City Council support for housing is commendable and options for funding need to be evaluated as discussed and suggested at the meeting should these two taxing options be determined to be not possible for economic impact or legal reasons. It was clear to me that stakeholders and I do not favor increase in taxes in this increasingly perilous economy. We need other options.*

I now understand that notes from the two meetings (**TOT and Second Homeowner Vacancy Tax)** will be prepared summarizing the comments and suggestions made at the meetings, and that an update will be made to the City Council in May. I was surprised at the morning meeting on TOT that only Jerry Bindel and I attended despite the fact your team invited several people to the meeting , but I must admit that the conversation there was *very good* and interactive, and Mr. Bindel is very knowledgeable about his business model.

I learned a lot from both meetings from the excellent comments made by stakeholders and staff.

I hope that those of us who attended the meeting are alerted when the matter comes forward to the City Council.

Thank you as well for allowing me to attend.

Respectfully,

David

David Jinkens, MPA
Good Government Advocate
Full Time Resident

"SI PODEMOS"

This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

From:	djinkens@charter.net
To:	Joseph Irvin
Cc:	Hilary Roverud; Sue Blankenship; Zachary Thomas; Jessica Wackenhut
Subject:	RE: PROPOSED HOUSING AND NEW TAXES STAKEHOLDERS MEETING - TIME SENSITIVE
Date:	Sunday, April 2, 2023 11:46:40 AM
Attachments:	image001.png image002.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joe,

I welcome your comments and insight.

There are still unanswered questions about the housing need numbers that originated locally and, in the region, and the proposed taxing strategy to fund housing in the city, but all of this will be vetted and discussed in several forums. We can have more affordable housing without new taxes if all federal and state partners want it to happen and really want to cooperate with local officials. Preserving existing affordable housing like Motel 6 for working locals in need must also be in the mix.

In the end, the voters of the City (not regional officials and special interest groups) have to decide the issue of more taxes in an economy with high inflation, rising costs, strain on the business community, and diminished economic growth as they travel everyday on roads that are decaying and without drainage etc., and live with a highly restrictive regulatory system that drives new construction costs up enormously and determine whether city priorities are aligned with local needs and conditions.

I understand fully the role staff must play, and I fully and completely oppose council member interference in professional work assigned to staff. As you know, independent staff work, devoid of political interference, when done objectively and carefully is the mark of professional management that city and all levels of government need. I value that you endorse these principles as well.

My best wishes and regards to you and staff for success and good fortune.

Respectfully,

David

David Jinkens, MPA
Good Government Advocate
Full-time Resident

"SI,PODEMOS"

From: Joseph Irvin <jirvin@Cityofslt.us>
Sent: Sunday, April 2, 2023 11:04 AM
To: djinkens@charter.net; Hilary Roverud <hroverud@Cityofslt.us>
Cc: Sue Blankenship <sblankenship@Cityofslt.us>; Zachary Thomas <zthomas@Cityofslt.us>; Jessica Wackenhut <jwackenhut@Cityofslt.us>; Joseph Irvin <jirvin@Cityofslt.us>

Subject: RE: PROPOSED HOUSING AND NEW TAXES STAKEHOLDERS MEETING - TIME SENSITIVE

David,
Thanks for sharing your thoughts on this process. We are lucky to have Hilary and a wonderful housing division. The Housing funding study was managed by the Development Services Department and presented to City Council on January 24, 2023. From there, the City Council directed staff to conduct outreach and return back and report on the outreach efforts. We will not and never do provide the City Council with unbiassed advice.

Respectfully,

Joseph D. Irvin, ICMA-CM
City Manager
City of South Lake Tahoe, CA
jirvin@cityofslt.us
(530) 542-6043

CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

From: djinkens@charter.net <djinkens@charter.net>
Sent: Saturday, April 1, 2023 8:55 AM
To: Hilary Roverud <hroverud@Cityofslt.us>
Cc: Joseph Irvin <jirvin@Cityofslt.us>; Sue Blankenship <sblankenship@Cityofslt.us>; Zachary Thomas <zthomas@Cityofslt.us>; Jessica Wackenhut <jwackenhut@Cityofslt.us>
Subject: RE: PROPOSED HOUSING AND NEW TAXES STAKEHOLDERS MEETING - TIME SENSITIVE

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Hilary,

Thank you for the courtesy of a response to my questions to the City Council. I now understand that you have been placed in a difficult situation managing this highly controversial taxing and public policy matter. In the end, policy makers will have to make difficult decisions and be held accountable for them, so they and the public need the best information and *unbiassed advice possible from professional management*.

Thank you as well for allowing me to attend. I have a deep and continuing interest in the success of South Lake Tahoe.

I will likely be doing more writing about this matter but whatever I do write will focus on the

merits of the issue for residents of the city and business owners and operators in the city limits. In the final analysis, the decisions on taxing rests with the voters of South Lake Tahoe, not special interest groups in the region. The equity of the proposed tax, the legal issues associated with them, and the impact of these proposals on the City's economy will need to be vetted and understood before voters are asked to vote .Staff needs to ensure that we have these answers.

I always wish you and your team success and good fortune. Thank you for your service!

David

From: Hilary Roverud <hroverud@Cityofslt.us>
Sent: Friday, March 31, 2023 4:40 PM
To: djinkens <djinkens@charter.net>
Cc: Joseph Irvin <jirvin@Cityofslt.us>; Zachary Thomas <zthomas@Cityofslt.us>; Sue Blankenship <sblankenship@Cityofslt.us>; Jessica Wackenhut <jwackenhut@Cityofslt.us>
Subject: RE: PROPOSED HOUSING AND NEW TAXES STAKEHOLDERS MEETING - TIME SENSITIVE

Good afternoon David,

See text in red for responses to your questions. Feel free to call if you need additional information. Thank you!

1. When is the stakeholders meeting going to be held?
   Thursday, April 6th -
   TOT interested groups from 10am-12pm
   Vacancy Tax related groups from 2-4pm
   Invitees may attend either session.
2. Where will it be held?
   City Council Chambers, Lake Tahoe Airport
3. Who are the stakeholders and how were they appointed and by whom? When were these appointments made?
   Invites for the April 6th stakeholder outreach sessions went to the stakeholders listed below. The invite requested that they disseminate the invite to all of their group/organization members. These were not appointed stakeholders.

Jerry Bindel	Lodging Association
Mike Glover	Tahoe Chamber
Steve Teshara	Tahoe Chamber
Duane Wallace	South Tahoe Chamber
Carol Chaplin	Lake Tahoe Visitor's Authority
Sharon Kerrigan	South Tahoe Association of Realtors
Amanda Adams	South Tahoe Association of Realtors
Peggy Bourland	Neighborhood Group
Julie, Mark, & Matt Lucksinger	Lake Valley Properties
Mike Phillips	Realty World

Chris Chandler	Select Property Management
Kelly Pelcher	Select Property Management
Jerry Williams	Lake Tahoe Getaways

4. Will any member of the City Council be attending the meeting? If so, who are those members?
   I do not believe Councilmembers intend to attend but they may
5. Who is conducting the meeting and what is the agenda for the meeting? Will City paid consultants be present?
   City staff is conducting the meeting along with consultant. Each session will include a presentation and facilitated discussion.
6. Why aren't members of the public and media able to sit in and listen?
   These sessions are intended to be smaller discussion groups. The public workshop conducted at the Planning Commission meeting on March 23rd was intended to provide opportunity for general public comment. Feedback from all outreach efforts will be provided to City Council at a public meeting for Council consideration and discussion.
7. Transparency in these matters is important and part of good governance. There can be no secrets and no secret deals made in private.
   City staff is available to provide any information and discuss City business with any member of the public.

May I attend the meeting? Yes.

Hilary Roverud, AICP
Director of Development Services
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe,CA 96150
o/ (530) 542-6024
c/ (530) 307-2490
hroverud@cityofslt.us

CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

From: Joseph Irvin <jirvin@Cityofslt.us>
Sent: Friday, March 31, 2023 4:18 PM
To: Hilary Roverud <hroverud@Cityofslt.us>
Subject: FW: PROPOSED HOUSING AND NEW TAXES STAKEHOLDERS MEETING - TIME SENSITIVE

Joseph D. Irvin, ICMA-CM
City Manager
South Lake Tahoe, CA
jirvin@cityofslt.us
(530) 542-6043

CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

From: djinkens@charter.net <djinkens@charter.net>
Sent: Friday, March 31, 2023 2:59 PM
To: Cristi Creegan <ccreegan@cityofslt.us>; Cody Bass <cbass@cityofslt.us>; John Friedrich <jfriedrich@cityofslt.us>; 'Scott Robbins' <scottdrobbins@gmail.com>; Tamara Wallace <twallace@cityofslt.us>
Cc: Joseph Irvin <jirvin@Cityofslt.us>; Sue Blankenship <sblankenship@Cityofslt.us>
Subject: PROPOSED HOUSING AND NEW TAXES STAKEHOLDERS MEETING - TIME SENSITIVE

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Creegan and Council Members:

I understand that the City is holding a meeting purportedly on new affordable housing and proposed taxes to fund housing with stakeholders sometime in the near future.

I was told that no member of the city council will be attending.

As a twenty-year full time, resident of the City and one who cares greatly about its success, I am asking the following:

1. When is the stakeholders meeting going to be held?
2. Where will it be held?
3. Who are the stakeholders and how were they appointed and by whom? When were these appointments made?
4. Will any member of the City Council be attending the meeting? If so, who are those members?
5. Who is conducting the meeting and what is the agenda for the meeting? Will City paid consultants be present?
6. Why aren't members of the public and media able to sit in and listen?
7. Transparency in these matters is important and part of good governance. There can be no secrets and no secret deals made in private.

May I attend the meeting?

Thank you and best wishes. Have a good weekend and be safe!

David

David Jinkens, MPA
Good Government Advocate
Stakeholder in the community
This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us
This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us
This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

From: Zachary Thomas
To: Jessica Wackenhut
Subject: FW: Planning Commission to Examine Taxes to Fund Affordable Housing?
Date: Tuesday, April 4, 2023 3:22:50 PM
Attachments: image006.png
image015.png
image001.png

Zach Thomas
Housing Manager
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150
Office Phone: (530) 542-7400
Cell Phone: (530) 208-7422
Email: zthomas@cityofslt.us

CITY OF
SOUTH LAKE TAHOE

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

From: Joseph Irvin <jirvin@Cityofslt.us>
Sent: Thursday, March 30, 2023 9:09 AM
To: djinkens@charter.net; 'Sharon Kerrigan' <sharon@staor.org>; 'Duane Wallace' <duane_wallace@hotmail.com>; Hilary Roverud <hroverud@Cityofslt.us>; Joseph Irvin <jirvin@Cityofslt.us>; Zachary Thomas <zthomas@Cityofslt.us>
Cc: 'Amanda Adams' <amanda@tahoeadams.com>; 'Kathleen Mason' <kmason.hieslt@gmail.com>; 'Bruce Grego' <bgslt@att.net>; Jerry Bindel <jbindel@forestsuites.com>; 'Doug Williams' <cedarpinesresort@hotmail.com>; nyanish@chaseinternational.com; 'Dick Van Buskirk' <bijoufurniture@yahoo.com>
Subject: RE: Planning Commission to Examine Taxes to Fund Affordable Housing?

David,
To clarify, the Planning Commission was not asked to, and did not, take any action or develop a commission recommendation on these issues. They simply hosted a workshop to help staff solicit public comment on these topics as one piece of the outreach strategy that the City Council directed to occur on January 24, 2023. Comments were recorded and will be included in the report back to City Council. It is correct that the Planning Commission does not have a role in decision-making

when it comes to potential tax measures, that is the role of the City Council.

Respectfully,

Joseph D. Irvin, ICMA-CM
City Manager
South Lake Tahoe, CA
jirvin@cityofslt.us
(530) 542-6043

CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

From: djinkens@charter.net <djinkens@charter.net>
Sent: Wednesday, March 29, 2023 12:00 PM
To: 'Sharon Kerrigan' <sharon@staor.org>; 'Duane Wallace' <duane_wallace@hotmail.com>
Cc: 'Amanda Adams' <amanda@tahoeadams.com>; Cristi Creegan <ccreegan@cityofslt.us>; Tamara Wallace <twallace@cityofslt.us>; Cody Bass <cbass@cityofslt.us>; John Friedrich <jfriedrich@cityofslt.us>; Joseph Irvin <jirvin@Cityofslt.us>; 'Kathleen Mason' <kmason.hieslt@gmail.com>; 'Bruce Grego' <bgslt@att.net>; Jerry Bindel <jbindel@forestsuites.com>; 'Doug Williams' <cedarpinesresort@hotmail.com>; nyanish@chaseinternational.com; 'Dick Van Buskirk' <bijoufurniture@yahoo.com>
Subject: RE: Planning Commission to Examine Taxes to Fund Affordable Housing?

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sharon and Duane,

It might be of value to ask the City Manager who at City Hall asked the Planning Commission to review this funding. I suspect that Planning staff did not initiate this on their own. The role of the Planning Commission when properly defined and respected and conceived in State law can and should be valued by the community. I think most members of the Commission want to do a good job for our city, its residents, and business community first and foremost.

I suspect as well that this is an effort by some City officials to say that they have done public outreach on this tax and spend proposal even though the City Council failed to appoint a citizens advisory committee requested by you both, local organizations, and me. The Council may be looking for cover so that they can say they did public outreach, more like the fake kind often done in the past by TRPA. My sense sadly is that a majority don't care about what we think. Their minds are made up because they

know better than we know. They fail to understand the concepts of representative government and the consent of the governed.

In addition, City officials have failed to respond to the concerns I raised about the matter that was contained in **Newsletter 111** on March 6, 2023. A copy of the section is copied below: The approach the city is using s a ram rod with little care or concern for the validity of their approach or the concerns by residents and the city business community.

These are tough words, but some city officials are not listening to us.

In any case, it is important that concerned and informed **residents of the city and those representing city businesses**, not special interest, and self-serving non-resident parties, make known their views on the matter at every opportunity they can whether at the Planning Commission, City Council, in the media or in the courts. Maybe, in one sense, this is an opportunity in disguise to educate the public on this draconian tax and spend proposals. There may even be members of the Planning Commission who will understand our points and concern for our community and will reject these ideas..

Thank you both for your focus.

David

STCC Member

***NOT* NECESSARILY IN THE NEWS,** VOLUME 111

"CITY VOTERS AND TAXPAYERS SHOULD PAY FOR AFFORDABLE HOUSING FOR THE REGION – really? Who said that?

There have been proposals made by a majority of the City Council and even new members of the Planning Commission that local property owners in one form or another should be taxed to pay for programs to support the creation of more affordable housing in the City limits. Unfortunately, as I will explain here, while the goal of encouraging the construction of affordable housing is worthy, the analysis of the issue is weak and the suggestions for funding are questionable at best.

The reality is that with one exception it is the private sector that builds housing, not the public sector. It is the private sector that develops and rents units to workers, not the public sector. We need to keep private sector owners of rentals at affordable rates in business and help them with needed repairs if they continue renting to lower income persons and families.

Let's start from the beginning and talk about the need and what advocates say it is based on.

As background, South Lake Tahoe, is the only California city within the TRPA region. El Dorado and Placer counties too are in the region. California law requires cities and counties to support the development of affordable to meet the regional need. However, while California law requires local jurisdictions to support their fair share of housing in the region (of California), the counties and cities in Nevada that are in the Tahoe Basin do not have such a requirement. Thus, what is the city's share of the

affordable housing need mean?

HCD RHNA numbers are local numbers, nit State numbers

City staff recently reported to the Planning Commission on housing matters that the City share is determined by the State Department of Housing and Community Development (HCD). This is actually not the case. The statement is imprecise and arguably misleading at best.

According to Sacramento regional officials, "the *local Tahoe area agencies – the city, the Tahoe portions of El Dorado County and Placer County – along with TRPA, provide background information including what they forecast for their jurisdictions. No one provides growth projects for the overall bi-state Tahoe area. The city, and the Tahoe Basin portions of El Dorado and Placer counties each receive allocations in the RHNA process. El Dorado County and Placer County also receive separate allocations for their respective areas not in the Tahoe Basin. "*

We need an independent, non-biased and no special interest evaluation.
Thus, the city's fair share allocation (RHNA numbers) is not State HCD numbers at all. They are numbers provided by local agencies in California. Where did the City get its RHNA numbers? I suspect they were taken from a study done by the Tahoe Prosperity Center which represents special interest in the California and Nevada region, not necessarily those of the City. Without knowing what the fair share of each jurisdiction in the California and Nevada region within TRPA, how do we know and how can we trust a regional advocacy agency's numbers? I suspect that for the most part, the regional special interests expect South Lake Tahoe businesses and taxpayers to bear the bulk of the burden of delivering affordable housing and the balance of the region has to do nothing and pay nothing for this service. If true, this is a totally unacceptable proposition. We need and independent evaluation done by outside experts of the City's needs, not numbers put forth by special interests' groups or organizations.

In one sense, I do not blame special interest regional groups for looking out for special regional interests. However, it is the job of city officials to ensure that the data they use and base decision on is reliable and reflects the interests of the people and business community in South Lake Tahoe.

Financing City Housing Programs for who?

The City Council has indicated that it wishes to examine either imposing a vacancy tax or a higher TOT on property owners and businesses. They are in the exploratory stage but sadly chose not to invite residents to be part of an oversight committee. In doing so, city officials still do not know the real need for housing within the city limits for the reasons mentioned above. How do responsible officials know what programs to promote or what financing is needed if they do not know the extent of the problem or our share of regional housing?

Vacancy tax is arguably illegal at worst and terrible policy idea at best.

I questioned in the past the idea that a City can tax two residential properties in the same residential zone and next door to each other a different tax rate under California law simply because one of the residential properties is not lived in a majority of time by the owners. Second homeowners are investors in our community. They pay all of the taxes, charges and fees we full time residents pay and because they are not full-time residents, they demand less service. So, some revisionist minds want to tax them more because they do not live here full time? Anti economic growth, anti-property owner and arguably

illegal.

In regard to such a vacancy tax being illegal, a lawsuit has now been filed in the City and County of San Francisco by a prominent California law firm over their proposed onerous vacancy tax. I was told that the lawsuit has not yet been set for a hearing by the court, but the case and arguments made therein are important and relevant to our proposal. We need to monitor that case.

As local business owners reported, continual raising of the TOT may sound like a great simpleminded idea until the tax becomes another disincentive to people to visit South Lake Tahoe and instead visit cheaper locations. Yes, we need tourism and visitors here to sustain our economy, tax base, and local jobs even though city officials and tourism business owners and operators need to do a far better job managing tourism (e.g., More parking facilities, more micro transit, more large employer help. restricting parking that blocks driveways and streets, and enforcement)

Finally, if any proposed tax hike is earmarked for housing programs only, the tax becomes a special tax requiring a 2/3 vote. If it is not a special tax, funds generated from a general tax can be used for any governmental purpose thus defeating the notion that it is for housing programs alone. I oppose new taxes in our high inflation economy.

From: Sharon Kerrigan <sharon@staor.org>
Sent: Wednesday, March 29, 2023 8:54 AM
To: Duane Wallace <duane_wallace@hotmail.com>; djinkens@charter.net
Cc: Amanda Adams <amanda@tahoeadams.com>; Joe Irvin <jirvin@cityofslt.us>; Cristi Creegan <ccreegan@cityofslt.us>; Tamara Wallace <twallace@cityofslt.us>; cbass@cityofslt.us; jfriedrich@cityofslt.us; Kathleen Mason <kmason.hieslt@gmail.com>; Bruce Grego <bgslt@att.net>; Jerry Bindel <jbindel@forestsuites.com>; Doug Williams <cedarpinesresort@hotmail.com>; nyanish@chaseinternational.com; Sharon Kerrigan <sharon@staor.org>
Subject: RE: Planning Commission to Examine Taxes to Fund Affordable Housing?

Agreed – could we please get clarification from the City as to the Planning Commission's purvue and powers as currently established by policies, codes, etc.?

It would seem that if Planning Commissioners wanted to participate in the deliberations pertaining to finding funding for housing, that they could do so as a part of stakeholder groups as well as in the audience for City Council and provide input via public comment.

All the best,

Sharon Kerrigan, RCE, ePro
Executive Vice President
South Tahoe Association of REALTORS
530.541.7007 | sharon@staor.org

From: Duane Wallace <duane_wallace@hotmail.com>
Sent: Wednesday, March 29, 2023 8:32 AM
To: djinkens@charter.net

Cc: Amanda Adams <amanda@tahoeadams.com>; Joe Irvin <jirvin@cityofslt.us>; Cristi Creegan <ccreegan@cityofslt.us>; Tamara Wallace <twallace@cityofslt.us>; cbass@cityofslt.us; jfriedrich@cityofslt.us; Sharon Kerrigan <sharon@staor.org>; Kathleen Mason <kmason.hieslt@gmail.com>; Bruce Grego <bgslt@att.net>; Jerry Bindel <jbindel@forestsuites.com>; Doug Williams <cedarpinesresort@hotmail.com>; nyanish@chaseinternational.com
Subject: Re: Planning Commission to Examine Taxes to Fund Affordable Housing?

I read your information below and am Perplexed. The Planning commission has no business whatsoever being involved with analyzing or proposing taxes. That is way outside their purview. I've never seen a planning commission inject itse
into a City Council issue of this type, EVER. The planning commission is not involved in taxes only land use issues.. They are usurping the councils job and authority
This should NOT happen.

Duane

Sent from my iPhone

On Mar 28, 2023, at 7:09 PM, djinkens@charter.net wrote:

Home

South Lake Tahoe Planning Commission to examine taxes to fund affordable housing

1. **View**

---

2. View items

Submitted by paula on Mon, 03/20/2023 - 1:54pm

1.

SOUTH LAKE TAHOE, Calif. - Most can agree that South Lake Tahoe and most communities across the country need better affordable housing options for residents. A problem with the needs is that funding needs to be made available to build the needed units.

The South Lake Tahoe Planning Commission will examine two options for funding at its 3 p.m. meeting Thursday in a workshop format: A rise in Transient Occupancy Tax and a new Real Estate Vacancy Tax. The meeting will be in person in City Council chambers at the airport, as well as on zoom (see here).

To meet the City Council's adopted 2021-2026 Strategic Plan, a set of housing programs are being developed to address the spectrum of housing needs within the city limits. In order to fund this broad-spectrum approach, the Strategic Plan identified exploring the feasibility of a local discretionary funding source as

an action item.

The establishment or increase of these taxes would require voter approval.

City staff will make a presentation during the workshop, and comments will be collected from the public and commissions about these two potential funding sources. There are other options that may be considered in the future: real estate transfer tax, sales and use tax, alternative business taxes, inclusionary housing in-lier fee, and a commercial linkage fee.

Transient Occupancy Tax (TOT) is currently at 12 percent for South Lake Tahoe except for properties in the tourist core area which is at 14 percent. The workshop will seek comment on raising it another two percent to fund affordable housing. The last increase in 2016 (Measure P) was two percent to go to building the new recreation center and other recreational needs. City staff estimates the extra two percent would raise $2.8M-$3.3M in revenue. Currently, Placer County TOT is at 10 percent, and Douglas and El Dorado counties are at 14 percent.

Real Estate Vacancy Tax has been tossed around in the public for a few years, but City staff will present a $3000 per unit fee if held vacant for seasonal or occasional use. Staff estimates $11.4M a year would be raised. Also on the program is a commercial fee for vacant buildings. A $1,000 - $10,000 fee would be imposed per 1,000 square feet of gross leasable space if vacant. Staff estimates this would raise $335,000 to $3.4M annually.

After this public workshop, there will be focused stakeholder meetings on this subject on **April 6 for invited participants**. The City Council will get a presentation at a later date.

Share / Save

1. **News**

This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

From: Zachary Thomas
To: Jessica Wackenhut
Subject: FW: Real Property Transfer Tax and Measure ULA FAQ | Los Angeles Office of Finance
Date: Monday, April 17, 2023 11:24:26 AM
Attachments: image001.png

Zach Thomas
Housing Manager
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150
Office Phone: (530) 542-7400
Cell Phone: (530) 208-7422
Email: zthomas@cityofslt.us

CITY OF SOUTH LAKE TAHOE

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

From: Zachary Thomas
Sent: Thursday, March 23, 2023 1:55 PM
To: Sue Blankenship <sblankenship@cityofslt.us>; Joanne McDonough <jmcdonough@cityofslt.us>
Subject: FW: Real Property Transfer Tax and Measure ULA FAQ | Los Angeles Office of Finance

FYI – Public Comment Received

Zach Thomas
Housing Manager
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150
Office Phone: (530) 542-7400
Cell Phone: (530) 208-7422
Email: zthomas@cityofslt.us

CITY OF SOUTH LAKE TAHOE

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

From: edward mosur <emosur256@gmail.com>
Sent: Thursday, March 23, 2023 12:00 AM
To: Natalia Wieczorek <nwieczorek@cityofslt.us>; Gavin Feiger <gfeiger@cityofslt.us>; Keith Roberts <kroberts@cityofslt.us>; Seth Howard <showard@cityofslt.us>; Nick Speal <nspeal@cityofslt.us>; Zachary Thomas <zthomas@Cityofslt.us>
Subject: Fwd: Real Property Transfer Tax and Measure ULA FAQ | Los Angeles Office of Finance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, A Real Estate Transfer Tax is your most viable and legal source of funding for Affordable/Workforce Housing. All you have to do is lobby the State Legislature and Gov. Newsom to change the wording to allow General Law cities to raise the Transfer Tax for the purpose of funding housing. The cities don't have to become a Charter City, which can be expensive and divisive. Many rules have been changed in the name of "affordable housing". Sugar Pine project is being built on "Sensitve Land" purchased by the CTC. By working through and with the League of California Cities and other entities, this can actually be accomplished faster and easier than you think. Do a quick straw poll of General Law cities and see how many would be in favor of it. There can be great flexibility in the tax; as evidenced by the ULA one. Your Vacancy Tax will NEVER become reality for several reasons. Don't waste time and money on it. If your City Attorney is not advising you as such; then she should be replaced. I have no "skin" in this game, but have been suggesting the Transfer Tax route for over a decade to help solve the Citys' financial woes.

Ed Mosur, South Lake Tahoe

---------- Forwarded message ---------

Subject: Real Property Transfer Tax and Measure ULA FAQ | Los Angeles Office of Finance

https://finance.lacity.org/faq/real-property-transfer-tax-and-measure-ula-faq

This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

From: Zachary Thomas
To: Jessica Wackenhut
Subject: FW: Local Housing Trust Fund Program: Notice of Funding Availability
Date: Friday, March 10, 2023 2:30:32 PM
Attachments: image001.png

Zach Thomas
Housing Manager
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150
Office Phone: (530) 542-7400
Cell Phone: (530) 208-7422
Email: zthomas@cityofslt.us

CITY OF SOUTH LAKE TAHOE

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

From: Heidi Hill Drum <heidi@tahoeprosperity.org>
Sent: Friday, March 10, 2023 1:26 PM
To: Stacy Caldwell <stacy@ttcf.net>; emily@ttjpa.org; Kristina Kind <kristina@ttcf.net>; Emily Setzer <ESetzer@placer.ca.gov>; Shawna Purvines <SPurvines@placer.ca.gov>; Zachary Thomas <zthomas@Cityofslt.us>; William Roby <bill@eldoradocf.org>
Cc: Seana Doherty <seana@agnewbeck.com>; brooke.laine@edcgov.us; Cindy Gustafson <cindygustafson@placer.ca.gov>; Frances McAninch <frances@tahoeprosperity.org>
Subject: Local Housing Trust Fund Program: Notice of Funding Availability

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi partners in housing,

CA wants to match local housing funds if we have a Housing Trust Fund. I know the Mountain Housing Council is in process of a few big changes, but I'm not clear if one of the new entities is an official Housing Trust Fund.

Bill,I am not sure if you ever got the voluntary transfer fee/tax set up? Could that be a source of ongoing funding per the criteria below? Could we set up a fund in time to be eligible for this as the City has lots of potential housing opportunities and is currently looking at ways to fund the housing gap.

I don't know if we have identified "ongoing revenues from dedicated sources of funding" to my knowledge, although it would be good if we could since clearly we are missing an opportunity for matching funds.

Thoughts? I can have Frances cover the webinar and share the notes and slides if there is an opportunity in our region. Please let me know!

Eligible Applicants

A Local or Regional Housing Trust Fund is required to be a public, joint public and private, or charitable nonprofit organization organized under Section 501(c)(3) of the Internal Revenue Code, which was established by legislation, ordinance, resolution (including nonprofit articles of incorporation), or a public-private partnership organized to receive specific public, or public and private, revenue to address local housing needs. The key characteristic of a Local Housing Trust Fund is that it receives Ongoing Revenues from Dedicated Sources of funding sufficient to permit the Local Housing Trust Fund to comply with the requirements of the Program. Local and Regional Housing Trust Funds must comply with requirements set forth in the regulations and guidelines in order to be eligible to submit an application.

Begin forwarded message:

From: TPC Admin <info@tahoeprosperity.org>
Subject: Fwd: Local Housing Trust Fund Program: Notice of Funding Availability
Date: March 10, 2023 at 1:13:10 PM PST
To: Heidi Hill Drum <Heidi@tahoeprosperity.org>

FYI, do any of the jurisdictions have a housing trust fund? This opportunity is for a matching grant for housing trust funds.
F

---------- Forwarded message ---------
From: **CA Department of Housing & Community Development**
<communications@hcd.ca.gov>
Date: Thu, Mar 9, 2023 at 9:45 AM
Subject: Local Housing Trust Fund Program: Notice of Funding Availability
To: <info@tahoeprosperity.org>

Local Housing Trust Fund Program

Notice of Funding Availability

Register to attend webinar

The California Department of Housing and Community Development is pleased to announce the release of Local Housing Trust Fund (LHTF) Program Notice of Funding Availability (NOFA) for approximately **$53 million**. This funding provides Matching Grants to Local Housing Trust Funds established by cities and counties, Native American Tribes, and incorporated 501(c)(3) nonprofit organizations.

Applications will be available March 23, 2023

The Application portal will be accepting applications beginning April 19, 2023 through May 17, 2023 at 4 p.m.

Please note: Online support and technical assistance closes at 3:30 p.m. Pacific Daylight Time on May 17, 2023.

Questions? We would like to gather questions in advance and discuss them during the Q&A webinar. If you have any questions regarding the NOFA, Guidelines, or Application, please send them to the LHTF@hcd.ca.gov.

Register to attend the Live Q & A Webinar

March 30, 2023
10am
Join Teams webinar

When you register you will receive a confirmation email along with a link to join the webinar. You will also receive a reminder email the day before the scheduled webinar.

The **pre-recorded NOFA workshop** will be posted on the LHTF webpage Thursday March 23, 2023.

Background: Proposition 1 authorized $300 million to the LHTF Program to provide matching grants to Local Housing Trust Funds so that they can fund affordable housing.

The LHTF program funds may be used for predevelopment costs, acquisition costs, and other costs associated with development or rehabilitation of Affordable rental housing projects, Emergency Shelters, Permanent Supportive Housing, Transitional Housing, and Affordable Homeownership Projects or Units within a Homeownership Project. The LHTF funds may also be used for the construction, repair, and reconstruction or rehabilitation of Accessory Dwelling Units or Junior Accessory Dwelling Units.

Copyright © 2023
hcd.ca.gov | (916) 263-7400

From: Zachary Thomas
To: Jessica Wackenhut
Subject: FW: Funding Study
Date: Friday, March 3, 2023 10:41:33 AM
Attachments: image001.png

Zach Thomas
Housing Manager
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150
Office Phone: (530) 542-7400
Cell Phone: (530) 208-7422
Email: zthomas@cityofslt.us

CITY OF SOUTH LAKE TAHOE

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

From: Zachary Thomas
Sent: Friday, March 3, 2023 10:40 AM
To: 'Heidi Hill Drum' <heidi@tahoeprosperity.org>
Subject: RE: Funding Study

Hi Heidi,

To Clarify, the study did analyze a real estate transfer tax (I have never heard of a Voluntary transfer fee… Would this be a donation people make?). Also, we are familiar with the fees in Crested Butte. It is basically an Inclusionary Housing in-lieu fee, which was also analyzed. Crested Butte also has a 7.5% vacation rental excise tax, which would not be relevant to study since Measure T.

I just want to make sure I followed up with you, because BAE studied the typical and most common revenue sources for this study. While there are numerous ways and variations that communities implement fees, taxes, etc, it does not mean that the core concepts weren't analyzed. I just want to clarify that point.

Understood about regarding the commercial linkage fee.

Thanks,

Zach

Zach Thomas
Housing Manager
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150
Office Phone: (530) 542-7400
Cell Phone: (530) 208-7422
Email: zthomas@cityofslt.us

CITY OF
SOUTH LAKE TAHOE

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

From: Heidi Hill Drum <heidi@tahoeprosperity.org>
Sent: Friday, March 3, 2023 9:40 AM
To: Zachary Thomas <zthomas@Cityofslt.us>
Subject: Re: Funding Study

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm traveling so I don't have the study and my computer in front of me, but I recall at least the voluntary real estate transfer fee that the community foundation had spearheaded which I thought was in process. I also think that they could've done a lot more work on the commercial linkage fee, and was disappointed, the council chose not to explore that. In addition, there were fees from Crested Butte, Colorado, I can't quite remember the name of them that also were a potential source of funding. It was fees for developing homes over a certain square footage that went directly into a housing fund.

I hope Siri spell checked...

> On Mar 3, 2023, at 09:34, Zachary Thomas <zthomas@cityofslt.us> wrote:

Hi Heidi,

Just following up on your comment this morning at the CEO round table. What were the potential revenue sources that weren't studied that you feel should have been?

Thanks,

Zach

Zach Thomas
Housing Manager
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150
Office Phone: (530) 542-7400
Cell Phone: (530) 208-7422
Email: zthomas@cityofslt.us
<image001.png>

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

From:	Jessica Wackenhut
To:	mike@tahoechamber.org; steveteshara@gmail.com
Cc:	Zachary Thomas (zthomas@cityofslt.us)
Subject:	Reminder - Stakeholder Meeting on Housing Programs & Local Revenue Sources on April 6th 10-12pm
Date:	Friday, March 31, 2023 4:19:00 PM
Attachments:	Morning_Stakeholder Meeting Flyer_Funding.jpg image001.png

Good Afternoon Mike and Steve,

I hope this email finds you well.

I wanted to provide a reminder for the Tahoe Chamber's members on the Stakeholder Meeting for Housing Programs and Local Revenue Sources next ***Thursday, April 6th from 10:00am – 12:00pm.*** I have attached the flyer again and we will be hosting another workshop in the afternoon targeted towards stakeholders for the vacancy tax from 2-4pm.

In addition, I was wondering if you have any specific business owners or other stakeholders you would like me to contact them to ensure their participation. Let me know and I am happy to call or email them!

Thank you,
Jessica

Jessica Wackenhut Lomeli
Pronouns: she/her (What's this?)
Associate Housing Planner
1052 Tata Lane, South Lake Tahoe, CA
530-542-6158
jwackenhut@cityofslt.us
CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

Office Hours:
Monday, Wednesday, Thursday and Friday (closed Tuesday)
8:00am-12:00pm and 1:00pm-3:30pm

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N
This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

From:	Jessica Wackenhut
To:	Duane Wallace
Cc:	Zachary Thomas (zthomas@cityofslt.us)
Subject:	Reminder - Stakeholder Meeting on Housing Programs & Local Revenue Sources on April 6th 10-12pm
Date:	Friday, March 31, 2023 4:19:00 PM
Attachments:	Morning_Stakeholder Meeting Flyer_Funding.jpg image001.png

Good Afternoon Duane,

I hope this email finds you well.

I wanted to provide a reminder for the South Tahoe Chamber's members on the Stakeholder Meeting for Housing Programs and Local Revenue Sources next ***Thursday, April 6th from 10:00am – 12:00pm.*** I have attached the flyer again and we will be hosting another workshop in the afternoon targeted towards stakeholders for the vacancy tax from 2-4pm.

In addition, I was wondering if you have any specific business owners or other stakeholders you would like me to contact them to ensure their participation. Let me know and I am happy to call or email them!

Thank you,
Jessica

Jessica Wackenhut Lomeli
Pronouns: she/her (What's this?)
Associate Housing Planner
1052 Tata Lane, South Lake Tahoe, CA
530-542-6158
jwackenhut@cityofslt.us

CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

Office Hours:
Monday, Wednesday, Thursday and Friday (closed Tuesday)
8:00am-12:00pm and 1:00pm-3:30pm

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N
This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

From:	Jessica Wackenhut
Cc:	Zachary Thomas (zthomas@cityofslt.us); Hilary Roverud
Bcc:	jerrybindel@gmail.com; mike@tahoechamber.org; steveteshara@gmail.com; carol@visitlaketahoe.com; duane_wallace@hotmail.com; Shannon Witt
Subject:	RESCHEDULED: Stakeholder Meeting for Housing Programs & Potential Local Revenue Sources
Date:	Wednesday, March 15, 2023 10:28:00 AM
Attachments:	image001.png Morning_Stakeholder Meeting Flyer_Funding.jpg

Good Morning,

I wanted to inform you all that ***we are rescheduling the stakeholders meetings tomorrow, Thursday, March 16th to Thursday, April 6th from 10:00am – 12:00pm at City Council Chambers.*** This is due to the local emergency and confluence of impacts throughout our city.

Again, please forward this to your networks with the updated date. We are still holding a stakeholder workshop on Thursday, March 23rd at Planning Commission which is held in person at City Council Chambers in addition to Zoom at 3:00pm.

Please RSVP to me at your earliest convenience.

I hope everyone is safe and navigating the series of storm impacts ok!

Thanks,
Jessica

Jessica Wackenhut Lomeli
Pronouns: she/her (What's this?)
Associate Housing Planner
1052 Tata Lane, South Lake Tahoe, CA
530-542-6158
jwackenhut@cityofslt.us
CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

Office Hours:
Monday, Wednesday, Thursday and Friday (closed Tuesday)
8:00am-12:00pm and 1:00pm-3:30pm

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N
This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at

it@cityofslt.us

From: Jessica Wackenhut
Sent: Wednesday, March 8, 2023 4:34 PM
Cc: Zachary Thomas (zthomas@cityofslt.us) <zthomas@cityofslt.us>; Hilary Roverud <hroverud@cityofslt.us>
Subject: Save the Date: Stakeholder Meeting for Housing Programs & Potential Local Revenue Sources

Good Afternoon,

Please see the attached flyer for the upcoming Stakeholder Meeting for Housing Programs & Potential Local Revenue Sources on Thursday, March 16th from 10:00am - 12:00pm.

There is another workshop being held Thursday, March 16th from 2:00pm – 4:00pm but the morning workshop is focused for the business and tourism groups. There will also be a third public workshop at Planning Commission on March 23rd at 3:00pm.

Please share with your networks and make sure to RSVP to me at: jwackenhut@cityofslt.us

We are looking forward to having an open discussion and hearing your feedback!

Thanks,

Jessica Wackenhut Lomeli
Pronouns: she/her (What's this?)
Associate Housing Planner
1052 Tata Lane, South Lake Tahoe, CA
530-542-6158
jwackenhut@cityofslt.us
CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

Office Hours:
Monday, Wednesday, Thursday and Friday (closed Tuesday)
8:00am-12:00pm and 1:00pm-3:30pm

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N
This is a verified communication from the City of South Lake Tahoe. If you suspect that this message

From:	Jessica Wackenhut
Cc:	Zachary Thomas (zthomas@cityofslt.us); Hilary Roverud
Bcc:	sharon@staor.org; amanda@tahoeadams.com; madlands@aol.com; julie@lakevalleyproperties.com; mikephillips530@gmail.com; CChandler@selectpropmgt.com; Kelly.Pelcher@selectpropmgt.com; jerry@laketahoegetaways.com
Subject:	RESCHEDULED: Stakeholder Meeting for Housing Programs & Potential Local Revenue Sources
Date:	Wednesday, March 15, 2023 10:28:00 AM
Attachments:	image001.png Afternoon_Stakeholder Meeting Flyer_Funding.jpg

Good Morning,

I wanted to inform you all that ***we are rescheduling the stakeholders meetings tomorrow, Thursday, March 16th to Thursday, April 6th from 2:00pm – 4:00pm at City Council Chambers.*** This is due to the local emergency and the confluence of impacts throughout our city.

Again, please forward this to your networks with the updated date. We are still holding a stakeholder workshop on Thursday, March 23rd at Planning Commission which is held in person at City Council Chambers in addition to Zoom at 3:00pm.

Please RSVP to me at your earliest convenience.

I hope everyone is safe and navigating the series of storm impacts ok!

Thanks,
Jessica

Jessica Wackenhut Lomeli
Pronouns: she/her (What's this?)
Associate Housing Planner
1052 Tata Lane, South Lake Tahoe, CA
530-542-6158
jwackenhut@cityofslt.us
CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

Office Hours:
Monday, Wednesday, Thursday and Friday (closed Tuesday)
8:00am-12:00pm and 1:00pm-3:30pm

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N
This is a verified communication from the City of South Lake Tahoe. If you suspect that this message

was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

---

From: Jessica Wackenhut
Sent: Wednesday, March 8, 2023 4:34 PM
Cc: Zachary Thomas (zthomas@cityofslt.us) <zthomas@cityofslt.us>; Hilary Roverud <hroverud@cityofslt.us>
Subject: Save the Date: Stakeholder Meeting for Housing Programs & Potential Local Revenue Sources

Good Afternoon,

Please see the attached flyer for the upcoming Stakeholder Meeting for Housing Programs & Potential Local Revenue Sources on Thursday, March 16th from 2:00pm - 4:00pm.

There is another workshop being held Thursday, March 16th from 10:00am – 12:00pm but the afternoon workshop is focused for real estate and neighborhood groups. There will also be a third workshop at Planning Commission on March 23rd at 3:00pm.

Please share with your networks and make sure to RSVP to me at: jwackenhut@cityofslt.us

We are looking forward to having an open discussion and hearing your feedback!

Thanks,

Jessica Wackenhut Lomeli
Pronouns: she/her (What's this?)
Associate Housing Planner
1052 Tata Lane, South Lake Tahoe, CA
530-542-6158
jwackenhut@cityofslt.us
CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

Office Hours:
Monday, Wednesday, Thursday and Friday (closed Tuesday)
8:00am-12:00pm and 1:00pm-3:30pm

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

From: Jessica Wackenhut
To: Silke Rover; Zachary Thomas
Subject: RE: Lake Tahoe Collaborative: February News & Updates
Date: Wednesday, February 22, 2023 9:05:00 AM
Attachments: image003.png
image002.png

Good Morning,

Great, thanks for sending us this Silke!

Jessica

Jessica Wackenhut Lomeli
Pronouns: she/her (What's this?)
Associate Housing Planner
1052 Tata Lane, South Lake Tahoe, CA
530-542-6158
jwackenhut@cityofslt.us

CITY OF SOUTH LAKE TAHOE
www.cityofslt.us

Office Hours:
Monday, Wednesday, Thursday and Friday (closed Tuesday)
8:00am-12:00pm and 1:00pm-3:30pm

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at:
https://www.surveymonkey.com/r/LSWQV5N
This is a verified communication from the City of South Lake Tahoe. If you suspect that this message was not sent from a verified source, contact the City of South Lake Tahoe IT department at it@cityofslt.us

---

From: Silke Rover <srover@edcoe.org>
Sent: Tuesday, February 21, 2023 8:53 AM
To: Zachary Thomas <zthomas@Cityofslt.us>; Jessica Wackenhut <jwackenhut@Cityofslt.us>
Subject: FW: Lake Tahoe Collaborative: February News & Updates

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Zachary and Jessica,
You might not have been yet on the distribution list.

Silke Rover *(pronouns she/her)*
Family Engagement Specialist / Hub Navigator
Community Hub5
Text: 530-416-6744 Ph: 530-543-8204 (hablo español)
srover@edcoe.org

www.eldoradocommunityhubs.com

From: Lake Tahoe Collaborative <cthomas+liveviolencefree.org@ccsend.com>
Sent: Friday, February 17, 2023 2:25 PM
To: Silke Rover <srover@edcoe.org>
Subject: Lake Tahoe Collaborative: February News & Updates

(External Email)

February 2023 New & Updates

Next Meeting
March 13th: 1:00pm-2:30pm

Zoom Info & Link
Meeting ID: 886 0187 0567
Passcode: 797208
Zoom Link: Here

Presentation Information
Topic: City of South Lake Tahoe's Housing Funding Study
Presenters: Zach Thomas and Jessica Wackenhut

Submit Flyer or Announcement
To submit announcements or flyers to share in the LTC newsletter, please **click here**.

Dear Lake Tahoe Collaborative,

Please see the attached flyers and updates from members of the Lake Tahoe Collaborative. As a reminder, please use the Google Form to send us your documents, flyers, surveys or other items that you would like LTC members to read or distribute. Here is the Google Forms link: **Lake Tahoe Collaborative Google Form**
Mark your calendar for our **next meeting: March 13th, 2023, from 1:00 – 2:30 pm.** We will learn from Zachary Thomas and Jessica Wackenhut from the City of South Lake Tahoe Housing Department about their community outreach and housing funding study.

Also, please let us know when you would like to present about your organization or agency – we love to learn about your impact in the community and collaboration opportunities.

Your LTC co-chairs,

Silke Rover (EDC Community Hub) and Chelcee Thomas (Live Violence Free)

Announcements



LTC Contact List

Community Hub Newsletter

Catalyst Community

Lake Tahoe Collaborative Chairs:

Chelcee Thomas, **cthomas@liveviolencefree.org**
Silke Rover, **srover@edcoe.org**

Lake Tahoe Collaborative | Rufus Allen, South Lake Tahoe, CA 96150

Unsubscribe srover@edcoe.org

Update Profile | Constant Contact Data Notice

Sent by cthomas@liveviolencefree.org powered by

Try email marketing for free today!

CAUTION: This email originated from outside EDCOE's email system. Please use caution before clicking any links, opening

<u>Dear LTC members:</u> If you see any person on this list who is no longer in the mentioned position or in the Tahoe or EDC area, please let me know. Also, if you know of people that are not on this list but should be, please let me know and I will inquire if they want to be added.

Organization	Contact Person
A Balanced Life	Lindsay Simon
ADVANCE	Frank Gerdeman
ADVANCE	Merideth Crosby
	Nicole Paulley-Davenport
Alta California Regional Center	Heather Coleman
Assistance League Sierra Foothills	Debbie McClenahan
Barton Health	Chris Proctor
Barton Health, Community Outreach & Relations	Natasha Schue
Big Brothers Big Sisters	Todd White
Boys and Girls Club Lake Tahoe	Ashley Hall
Boys and Girls Club Lake Tahoe	Jude Wood
Boys and Girls Club Lake Tahoe	Aimi Xistra
Bread & Broth	Beth Wallace
California Conservation Corps - Tahoe Center	Lisa Setzer
CalFresh Healthy Living, University of California Cooperative Extension	Cristina Luquin
CalFresh Healthy Living, University of California Cooperative Extension	Alejandra Giron
California Department of Rehabilitation	Timothy Savee
CASA El Dorado	Amy Pooley
CASA El Dorado	Mario Guerrero
Catalyst Community	Tina Barna
Catalyst Community	Heather Della Ripa
City of South Lake Tahoe	
City of South Lake Tahoe - Police Department	David Stevenson
EDC Behavioral Health	
EDC CDPS, CAPC	
EDC Child Protective Services	
EDC Child Protective Services	
EDC Community Hub 5 (Tahoe)	Silke Rover (also at EDCOE)
EDC Community Hub 5 (Tahoe)	Anel Vadillo (also at EDC Library)
EDC Community Hub 5 (Tahoe)	Mirelle Zamudio (also at EDC Library)
EDC Health and Human Services	Cynthia Allen
EDC Health and Human Services	Terry Woodard

EDC Health and Human Services Agency, Child Welfare	Jennifer Pera
EDC HHSA Income Support	
EDC Human Services	
EDC Library (South Lake Tahoe branch)	Katharine Miller (also Mirelle Zamudio and Anel Vadillo - see contact at EDC Community Hub)
EDC Mental Health	Carolyn Phillips
EDC Office of Education (EDCOE) - Child Development Tahoe	Natalie Moreno
EDC Office of Education (EDCOE) - Child Development Tahoe	Citlalic Romero
EDC Office of Education (EDCOE) - Child Development Tahoe	will start in January
EDC Office of Education (EDCOE) - Early Learning and Family Support	Elizabeth Blakemore
EDC Probation Department	Andrew Craven
EDC Probration, Juvenile Treatment Center	Riann Giovacchini
EDC Public Health	Caprice Ramsey
EDC Public Health	Juana Anthenien
EDC Public Health (in Placerville)	Donna Fettig
EDC Public Health, Health Promotion/Outreach	Penny Smart
EDC Public Health (HSSA)	Christian Simental
EDC Welfare	
El Dorado Community Foundation	Bill Roby
Family Resource Center	Bill Martinez
FBI	Carol Watson
First 5 El Dorado	Alice Alk
First 5 El Dorado	Kathi Guerrero
First 5 El Dorado	Colleen Robinson
FKCE -LTCC	Susannah Hill
FKCE -LTCC	Tina Miller
Foster and Kinship Care Education	Juline Aguilar
Goodwill Industries of Sac and No. NV	Rachel Wickland
Health and Human Services	Efren Rosales
Humane Society of Truckee-Tahoe	Mariel Berei
ICM Program Coordinator	Laura Curry
Placer Independent Resources Services	Elizabeth Pope
Infant Parent Center	Colleen Klym
JustServe.com	Anne Ellis
JustServe.com	Bill Ellis
Kirkwood: Epic Promise	Anjie Goulding
Liberty Utilities	Cindy Ramos
Liberty Utilities	Kate Marrone
Live Violence Free	Chelcee Thomas
Live Violence Free	Eanad Lott

Live Violence Free	Colin Croughan
LTCC CalWorks/EOPS/CARE	Sasha Davila
LTUSD	Tammy Miller
LTUSD	Amanda Hammond
LTUSD - Community Advisory Committee for Special Education	Darrell Miller
NAMI	
Placer Independent Resource Services	Elizabeth Pope
Rabbi Temple Bat Yam	Evan Yakar
RJ Counseling	Rich Barna
Sierra Child & Family Services	Megan Neumann
SOS Outreach	Morgan Edwards
Southwest Gas Company	Stacy Woodbury
St Joseph Community Land Trust	Jim Meiers
St Joseph Community Land Trust	Francie Alling
St Joseph Community Land Trust	Jean Diaz
St Joseph Community Land Trust	Charlotte Rosburg
Tahoe Alliance for Safe Kids (TASK)	Theresa Papandrea
Tahoe Youth & Family Services, Supportive Services Manager	Cheyanne Lane
Tahoe Coalition for the Homeless	Nicole Zaborsky
Tahoe Prosperity Center	Heidi Hill Drum
Tahoe RCD/Arts Alliance	Garry Bowen
Tahoe Regional Planning Agency (TRPA)	Victoria Ortiz
Tahoe Regional Planning Agency (TRPA)	Karen Fink
Tahoe Regional Planning Agency (TRPA)	Kira Smith
Tahoe Regional Planning Agency (TRPA)	Alyssa Bettinger
Tahoe Regional Planning Agency (TRPA)	Devin Middlebrook
Tahoe Transportation District	Tara Styer
Tahoe Turning Point	Amanda Morozumi
Vail Epic Promise	Brandy Travers
Warm Winters	Laurie Hindes
no current affiliation - former TCH board member	Annie Davidson
	Adrian Escobedo
	Amber Reinholdt
	Meg Peart
	Sherri Acri

From: Zachary Thomas
To: Jessica Wackenhut
Subject: FW: From Steve Teshara - Reminder: March 2023 CEO Roundtable
Date: Thursday, March 2, 2023 1:58:05 PM
Attachments: image001.png

Zach Thomas
Housing Manager
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150
Office Phone: (530) 542-7400
Cell Phone: (530) 208-7422
Email: zthomas@cityofslt.us

CITY OF SOUTH LAKE TAHOE

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

From: Steve Teshara <steveteshara@gmail.com>
Sent: Thursday, February 23, 2023 1:32 PM
To: <bob@fromarc.com> <bob@fromarc.com>; Bob <bob@camprichardson.com>; Bill Cottrill <bcottrill@tahoeresorthotel.com>; Carl L Ribaudo <carl@smgonline.net>; carl hasty <chasty@tahoetransportation.org>; Chris McNamara <chris@outdoorgearlab.com>; Carol Chaplin <carol@visitlaketahoe.com>; John Cahill <jcahill@paragongaming.com>; Yale Rowe <yale.rowe@hrhctahoe.com>; M. Elie Alyeshmerni (alyesh@aol.com) <alyesh@aol.com>; Gerdeman, Frank - Director of Adult Education <fgerdeman@ltcc.edu>; Heidi Hill Drum <heidi@tahoeprosperity.org>; Anne Williams <awilliams@ballyslaketahoe.com>; Julie Regan <jregan@trpa.gov>; Joseph Irvin <jirvin@Cityofslt.us>; Kazen, Julius <Julius.Kazen@hgv.com>; John McLaughlin <jmclaughlin@edgewoodcompanies.com>; Jamie Orr <Jamie@untethered.space>; Clinton Purvance <cpurvance@bartonhealth.org>; Chris Proctor <cproctor@bartonhealth.org>; DeFranco, Jeff - Vice President, Administrative Services <defranco@ltcc.edu>; Guttrich, Jodie <Jodie.Guttrich@vacationclub.com>; Ken Jillson, Esq. <kjillson@ajattorneys.com>; Karie L. Hall <klhall@harrahs.com>; Kristi Kandel <kristi@idconsulting.us>; Oxford, Lennis <LOxford@holidayinnclub.com>; Lewis Feldman <lew@fmttahoe.com>; Matt Newberry <matt.newberry@libertyutilities.com>; Jennifer Guenther <Jennifer.Guenther@libertyutilities.com>; Marissa Fox <fox@scalefirm.com>; Kang, Meea <mkang@related.com>; Andrew Strain <Astrain@tbcdevelopment.com>; Scott Fair <sfair@naitahoesierra.com>; Susan Lowe

<slowe@chaseinternational.com>; Ted Kennedy (tedkennedy7@gmail.com) <tedkennedy7@gmail.com>; Tom Fortune <tfortune@vailresorts.com>; Andrew Thiel <andrewthiel@coreconstruction.com>; Cates, Patrick <PCates@douglasnv.us>; Boryczki, Kevin <Kevin.Boryczki@spectraxp.com>; Todd Cutler <tcutler@ltusd.org>; Mike Glover <mike@tahoechamber.org>; Hilary Roverud <hroverud@Cityofslt.us>; Zachary Thomas <zthomas@Cityofslt.us>; Laine Photolabs <lainefoto@gmail.com>; Raymond Suarez <raymond.suarez@trusthtg.com>
Subject: From Steve Teshara - Reminder: March 2023 CEO Roundtable

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Colleagues: This is to confirm our March South Shore CEO Roundtable will be Friday, March 3rd, from 8:00 to 9:30 a.m., via Zoom.

Our lead presentation will be from City officials - City Manager Joe Irvin, Development Services Director Hilary Roverud, and Housing Manager Zach Thomas. They will describe what the City is doing to explore potential funding options to support the City's housing initiatives. Based on majority direction from the City Council, the options being examined are an increase in TOT (2%) and a "vacancy tax." City Manager Irvin said he will solicit feedback from Roundtable members at this session, as one of the City's first steps in a planned series of outreach meetings.

We will also get an update from El Dorado County District V Supervisor Brooke Laine. She led the Board of Supervisors this past Tuesday in appointing five residents to the Measure S Oversight Committee. Brooke has also named a group of District V residents to an advisory body providing input to her from the various communities within District V. Brooke will also update us on the County's efforts to identify and retain a new permanent Chief Administrative Officer (CAO) to replace Don Ashton who has retired. In the meantime, the Supervisors have named long-time County official Tiffany Schmid as the Interim CAO.

All of us involved in the Lake Link microtransit service are pleased to announce that the Douglas County Board of County Commissioners has finally stepped up as a funding partner. SS/TMA Executive Director Raymond Suarez will report.

We are still working to round out the March 3rd program, so please let me know in advance if anyone has additional reports or updates to provide for the group.

Please confirm your RSVP directly to me. We look forward to your continuing participation.

Respectfully,
Steve Teshara
Director, Government Relations
Tahoe Chamber
Facilitator, South Shore CEO Roundtable



HOUSING FUNDING FEASIBILITY STUDY

Community Engagement Plan

Agenda

01
THE INTRO
What does the data look like to house local residents?

02
THE PROCESS
What is the timeline & phases for the housing funding feasibility study?

03
THE ENGAGEMENT
How is our feedback & whose feedback is being integrated into the outcome?

What do you hope to accomplish with the public during this meeting?



Information sharing



Feedback



Building trust & relationships



Engaging people early and often in the housing strategy process

Housing Strategy Phase Approach



Phase I

Data analysis & projections

Data collection – city data and receipts

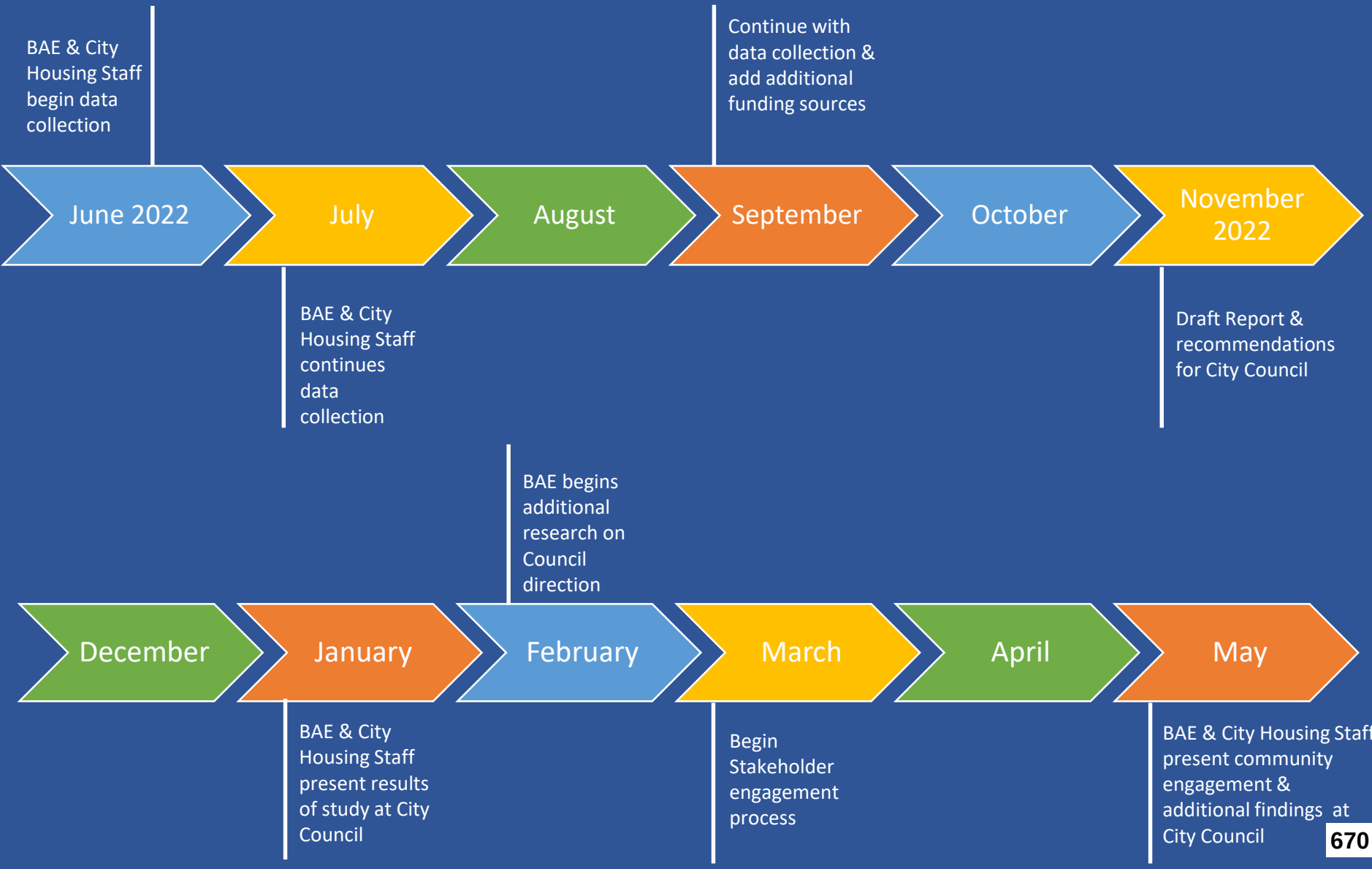
City Council presentation on study & receive council direction on funding types

Phase II

City Council direction on funding sources: Inclusionary housing, vacancy tax, TOT

Community engagement – information on housing programs, funding sources

Housing Funding Timeline



Focus Group Meeting Planning – Phase II

What do you hope to accomplish with the public during this meeting?

Information exchange, solicit preferences or ideas from the public to inform the funding feasibility analysis

Who is the target audience?

See Slide 26 on overview of targeted groups for feedback

Topics to be covered?

Ground truthing – what is the purpose and why did the city conduct the study

Overview of funding sources being advanced for engagement

Obtain opportunities & challenges

Provide overview of phases & next steps

Level of interaction needed to accomplish the meeting objectives?

Focus Groups

Respond to clarifying questions

Promote discussion and solicit rankings of the acceptability of the alternatives

What does the public need to know to participate effectively?

Describe the need for local funding source

Recap of public comments/concerns

Identifying who needs to be involved in planning process

People from organizations who will be affected by the decision	Anyone living/needing shelter, tourist serving businesses, vacation rental businesses, real estate professionals, real estate developers, tourists, second home owners, community based organizations. Low and moderate income individuals will be most impacted by housing programs.
People or organizations who will be called on to assist with engagement efforts	Tahoe Chamber, South Tahoe Chamber of Commerce, South Tahoe Association of Realtors, Lodging Association, Community Groups
People with special expertise that will be needed	BAE Urban Economics, City Housing Staff
People whose participation is needed for credibility	City Development Services Staff, City Council, Planning Commission?, South Shore Housing Group, STAR, community members most impacted by housing instability

Interest Groups

Economic

- Lake Tahoe Visitor's Authority
- South Tahoe Chamber of Commerce
- Tahoe Chamber
- Tahoe Prosperity Center
- South Tahoe Association of Realtors
- Vacation Property Management Companies

Environment

- League to Save Lake Tahoe
- Tahoe Regional Planning Agency
- CA Tahoe Conservancy

Social

- Tahoe Youth & Family Services
- Family Resource Center
- Live Violence Free
- Tahoe Coalition for the Homeless
- ADVANCE
- St. Joseph Community Land Trust
- Lake Tahoe Unified School District
- Barton Hospital
- Barton Foundation
- El Dorado Community Foundation
- City of South Lake Tahoe Multicultural Alliance
- Boys & Girls Club
- Barton Community Health Action Committee
- Lake Tahoe Collaborative
- Tahoe Neighborhoods Group

Transient Occupancy Tax (TOT)

- CEOs
- Lodging Association
- TID Board
- Tahoe Chamber
- South Tahoe Chamber
- Lake Tahoe Visitor's Authority

Vacancy Tax

- South Tahoe Association of Realtors
- Property Managers
- Neighborhood Groups
- Second homeowners

Potential Issues & Concerns

- Economic Impact
  - Can tourists afford/will they pay an additional 2% in TOT or will this be the tipping point in which they do not visit
  - Will our businesses be able to survive if the workforce can no longer afford to live here?

- Environmental Impact
  - Overtourism

- Equity Concerns
  - What is the City's fair share of housing with neighboring jurisdictions?
  - Who is primarily being burdened with the potential fees/taxes?
  - Is the City the best organization to control local housing funding? What will project funding/prioritization look like?

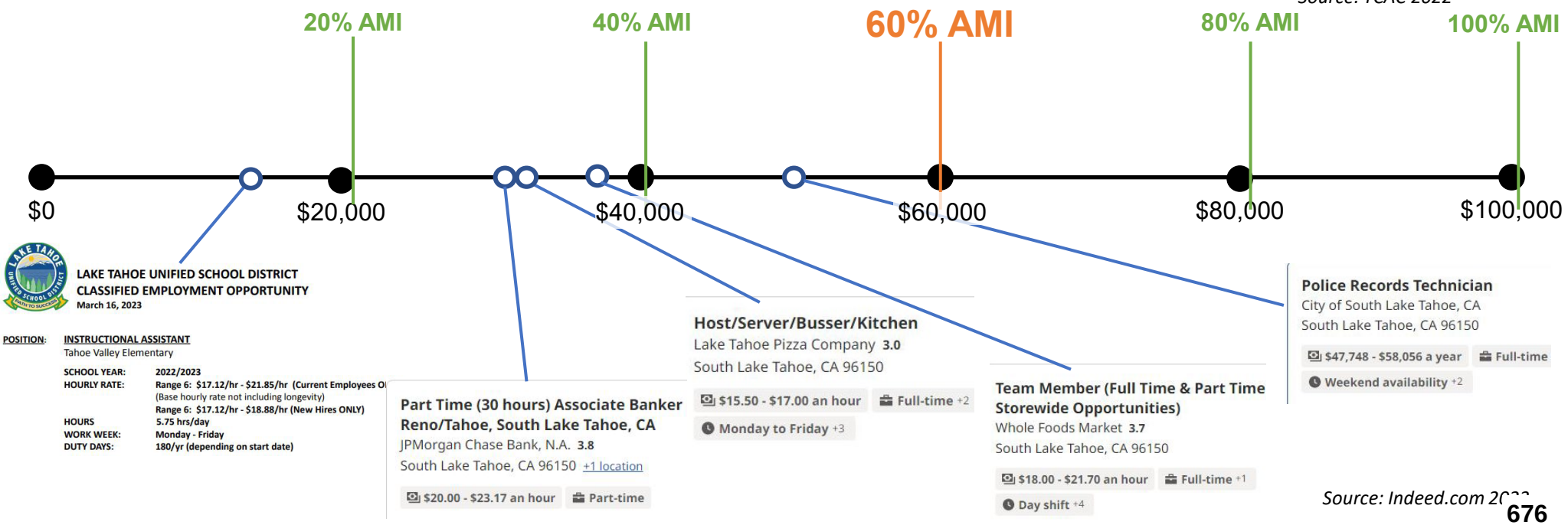
Affordable Housing Income Limits

Most federal & state housing assistance programs set maximum incomes for eligibility to live in assisted housing. The US Department of Housing and Urban Development (HUD) published their 2022 income limits applicable to low-income housing projects funded with Low Income Housing Tax Credits (LIHTC) and projects financed with tax-exempt bonds. *Source: CTCAC 2022*

Affordable housing cost for lower-income households is defined in State law as not more than 30% of gross household income (Health and Safety Code Section 50052.5). Therefore, individual rents pay vary based on their income. *Source: HCD, 2023*
***The highlighted 60% AMI below represents the eligibility for Phase 1A of Sugar Pine Village. Subsequent phases will go up to 80% AMI.*
****The visual below represents single income for a family of four.*

Number of Persons in Household		1	2	3	4	5	6	7	8
El Dorado County Area Median Income: $101,300	20% - Acutely Low	$14,200	$16,220	$18,240	**$20,260**	$21,900	$23,520	$25,140	$26,760
	40% - Extremely Low	$28,400	$32,440	$36,480	**$40,520**	$43,800	$47,040	$50,280	$53,520
	60% - Very Low Income	$42,600	$48,660	$54,720	**$60,780**	$65,700	$70,560	$75,420	$80,280
	80% - Low Income	$56,800	$64,880	$72,960	**$81,040**	$87,600	$94,080	$100,560	$107,040

Source: TCAC 2022



Source: Indeed.com 20

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 13

Agenda Item: Supplemental Analysis For Inclusionary Housing Requirement and In-Lieu Fee

Executive Summary: Consistent with City Council direction provided at the January 24, 2023 meeting, a supplemental analysis was completed to further inform discussion about a potential inclusionary housing requirement and in-lieu fee. The supplemental analysis is being presented to City Council for further discussion.

Requested Action / Suggested Motions: Receive presentation and provide direction to staff regarding the establishment of an inclusionary housing requirement and in-lieu fee.
Responsible Staff Member: Zach Thomas, Housing Manager

Responsible Staff Member: Zach Thomas, Housing Manager (530) 542-7400

Reviewed and Approved By:
Hilary Roverud, Director of Development Services
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff_Report_Supplemental__1___1_.docx
02- Table 1 Inclusionary Percentage.pdf
03-01 24 2023 Staff Report
04- Supplemental Nexus Analysis.pdf
05-Local Housing Funding Feasibility Study.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: Supplemental Analysis for Inclusionary Housing Requirement and In-Lieu Fee

Location: City-wide

Responsible Staff Member: Zach Thomas, Housing Manager

Background: At its January 24, 2023 meeting, the City Council was presented the *Analysis of Local Funding Sources for Housing Initiatives* report (Report) that analyzed eight different local discretionary funding sources that could provide revenue to fund the City's housing initiatives. Upon receiving the presentation, the Council provided direction to staff to conduct further stakeholder outreach on the potential implementation of a Transient Occupancy Tax (TOT) and a Real Estate Vacancy Tax. The Council also requested that additional nexus and feasibility analysis be completed to further inform discussion about a potential inclusionary housing percentage and in-lieu fee.

The original January 24th staff report is included as an attachment for background and additional information regarding the original Report.

Issue and Discussion: Consistent with direction from Council, a supplemental nexus and feasibility analysis was completed. This supplemental analysis provides information in addition to the Report presented to Council in January.

With the understanding that the prior Report provided a nexus analysis for typical (~$800,000) single-family homes and a nexus and feasibility analysis of high-end ($3.125 million) single-family home, this supplemental analysis provides a nexus and feasibility analysis for townhome ($500,000 per unit) style projects as well as a feasibility analysis for the typical single-family home prototype. Together, these two documents provide nexus and feasibility analysis for townhome style projects, typical single-family projects and high-end single-family projects.

The supplemental analysis taken together with the prior Report is intended to inform City Council discussion regarding the potential for establishing an appropriate inclusionary percentage and in-lieu fee.

Note that an inclusionary requirement below 15 percent may be enacted under state law without review by the state Department of Housing and Community Development and requiring the City to demonstrate that the rate does not unduly hinder the financial feasibility of new development.

Analysis Summary and Recommendation

To further clarify the options before Council, the attached table 1 summarizes the findings of the inclusionary nexus analysis and feasibility analysis to provide the Council direction regarding potential inclusionary housing policies. The following is a brief summary of the attached table:

Nexus and Induced Housing Demand

The nexus study analyzed the induced workforce housing created by three types of residential development – new townhome, new single-family home, and new luxury single-family home.

To mitigate the housing impact of induced workforce housing demand, the minimum inclusionary percentage should be 3.5% for townhomes, 6.5% for a typical single-family home, and 12.4% for a luxury single-family home.

The induced workforce housing demand is then broken down between extremely low (30% AMI) and single-family achievable (180% AMI). This is done to inform at what income level a potential inclusionary housing in-lieu fee should be established. This is a policy decision used to establish what should be the minimum amount of Inclusionary in-lieu fee to be considered by Council based on the impact of each type of development.

Feasibility Analysis

The feasibility analysis looked at the maximum amount of inclusionary percentage and equivalent in-lieu fee that could be absorbed by each type of development. The Council will want to consider whether the inclusionary ordinance is designed to provide only low-income units or units for up to moderate income tenants. Specifically, the attached table highlights the maximum fee that would be feasible based on the in-lieu fee policy decision (i.e. Low-income Inclusionary vs. Moderate-Income Inclusionary).

In-lieu fees provided in the summary table are based on the potential local contribution funding gap for developing inclusionary units. If the Council desired to adopt in-lieu fees that cover the full cost of delivering each required low-income unit, rather than just the likely local contribution required for matching grants, this could justify an in-lieu fee of up to $59,300 per market rate unit. However, based on the feasibility analysis, the only development type that could absorb this fee amount is high-end single-family development.

Staff Recommendation and Key Points for Council Consideration

Staff recommends the City Council receive the presentation of the supplemental analysis and initiate discussion of the findings. This should be done for the purpose of providing further direction to staff as to the City Council's desired direction for establishing an inclusionary housing percentage and in-lieu fee. Specifically, the Council should provide direction to staff within the boundaries of these four parameters:

1) Should the City enact an inclusionary housing ordinance to include an in-lieu fee?
2) If so, what percent of new residential units should be required to be affordable and what type of development should it apply to? Should a different percentage apply to different development types?
3) What income level(s) should the required affordable units be restricted to?
4) Should the inclusionary housing in-lieu fee be based on the cost of providing necessary local contribution for matching grant funds or the full cost of constructing the required low-income housing?

Financial Implications: Under a noncompetitive funding process, the City received $150,000 in REAP grant funds to cover costs of the Analysis of Local Funding Source(s) for Housing Initiatives. The funds have already been awarded and Resolution 2021-056 authorized acceptance of REAP grant funds from the Sacramento Area Council of Governments (SACOG). Depending on the final consultant contract cost, additional staff time (up to $7,500) directly related to the proposed grant activities may be charged to the grant.

If the City adopts an inclusionary housing ordinance and in-lieu fee revenue for affordable housing projects and programs would be generated. The amount of revenue would vary widely based on the types of projects subject to the ordinance, the inclusionary percentage and the in-lieu fee rate.

Environmental Considerations: The recommendation in this report is not a project under CEQA, because it does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Sections 15378(b)(2) and 15378(b)(4) and is, therefore, not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

Policy Implications: The recommended action is consistent with the City Strategic Plan Action Item 1.3.5.

The recommended action is also consistent with the following adopted policies and programs:

City General Plan Housing Element

Presenting the Housing Initiatives Local Funding Source study for discussion by the City Council is consistent with pursuing the following Housing Element policies:

Policy 1-1 The City shall adopt programs, ordinances, incentives, land use plans and other regulatory mechanisms that provide opportunities for the private sector to address the housing needs of citizens of all economic levels.

Policy 2-5 The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the City.

Table 1: Example Inclusionary Percentages and Corresponding In-Lieu Fees

	Nexus-Based		Feasibility-Based			
	Full Income Spectrum (a)		**Low-Income Inclusionary** (b)		**Moderate-Income Inclusionary** (c)	
	Minimum Inclusionary Percentage to offset housing impact	Minimum in-lieu fee to offset costs of impact based on inclusionary percentage (d)	Maximum Feasible Inclusionary Percentage (Low-Income Units)	Maximum Feasible Equivalent In-Lieu Fee (Per Market Rate Unit)(e)	Maximum Feasible Inclusionary Percentage (Moderate-Income Units)(f)	Maximum Feasible Equivalent In-Lieu Fee (Per Market Rate Unit)
Townhome (Ownership; 1,200 Sq. Ft.)	3.4%	$8,000	5%	$20,000	15%	$8,850
Typical Single-Family (Ownership; 2,000 Sq. Ft.)	6.5%	$15,000	5%	$20,000	15%	$8,850
Luxury Single-Family (Ownership; 6,250 Sq. Ft.)	12.4%	$29,000	>15%	$59,000	15%	$8,850
Multifamily (Rental)(g)	n.a.					

Notes:

(a) Based on estimated demand for new workforce housing across the range of income levels from Extremely Low (<30% of AMI) to SF Achievable (<180% of AMI). Excludes housing demand in the Higher Income (>180% of AMI) category as households in this category are assumed to be able to secure housing on the open market. The equivalent in-lieu fee amount is based on the distribution of induced housing demand by income level and the funding gap per inclusionary unit at each income level. The detailed calculations are provided in Table 2.

(b) Based on the assumption that all inclusionary units will be targeted towards low-income households (80% of AMI). The in-lieu fee amount is based on a funding gap per inclusionary unit of $395,000 and an inclusionary percentage of 15 percent.

(c) Based on the assumption that all inclusionary units will be targeted towards moderate-income households (120% of AMI). The in-lieu fee amount is based on a funding gap per inclusionary unit of $59,000 and an inclusionary percentage of 15 percent.

(d) The in-lieu fee amounts identified here are based on the estimated funding gap for housing targeted to each of the of the six income levels (excluding higher-income), multiplied by the estimated induced workforce housing demand at each income level, as reported in Exhibit A5. This differs from the in-lieu fee amounts identified in the other columns in that those figures assume that the inclusionary housing units would be required to be affordable a only one income level. Values are rounded to the nearest thousand dollars.

(e) Figures are rounded to the nearest thousand dollars.

(f) With occupant household incomes capped at moderate-income (120% of AMI), all three housing prototypes could potentially absorb an inclusionary requirement of up to, and possibly exceeding, 15 percent which is the maximum allowable under California law without becoming subject to additional review by the Department of Housing and Community Development (HCD).

(g) The housing prototypes selected for this analysis are representative of the types of new housing development most commonly being proposed in South Lake Tahoe. City staff elected not to include multifamily rental housing i the initial analysis recognizing that the City it actively taking steps to facilitate additional market rate multifamily development. However, additional analysis may be conducted as needed at the direction of the City Council.

at

n

City of South Lake Tahoe
Report to **City Council**

Meeting Date: January 24, 2023

Title: Housing Initiatives Local Funding Source Study

Location: City-wide

Responsible Staff Member: Zach Thomas, Housing Manager

Background: Consistent with the City Council's adopted 2021-2026 Strategic Plan (Plan), a robust set of housing programs are underway to address the spectrum of housing needs within the City of South Lake Tahoe (City). In order to fund this broad-spectrum approach, the Plan identified the need to explore the feasibility of a local discretionary funding source as an action item. This opportunity is intended to enhance the existing housing programs being implemented by the City while evaluating the revenue generation potential of a new city-wide funding source.

This funding study and assessment of options is intended to provide elected officials, staff and community members, initial data and guidance for housing policy development and program implementation. This effort has resulted in a thorough analysis of funding options that could be generated from a broad range of sources to address housing needs. In addition, the study considers local, regional, and state administrative and legislative processes that may be required for implementation as well as alignment with best practices and efforts underway in other jurisdictions.

The study was funded by a non-competitive grant. On August 3, 2021 the City Council adopted Resolution 2021-56 authorizing acceptance of the Regional Early Action Planning (REAP) Grant. The grant scope of work included hiring a consultant to conduct an analysis of a local discretionary funding source.

At its May 3, 2022 meeting, the City Council authorized the City Manager to enter into a Professional Services Agreement (PSA) with BAE Urban Economics to conduct the study. BAE Urban Economics was recommended to the City Council after a Request for Proposals (RFP) process was conducted during the spring. In addition to scoring highest on the selection criteria outlined in the RFP, BAE staff are familiar with the Tahoe Region through their experience on affordable and workforce housing issues in Truckee and the North Tahoe region.

Issue and Discussion: The City currently operates robust and diverse housing programs, the highlights of which include: New construction of Sugar Pine Village, Lease to Locals Rental Incentive Program, HomeKey Properties Rehabilitation Program, Riverside Parcel Donation, First-Time Homebuyer Program Initiation, MFD and SRO Inspection Program, Housing Issues Reporting Hotline, Housing Element update and maintenance and general ongoing efforts to revised relevant ordinances and work with partner agencies to streamline development.

Currently, a significant amount of program efforts are funded by program income from repayment of past housing loans and non-competitive grants which are then used to secure high-value competitive grants. For example, to ensure the development of the Sugar Pine Village affordable housing project, the City has committed approximately $2.4 million which has been used to leverage and secure approximately $65 million in grants and outside funding sources. The project is now under development. However, without additional local funds, it can become increasingly difficult to continue to leverage the high-value outside funding sources needed to develop new housing.

In other instances, non-competitive grants are used to fund specific programs such as the Lease to Locals Rental Incentive Program and the HomeKey Properties Rehabilitation Program. While using non-competitive grant sources to fund highly beneficial local programs is an efficient use of outside funding, non-competitive grants are not consistently available, are limited to program specified uses, and cannot be considered a guaranteed source of local revenue.

A local funding source would support local control of funding while enhancing additional opportunities to leverage greater amounts of money from outside grants and funding programs. In addition, a local funding source would encourage more innovation to build diverse housing projects and programs to benefit the community. As such, the study was designed to explore a wide range of funding sources, analyze the estimated revenue potential of each source and assess the stakeholder impact.

Housing staff worked closely with the consultant to generate a report that reflects the unique nature and circumstances of the City of South Lake Tahoe. Local revenue generation is a sensitive topic and earnest attempts were made to analyze the impacts to all stakeholders. While thorough, the study is not intended to be exhaustive in nature but rather be consistent with the strategic plan and provide a menu of options for a local discretionary funding source for the City Council to explore. The potential revenue sources analyzed include:

- Transient Occupancy Tax (TOT)
- Real Estate Transfer Tax
- Sales and Use Tax
- Real Estate Vacancy Tax
- Payroll Expense Tax
- Employee Headcount Tax
- Affordable Housing In-lieu Fee (Inclusionary housing)
- Business Linkage Fee

The report is organized in an easy to read format intended to facilitate discussion at a policy level. While the report discusses the likely process for implementing each of the revenue generating methods, it by no means is intended to provide a complete road map for the typically complex nature of implementation. Should the Council wish to further explore the implementation process of source(s), further analyses, planning, stakeholder outreach and consultation would likely need to occur.

The study makes every attempt to be data driven both by using all applicable available data as well as performing financial feasibility testing to assess the extent to which new development can support the establishment of new housing in-lieu or business linkage fees. Financial market conditions can change, and no study can perfectly predict the precise outcome of the

funding source being explored. However, deliberate effort was made to account for the unique market forces impacting the City of South Lake Tahoe and the surrounding region and therefore provide a reliable study on which to base sound policy discussion.

Staff recommends the City Council receive the funding study presentation and initiate discussion of the findings presented in the study. This should be done for the purpose of providing further direction to staff as to the City Council's desired direction for establishing a local funding source for housing initiatives.

Financial Implications: Under a noncompetitive funding process, the City received $150,000 in REAP grant funds. The funds have already been awarded and Resolution 2021-056 authorized acceptance of REAP grant funds from the Sacramento Area Council of Governments (SACOG). Depending on the final consultant contract cost, additional staff time (up to $7,500) directly related to the proposed grant activities may be charged to the grant

Environmental Considerations: The recommendation in this report is not a project under CEQA, because it does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Sections 15378(b)(2) and 15378(b)(4) and is, therefore, not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

Policy Implications: The recommended action is consistent with the City Strategic Plan Action Item 1.3.5.

The recommended action is also consistent with the following adopted policies and programs:

City General Plan Housing Element

Presenting the Housing Initiatives Local Funding Source study for discussion by the City Council is consistent with pursuing the following Housing Element policies:

Policy 1-1 The City shall adopt programs, ordinances, incentives, land use plans and other regulatory mechanisms that provide opportunities for the private sector to address the housing needs of citizens of all economic levels.

Policy 2-5 The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the City.

Final Memorandum

To: Hilary Roverud, Development Services Director, City of South Lake Tahoe
Zachary Thomas, Housing Manager, City of South Lake Tahoe
Jessica Wackenhut, Associate Housing Planner, City of South Lake Tahoe

From: Aaron Nousaine, MCRP, Principal, BAE Urban Economics

Date: March 2, 2023

Re: Supplemental Residential Nexus Analysis

The following memorandum reports key findings from a supplemental nexus analysis that identifies the minimum inclusionary housing percentage that would offset the impacts imposed by new townhome projects. This information is provided in addition to the nexus analysis and financial feasibility testing that was previously conducted as part of the *Analysis of Local Funding Source(s) for Housing Initiatives* report in January. This analysis is intended to help inform deliberations regarding an appropriate inclusionary housing percentage and in-lieu fee and should not be interpreted as legal direction recognizing that state law does not require establishment of an essential nexus. This memorandum provides a nexus analysis for townhome projects only, recognizing that the prior report provided nexus information for single-family development. The prior analysis, however, only included financial feasibility testing for high-end single-family projects; therefore, this memorandum provides additional feasibility analysis for townhomes projects and more typical single-family housing units.

Informational Townhome Nexus Analysis

An Informational Nexus for Townhomes

To provide a representative analysis illustrating the impact of new townhome development on demand for local workforce housing in South Lake Tahoe, BAE reviewed the available information on recently constructed and proposed new townhome developments in South Lake Tahoe and analyzed recent property tax assessment and real estate transactions data to identify the average value or price per square foot associated with recently built townhomes. Based on this analysis, BAE estimates that newly built duplex and related townhome units in South Lake Tahoe are typically around 1,200 square feet in size and may expect valuations of around $420 per square foot, which equals a market sale price of around $500,000 per unit. At this price point, the purchasing household would need an income of at least $125,000 per year, assuming a conventional loan with a 20 percent downpayment, as shown in Table 1.

Table 1: Household Income Required to Purchase a New Townhome in Lake Tahoe, 2022

Estimated Sale Price, New Units (a)	$500,000
Monthly Housing Cost, New units (b)	$3,142
Annual Housing Cots	$37,706
Household Income Required (c)	$125,685

Notes:
(a) Represents the estimated value of a newly constructed townhome in South Lake Tahoe as of 2022.
(b) Monthly ownership costs are based on the following assumptions:

Annual Interest Rate	6.6%
Loan Term (Years)	30 years
Down Payment (% of Sale Price)	20%
Property Tax (Annual)	1.0%
Homeowners Insurance (% of Sale Price)	0.4%

(c) Assumes that housing costs do not exceed 30 percent of household income.

Sources: ListSource; Local Mortgage Brokers; California Department of Insurance, Homeowners Premium Survey; BAE, 2023.

Table 2 reports the estimated induced employment generated by occupancy of new townhomes in South Lake Tahoe. The estimates were generated using the Impacts for Planning (IMPLAN) economic impact model. Due to the limited impacts per household, the analysis calculates impacts assuming a total of 100 households, then coverts the estimates to reflect the total impact per occupied housing unit. BAE estimates that occupancy of newly built townhomes may generate demand for approximately eight new jobs for every 100 occupied housing units, which reflects a jobs multiplier of 0.08 jobs per occupied housing unit. To the extent that these units are occupied less than full-time, the impacts would be reduced.

Table 2: Estimated Economic Impacts Per 100 New Townhomes

Impact Type	Employment	Labor Income	Value Added	Output
Direct	0.0	$0	$0	$0
Indirect	0.0	$0	$0	$0
Induced	7.7	$363,997	$656,892	$1,089,986
Total	**7.7**	**$363,997**	**$656,892**	**$1,089,986**
Per Job	*1.0*	*$47,089*	*$84,979*	*$141,006*
Per Unit	*0.08*	*$3,640*	*$6,569*	*$10,900*

Note:
(a) Based on estimated household spending associated with 100 households earning approximately $125,000 per year.

Sources: Impacts for Planning (IMPLAN) Economic Impact Model; BAE, 2023.

Table 3 further breaks down the induced jobs estimate reported in Table 2 by income level and converts jobs to workforce households based on the average number of workers per

household within each income category. Based on this data, occupancy of newly constructed townhomes likely generates demand for approximately one new workforce housing unit for every 20 or so new townhomes, which would translate to an inclusionary percentage of approximately 4.5 percent, or 3.5 percent excluding demand from higher-income households who can presumably secure adequate and affordable housing on the open market.

Table 3: Induced Employment and Workforce Housing Demand by Income Level

Household Income Level	Jobs (b)	Ave. Workers Per Household (c)	Est. Worker Households	*Per New unit*
Extremely Low (30% AMI)	0.3	1.1	0.3	*0.003*
Very Low (50% AMI)	0.5	1.3	0.4	*0.004*
Low (80% AMI)	1.2	1.5	0.8	*0.008*
Moderate (120% AMI)	1.8	1.7	1.0	*0.010*
MF Achievable (125% AMI)	0.1	1.8	0.1	*0.001*
SF Achievable (180% AMI)	1.3	1.8	0.7	*0.007*
Higher Income (>180% AMI)	2.4	1.9	1.3	*0.013*
Total, All Income Levels	**7.7**	**1.7**	**4.6**	*0.046*
Per New Unit	*0.08*	*0.02*	*0.046*	

Notes:
(a) Based on estimated household spending associated with 100 households earning approximately $125,000 per year.
(b) Based on the distribution of induced jobs industry sector, as reported by IMPLAN, combined with the distribution of workers by industry and household income, as reported in the Public Use Microdata Sample (PUMS) for the greater South Lake Tahoe area.
(c) Based on the distribution of workers by industry sector and household income level, as reported in the PUMS.

Sources: IMPLAN; U.S. Census Bureau, Public Use Microdata Sample (PUMS); BAE, 2023.

Table 4: Estimated Funding Gap and Equivalent In-Lieu Fee Amount *(a)*

Household Income Level	New Workforce *Housing Demand Per New Market Rate Unit* (b)	Estimated Cost Per Workforce Unit (c)		Equiv. In-Lieu Fee Per Market Rate Unit (d)
		Total Cost	Net Gap	
Extremely Low (30% AMI)	0.003	$825,227	$551,912	$1,733
Very Low (50% AMI)	0.004	$825,227	$489,556	$2,024
Low (80% AMI)	0.008	$825,227	$395,346	$3,277
Moderate (120% AMI)	0.010	$450,000	$58,805	$605
MF Achievable (125% AMI)	0.001	$450,000	$41,693	$31
SF Achievable (180% AMI)	0.007	$642,500	$20,200	$147
Total, All Income Levels (e)	**0.034**			**$7,817**

Notes:
(a) Based on estimated household spending associated with households earning approximately $125,000 per year.
(b) Represents the estimated new workforce housing demand by income level generated by household spending associated with a newly constructed townhome unit, excluding higher income (>180% of AMI) households.
(c) Reflects the estimated total cost and net financing gap associated with providing housing at each income level. Housing targeted for occupancy at 80 percent of AMI or below is assumed to be new construction funded using state and federal tax credits. Housing occupied by households in the moderate-income (81-120 percent of AMI) and multifamily achievable (121-125 percent of AMI) income categories is assumed to be newly constructed market rate multifamily rental housing. Housing occupied by households in the single-family achievable (126-180 percent of AMI) income category is assumed to be existing single-family resale inventory.

Sources: IMPLAN; U.S. Census Bureau, Public Use Microdata Sample (PUMS); BAE, 2022.

Revenue Generation Potential

Based on the nexus analysis above, BAE recommends that the minimum inclusionary housing percentage that the City might consider for townhome development is 3.5 percent. Note that state law permits establishment of an inclusionary housing percentage of up to 15 percent without HCD review. Based on the calculations presented in Table 4 on the prior page, the City should consider setting in-lieu fee amounts of not less than $7,800 per townhome unit, which is the minimum that the City should consider to ensure that new developments offset their estimated impacts. If the City were to set an inclusionary requirement at 15 percent, a fee of up to roughly $59,000 may also be justifiable (i.e., 15 percent of $395,000, which is equal to the net financing gap for multifamily rental units affordable to low-income households).

Financial Feasibility Testing

The following section summarizes key assumptions and findings from financial feasibility testing for new residential townhome and median priced single-family development.

Prototype Specification

The first step in conducting a financial feasibility test is to define the type of development being modelled. The following summarizes the rough characteristics of each prototype.

Townhome Prototype

The townhome prototype analyzed for this research is primarily based on units constructed in 2020 on Pioneer Trail. That project consisted of four duplex buildings with eight total units constructed on approximately 0.6 of an acre. The units are approximately 1,200 square feet each, on average, and include a one-car garage. Research on current assessed values and sale prices for similarly sized units in South Lake Tahoe indicate a market sale price of roughly $420 per square foot, which would translate to an assumed sale price of $500,000 per unit.

Single-Family Prototype

The single-family prototype analyzed here is reflective of a median priced newly constructed single-family home. The nexus analysis for this prototype was included as part of the prior research report. The prototype is assumed to be 2,000 square feet, with three full bedrooms, and is built on 0.15 of an acre. Due to the larger size, the single-family prototype is assumed to have a lower value per square foot at roughly $400, for an assumed sale price of roughly $800,000.

Development Cost Assumptions

BAE estimated development costs for each prototype based upon information collected from a variety of sources including research conducted by BAE for other similar projects and key stakeholder interviews, as well as published secondary sources like RS Means. The development costs reported in Exhibit B3, which form the basis for the proformas, represent the middle- to high-end range of comparable costs, meaning that the cost estimates are likely

to be conservative and, if anything, overstate the likely costs of development. Key components of the total estimated development cost include:

Site Preparation Costs

Site preparation costs include costs associated with grading, utility connections, paving and surface parking, and landscaping, among other items. Based on feedback from local developers and real estate professionals active in the greater Lake Tahoe region, this analysis assumes a site preparation cost of eight dollars per site square foot. It should be noted that this analysis assumes the sites to be vacant and relatively flat. This analysis also assumes that all necessary infrastructure is in place to service the prototypes.

Land Use Commodity Acquisition

Projects proposed for development within the Lake Tahoe Basin must acquire necessary land use commodities issued and managed by the Tahoe Regional Planning Agency (TRPA). These include development rights (i.e., residential units of use or RUUs, etc.), site coverage, etc. The proformas assume that new development will have to acquire necessary development rights and coverage at full market value, without use of multipliers, or reuse of existing rights. However, in many cases, one-off residential developments are able to take advantage of existing development rights and coverage that are tied to the property and must wait for one of the necessary annual residential development allocations. The townhome project is assumed to have four development rights, plus coverage, available on the site, with the builder acquiring four additional RUUs. Pricing for development rights is based on an appraisal conducted by the City of South Lake Tahoe in April 2020.

Planning, Building and other Permit Fees.

Assumed costs associated with building permit, inspection, and impact fees were provided by City staff. Information on water and sewer connection fees was provided by the South Tahoe Public Utility District (STPUD). Fees charged by TRPA were excluded from the analysis at the request of City staff due to extreme variability.

Soft Development Costs

Soft costs include architecture, engineering, some permit and plan check fees, pre-entitlement costs such as preparation of necessary studies and Environmental Impact Reports, legal costs, permanent financing costs, and miscellaneous developer overhead costs, among others. For all five prototypes, soft costs are estimated at 15 percent of hard costs for the single-family prototype and 20 percent of hard costs for the townhome prototype.

Hard Construction Costs

Hard costs primarily include labor and materials costs and are based both on RS Means and on BAE's experience with comparable recent projects constructed within the Tahoe region.

Developer Profit

Measured as a percentage of total development costs, developers typically seek a gross profit of 20 percent of gross sales for townhome and single-family developments.

Financing Costs

In terms of construction financing costs for real estate projects, this analysis assumes a 65 percent loan-to-cost ratio, and a 7.0 percent annual interest rate over a 12-month period.

Land Acquisition and land residuals

The proformas presented in this analysis do not include a land cost. Instead, the tables are structured with an assumed developer return and solve for the "land residual" as the bottom-line measure of feasibility after accounting for all other costs and developer profit. Based on a review of recent land sales and current listings for residentially zoned land, BAE assumes a target land residual value of at least one million dollars per acre for both prototypes as an indicator of likely financial feasibility.

Feasibility Results

Overall, the financial feasibility testing exercise found that both the more typical single-family project and the townhome project were financial feasible under current market conditions. The projects likely have some capacity to absorb an additional in-lieu fee burden at the lower levels indicated to be justifiable based on the nexus analysis (i.e., roughly $8,000 per townhome unit and $15,000 per average single-family unit). Under current market conditions, it is unlikely that either project could absorb the higher-end in-lieu fee amount of $59,000 per market rate unit (i.e., 15 percent of $395,000, which is equal to the net financing gap for multifamily rental units affordable to low-income households). However, economic theory indicates that imposition of additional fees and costs should, over time, result in an adjustment in land prices such that future projects could absorb construction costs as well as imposition of additional fees, though such adjustments can take many years to be realized.

Table 5: Single-Family Proforma Financial Model

Development Program Assumptions		
Lot Size (acres/sf)	0.15	6,534
Residential Unit Type	Res. sf	
AVG SFR	2,000	
Residential Gross Area (sf)	2,000	
Sales Transaction Costs as % of Sale Price	1.0%	
Financing		
Loan to Cost Ratio	65%	
Initial Construction Loan Fee (points)	1.0%	
Interest Rate	7.00%	

Cost and Income Assumptions	
Construction	
Site Preparation Costs (per site sf)	$8
Residential Hard Costs (per sf)	$195
Soft Costs (% of Hard Costs)	15%
Value (per sf)	$405
Financing Costs	
Interest on Construction Loan	$14,531
Points on Construction Loan	$3,774
Subtotal Financing Costs	**$18,305**
Period of Initial Loan (Months)	12
Draw down Factor	55%
Total Hard + Soft Costs	$580,659
Total Loan Amount	$377,429
Builder Fee	5%

Development Cost Analysis	
Fees and Exactions	
Land Use Commodities Cost (a)	$0
Linkage Fees	$0
Development Costs	
Site Prep Costs	$52,272
Residential Hard Costs	$390,000
Permit and Impact Fees	$72,047
Soft Costs	$66,341
Subtotal Construction Costs	**$580,659**
Financing	**$18,305**
Total Project Costs	**$598,965**

Residual Land Value Analysis	
Revenues	
Residential Sales Revenue	$810,000
Less Transaction Costs	($8,100)
Total Project Value	**$801,900**
Less Total Project Costs	$598,965
Less Builder Fee	$40,500
Residual Land Value	**$162,435**
Residual Land Value/Acre	$1,082,902

Note:
(a) The value associated with acquiring one residential development right and required coverage is assumed to be included in the price of the land. Under this scenario, the builder/property owner is assumed to receive a development allocation directly from TRPA.

Source: BAE, 2023.

Table 6: Townhome Proforma Financial Model

Development Program		
Site Size (Acres / Sq. Ft.)	0.60	26,136
Net Density (Dwelling Units/Acre)		13
Gross Building Size (Sq. Ft.)		10,680
Building Height (Stories)		1
Site Utilization Factor		40.9%
Floor Area Ratio (Floor Area/Site Size)		0.41
Construction Type		Type 5 - Wood
Townhome Detail	**8**	**1,200**
Garage Space (Sq. Ft. Per Unit)		135
Gross Residential Square Feet		**10,680**

Cost and Income Assumptions		
Construction		
Site Work Per Site Sq. Ft.		$8
Hard Cost Per Gross Bldg. Sq. Ft.		$195
Garage Parking Costs ($ sq. ft.)		$125
Inclusionary In-Lieu Fee, Per Unit		$0
Soft Costs (% of Hard Costs)		20.0%
Developer Profit (% of Hard and Soft Costs)		15.0%
Operations	Per Sq. Ft.	/ Per Unit
Market Rate Residential Sale Price	$420	$504,000
Affordable Housing Sale Price	NA	NA
Marketing Costs (% of Sale Price)		2.0%
Financing		
Loan-to-Cost Ratio		65.0%
Loan Fee (Points)		1.0%
Interest Rate		7.0%
Loan Period (Months)		12
Draw down Factor		65.0%
Total Loan Amount		$1,767,341

Development Cost Analysis		
Development Costs		
Site Work	$209,088	
Residential Hard Cost	$1,872,000	
Garage Costs	$16,875	
Land Commodities/Entitlements	$90,000	(a)
Impact & Permitting Fees	$114,805	
Linkage Fee	$0	
Soft Costs	$416,218	
Subtotal Dev. Costs	**$2,718,986**	
Cost Per Unit	$339,873	
Developer Profit	**$407,848**	
Financing		
Interest on Construction Loan	$80,414	
Points on Construction Loan	$17,673	
Subtotal Financing Costs	**$98,087**	
Total Project Costs,	**$3,224,921**	
Cost Per Unit	$403,115	
Cost Per Gross Sq. Ft.	$302	

Feasibility Analysis	
Revenue	
Gross Sales Revenue	$4,032,000
Less Marketing Costs	($80,640)
Less Total Project Costs	($3,224,921)
Residual Land Value	**$726,439**
Project Value per Unit	*$90,805*
Residual Land Value/Acre	*$1,210,731*

Note:
(a) The value associated with acquiring the first four residential development rights and required coverage is assumed to be included in the price of the land. Under this scenario, the builder/property owner is assumed to pursue four development allocations from TRPA and acquires the remaining four residential units of use (RUUs) on the open market.

Source: BAE, 2023.

Analysis of Local Funding Source(s) for Housing Initiatives

Prepared for the City of South Lake Tahoe

January 13, 2023





January 13, 2023

Hilary Roverud, Development Services Director
Zachary Thomas, Housing Manager
Jessica Wackenhut, Associate Housing Planner
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150

Dear Director Roverud:

We are pleased to provide the attached *Analysis of Local Funding Source(s) for Housing Initiatives*, prepared on behalf of the City of South Lake Tahoe. It has been a pleasure working with you and your staff on this important initiative.

We look forward continue working with the City of South Lake Tahoe to further understand the extent to which the funding sources analyzed here may assist the community in meeting its urgent community and housing needs.

If you have any questions or concerns, please do not hesitate to contact me by email at aaronnousaine@bae1.com or by phone at (530) 574-9285.

Sincerely,



Aaron Nousaine
Principal

BAE Urban Economics
13170 Stockholm Way
Truckee, CA 96161

Table of Contents

EXECUTIVE SUMMARY i
INTRODUCTION 1
Projected Revenue Requirements 1
SPECIAL TAX REVENUE SOURCES 3
Transient Occupancy Tax (TOT) 3
Real Estate Transfer Tax 6
Sales and Use Tax 12
Real Estate Vacancy Tax 14
Alternative Business Taxes 22
DEVELOPMENT DEPENDENT REVENUE SOURCES 28
Inclusionary Housing In-Lieu Fee 28
Commercial Linkage Fee 34
APPENDIX A: RESIDENTIAL NEXUS ANALYSIS 39
APPENDIX B: PROFORMA FINANCIAL FEASIBILITY TESTING 45

List of Tables

Table 1: Projected Annual Programmatic Funding Needs 2
Table 2: Residential Sales Activity, 2017 to 2022 YTD 8
Table 3: Non-Residential Sales Activity, 2017 to 2022 YTD 9
Table 4: Estimated Revenue Generation from Increased Real Estate Transfer Tax, Flat Rate Per $1,000 of Value 10
Table 5: Estimated Revenue Generation from Increased Real Estate Transfer Tax, Percent of Sale Value 11
Table 6: Housing Units by Vacancy Status and Tenure, 2020 18
Table 7: Commercial Vacancies, City of South Lake Tahoe, December 2022 19
Table 8: Estimated Revenue Generation, Commercial Vacancy Tax 21
Table 9: Establishments, Jobs, and Annual Wages by Industry Sector, South Lake Tahoe, 2021 24
Table 10: Estimated Revenue from Payroll Expense Tax, 0.1-1.0 Percent Rates 25
Table 11: Estimated Revenue from Employee Headcount Tax, $25-$75 Rates 26
Table 12: Financing Gap Analysis, Tax Credit Affordable Multifamily 32
Table 13: Financing Gap Analysis, Non-Tax Credit Workforce Multifamily 32
Table 14: Induced Demand for Workforce housing and Equivalent Linkage Fee 35

List of Figures

Figure 1: Transient Occupancy Tax (TOT) Collections, FY 15-15 to FY 20-21 4
Figure 2: Total Taxable Sales, City of South Lake Tahoe 2015-2021 13
Figure 3: Housing Vacancy by Type, 2020 5-Year ACS 17

EXECUTIVE SUMMARY

The City of South Lake Tahoe is considering possibilities for establishing locally controlled, dedicated, and permanent funding sources that can be used to advance new programs and projects with the intent of making a meaningful impact on the state of the housing crisis. The local housing funding study report provides an overview of seven different potential local funding sources, including revenue generation potential, procedures for establishing each funding source, and a high-level assessment of potential impacts to stakeholders.

The funding sources considered for this research include five special taxes, including increases to existing rates for transient occupancy tax (TOT), real estate transfer tax, and sales and use tax. The analysis also considers the creation of new vacant real estate taxes, including for both residential and non-residential uses, as well as alternative business tax and license fee structures, including a business payroll expense tax and an employee headcount tax. In addition, the analysis also evaluates the potential for an inclusionary housing in-lieu fee and commercial linkage fee that may be imposed on new development projects, including consideration of the impact of such fees on the financial feasibility of new development.

The 2022-2027 Housing Element of the General Plan functions as the community's main strategic planning document for housing and outlines a variety of policies and programs that the City is committed to implementing. The cost associated with implementing the programs and actions may be covered in a variety of ways, including the use of General Fund revenues, special tax revenues, and one-time grand funding, among other approaches. According to City staff, there are seven categories of housing programs and actions that would benefit from creation of dedicated local funding sources with a total annual funding need of $3.35 million.

Exhibit A on the following pages provides a summary of key information pertaining to each of the potential funding sources evaluated as part of this research.

Exhibit 1: Summary of Potential Funding Sources (Page 1 of 2)

Funding Source Type	Voter Approval?	Existing Taxes in Nearby Jurisdictions	Evaluated Change	Revenue Generation	Stakeholder Impacts
Transient Occupancy Tax (TOT)	General - Simple Majority; Special - 2/3rds Majority	Placer County - 10% South Lake Tahoe 12%-14% El Dorado County - 14% Douglas County - 14%	2% Rate Increase	$2.8-$3.3 million per year	Overnight Visitors; Accommodations Providers
Real Estate Transfer Tax	Charter Cities Only; General - Simple Majority; Special - Not Authorized Under Prop. 13	$1.10 per $1,000 of assessed value, split between South Lake Tahoe and El Dorado County	Variable Rates Up To $15 per $1,000 of Assessed Value	Residential Uses - $164,340 (at existing $0.55 rate) to $4.5 million (at $15 per $1,000) Non-Residential Uses - $5,572 (at existing $0.55 rate) to $151,959 (at $15 per $1,000)	Buyers and sellers of real property; lower-income buyers (if not assumed by seller, as this is negotiable)
Sales and Use Tax	General - Simple Majority; Special - 2/3rds Majority	South Lake Tahoe - 8.75% Town of Truckee - 8.75% El Dorado County - 7.25% Placer County - 7.25% Carson City - 7.6% Douglas County - 7.1% Washoe County - 8.27%	0.5% Rate Increase	$2.5 Million Per Year	Lower-income resident households purchasing goods in South Lake Tahoe
Real Estate Vacancy Tax	Special - 2/3rds Majority; General Tax Authority Unsetttled Under Prop 218	Residential Vancouver - 3% of Ass. Value Oakland - $3,000 Flat Berkeley - $3,000 Flat on SFR $6,000 Flat on MFR San Francisco - $2,500 to $5,000 Flat; Escallates Commercial Oakland - $6,000 Flat San Francisco - $250 Per Linear Foot of Frontage; Escalates	Residential $3,000 Per Unit Held Vacant for Seasonal or Occasional Use Commercial $1,000 to $10,000 per 1,000 Square Feet of Gross Leasable Area	Residential $11.4 Million Per Year Commercial $335,000 to $3.4 Million Per Year	Residential Second Home Owners; Short-Term Rental Owners/ Managers; Other Owners of Seasonal Use Property Commercial Owners and Lessee's of Commercial Property

- Continued on Next Page -

Source: BAE, 2022

Exhibit 1: Summary of Potential Funding Sources (Page 2 of 2)

Funding Source Type	Voter Approval?	Existing Taxes in Nearby Jurisdictions	Evaluated Change	Revenue Generation	Stakeholder Impacts
Alternative Business Taxes	General - Simple Majority; Special - 2/3rds Majority	San Francisco - 0.38 Percent on Pay Santa Clara - $45 per employee and $15 per rental unit	Payroll Expense Tax 0.1 to 1.0 percent Employee Headcount Tax $25 to $75 Per Employee	Payroll Expense Tax $474,808 to $4.8 million Per year Employee Headcount Tax $238,125 to $714,375 Per Year	Business Owners and Operators; Employees
Inclusionary Housing In-Lieu Fee	Council Legislative Action; Voter Approval Not Required	Placer County - $2.45 Per Habitable Square Foot of Market Rate Town of Truckee - $134,413 Per Affordable Unit Required	Up to $59,000 Per Market Rate Unit Proposed; Does Not Limit Feasibility	Up to Between $1.2 and $1.5 Million Per Year (Applied to All New SFR Units); or $177,000 per Year (Applied to 5k SF Units)	Residential Real Estate Developers, Buyers, and Occupants
Commercial Linkage Fee	Council Legislative Action; Voter Approval Not Required	Placer County - $2.45 Per Habitable Square Foot of Market Rate Town of Truckee - $134,413 Per Affordable Unit Required	Retail/Restaurant Up to $239 Per Square Foot; Only Marginally Feasible at up to $9.38 Hotel/Motel Up to $99 Per Square Foot; Only Feasible at $5.00 per square foot with full retail linkage fee	Retail/Restaurant $1.8 Million at $90 per Leasable Square Foot for High-End Retail Projects; Up to $5.2 million for High-End Tourist Mixed-Use When Combined with Hotel Fee Hotel/Motel Up to $5.2 Million at $44 for Tourist Mixed-Use	Non-Residential Real Estate Developers, Buyers, and Occupants

Source: BAE, 2022

INTRODUCTION

The availability and affordability of housing for full-time residents and workers within the greater Lake Tahoe region has been an issue of increasing urgency for many years. The recent impacts of the Coronavirus pandemic have stretched many to a breaking point, with businesses struggling to remain in business/provide adequate services under the combined weight of housing induced worker shortages, supply chain disruptions, and increasing inflation. Recognizing these drivers, along with concern for the wellbeing of the community, the City of South Lake Tahoe is considering possibilities for establishing locally controlled, dedicated, and permanent funding sources that can be used to advance new programs and projects with the intent of making a meaningful impact on the state of the housing crisis.

The following report provides an overview of seven different potential local funding sources, including five special taxes, including increases to existing rates for transient occupancy tax (TOT), real estate transfer tax, and sales and use tax. The analysis also considers the creation of new vacant real estate taxes, including for both residential and non-residential uses, as well as alternative business tax and license fee structures, including a business payroll expense tax and an employee headcount tax. In addition to these seven special tax categories, the analysis also evaluates the potential for establishing an inclusionary housing in-lieu fee and commercial linkage fee that may be imposed on new development projects, including consideration of the impact of such fees on the financial feasibility of new development.

Please note that the revenue generation estimates provided in this report are point-in-time estimates, representing estimated revenue generation in a single given year versus over time. They are based on specific assumptions regarding tax rates and economic conditions. As a result, the figures presented in this report should be interpreted with caution. In addition to providing estimates of potential revenue generation, this memo also outlines key considerations for establishing or increasing each funding source, such as voter approval requirements. The evaluation also identifies stakeholder groups likely to be impacted by implementation of each funding source, such as property owners or businesses.

Projected Revenue Requirements

The City of South Lake Tahoe published the draft 2022-2027 Housing Element in December 2021, which was found in compliance with applicable state law by the California Department of Housing and Community Development (HCD) in August of 2022. The Housing Element of the General Plan functions as the community's main strategic planning document for housing and outlines a variety of policies and programs that the City is committed to implementing through 2027. The cost associated with implementing the programs and actions outlined in the Housing Element may be covered in a variety of ways, including the use of General Fund revenues, special tax revenues, and one-time grand funding, among other approaches.

According to City staff, there are seven categories of housing programs and actions that would benefit from identification of dedicated local funding sources, summarized in Table 1, below.

Table 1: Projected Annual Programmatic Funding Needs

Priority Housing Programs	Annual Funding Requirements
New Construction Program	$1,000,000
Locals Rental Incentive Program (Lease-to-Locals)	$300,000
Rental/Deposit Assistance Program	$200,000
Multifamily Acquisition and Rehab Program	$1,000,000
Rehabilitation Loan Program	$200,000
Housing Issues Hotline and Fair Housing Programs	$150,000
Special Needs Housing Programs	$500,000
Total, Priority Housing Programs	**$3,350,000**

Sources: City of South Lake Tahoe; BAE, 2022.

SPECIAL TAX REVENUE SOURCES

Under existing state law, local jurisdictions and special districts may levy a variety of special taxes, either for general or special purposes. The following section reviews the basic structure and procedures for establishing and changing local special tax rates and provides examples of how much revenue may be generated as a result of implementation in South Lake Tahoe.

Voter Approval of Tax Measures (Prop 13 and Prop 218)

Proposition (Prop) 218 was passed by voters in 1996, resulting in an amendment to the California Constitution that requires that new local property-related tax measures be approved by public vote.[1] A general tax, which generates revenues which are available for all general governmental purposes at the discretion of the governing body, must be approved by a simple majority vote of the electorate. Under Proposition 13, a special tax, which generates revenues that are reserved for a specified purpose, must be approved by a two-thirds vote. State law also requires that votes regarding new or increased general taxes must be "…consolidated with a regularly scheduled general election for members of the governing body of the local government, except in cases of emergency declared by a unanimous vote of the governing body."[2] These requirements apply to all of the local taxes discussed below. Additional requirements may also apply and are identified, as appropriate, in the relevant subsections.

Transient Occupancy Tax (TOT)

California Revenue and Taxation Code, section 7280, authorizes cities and counties to levy a tax on the "privilege" of occupying a room, or rooms, in a hotel, inn, tourist home or house, motel, or other lodging establishment for less than 30 days, excluding the right of an owner of a time-share or membership camping contract to occupy their respective unit or space.[3]

Establishing or Changing a TOT

Transient Occupancy Taxes (TOTs) are typically structured as a percentage of the gross nightly room rent collected by the lodging provider. The California Revenue and Taxation Code authorizes all general law cities to institute a TOT.[4] The authority of a charter city to adopt a TOT is not preempted. While the Revenue and Taxation Code broadly defines the basic levy and exemption framework for a TOT, the specifics of the levy, any additional exemptions, and local administrative procedures are left to local government to define as part of the ordinance

---

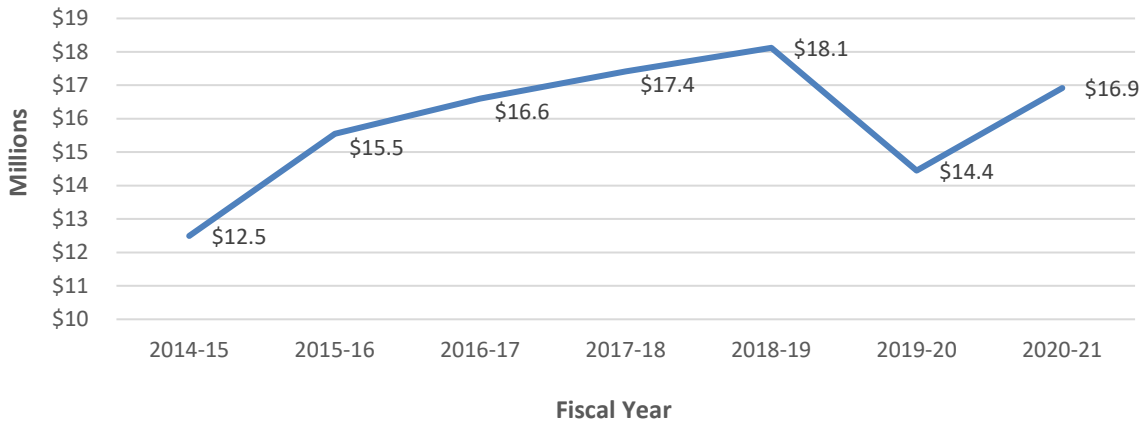
[1] California Legislative Analyst's Office. (December 1996). Understanding Proposition 218. Available at: https://lao.ca.gov/1996/120196_prop_218/understanding_prop218_1296.html
[2] California Constitution, Article XIIIC, Section 2. Available at: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=CONS&division=&title=&part=&chapter=&article=XIII%20C.
[3] State of California. (August 2022). California Revenue and Taxation Code, Chapter 1, Section 7280. Available at: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=RTC&sectionNum=7280.
[4] *Ibid.*

adoption process. The establishment, or increase, of a TOT is required to receive necessary voter approval.

Existing TOT in South Lake Tahoe

Data produced by the California State Controller and published by CaliforniaCityFinance.com indicate that TOT revenue accounts for around nine percent of total General Fund revenue among cities that impose a TOT levy within their jurisdiction.[5] Within the City of South Lake Tahoe, TOT revenues represent the single largest revenue source for the City, accounting for more than 35 percent of the total General Fund budget, followed by property tax and sales and use tax at 19 and 13 percent, respectively.[6]

Figure 1: Transient Occupancy Tax (TOT) Collections, FY 15-15 to FY 20-21 (a)



Note:
(a) Excludes audited collections and supplemental two percent Measure P collections.

Sources: City of South Lake Tahoe, Transient Occupancy Tax Report, Revenue Collected in January 2022 for the Month of December 2021; BAE, 2022.

As of the 2021-2022 fiscal year, the City budget assumed $16.97 million in total TOT revenue.[7] The City budget narrative also acknowledges that TOT revenue in a visitor-oriented economy like that of South Lake Tahoe can be quite volatile. For example, the City received $18.1 million in TOT revenue in the 2018-2019 fiscal year, which dropped to $14.4 million during the 2019-2020 fiscal year due to onset of the COVID-19 pandemic, as well as the ongoing impacts of Measure T,[8] which phased out vacation home rental (VHR) permits in residential areas and multifamily properties over three-years ending in December 2021. As of

[5] California State Controller. (2022). Transient Occupancy Tax Revenues as a Percentage of General Revenues – California Cities. Sacramento, CA: CaliforniaCityFinance.com Available at: http://californiacityfinance.com/TOT19p.xlsx
[6] Finance Department. (August 17, 2021). 2022 Annual Budget: Fiscal Year 2021-2022. South Lake Tahoe, CA: City of South Lake Tahoe. Available at: https://cityofslt.us/595/City-Budget
[7] *Ibid.*
[8] For more information on Measure T, please visit the City's website at: cityofslt.us/1157/Measure-T

fiscal year 2022, TOT revenue has not yet recovered to pre-pandemic levels.[9] Absent the impacts of the pandemic and restrictions on VHRs, however, TOT revenues accruing to the City of South Lake Tahoe have increased steadily since at least the 2014-2015 fiscal year, as illustrated in Figure 1.

The City of South Lake Tahoe has two different TOT rates. There is a base rate of 10 percent that applies throughout the city, with a rate of 12 percent applying to specific properties in the tourist core associated with past redevelopment activity.[10] Measure P, passed in November 2016, added an additional two percent, with revenue set aside for a new recreation complex.[11] This brings the combined TOT rate to 12 citywide and 14 percent in redevelopment areas.

Comparison with Nearby Jurisdictions

According to the California State Controller, TOT rates among jurisdictions in California in 2020 ranged from a minimum of only four percent to a maximum of 15.5 percent and an average of 10.2 percent.[12] The City of South Lake Tahoe falls towards the upper end of this range with 12 percent (citywide) to 14 percent (redevelopment only). TOT rates in surrounding Lake Tahoe Basin jurisdictions, including those in both California and Nevada, range from a low of 10 percent in Placer County to 14 percent in parts of South Lake Tahoe and in Douglas County. As of November 2022, voters in El Dorado County approved an increase in the TOT rate from 10 percent to 14 percent. Therefore a two percent increase of the general TOT rate in the City of South Lake Tahoe would bring the jurisdiction in line with the maximum for adjoining jurisdictions.

Estimated Revenue Potential

Evaluation of historical TOT collections data indicate that the City's base 10 percent TOT rate (excluding the Measure P enhancement) generated an average of $16.7 million in revenue per year over the last five fiscal years (i.e., 2016-2017 to 2020-2021).[13] [14] This translates to a

---

[9] Finance Department. (2022). Transient Occupancy Tax Report: Revenue Collected in June 2022 for the Month of May 2022. South Lake Tahoe, CA: City of South Lake Tahoe. Available at: https://www.cityofslt.us/452/Transient-Occupancy-Tax#:~:text=The%20Transient%20Occupancy%20Tax%20(TOT,12%25%20at%20specific%20redevelopment%20properties.

[10] City of South Lake Tahoe. (2022). Transient Occupancy Tax and SLT Tourism Improvement District. Available at: https://www.cityofslt.us/452/Transient-Occupancy-Tax#:~:text=The%20Transient%20Occupancy%20Tax%20(TOT,12%25%20at%20specific%20redevelopment%20properties.

[11] City of South Lake Tahoe. (2022). Measure P Report. Available at: https://cityofslt.us/972/Measure-P-Report

[12] California City Finance. (November 2020). Transient Occupancy Tax by City. Available at: http://californiacityfinance.com/TOT19p.xlsx

[13] City of South Lake Tahoe. (April 2022). *Transient Occupancy Tax Report*. Available at: https://cityofslt.us/DocumentCenter/View/17109/TOT-Web-Pub-Apr-2022-PDF?bidId=.

[14] This includes the most recent market peak in the 2018-2019 fiscal year, when the City collected $18.2 million in base 10 percent TOT revenue, as well as the most recent trough in the market during the 2019-2020 fiscal year, when the City collected $14.4 million in base 10 percent TOT revenue.

five-year average of roughly $167 million in gross revenue to lodging providers. Assuming that the City were to adopt an additional two percent TOT add-on to the general TOT rate, in addition to Measure P, the City could expect to collect approximately $2.8 to $3.3 million in annual TOT revenues that could be dedicated to affordable and workforce housing programs. If the increase were limited to areas outside of the tourist core only (i.e., increasing the Tot rate to 14 percent citywide), the City could expect to receive approximately $1.8 to $2.2 million in additional TOT revenue per year.

Assessment of Stakeholder Impact

The burden associated with an increase in the effective TOT rate lays primarily with persons visiting from outside the area who are in need of short-term overnight accommodations. Local residents and employees will not be directly impacted, unless they need temporary short-term overnight accommodations in a local hotel, motel, or VHR. Local lodging businesses may be impacted to the extent that an increase in the local TOT rate increases the combined cost of lodging in South Lake Tahoe. To the extent that consumers set the price for lodging based on their willingness to pay (i.e., the intersection of pricing and vacancy), lodging providers may, in some cases, need to reduce their nightly rates to compensate; however, in instances where vacancy is low, the cost imposed by the increased TOT rate would be borne by the consumer. Also, to the extent that the cost of overnight accommodations impacts visitors' willingness to select South Lake Tahoe as a tourism destination, the increased TOT rate may also impact other businesses and employees that are reliant upon overnight visitor spending.

Real Estate Transfer Tax

The California Documentary Transfer Tax Act of 1967 authorized jurisdictions to impose an excise tax on the privilege of transferring ownership or leasehold rights to real property,[15] which is also commonly known as a real estate or property transfer tax or a documentary transfer tax. The maximum real estate transfer tax that may be levied under General Law is $1.10 per $1,000 of assessed value.[16] This is typically levied at the county level, though general law cities are entitled to share evenly in the proceeds resulting from transfers of real property located within their jurisdiction. Charter cities in California have the ability to impose additional real estate transfer or conveyance taxes without special authorizing legislation.

Changing the Real Estate Transfer Tax

To impose a supplemental real estate transfer tax, an incorporated jurisdiction must be, or become, a charter city. To become a charter city, the governing board of a jurisdiction, or an elected charter commission, must draft and adopt a charter, which must then be ratified by a

---

[15] State of California. (August 2022). California Revenue and Taxation Code, Chapter 2, Section11911-11930. Available at: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=RTC&division=2.&title=&part=6.7.&chapter=2.&article=.

[16] The California Revenue and Taxation Code identifies the maximum real estate transfer tax as being equal to $0.55 per $500 of assessed value, which is equal to $1.10 per $1,000 of assessed value. The higher denominator is commonly used, presumably, to simplify calculation of tax liabilities.

majority vote of the electorate.[17] A charter may be wide ranging in its scope, availing upon all of the rights afforded to cities to manage 'municipal affairs,'[18] or may be more limited.[19] While charter cities may enjoy broader taxation powers compared to general law cities, they are still subject to Proposition 218, Article XIIIC of the California Constitution, and any limitations imposed by their charter. This means that a new or increased tax must receive voter approval.

Charter City Real Estate Transfer Taxes

According to data published by CaliforniaCityFinance.com, 22 of the 125 charter cities in California imposed supplemental real estate transfer taxes as of March 2022.[20] The method for calculating the tax varies by jurisdiction. A flat tax per $1,000 of assessed value is most common, with tax rates ranging from $1.10 to $15.00 per $1,000 of value. Some jurisdictions alternatively structure the transfer tax on an ad valorem basis (i.e., as a percent of assessed or market value), with tax rates ranging from 0.45 to 4.45 percent. Some jurisdictions also apply different tax rates based on the assessed value of the property. For example, Oakland charges a one percent property transfer tax on properties valued at less than $300,000, which increases progressively up to 2.5 percent for properties valued at more than five million dollars.

Existing Transfer Tax in South Lake Tahoe

Based on data presented in Table 2, there were a total of 394 residential sales in South Lake Tahoe between January and December 15th of 2022, with an average sale price of just under $792,000. This overall sales volume is consistent with average annual sales documented in 2017, 2018, and 2019, but is notably below the annual sales volumes during the pandemic period, which included 625 sales in 2020 and 513 sales in 2021 (i.e., well above the historical average). The average sales price in 2022, however, remained well above the market average for the pre-pandemic period, and is more in line with the 2021 average.

Home sales in South Lake Tahoe in 2022 grossed approximately $312 million in sales revenue. At a rate of $0.55 per $1,000 of value, the existing real estate transfer tax

---

[17] State of California. (2022). California Constitution, Article XI, Section 1-15. Available at: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CONS&sectionNum=SEC.%203.&article=XI

[18] The home rule provision of the California Constitution authorizes a charter city to exercise plenary authority over municipal affairs over which a city has sovereignty, free from any constraint imposed by general law and subject only to constitutional limitations. Whether a given activity is a municipal affair or a statewide concern is not clearly defined in the law and is therefore a legal determination that is settled by the courts on a case-by-case basis.

[19] For example, the City of San Bruno is pursing placement of a new city charter on the November 2022 ballot. The charter is specifically intended to allow the City the right to impose a real estate transfer tax on residential properties with five units or more, and on all non-residential property (e.g., commercial, industrial, etc.), at a rate of one percent of assessed value. The current draft charter was narrowly written using the following language:

> *"…Limitation on Powers. (a) The City shall exercise only the rights, powers and authority granted to a city under the general laws of the State of California, unless otherwise provided in this Charter…"*

[20] CaliforniaCityFinance.com. (July 2020). Property Transfer Tax / Documentary Transfer Tax Rates. Available at: http://californiacityfinance.com/PropTransfTaxRates.pdf

applicable in the City of South Lake Tahoe likely generated approximately $171,600 in gross tax revenue to the City.

Table 2: Residential Sales Activity, 2017 to 2022 YTD

All Residential Units	2017	2018	2019	2020	2021	2022 YTD (a)	All Sales
Number of Sales	348	341	389	625	513	394	2,610
Median Sale Price	$385,000	$420,000	$435,000	$500,000	$602,000	$642,500	$500,000
Ave. Sale price	$462,097	$514,954	$557,259	$624,223	$765,300	$791,868	$631,386
Ave. Size (sq. ft.)	1,494	1,495	1,552	1,626	1,561	1,548	1,556
Ave. Sale Price per sq.ft.	$311	$345	$365	$384	$493	$521	$408
Maximum Sale Price	$2,337,500	$2,450,000	$5,300,000	$5,200,000	$5,550,000	$5,300,000	$5,550,000
Minimum Sale Price	$71,000	$100,500	$46,000	$3,500	$50,000	$75,000	$3,500

Single Family Homes	2017	2018	2019	2020	2021	2022 YTD (a)	All Sales
Number of Sales	333	322	368	585	483	367	2,458
Median Sale Price	$389,000	$425,000	$440,000	$505,000	$613,000	$650,000	$505,000
Ave. Sale price	$462,217	$525,288	$563,064	$632,835	$783,050	$809,834	$641,131
Ave. Size (sq. ft.)	1,505	1,512	1,577	1,659	1,585	1,579	1,580
Ave. Sale Price per sq.ft.	$310	$349	$362	$381	$496	$522	$408
Maximum Sale Price	$2,200,000	$2,450,000	$5,300,000	$5,200,000	$5,550,000	$5,300,000	$5,550,000
Minimum Sale Price	$71,000	$100,500	$46,000	$3,500	$75,000	$75,000	$3,500

Condominiums	2017	2018	2019	2020	2021	2022 YTD (a)	All Sales
Number of Sales	15	19	21	40	30	27	152
Median Sale Price	$295,000	$265,000	$346,500	$354,250	$417,500	$480,000	$363,750
Ave. Sale price	$459,433	$339,816	$455,524	$498,275	$479,533	$547,667	$473,803
Ave. Size (sq. ft.)	1,236	1,203	1,106	1,144	1,171	1,118	1,156
Ave. Sale Price per sq.ft.	$328	$289	$421	$417	$445	$505	$414
Maximum Sale Price	$2,337,500	$799,000	$1,250,000	$2,700,000	$1,180,000	$1,349,000	$2,700,000
Minimum Sale Price	$180,000	$168,000	$97,500	$165,000	$50,000	$232,500	$50,000

Note:
(a) As of December 15, 2022.

Sources: ListSource; BAE, 2022.

Non-residential sales volumes in the South Lake Tahoe have been historically slow, with relatively low valuations, though there was a considerable uptick in sales volumes and pricing following onset of the pandemic and the VHR moratorium. As shown in Table 3, the period from 2017 to 2019 averaged 13 sales per year, which increased to 33 in 2020 and 43 in 2021. There were a total of 25 transactions between January 2st and December 15th of 2022. The average value per transaction also increased significantly over the past few years from only $226,233 in 2019 to $1.05 million as of December 2022. BAE estimates that as of 2019, non-residential sales generated approximately $1,866 in transfer taxes to the City. As of 2021, that value increased to an estimated $9,758. BAE estimates that non-residential sales in 2022 may gross the City upwards of $14,400 in calendar year 2022.

Table 3: Non-Residential Sales Activity, 2017 to 2022 YTD

All Non-Residential	2017	2018	2019	2020	2021	2022 YTD (a)	All Sales
Number of Sales	6	18	15	33	43	25	140
Median Sale Price	$6,250	$115,000	$85,000	$160,000	$209,000	$1,025,000	$204,500
Ave. Sale price	$305,000	$268,289	$226,233	$470,335	$412,581	$1,050,140	$496,916
Ave. Land Size (sq. ft.)	35,864	16,988	34,064	10,336	11,143	12,424	15,448
Ave. Sale Price per sq. ft.	$12	$19	$27	$113	$77	$355	$119
Ave. Land Size (acres)	0.82	0.39	0.78	0.24	0.26	0.29	0.35
Ave. Sale Price per acre	$501,156	$830,597	$1,159,517	$4,925,097	$3,334,407	$15,463,529	$5,198,903
Maximum Sale Price	$1,750,000	$1,200,000	$890,000	$3,550,000	$2,275,000	$2,200,000	$3,550,000
Minimum Sale Price	$3,500	$500	$3,000	$3,500	$13,000	$130,000	$500

Note:
(a) As of December 15, 2022.

Sources: ListSource; BAE, 2022.

Estimated Revenue Potential

Revenue generation associated with imposition of a local real estate transfer tax above and beyond that authorized under State law for general law cities is highly dependent on three key factors. These include the applicable tax rate(s), as well as the number and pricing of sales or transfers that occur within the jurisdiction, which can vary significantly from year to year. Table 4 and Table 5 report the estimated revenue that may be generated through imposition of an increased local real estate transfer tax, under specific sales volume and pricing assumptions, which is structured either as a flat rate per $1,000 of value or as a percent of the sale value.

For residential uses, the analysis assumes an average of 390 sales per year, which is consistent with the average sales volume in 2019 and 2022, both pre- and post-pandemic. This value is used to reflect a more 'typical' sales volume after accounting for the significant increase in activity experienced since the onset of the pandemic in 2020. The assumed average sales price is based on the average sale price for sales that occurred between January 1st to December 15th of 2022 to reflect the recent state of the market.[21] Based on these assumptions, the City may expect to gross around $171,600 in a typical year as a result of imposing the existing $0.55 transfer tax on residential sales. Table 4 then illustrates the potential revenue that could be generated through an increase to the real estate transfer tax in increments up to $15 per $1,000 of value, which is equal to the highest local real estate transfer tax currently in place in California. The table also identifies the estimated cost to the buyer of residential real estate on a per sale basis. Table 5 shows similar data, however the tax rate is expressed as a percent of the sale value.

[21] BAE anticipates that while sales volumes have already begun to slow due to the impacts of return to work and increasing interest rates, sales prices appear more resistant to rapid adjustment; though that does not preclude the possibility of a downward adjustment in the future due to changing macroeconomic conditions.

For non-residential uses, the analysis is based on the average number of sales per year from 2017 to December 2022, as well as the weighted average sale price per transaction. Note that this approach places greater weight on recent transactions compared to the assumptions used for the residential transfer tax revenue estimates. This is due to increased activity in the non-residential market resulting from imposition of the VHR moratorium and renewed investment activity in commercial real estate in the tourist core area.

Table 4: Estimated Revenue Generation from Increased Real Estate Transfer Tax, Flat Rate Per $1,000 of Value

	RESIDENTIAL		NON-RESIDENTIAL	
Ave. Number of Sales	360 (a)		23 (c)	
Ave. Sale Price	$830,000 (b)		$440,460 (d)	
Gross Sales Value	$298,800,000		$10,130,584	
Transfer Tax Rate	**Revenue**		**Revenue**	
(Per $1,000 of Value)	Gross	Add-On (e)	Gross	Add-On (e)
$0.55 (Existing)	$164,340	$0	$5,572	$0
$1.00	$298,800	$134,460	$10,131	$4,559
$2.00	$597,600	$433,260	$20,261	$14,689
$3.00	$896,400	$732,060	$30,392	$24,820
$4.00	$1,195,200	$1,030,860	$40,522	$34,951
$5.00	$1,494,000	$1,329,660	$50,653	$45,081
$10.00	$2,988,000	$2,823,660	$101,306	$95,734
$15.00	$4,482,000	$4,317,660	$151,959	$146,387
Transfer Tax	**Revenue**		**Revenue**	
(Ave. Per Sale)	Gross	Add-On (e)	Gross	Add-On (e)
$0.55 (Existing)	$457	$0	$242	$0
$1.00	$830	$374	$440	$198
$2.00	$1,660	$1,204	$881	$639
$3.00	$2,490	$2,034	$1,321	$1,079
$4.00	$3,320	$2,864	$1,762	$1,520
$5.00	$4,150	$3,694	$2,202	$1,960
$10.00	$8,300	$7,844	$4,405	$4,162
$15.00	$12,450	$11,994	$6,607	$6,365

Notes:
(a) Based on the average number of sales per year in 2019 and 2022, both pre- and post-pandemic. This equals a value that is higher than the historical average between 2017 and 2019, but below the pandemic induced highs in 2020 and 2021.
(b) Based on the average price per transaction from January to December of 2022.
(c) Based on the average sales per year from 2017 to December 2022.
(d) Based on the weighted average price per transaction 2017 to December 2022.
(e) Based on the difference between estimated gross receipts and gross receipts under the existing transfer tax.

Sources: ListSource; BAE, 2022.

Table 5: Estimated Revenue Generation from Increased Real Estate Transfer Tax, Percent of Sale Value

	RESIDENTIAL		NON-RESIDENTIAL	
Ave. Number of Sales	390 (a)		23 (c)	
Ave. Sale Price	$800,000 (b)		$500,000 (d)	
Gross Sales Value	$312,000,000		$11,500,000	
Transfer Tax Rate	**Revenue**		**Revenue**	
(Percent of Value)	Gross	Add-On (e)	Gross	Add-On (e)
0.055% (Existing)	$171,600	$0	$6,325	$0
0.10%	$312,000	$140,400	$11,500	$5,175
0.50%	$1,560,000	$1,388,400	$57,500	$51,175
1.00%	$3,120,000	$2,948,400	$115,000	$108,675
2.00%	$6,240,000	$6,068,400	$230,000	$223,675
3.00%	$9,360,000	$9,188,400	$345,000	$338,675
4.00%	$12,480,000	$12,308,400	$460,000	$453,675
5.00%	$15,600,000	$15,428,400	$575,000	$568,675
Transfer Tax Rate	**Revenue**		**Revenue**	
(Percent of Value)	Gross	Add-On (b)	Gross	Add-On (b)
$0.55 (Existing)	$440	$0	$275	$0
0.10%	$800	$360	$500	$225
0.50%	$4,000	$3,560	$2,500	$2,225
1.00%	$8,000	$7,560	$5,000	$4,725
2.00%	$16,000	$15,560	$10,000	$9,725
3.00%	$24,000	$23,560	$15,000	$14,725
4.00%	$32,000	$31,560	$20,000	$19,725
5.00%	$40,000	$39,560	$25,000	$24,725

Notes:
(a) Based on the average number of sales per year from 2017 to 2021.
(b) Based on the average price per transaction from January 1st to December 15th of 2022.
(c) Based on the average sales per year from 2017 to December 2022.
(d) Based on the weighted average price per transaction 2017 to December 2022.
(e) Based on the difference between estimated gross receipts and gross receipts under the existing transfer tax.

Sources: ListSource; BAE, 2022.

Assessment of Stakeholder Impact

The burden associated with an increase in the local real estate transfer tax rate would fall to the buyers and sellers of real property. It is customary in most markets, though not all, for the seller to pay the county portion of the real estate transfer tax and the buyer and seller to split the city portion. However, this division is negotiable, and in tight housing markets that favor sellers, such as the recent market in South Lake Tahoe, it is not uncommon for the buyer to pay most of the required taxes and fees. To the extent that the buyer must pay a portion, if not all, of the tax, a significant increase in the local real estate transfer tax rate may function to make home ownership less affordable (i.e., higher up-front cost) for existing and new residents. However, this risk may be mitigated to some extent through the use of a tiered rate structure, like that in use in communities like Oakland, Richmond, and San Francisco.

Sales and Use Tax

The Bradley-Burns Uniform Local Sales and Use Tax Law of 1955 formally authorized local jurisdictions to impose local sales and use taxes on the privilege of selling tangible property at retail, as well as on the storage, use, or other consumption of tangible personal property purchased from a retailer.[22] This authority was subsequently augmented by Senate Bill (SB) 566 in 2003.[23] While sales tax is imposed on retailers, and then often passed through to consumers, the use tax is imposed directly on the purchaser. The State of California imposes a sales and use tax rate of six percent and a supplemental uniform local tax of 1.25 percent that is split between the city and county, for a combined rate of 7.25 percent. SB 566 legally authorized all cities in California to levy additional local sales taxes, also known as district taxes, but established a cap on the combined value at two percent over the statutory 7.25 percent. While passage of SB 566 theoretically caps the combined sales and use tax rate at 9.25 percent, the California legislature has routinely allowed local governments to petition for special legislation authorizing local sales taxes above that authorized by SB 566.[24] [25]

Changing the Sales and Use Tax

Passage of a new local sales and use tax measure is subject to the same voter approval requirements as other local tax measures. Increasing the local sales tax rate beyond the statutory two percent requires the passage of special state legislation.

Existing Sales Tax in South Lake Tahoe

In November 2020, a new general sales tax measure was approved by voters in the City of South Lake Tahoe called Measure S. The measure increased the local sales and use tax by one percent from 7.75 to 8.75 percent. The measure went into effect on April 1, 2021 and is projected to generated between $5.9 and $6.2 million annually. The City Council began allocating these funds in the second half of the 2021 fiscal year for several critical projects, including Fire Station II Rehabilitation, Public Safety Radio Communication System Replacement, Road Rehabilitation and Computer Aided Dispatch System upgrades. Recognizing passage of Measure S, the City of South Lake Tahoe could increase the local sales tax by up to 0.5 percent before reaching the statutory limit of 9.25 percent.

---

[22] State of California. (August 2022). California Revenue and Taxation Code, Chapter 1, Section 7200-7212. Available at: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=RTC&division=2.&title=&part=1.5.&chapter=1.&article=.

[23] State of California. (2022). Revenue and Taxation Code, Chapter 1, Sections 7251.1-7251.4. Available at: https://www.cdtfa.ca.gov/lawguides/vol1/tutl/transactions-and-use-tax-law-ch1-all.html

[24] According to the California Department of Tax and Fee Administration (CDTFA), there are 328 jurisdictions, out of 1,786 reported, or around 18 percent, that have combined sales tax rates of more than 9.25 percent with a maximum of 10.75 percent. Most of these jurisdictions are located in large metropolitan areas, including jurisdictions located in the counties of Alameda, Contra Costa, Los Angeles, Monterey, San Mateo, Santa Clara, Santa Cruz, and Sonoma.

[25] California Department of Tax and Fee Administration. (April 1, 2022). California City and County Sales & Use Tax Rates. Available at: https://www.cdtfa.ca.gov/taxes-and-fees/rates.aspx

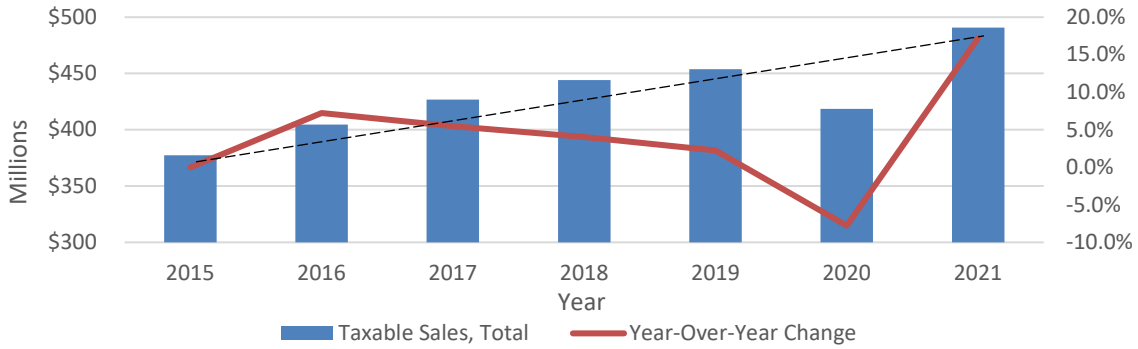
Comparison with Nearby Jurisdictions

According to data published by the California Department of Tax and Fee Administration (CDTFA), the City of South Lake Tahoe and the Town of Truckee are the only jurisdictions in the Lake Tahoe region to levy supplemental sales taxes.[26] All other jurisdictions in the counties of Alpine, Placer, and El Dorado charge the statewide base rate of 7.25 percent. Communities located in the unincorporated area of Nevada County charge 7.5 percent, while the incorporated cities of Nevada City and Grass Valley charge 8.38 and 8.5 percent, respectively. The applicable rates in nearby parts of Nevada range from 7.1 percent in Douglas County to 7.6 percent in Carson City, and 8.27 percent in Washoe County, including Incline Village.

Estimated Revenue Potential

According to the CDTFA, taxable sales originating with outlets located in the City of South Lake Tahoe totaled $489 million in 2021. Figure 2 illustrates the overall trend in taxable sales in South Lake Tahoe from 2015 to 2021. The figure clearly shows the decrease in taxable sales experienced in 2020 as a result of decreased tourist visitation; however, the data indicate that as of 2021, taxable sales had nearly returned to the growth trend indicated during the 2015 to 2019 period. More specifically, the average growth rate in taxable sales from 2015 to 2019 was 3.1 percent, while the average growth rate between 2019 and 2021 was 4.0 percent. This suggests that taxable sales have largely recovered from pandemic induced impacts. At current taxable sales levels (i.e., $490.7 million per year), the imposition of an additional 0.5 percent sales tax would generate approximately $2.5 million per year in revenue to the City.

Figure 2: Total Taxable Sales, City of South Lake Tahoe 2015-2021



Sources: California Department of Taxation and Fee Administration (CDTFA), Taxable Sales – Cities by Type of Business (Taxable Table 4); BAE, 2021.

Assessment of Stakeholder Impact

Sales tax measures are generally considered regressive in that they proportionately impact lower-income households to a greater extent than higher income households. This is because lower-income households spend a greater proportion of their total income each year and

[26] The current sales tax rate in the Town of Truckee is 8.25 percent. The data indicate that Nevada City and Grass Valley also impose supplemental sales taxes with effective rates of 8.38 and 8.5 percent, respectively.

subsequently pay more of their income to taxes. In the case of an increased sales and use tax in a visitor-oriented market like South Lake Tahoe, a majority of the burden would fall to out of town visitors (both overnight and day-trippers) who account for a greater proportion of the local taxable sales. However, to the extent that full-time residents and workforce households purchase retail goods and services within the community (e.g., persons with more limited access to transportation), versus in other nearby consumer markets like Minden or Carson City, these households would be impacted by increased taxation.

Real Estate Vacancy Tax

As the severity of California's housing crisis continues to escalate, cities like Berkeley and San Francisco have recently joined the likes of Oakland and Vancouver, B.C., with imposition of real estate vacancy taxes. Vacancy taxes may target residential or non-residential uses, or both. The ordinances establishing vacancy taxes clearly specify procedures for identifying properties that were unoccupied during the fiscal year for a specified length of time (often 60 to 90 days) and impose a financial penalty on the property owner. The intent of a vacancy tax is to encourage the active use of vacant property and, as a secondary objective, to generate revenue that can be used for specific purposes. Vancouver, British Columbia, and Oakland, California, are two examples of jurisdictions that have successfully implemented residential vacancy tax policies. New residential vacancy taxes were also recently approved by voters in San Francisco and Berkeley. Non-residential vacancy taxes are much less prevalent, with San Francisco currently being the only jurisdiction known to implement such a policy.

Establishing a Vacancy Tax

Vacancy tax policies are most often structured as excise or flat taxes but are in some cases levied on an ad valorem basis. For example, the residential vacancy tax model being used in Oakland, as well as those recently approved by voters in Berkeley and San Francisco, applies a flat fee per housing unit per year, while the Vancouver residential vacancy tax is based on assessed value. San Francisco's commercial vacancy tax is also structured as an excise tax that is set at a flat rate per linear foot of frontage. Under California law, the ordinance implementing a vacancy tax must identify relevant exemptions. Passage of a vacancy tax measure would be subject to the same voter approval requirements as other local taxes.

Vacancy Taxes in Other Jurisdictions

Vancouver B.C. (Residential) - In 2018, the City of Vancouver in British Columbia instituted the first real estate vacancy tax in North America. In Vancouver, the vacancy tax is ad valorem (i.e., assessed value in the previous tax year). The rate was initially set at 1.0 percent between 2017 and 2019, then stepped up to 1.25 percent in 2020 and 3.0 percent in 2021.[27] Under

[27] City of Vancouver. (2022). Empty Homes Tax FAQ. Available at: https://vancouver.ca/home-property-development/empty-homes-tax-frequently-asked-questions.aspx#:~:text=The%20Empty%20Homes%20Tax%20is,Homes%20Tax%20rate%20is%203%25.&text=For%20more%20information%2C%20review%20the,)%20PDF%20file%20(127%20KB)

the ordinance, properties are vacant if they are unoccupied for more than six months during the tax year. Property owners must file a property status declaration each year or be deemed vacant and subject to the tax. According to the City of Vancouver, the tax generated approximately $106 million in revenue to the municipal government between 2017 and 2021 (i.e., between $21 and 34 million per year).[28] The program reportedly cost $7.5 million in one-time startup costs, as well as $2.5 million per year in ongoing operating costs. The remaining proceeds are used for multi-year housing capital grants and other housing initiatives. The City of Vancouver reports an overall five percent increase in the number of residential units in the city between 2017 and 2020, with a 20 percent increase in the number of tenanted properties, a 26 percent decrease in the number of vacant properties, and a 23 percent decrease in the number of exempt properties.

Oakland, CA (Residential and Commercial) - In November 2018, voters in the City of Oakland approved Measure W, which instituted a special use vacant property tax of $3,000 for residential units and vacant ground floor commercial spaces, and $6,000 for non-residential and undeveloped parcels. According to Measure W, the City of Oakland estimated in 2018 that, once implemented, the tax would generate roughly $10 million per year in revenue. The measure authorized the tax for a 20-year term. Revenue from the tax is deposited into a vacant property tax fund. Key authorized uses of funds include code enforcement and remediation of illegal dumping, homeless service provision, preservation and production of affordable housing, and administrative costs from implementation of the vacancy tax.

A property is "vacant" if it is "in use less than fifty days in a calendar year." The exact method that the City uses to determine use status is unclear. For parcels with multiple units, the parcel is not vacant if at least one unit is occupied; however, condominium, duplex, and townhome units under separate ownership are treated as separate parcels for the purposes of the vacancy tax. There are ten categories of exemption under the ordinance, including:

- Very low-income owner
- Low-income senior owner
- Disabled owner
- Non-profit organization owner
- Property otherwise exempt from ad valorem tax
- Substantially complete planning application
- Active construction
- Demonstrated financial hardship
- Demonstrated other hardship (unrelated to finances)
- Exceptional specific circumstances

---

[28] City of Vancouver. (November 1, 2021). *Empty Homes Tax Annual Report: 2020 Vacancy Reference Year (January 1, 2020 to December 31, 2020).* Available at: https://vancouver.ca/files/cov/vancouver-2021-empty-homes-tax-annual-report.pdf

The City of Oakland began distributing notices of vacancy to property owners in February of 2022. Property owners are then offered the opportunity to submit a Petition of Vacancy if they believe the property was incorrectly identified as vacant, or if they believe that the property is eligible for one of the ten allowable exemptions.

Berkeley, CA (Residential) - The ballot initiative approved by Berkeley voters in November 2022 imposes a $3,000 to $6,000 tax on single-family and apartment units, respectively, which sit vacant for at least six months. The tax doubles in the second tax year. Owners of apartments with fewer than five units who live on the property (and don't own other homes), will be exempt. The city expects roughly 700 homes to be returned to the rental market in the first year, with the tax generating between $3.9 and $5.9 million per year in general tax revenue.

San Francisco, CA (Residential) - The San Francisco ballot measure approved by voters in November 2022 is based on those adopted in Vancouver and Oakland, but controversially excludes single-family homes. The new vacancy tax will apply a tiered structure that imposes a $2,500 flat tax on smaller units and $5,000 flat tax for larger units, which escalates to $10,000 and $20,000, respectively, over three years if the unit(s) remains vacant.[29] The City projects that the tax could bring 4,500 units back onto the rental market and generate as much as $38 million per year in revenue to the City.[30]

San Francisco, CA (Commercial) – Voters in the City and County of San Francisco approved a commercial vacancy tax in March 2020, which went into effect as of January 1, 2022. For most entities, filing ad payment of the commercial vacancy tax will begin in 2023. The tax applies to ground floor commercial (i.e., non-residential) space that is vacant for 182 days or more in the calendar year. Spaces must be located in one of the Named Neighborhood Commercial Districts (NCDs) or Named Neighborhood Commercial Transit Districts (NCTs) that are adjacent or tangent to a public right of way. The cost associated with the tax is to be paid by the property owner, or may be passed through to the lessee or sublessee. The tax is unsecured with rates starting at $250 per linear foot of frontage on the public right of way, which escalates to $500 in year two and $1,000 per year thereafter.

Other Jurisdictions – Recognizing the escalation of the housing crisis that has occurred in recent years, a variety of communities throughout California placed vacancy tax measures on November 2022 ballots, including Berkeley, San Francisco, and Santa Cruz. Vacancy tax measures were approved by voters in both Berkeley and San Francisco, but failed to garner necessary voter approval in Santa Cruz. Additional communities elected not to place vacancy

[29] Schneider, B. (February 28, 2022). S.F.'s plan to tax 40,000 empty homes under scrutiny. *San Francisco Examiner*. Available at: https://www.sfexaminer.com/the_fs/fixes/s-f-s-plan-to-tax-40-000-empty-homes-under-scrutiny/article_386da20e-0215-59a9-96a4-7c4396c17cc6.html

[30] City of San Francisco, Budget and Legislative Analyst's Office. (January 31, 2022). *Policy Analysis Report: Residential Vacancies in San Francisco.* Available at: https://sfbos.org/sites/default/files/BLA.Residential%20Vacancies.013122_final.pdf

tax measures on the ballot in 2022, including Napa County and the City of Los Angeles. New York State also considered statewide legislation during the 2021-2022 legislative session that would allow jurisdictions with more than one million residents to institute commercial vacancy taxes, though the legislation remains under committee review.

Estimated Revenue Potential

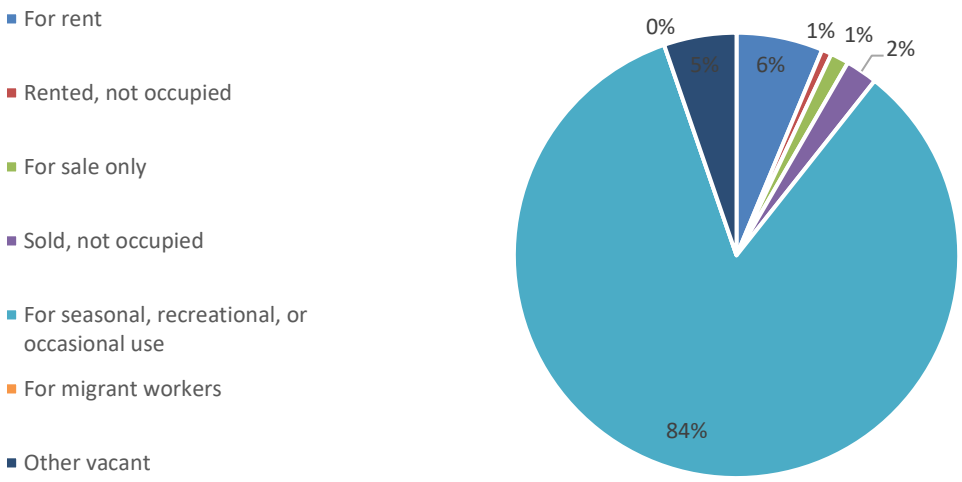
The revenue generation potential of a possible vacancy tax within the City of South Lake Tahoe is contingent on the way that the tax is structured and the properties to which it applies.

Residential Vacancy Tax

BAE assumes that a residential tax would exempt properties that are vacant as a result of being actively sold or rented, or held vacant for later occupancy by seasonal workers, and would be targeted towards properties held vacant for seasonal or occasional use.

To estimate the number of vacant units in the City of South Lake Tahoe, BAE applied the distribution of housing units by vacancy status reported in the 2020 five-year American Community Survey (ACS), illustrated in Figure 3, with the total number of vacant housing units reported in the 2020 Census.[31] Additional data on vacancy by unit type indicates that 67 percent of all vacant housing units in the city (inclusive of those vacant but for lease or sale, or vacant and intended for seasonal workforce occupancy) were detached single-family homes.

Figure 3: Housing Vacancy by Type, 2020 5-Year ACS



Source: U.S. Census Bureau, 2020 American Community Survey 5-Year, Table B25004; BAE, 2022.

[31] While these estimates fail to capture the impacts of the coronavirus pandemic, they represent the most recent available data on residential vacancy. Using this approach, BAE estimates that as of 2020 there were approximately 5,629 housing units held vacant for seasonal or occasional use.

To estimate the possible order of magnitude of the revenue that may be generated under a likely residential vacancy tax scenario, BAE assumed a tax of $3,000 per vacant unit, which is generally consistent with the tax being charged in Oakland. Assuming that all housing units held vacant for seasonal or occasional use would be subject to the tax, BAE estimates that a vacancy tax could theoretically generate up to around $16.8 million per year.

Table 6: Housing Units by Vacancy Status and Tenure, 2020

		Occupied		
Units in Structure	**Vacant**	Renter	Owner	**Total**
1, detached	4,507	1,751	3,314	9,609
1, attached	175	396	73	636
2	292	526	162	971
3 or 4	566	729	17	1,315
5 to 9	397	750	3	1,144
10 to 19	161	575	13	738
20 to 49	197	319	21	536
50 or more	296	89	34	428
Mobile home	103	254	240	585
Boat, RV, van, etc.	0	0	0	0
Total, All Units	**6,695**	**5,390**	**3,876**	**15,961**
Percent	*42%*	*34%*	*24%*	*100%*

Source: U.S. Census Bureau, 2020 Decennial Census, Table H1; U.S. Census Bureau, 2020 American Community Survey 5-Year, Tables B25024 and B25032; BAE, 2022.

This report also considered applying the residential vacancy tax only to single-family properties held for seasonal or occasional use. While the Census Bureau does not specifically report the required statistic, the available data does indicate that there were around 4,500 single-family homes that were vacant for any reason as of the 2020 Decennial Census (i.e., roughly 47 percent of the single-family housing stock).[32] Assuming that the vacancy tax applies to single-family properties only, that are vacant for any reason, the tax could yield roughly $13.5 million per year in revenue.

Applying the citywide seasonal vacancy rate of 84 percent (i.e., the percent of vacant units held for seasonal or occasional use) to the 2020 vacant single-family inventory produces a conservative estimate of around 3,800 single-family units held for seasonal or occasional use. If the vacancy tax is applied only to single-family units held vacant for seasonal or occasional use, the tax may generate approximately nearly $11.4 million per year in revenue.

[32] Preliminary estimates published as part of the 2021 5-year American Community Survey (ACS) suggest a nine percent increase in overall residential vacancy between 2020 and 2021, which was likely induced by the COVID-19 pandemic. It is not clear how this development will translate into future residential vacancy rates in South Lake Tahoe; however a significant increase in residential vacancy would theoretically translate into increase revenue from a residential vacancy tax.

Commercial Vacancy Tax

The only known contemporary example of a commercial vacancy tax is in San Francisco, which applies the tax on vacant commercial frontage on a per square foot basis. This makes sense in San Francisco, which features a dense urban streetscape. The goal of the tax is to encourage property owners to maintain active streetscapes to avoid the appearance of urban blight. This model does not translate easily to the South Lake Tahoe context, which features an urban fabric that is much less dense. Therefore, BAE recommends that the City consider applying a potential vacancy tax not on commercial street frontage, but rather based on the gross square footage of the vacant commercial property.

Table 7: Commercial Vacancies, City of South Lake Tahoe, December 2022 (a)

Former Occupant	APN	Address	Estimated Vacant Sq. Ft. (b)	Source
Winters Electric	23251008	2280 Lake Tahoe Blvd.	3,073	City of South Lake Tahoe
Unknown	27040007	Unknown	25,089	City of South Lake Tahoe
Carrows	31290039	2375 Lake Tahoe Blvd.	24,050	City of South Lake Tahoe
Teps	27090022	3450 Lake Tahoe Blvd.	11,520	City of South Lake Tahoe
Runnels	23523013	986 Emerald Bay Rd.	1,568	City of South Lake Tahoe
Ahern Rentals	31091005	2724 Lake Tahoe Blvd.	5,275	City of South Lake Tahoe
Verizon	23251017	2230 Lake Tahoe Blvd.	5,841	City of South Lake Tahoe
Lily's Tire	31258019	2635 Lake Tahoe Blvd.	6,472	City of South Lake Tahoe
Sunray	31257007	2659 Lake Tahoe Blvd.	20,996	City of South Lake Tahoe
Hair Salon	31241011	2634 Lake Tahoe Blvd.	850	City of South Lake Tahoe
Bagan Toyota	31041009	2296 Lake Tahoe Blvd.	288	City of South Lake Tahoe
Chevy's	27071030	3678 Lake Tahoe Blvd.	10,114	City of South Lake Tahoe
Avalon Lodge	29041061	4075 Manzanita Ave.	8,084	City of South Lake Tahoe
Don Cheepo	27010002	3349 Lake Tahoe Blvd.	240	City of South Lake Tahoe
Ambassador	29051020	4130 Manzanita Ave.	22,794	City of South Lake Tahoe
Chateau	29690002	4139 Lake Tahoe Blvd.	15,247	City of South Lake Tahoe
Kmart Garden Center	32299102	1030 Tata Ln.	12,852	City of South Lake Tahoe
Kmart	23430032	1020 Lake Tahoe Blvd.	144,117	City of South Lake Tahoe
Sato Japanese Rest.	27090006	3430 Lake Tahoe Blvd.	8,215	City of South Lake Tahoe
Humane Society	23182005	884 Emerald Bay Rd.	1,139	City of South Lake Tahoe
Unknown	27361005	3331 Sandy Way	3,000	CoStar
Unknown	32291023	1030 Tata Ln.	1,200	CoStar
Unknown	27361005	3331 Sandy Way	3,000	CoStar
		Total Est. Vacant Sq. Ft.	**335,024**	

Notes:
(a) Based on anecdotal observations made by City staff, as well as a review of current listings on CoStar. Data may exclude vacant properties not current listed for-sale or for-lease.
(b) Based on reported gross building square footage, as reported by the El Dorado County Assessor and CoStar.

Sources: City of South Lake Tahoe; El Dorado County Assessor; CoStar; BAE, 2022.

Only limited information currently exists regarding the prevalence of vacant commercial property in South Lake Tahoe (See Table 7). City staff provide BAE with a list of assessor's parcel numbers (APNs) associated with vacant commercial properties that were identified by City staff on an anecdotal basis. To supplement this data, BAE also reviewed data from CoStar regarding commercial properties that are currently listed for-lease or for-sale to identify

properties with no existing tenant (i.e., did not add properties to the vacant commercial inventory if they were listed for-lease or for-sale but had identifiable tenants already occupying the space). Please note that the inventory reported in Table 7 may exclude some properties that are vacant but which are not actively being listed for-lease or for-sale. Based on this approach, BAE estimates that there is roughly 335,000 square feet of vacant commercial real estate in South Lake Tahoe.

As there are no known commercial vacancy taxes applied on the basis of gross leasable area, there are no comparable tax rates to use as the basis for estimating potential revenue generation. Table 8 illustrates the hypothetical revenue that could be generated through imposition of a commercial vacancy tax at various tax rates ranging from $1,000 to $10,000 per 1,000 square feet of vacant gross leasable area. At these rates and estimated current vacancy levels, a commercial vacancy tax could potentially generate anywhere from $335,000 to upwards of $3.35 million per year in revenue to the City of South Lake Tahoe.

Table 8 also highlights the estimated tax burden that would accrue to each identified vacant property. Even at the lowest estimated tax rate, some properties may be subject to a very high relative tax burden. For example, the 144,117 square foot former Kmart space on Lake Tahoe Boulevard could be subject to an annual commercial vacancy tax burden of upwards of $144,000, which could increase to more than $1.4 million per year under the higher tax rate scenarios. For this reason, BAE would recommend placing a cap on the gross tax amount that may apply to any given property, though such a cap may limit revenue generation.

Table 8: Estimated Revenue Generation, Commercial Vacancy Tax

Former Occupant	APN	Address	Estimated Vacant Sq. Ft. (b)	Revenue Generation by Tax Rate (Per 1,000 Sq. Ft.)(c) $1,000	$2,500	$5,000	$7,500	$10,000
Winters Electric	23251008	2280 Lake Tahoe Blvd.	3,073	$3,073	$7,683	$15,365	$23,048	$30,730
Unknown	27040007	Unknown	25,089	$25,089	$62,723	$125,445	$188,168	$250,890
Carrows	31290039	2375 Lake Tahoe Blvd.	24,050	$24,050	$60,125	$120,250	$180,375	$240,500
Teps	27090022	3450 Lake Tahoe Blvd.	11,520	$11,520	$28,800	$57,600	$86,400	$115,200
Runnels	23523013	986 Emerald Bay Rd.	1,568	$1,568	$3,920	$7,840	$11,760	$15,680
Ahern Rentals	31091005	2724 Lake Tahoe Blvd.	5,275	$5,275	$13,188	$26,375	$39,563	$52,750
Verizon	23251017	2230 Lake Tahoe Blvd.	5,841	$5,841	$14,603	$29,205	$43,808	$58,410
Lily's Tire	31258019	2635 Lake Tahoe Blvd.	6,472	$6,472	$16,180	$32,360	$48,540	$64,720
Sunray	31257007	2659 Lake Tahoe Blvd.	20,996	$20,996	$52,490	$104,980	$157,470	$209,960
Hair Salon	31241011	2634 Lake Tahoe Blvd.	850	$850	$2,125	$4,250	$6,375	$8,500
Bagan Toyota	31041009	2296 Lake Tahoe Blvd.	288	$288	$720	$1,440	$2,160	$2,880
Chevy's	27071030	3678 Lake Tahoe Blvd.	10,114	$10,114	$25,285	$50,570	$75,855	$101,140
Avalon Lodge	29041061	4075 Manzanita Ave.	8,084	$8,084	$20,210	$40,420	$60,630	$80,840
Don Cheepo	27010002	3349 Lake Tahoe Blvd.	240	$240	$600	$1,200	$1,800	$2,400
Ambassador	29051020	4130 Manzanita Ave.	22,794	$22,794	$56,985	$113,970	$170,955	$227,940
Chateau	29690002	4139 Lake Tahoe Blvd.	15,247	$15,247	$38,118	$76,235	$114,353	$152,470
Kmart Garden Center	32299102	1030 Tata Ln.	12,852	$12,852	$32,130	$64,260	$96,390	$128,520
Kmart	23430032	1020 Lake Tahoe Blvd.	144,117	$144,117	$360,293	$720,585	$1,080,878	$1,441,170
Sato Japanese Rest.	27090006	3430 Lake Tahoe Blvd.	8,215	$8,215	$20,538	$41,075	$61,613	$82,150
Humane Society	23182005	884 Emerald Bay Rd.	1,139	$1,139	$2,848	$5,695	$8,543	$11,390
Unknown	27361005	3331 Sandy Way	3,000	$3,000	$7,500	$15,000	$22,500	$30,000
Unknown	32291023	1030 Tata Ln.	1,200	$1,200	$3,000	$6,000	$9,000	$12,000
Unknown	27361005	3331 Sandy Way	3,000	$3,000	$7,500	$15,000	$22,500	$30,000
		Total Est. Vacant Sq. Ft.	**335,024**	**$335,024**	**$837,560**	**$1,675,120**	**$2,512,680**	**$3,350,240**

Notes:
(a) Based on anecdotal observations made by City staff, as well as a review of current listings on CoStar. Data may exclude vacant properties not current listed for-sale or for-lease.
(b) Based on reported gross building square footage, as reported by the El Dorado County Assessor and CoStar.
(c) The reported tax rates are intended to be representative only. Additional analysis and community outreach may be necessary prior to establishing the applicable tax rate.

Sources: City of South Lake Tahoe; El Dorado County Assessor; CoStar; BAE, 2022.

Assessment of Stakeholder Impact

The burden associated with imposition of a vacancy tax would fall on owners and lessees of real property.

Residential property owners that occupy the subject property as their primary residence or rent out the unit for more than the minimum statutory time period would be exempt from a residential vacancy tax. The City may identify other categories of exemption, like in Oakland (lower-income property owners) and San Francisco (single-family homes). The property owners most likely to be impacted include owners of second homes that do not rent out their property for at least the minimum term. The extent to which short-term rental and multifamily property owners would be impacted is contingent on how the tax is structured.

Owners and lessees of commercial property would be subject to an applicable commercial vacancy tax in cases where the vacancy exceeded the allowable timeframe. The tax may be particularly onerous for owners of properties that are significantly dilapidated, and which would require significant renovation to make them attractive to new prospective occupants. The financial penalty may induce some property owners to make the sites available for redevelopment, or other forms of reinvestment; though the ability to pass the tax penalty through to lessee's who aren't currently occupying the space may mute this effect.

In either taxation scenario, residential or commercial, allowances should also be considered for properties that are actively being leased, sold, renovated, or redeveloped, with limitations imposed on those exemptions to discourage bad actors (e.g., applying for a building permit only to never complete the described renovations as a way to defer payment of the tax).

Alternative Business Taxes

Local jurisdictions in California apply various approaches to generating revenue through taxation of local business activity. Some local governments shy away from taxes that expressly penalize revenue generation and/or jobs creation, others more open recognize the relationship between business activity, employment generation, and local efforts to address workforce housing and related infrastructure needs. As a result, some local governments levy minimal business license fees intended to offset administrative costs associated with license issuance and compliance monitoring, while others levy other supplemental business taxes.

El Dorado and Placer counties currently only administer nominal flat rate business license fees. Douglas Counties in Nevada does not issue business licenses, while Carson City charges a nominal flat fee based on the type of business. The City of South Lake Tahoe currently levies

business license fees based on gross receipts using a graduated rate scale ranging from $1.07 to $2.69 per 1,000 of gross receipts.[33] Washoe County uses a similar model.

Other jurisdictions utilize still other taxation models. The City of Santa Clara, for example, levies a tax of $45 per employee, and $15 per rental unit for landlords. Until recently, San Francisco levied both a gross receipts tax and what is known as a payroll expense tax.

The City of South Lake Tahoe, therefore, has the option of updating the business license fee ordinance to include alternative revenue models. The following subsection reviews revenue generation potential associated with a potential payroll expense or employee headcount tax.

Establishing a Payroll or Headcount Tax

Business license fees levied by local jurisdictions with the express goal of offsetting the cost of providing services to businesses in the form of license issuance and compliance monitoring are considered administrative fees, rather than taxes, and may be instituted by ordinance without a public vote. Supplemental business taxes intended to generate general or special purpose revenue to a jurisdiction, such as a business payroll or employee headcount tax, are subject to the same voter approval requirements as other local taxes.

Existing Payroll and Headcount Taxes

San Francisco, CA - As noted above, prior to 2020 the City and County of San Francisco levied both a gross receipts and a payroll expense tax. Under the Business and Tax Regulations Code, 'payroll expense' was defined to include all salaries, wages, bonuses, commissions, stock options, and other compensation for services to owners of pass-through entities.[34] There were a variety of business categories that were exempt based on applicable state and federal law, including for non-profits, skilled nursing facilities, and certain banks, insurance companies, and financial corporations, among other categories. There were also local exclusions and incentives aimed at facilitating economic development and job creation, including for businesses active in clean technology and film production, as well as for businesses located in the Central Market Street and Tenderloin area. The applicable payroll expense rate as of 2018 was 0.38 percent. With passage of Proposition F in November 2020, voters repealed the payroll expense tax and increased the gross receipts tax rate across most industries, while providing more relief to small businesses.

Santa Clara, CA – The City of Santa Clara hosts offices for a variety of large tech companies, including Applied Materials, Intel, Advanced Micro Devices, and Nvidia, among others. Prior to

---

[33] City of South Lake Tahoe. (FY 2022-2023). *City of South Lake Tahoe Business and Professions Tax: New Application Form*. Available at: https://www.cityofslt.us/DocumentCenter/View/16968/BLN-Packet-22-23-PDF?bidId=

[34] For more information on the San Francisco payroll expense tax prior to it's repeal in 2020, please visit: https://sftreasurer.org/media/513/download?attachment and https://sftreasurer.org/files/ 2019-08/BT_Payroll%20Expense%20Tax%20Rate%20Memeo_07.01.19.pdf

voter approval of new business tax reforms in late 2022, the City's business license structures had not been updated since 1992. The existing tax structure charged between $15 and $500 based on a business's industry sector and number of employees. With the maximum payment for businesses with 500 or more employees capped at $500, local tax reform advocates argued that the existing tax structure did not require the city's largest companies to pay their fair share for City services and infrastructure. With voter approval of Measure H in November 2022, the business license tax was increased to $45 per employee and $15 per rental unit for landlords. The revised tax structure is projected to generate around six million dollars per year until ended by voters, with periodic independent financial audits.

Estimated Revenue Potential

Table 9 reports the estimated number of business establishments, as well as average annual employment and annual average wages by industry sector for the City of South Lake Tahoe, as reported in the Quarterly Census of Employment and Wages (QCEW) published by the California Employment Development Department (EDD).

Table 9: Establishments, Jobs, and Annual Wages by Industry Sector, South Lake Tahoe, 2021

Industry Sector	Establishments	Jobs	Annual Wage
11 Agriculture, Forestry, Fishing and Hunting	2	(a)	(a)
22 Utilities	8	151	$138,057
23 Construction	80	262	$52,060
31 Manufacturing	12	60	$45,994
42 Wholesale Trade	18	108	$51,193
44 Retail Trade	122	1,433	$36,405
48 Transportation and Warehousing	11	174	$44,628
51 Information	11	56	$56,066
52 Finance and Insurance	28	137	$50,592
53 Real Estate and Rental and Leasing	59	306	$47,913
54 Professional, Scientific, and Technical Services	58	152	$51,812
55 Management of Companies and Enterprises	2	(a)	(a)
56 Administrative and Support and Waste Management	55	488	$64,248
61 Educational Services	4	(a)	(a)
62 Health Care and Social Assistance	154	1,198	$76,657
71 Arts, Entertainment, and Recreation	22	(a)	(a)
72 Accommodation and Food Services	164	2,706	$30,583
81 Other Services (except Public Administration)	72	366	$42,422
92 Public Administration	15	1,343	$73,274
Total, All Industries	**895**	**9,525**	**$49,849**

Note:
(a) Data for this sector was suppress by the California Employment Development Department (EDD) to protect against disclosure of potentially confidential employment and wage information.

Source: California Employment Development Department (EDD), Quarterly Census of Employment and Wages (QCEW); BAE, 2022.

According to this data, there were 895 business establishments in 2021 which employed an annual average of 9,525 persons. Average annual wages vary by industry, ranging from $30,583 per year in the Accommodation and Food Services industry to $138,057 in the Utilities industry, with an average of $49,849 per year across all industry sectors.

The four reported industry sectors with the most employees on average include Accommodation and Food Services (2,706 jobs; average annual wage of $30,583), Retail Trade (1,433 jobs; average annual wage of $36,405), Public Administration (1,343 jobs; average annual wages of $73,274); and Healthcare and Social Assistance (1,198 jobs; average annual wages of $76,657). Please note that data for some sectors is suppressed.

Payroll Expense Tax Revenue

Table 10 reports the estimated revenue that could potentially be generated through institution of a payroll expense tax at rates ranging from 0.1 to 1.0 percent of total annual wages.

Table 10: Estimated Revenue from Payroll Expense Tax, 0.1-1.0 Percent Rates

Industry Sector	Total Annual' Wages	Payroll Expense Tax Revenue (a) 0.1%	0.5%	1.0%
11 Agriculture, Forestry, Fishing and Hunting	(b)	(b)	(b)	(b)
22 Utilities	20,846,556	20,847	104,233	208,466
23 Construction	13,639,665	13,640	68,198	136,397
31 Manufacturing	2,759,633	2,760	13,798	27,596
42 Wholesale Trade	5,528,821	5,529	27,644	55,288
44 Retail Trade	52,168,360	52,168	260,842	521,684
48 Transportation and Warehousing	7,765,243	7,765	38,826	77,652
51 Information	3,139,723	3,140	15,699	31,397
52 Finance and Insurance	6,931,057	6,931	34,655	69,311
53 Real Estate and Rental and Leasing	14,661,337	14,661	73,307	146,613
54 Professional, Scientific, and Technical Services	7,875,412	7,875	39,377	78,754
55 Management of Companies and Enterprises	(b)	(b)	(b)	(b)
56 Administrative and Support and Waste Management	31,353,066	31,353	156,765	313,531
61 Educational Services	(b)	(b)	(b)	(b)
62 Health Care and Social Assistance	91,834,540	91,835	459,173	918,345
71 Arts, Entertainment, and Recreation	(b)	(b)	(b)	(b)
72 Accommodation and Food Services	82,757,252	82,757	413,786	827,573
81 Other Services (except Public Administration)	15,526,345	15,526	77,632	155,263
92 Public Administration	98,406,808	98,407	492,034	984,068
Total, All Industries	474,808,424	**474,808**	**2,374,042**	**4,748,084**

Notes:
(a) These figures illustrate the potential revenue that may be generated through institution of a payroll expense tax at rates ranging from 0.1 to 1.0 percent of total annual wages.
(b) Data for this sector was suppress by the California Employment Development Department (EDD) to protect against disclosure of potentially confidential employment and wage information.

Source: California Employment Development Department (EDD), Quarterly Census of Employment and Wages (QCEW); BAE, 2022.

At a rate of 0.1 percent, the tax would generate nearly 475,000 in annual revenue. If increased to 0.5 percent, the tax would generate almost $2.4 million per year. If set at 1.0 percent, the tax would generate $4.7 million per year. For comparison, the 2018 payroll expense rate for the now repealed payroll expense tax in San Francisco was 0.38 percent, which would yield around 1.8 million per year if instituted in South Lake Tahoe.

These estimates are based on total annual wages paid to persons employed in the City of South Lake Tahoe in 2021. The data notably exclude self-employed persons. To the extent that a payroll expense tax excludes certain types of businesses or industry sectors, the revenue generation potential would decrease accordingly. Table 10 provide additional estimates by industry to facilitate additional analysis. Resulting revenues may also be less in the event that the total tax payment assigned to any given business is capped.

Employee Headcount Tax Revenue

Table 11 reports the estimated amount of revenue that could potentially be generated through creation of an employee headcount tax, similar to that recently instituted in Santa Clara.

Table 11: Estimated Revenue from Employee Headcount Tax, $25-$75 Rates

Industry Sector	Average Employment	Employee Headcount Tax Revenue (a) $25	$50	$75
11 Agriculture, Forestry, Fishing and Hunting	(b)	(b)	(b)	(b)
22 Utilities	151	$3,775	$7,550	$11,325
23 Construction	262	$6,550	$13,100	$19,650
31 Manufacturing	60	$1,500	$3,000	$4,500
42 Wholesale Trade	108	$2,700	$5,400	$8,100
44 Retail Trade	1,433	$35,825	$71,650	$107,475
48 Transportation and Warehousing	174	$4,350	$8,700	$13,050
51 Information	56	$1,400	$2,800	$4,200
52 Finance and Insurance	137	$3,425	$6,850	$10,275
53 Real Estate and Rental and Leasing	306	$7,650	$15,300	$22,950
54 Professional, Scientific, and Technical Services	152	$3,800	$7,600	$11,400
55 Management of Companies and Enterprises	(b)	(b)	(b)	(b)
56 Administrative and Support and Waste Management	488	$12,200	$24,400	$36,600
61 Educational Services	(b)	(b)	(b)	(b)
62 Health Care and Social Assistance	1,198	$29,950	$59,900	$89,850
71 Arts, Entertainment, and Recreation	(b)	(b)	(b)	(b)
72 Accommodation and Food Services	2,706	$67,650	$135,300	$202,950
81 Other Services (except Public Administration)	366	$9,150	$18,300	$27,450
92 Public Administration	1,343	$33,575	$67,150	$100,725
Total, All Industries	**9,525**	**$238,125**	**$476,250**	**$714,375**

Notes:
(a) These figures illustrate the potential revenue that may be generated through institution of a employee headcount tax at rates ranging from $25 to $75 per employee per year.
(b) Data for this sector was suppress by the California Employment Development Department (EDD) to protect against disclosure of potentially confidential employment and wage information.

Source: California Employment Development Department (EDD), Quarterly Census of Employment and Wages (QCEW); BAE, 2022.

At a rate of $25 per employee, the employee headcount tax could generate approximately $238,000 per year in revenue. If the rate were increased to $75 per employee, the revenue would similarly increase to approximately $714,400 per year. For comparison, the City of Santa Clara employee headcount tax rate is $45 per employee, which would yield around $476,250 per year in revenue if instituted in South Lake Tahoe.

These estimates are based on average annual employed in the City of South Lake Tahoe in 2021. The data notably exclude self-employed persons. To the extent that an employee headcount tax excludes certain types of businesses or industry sectors, the revenue would decrease accordingly. Table 11 provides additional estimates by industry to facilitate analysis. Resulting revenues may also be less in the event that the total tax payment assigned to any given business is capped, as is the case in some jurisdictions.

Assessment of Stakeholder Impact

The burden associated with imposition of a payroll expense or employee headcount tax would fall to business owners and operators. A payroll tax would impact businesses with large number of employees, as well as smaller businesses with higher paying jobs. An employee headcount tax would be more targeted, having a larger impact on businesses with more employees. As a tourism-based economy, many of the businesses in South Lake Tahoe with the largest employee counts are associated with lower margin and lower wage industries like Accommodations and Food Service and Retail Trade. Institution of payroll expense and employee headcount taxes function to increase the relative cost of labor. This may limit businesses' ability to increase wages in response to changes in the cost of living (e.g., housing costs, consumer inflation, etc.) and may induce some businesses to reduce staffing levels.

DEVELOPMENT DEPENDENT REVENUE SOURCES

Under California law, local governments may establish requirements that new housing developments set aside a specified share of the total housing inventory for occupancy by households with incomes at or below specified thresholds. These requirements are exercised under a jurisdiction's general police power to regulate land use and development to promote the public welfare. Jurisdictions are required to provide alternative means of compliance, which often includes the option to pay a fee in-lieu of building the required housing units. These requirements are legally differentiated from housing impact fees intended to mitigate the specific impacts of a project. Inclusionary housing requirements, as they are known, are alternatively designed to serve a constitutionally permissible public purpose other than mitigating the impact of the proposed development project. As such, California law no longer requires inclusionary housing policies to be based on an essential nexus or to reflect rough proportionality between the requirement and the estimated impact on the community.

Alternately, many jurisdictions also impose housing impact fees on non-residential development. These requirements are legally differentiated from inclusionary housing requirements in that they are functionally designed to mitigate a projects' estimated impacts on the community at large. Commercial linkage fee requirements, as they are often termed, must be based on an established essential nexus between the proposed project and the impacts being mitigated. The law also requires that the actions being taken to mitigate the impacts of the project must be roughly proportional to the impact being mitigated. Therefore, a commercial linkage fee for housing must be based on the workforce housing demand generated by the project as well as the relative cost of providing that housing.

The following section reviews the basic structure and procedures for establishing inclusionary housing policies (including in-lieu fees) and commercial linkage fees and provides examples of how much revenue may be generated as a result of implementation in South Lake Tahoe.

Inclusionary Housing In-Lieu Fee

California law authorizes jurisdictions to impose requirements that new residential developments set aside a specified share of the total new housing inventory for occupancy by households with incomes at or below specified thresholds. The ordinance specifies the expected term of affordability and outlines alternative options for complying with the ordinance, such as paying an in-lieu fee.

Applicable Legal Framework (AB 1505 and Related Legal Precedent)

The 2009 California Court of Appeals decision in *Palmer/Sixth Street Properties, L.P., et al. v. City of Los Angeles* affirmed a Superior Court decision that struck down elements of the City of Los Angeles inclusionary housing policy that required residential and mixed-use projects with

10 or more dwelling units per lot to set aside a portion of the units for occupancy by low-income households. The Court of Appeals found that requiring a newly constructed rental housing project to provide affordable housing units at restricted rents conflicted with the rights afforded to developers under the Costa-Hawkins act, which sets limits on municipal rent control ordinances and enshrined a developers' right to establish the initial rental rate for a new housing unit.

Assembly Bill (AB) 1505 was drafted and approved by the legislature in 2017 in response to the Palmer decision. The legislation authorizes local governments to adopt ordinances that require, as a condition of development of residential rental units, that the development set aside a specified share of the total housing inventory for occupancy by households with incomes at or below specified thresholds. AB 1505 requires jurisdictions to provide alternative compliance options, potentially including in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units. In cases where the applicable jurisdiction has not submitted their annual housing element report(s), or has not met at least 75 percent of their regional housing needs allocation (RHNA), AB 1505 authorizes the California Department of Housing and Community Development (HCD) to review ordinances that require more than 15 percent of the total housing inventory in a project to be affordable. Jurisdictions may adopt requirements in excess of 15 percent, but must provide an economic feasibility study that demonstrates that the ordinance does not "unduly constrain" housing production.

Prior to the passage of the 'Palmer Fix' in 2017, the 2015 ruling in the *California Building Industry Association (CBIA) v. City of San Jose* by the Supreme Court of California determined that the adopted inclusionary housing requirement on for-sale housing was designed "to serve a constitutionally permissible public purpose other than mitigating the impact of the proposed development project." As a result, the Court concluded that the ordinance was neither an exaction, nor a taking, under the Nolan/Dolan line of decision and, therefore, need not demonstrate that an essential nexus or rough proportionality exists between the requirement and the projected impact of the proposed land use.

Establishing an Inclusionary Housing Ordinance

The authority of local governments to establish inclusionary housing policies, as codified by AB 1505, is grounded in a jurisdictions constitutional police power which permits local governments to regulate the use of land in such a way as to advance the public welfare. Establishment of an inclusionary housing policy may, therefore, be accomplished through legislative action of the applicable governing body and does not require a voter approval.

Comparison with Nearby Jurisdictions

Neither the City of South Lake Tahoe, nor El Dorado County, currently have inclusionary housing ordinances.

Placer County adopted an updated *Affordable Housing and Employee Accommodation Ordinance* and fee as of April 19, 2022.[35] [36] The ordinance requires projects with more than 100 units to set aside at least 10 percent of the units for sale or rent at affordable prices. Projects with between eight and 200 units have the option to pay an in-lieu fee of $2.45 per habitable square foot of each market rate housing unit. The ordinance also establishes a commercial linkage fee, which is discussed in more detail in a later section.

The Town of Truckee applies a 15 percent inclusionary housing requirement.[37] For inclusionary units offered as rental housing, either 100 percent of the units must be affordable to low-income households, or one-third may be very low-income, one-third may be low-income, and one-third may be moderate-income. For inclusionary housing units offered for-sale, all units maybe affordable to moderate-income households, or one-third may be low-income, one-third may be moderate-income, and one third may be above moderate-income. Projects with fewer than eight units, the developer may elect to pay the in-lieu fee of $134,413 per required affordable housing unit at their discretion without additional review or approval from either staff or the Town Council. There are also a variety of exemptions, including for individual single-family dwelling units on single-family lots.

Establishing an Inclusionary Housing Percentage

As discussed above, AB 1505 and applicable case law eliminated the requirement for local governments to establish a nexus between the impacts created by a project and any mitigating requirements, such as the creation of affordable and workforce housing units. While AB 1505 authorizes HCD to review inclusionary housing policies with percentages greater than 15 percent, it does not prohibit jurisdictions from establishing higher rates, but rather imposes a requirement that the jurisdiction potentially demonstrate that such a rate does not unduly hinder the financial feasibility of new development. Therefore, the City of South Lake Tahoe may establish an inclusionary housing percentage at the discretion of the City Council.

Appendix A provides the results of an abbreviated affordable and workforce housing nexus analysis for residential development. The analysis found that development of a typical newly constructed single-family home priced at $815,000 would generate demand for 0.9 workforce housing units, including 0.03 units at low- to extremely low-incomes, 0.02 at moderate incomes, and 0.02 at achievable incomes. Excluding the highest income category (i.e., greater than single-family achievable at 180 percent of AMI), the effective multiplier is 0.06. The

---

[35] County of Placer. (July 1, 2020). *Affordable Housing and Employee Accommodation Ordinance and Fee*. Available at: https://www.placer.ca.gov/DocumentCenter/View/62116/AH-and-EH-Accommodation-Ordinance-and-Fee-Fact-Sheet-Updated-070122

[36] County of Placer. (October 6, 2020). *An Ordinance to repeal and replace Placer County Code, Chapter 15, Article 15.65 (Affordable Housing)*. Available at: https://www.placer.ca.gov/DocumentCenter/View/48557/Ord-6050-B_BOS-approved-10-27-20?bidId=

[37] Town of Truckee. (May 3, 2007). *Ordinance 2007-05*. Available at: https://portal.laserfiche.com/Portal/DocView.aspx?id=36704&repo=r-6a91ddbc

analysis also found that for high-end luxury single-family homes, the impacts are higher at 0.17 across all income levels, or 0.12 covering extremely low-income through single-family achievable (i.e., up to 180 percent of AMI)

Equivalent Fee In-Lieu of Development

There are different philosophies regarding identification of a justifiable fee to be applied in-lieu of developing required inclusionary housing units. Some jurisdictions, seeking to limit the potential impact on development feasibility, limit the in-lieu fee to be equivalent to the anticipated contribution from local government in support of affordable housing development. Other jurisdictions set the in-lieu fee amount based on the full cost, more or less, of providing the required housing unit, recognizing that the in-lieu fee is intended to be equivalent to construction of the unit on-site as part of the planned market rate development.

According to an October 4, 2022, staff report to City Council, the City of South Lake Tahoe contributed $2.44 million towards construction of the Sugar Pine affordable housing development, which began site preparations in fall 2022. With a total of 248 units planned, this equals a subsidy amount of $9,845 per unit in direct city subsidy.

Alternatively, Table 12 identifies the approximate financing gap associated with low-income housing units built with the use of low-income housing tax credit (LIHTC) equity, excluding the remaining funding sources used in projects like Sugar Pine. The intent of these calculations is to illustrate the financing gap that the City may need to help close in the event that other special funding programs, such as Multifamily Housing Program (MHP), Affordable Housing and Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG), and other similar programs, are no longer available. The calculations illustrate that affordable multifamily housing projects using tax credits without supplemental subsidy sources may have funding gaps ranging from more than $395,000 per low-income unit (i.e., 80 percent of AMI) to nearly $552,000 per extremely low-income unit (i.e., 30 percent of AMI).

Table 13 highlights the potential funding gap that may exist for non-tax credit rental housing restricted to occupancy by households in the moderate-income (i.e., 120 percent of AMI) and multifamily achievable (125 percent of AMI) categories. The cost basis for these units is much less compared to tax credit projects due to reduced regulation, but nonetheless range from nearly $42,000 per multifamily achievable unit to almost $59,000 per moderate-income unit.

The analysis summarized in Appendix A indicates that the minimum in-lieu fee that would align with estimated workforce housing demand induced by new single-family development, as documented in the nexus analysis would range from just under $15,000 to nearly $29,000 per unit. That assumes an inclusionary percentage of between nine and 12 percent and that each project proportionately accounts for its impacts across all income levels. However, under state law, the City may establish a percentage up to 15 percent, which if requiring delivery of all low-income housing could justify an in-lieu fee of up to $59,300 per market rate unit.

Table 12: Financing Gap Analysis, Tax Credit Affordable Multifamily

	Income Level		
	Extremely Low Income (30% AMI)	Very Low Income (50% AMI)	Low Income (80% AMI)
Household Income Limit (a)	$27,400	$45,600	$72,950
Maximum Affordable Monthly Rent Per Unit (b)	$554	$1,009	$1,693
Monthly Operating Expenses (c)	$529	$529	$529
Vacancy (d)	5%	5%	5%
Net Operating Income Per Unit (e)	($2)	$430	$1,079
Net Operating Subsidy from Other Sources (f)	$2	$0	$0
Permanent Financing			
Monthly Supportable Debt Service Per Unit (g)	$0	$374	$939
Loan Amount (h)	$0	$62,356	$156,566
LIHTC Equity (i)	$273,315	$273,315	$273,315
Affordable New Unit Development Cost (j)	$825,227	$825,227	$825,227
Financing Gap Per New Unit (k)	($551,912)	($489,556)	($395,346)

Notes:
(a) Based on a 3-person Household
(b) Affordable rents equal to 30 percent of gross monthly income, minus a utility allowance.
(c) Data from 2018 tax credit funding applications for affordable housing projects in Placer and Sacramento Counties.
(d) Based on the standard required assumption for affordable housing financing and tax credit applications.
(e) Affordable monthly rent minus operating expenses and vacancy.
(f) Operating subsidy is necessary for units with a negative net operating income based on the restricted rent level.
(g) Net operating income plus operating subsidy, divided by the debt coverage ratio: 1.15
(h) Assumes an interest rate of 6.0 percent and a 30-year loan term.
(i) Assumes 90% of total cost are eligible for LIHTC. Assumes the 4-percent LIHTC program. Assumes $0.92 per tax credit.
(j) Based on the Sugar Pine Affordable Housing average construction cost.
(k) Total development cost per unit minus the per unit supportable loan amount.

Sources: CTCAC, 2022; City of South Lake Tahoe, 2022; BAE, 2022.

Table 13: Financing Gap Analysis, Non-Tax Credit Workforce Multifamily

	Income Level	
	Moderate Income (120% AMI)	MF Achievable (125% AMI)
Household Income Limit (a)	$110,400	$115,000
Maximum Affordable Monthly Rent Per Unit (b)	$2,629	$2,744
Monthly Operating Expenses (c)	$868	$906
Vacancy (d)	5%	5%
Net Operating Income Per Unit (e)	$1,630	$1,701
Capitalization Rate	5.00%	5.00%
Market Value (f)	$391,195	$408,307
Affordable New Unit Development Cost (g)	$450,000	$450,000
Financing Gap Per New Unit (h)	($58,805)	($41,693)

Notes:
(a) Based on a 3-person Household
(b) Rents are equal to 30 percent of gross monthly income, minus a utility allowance.
(c) Assumes operating costs are equal to 33 percent of gross income.
(d) Based on the standard assumption by market-rate developers.
(e) Monthly rent minus operating expenses and vacancy.
(f) Estimates the market value by dividing the Net Operating Income by the market capitalization rate.
(g) Based on the estimated development cost for market-rate multifamily developments in the Tahoe area.
(h) Total development cost per unit minus the per unit supportable loan amount.

Sources: City of South Lake Tahoe, 2022; BAE, 2022.

Financial Feasibility Testing

Appendix B provides detailed static proforma financial worksheets outlining the costs and revenues associated with construction of a luxury single-family residential property valued at approximately $3.125 million. Based on this analysis, such a project would have no difficulty absorbing the highest identified potential in-lieu fee amount of $59,000 per market rate unit, without overly impacting the developers anticipated return requirements.

Estimated Revenue Potential

Based on the nexus analysis calculations provided in Appendix A, the City should consider setting an in-lieu fee amount(s) of not less than $15,000 per median priced single-family unit or $29,000 per luxury unit.[38] These values represent the minimum that the City should consider to ensure that new developments are required to offset their estimated impacts on the community at large. If adopted at these levels, the residential in-lieu fee could generate somewhere between $300,000 and $720,000 per year in revenue to the City of South Lake Tahoe, assuming between 20 and 25 new single-family homes per year. If the City elects to pursue a more rigorous inclusionary housing policy (i.e., at least a 15 percent inclusionary requirement) and an in-lieu fee of no less than $59,000 per market rate unit, the residential in-lieu fee could generate between $1.2 and $1.5 million per year, assuming 20 to 25 new single-family homes built per year on average (i.e., equal to the average number of newly completed single-family homes per year over the past five years). If the City elects to apply a policy that only applies to large luxury single-family homes over 5,000 square feet in size, the City may reasonably expect to receive around $177,000 per year in revenue, assuming an average of three new luxury single-family homes over 5,000 square feet per year.

Assessment of Stakeholder Impact

The burden associated with imposition of a new inclusionary housing requirement is primarily borne by the development community and by buyers of newly built residential properties. Inclusionary housing requirements and associated in-lieu fees effectively increase the cost of new development by either requiring a developer to build units that require subsidy (i.e., for rental or sale at below market rates) or to pay a fee in-lieu. The increased cost increases the price point at which the unit must be sold or rented in order for the developer to achieve the same return. Therefore, either the developer must accept a lesser return, or the price is increased to the extent that the market will bear. However, as is noted in the financially feasibility analysis later on in this report, it appears likely that higher-end luxury single-family development may readily absorb the added cost imposed by a new inclusionary requirement.

[38] Figures are rounded to the nearest $1,000.

Commercial Linkage Fee

Many jurisdictions also impose housing impact fees on non-residential development. These requirements are legally differentiated from inclusionary housing requirements in that they are functionally designed to mitigate a projects' estimated impacts on the community at large. Commercial linkage fee requirements, as they are often termed, must be based on an established essential nexus between the proposed project and the impacts being mitigated. The law also requires that the actions being taken to mitigate the impacts of the project must be roughly proportional to the impact being mitigated.

Establishing a Commercial Linkage Fee Ordinance

Unlike inclusionary housing policies, which are permitted under local police powers, business linkage fees are intended to offset the estimated impact(s) imposed on the community by a newly proposed non-residential development project. Such policies are, therefore, subject to the provisions of the California Mitigation Fee Act (Government Code Section 66000 et seq.), which requires local governments to prepare a nexus study that demonstrates a reasonable relationship between the impacts of new development, the facilities needed to address those impacts, and the fees that the jurisdiction intends to charge. Assembly Bill (AB) 602 further requires that nexus studies "identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate."[39] Therefore, prior to adopting a business linkage fee, the City would need to go through the exercise of documenting the level of service, which in this case would be equal to the current inventory of publicly-assisted affordable and workforce housing in South Lake Tahoe and must demonstrate that construction of new non-residential space creates additional demand for affordable and workforce housing that cannot be met with existing resources (e.g., very low vacancy rates). Once the nexus study is completed, the commercial linkage fee may be adopted by the governing body by ordinance and does not require a vote.

Comparison with Nearby Jurisdictions

Neither the City of South Lake Tahoe, nor El Dorado County, currently have commercial linkage fee ordinances. Placer County imposes an "Employee Accommodation" fee of $2.45 per net building square foot which applies to all new non-residential (i.e., commercial) development in the Sierra Nevada and Lake Tahoe Basin. The Town of Truckee requires that non-residential developments construct housing equivalent to accommodate between 3.5 and 14 percent of the estimated employment generated directly by the project itself, with units being rented directly by persons employed at the development or to low-income households in the community. In Truckee, developers may also pay a fee in-lieu of building required units of $134,413 per housing unit required.

[39] See Government Code Section 66016.5(a)(2).

Table 14: Induced Demand for Workforce housing and Equivalent Linkage Fee

Land Use Type	Estimated Household Income as a Percent of AMI (a) Extremely Low (30% AMI)	Very Low (50% AMI)	Low (80% AMI)	Moderate (120% AMI)	MF Achievable (125% AMI)	SF Achievable (180% AMI)	Higher Income (>180% AMI)	Total, All
Retail/Restaurant								
Proportion of Total Jobs (b)	6.3%	7.9%	17.7%	24.5%	0.1%	14.9%	28.5%	**100%**
Estimated Jobs Per 1,000 Sq. Ft. (c)	0.13	0.16	0.35	0.49	0.00	0.30	0.57	**2.00**
Worker Households Per 1,000 Sq. Ft. (d)	0.12	0.12	0.24	0.28	0.00	0.17	0.30	**1.22**
Net Cost Per Unit Provided (e)	$551,912	$489,556	$395,346	$58,805	$41,693	20,200.00	n.a.	**n.a.**
Equivalent Fee Amount	$64,092	$60,443	$94,366	$16,602	$65	$3,352	n.a.	**$238,920**
Per Square Foot	$64	$60	$94	$17	$0.06	$3.35	n.a.	**$239**
Hotel/Motel								
Proportion of Total Jobs (b)	6.1%	16.4%	17.1%	21.7%	1.6%	10.6%	26.5%	**100%**
Estimated Jobs Per 1,000 Sq. Ft. (c)	0.04	0.11	0.11	0.14	0.01	0.07	0.18	**0.67**
Worker Households Per 1,000 Sq. Ft. (d)	0.04	0.09	0.08	0.08	0.01	0.04	0.09	**0.42**
Net Cost Per Unit Provided (e)	$551,912	$489,556	$395,346	$58,805	$41,693	$20,200	n.a.	**n.a.**
Equivalent Fee Amount	$20,859	$42,199	$30,333	$4,906	$246	$790	n.a.	**$99,333**
Per Square Foot	$21	$42	$30	$4.91	$0.25	$0.79	n.a.	**$99**

Notes:
(a) Based on the 2022 Tahoe Regional Planning Agency (TRPA) Residential Bonus Unit Program income limits.
(b) As calculated based on data reported in the U.S. Census Bureau's Public Use Microdata Sample (PUMS) dataset.
(c) Based on an assumed 500 square feet per employee for retail uses and 1,500 square feet per employee for tourist accommodation use, distributed based on the proportion of total jobs at each income level reported in the line above.
(d) Based on the estimated jobs per 1,000 sq. ft. reported for each land use divided by the estimated average number of workers per workforce household by income level.
(e) Based on the net cost to provide housing at each income level as reported in Tables 12 and 13.

Sources: Census, American Community Survey Public-Use Microdata Sample (PUMS) 2016-2020; California Department of Housing and Community Development (HCD), Section 8 Income Limits; Tahoe Regional Planning Agency (TRPA), Residential Bonus Unit Program income limits; BAE, 2022.

Essential Nexus and Maximum Justifiable Fee

Table 14, above, identifies induced employment associated with retail/restaurant and hotel/motel type uses in South Lake Tahoe. The analysis assumes an average of 500 square feet per employee for retail/restaurant uses and 1,500 square feet per employee for hotel/motel uses. The induced employment per 1,000 square feet of development is distributed by income level and household size based on analysis of information contained in the U.S. Census Bureau's Public Use Microdata Sample (PUMS) dataset. The analysis then applies the net cost to provide housing at each income level to identify the equivalent fee amount per 1,000 square feet of new development and subsequently per square foot of new development. Based on this approach, BAE estimates that the maximum legally justifiable commercial linkage fee that may be applied to retail/restaurant uses is $239 per square foot, and $99 per square foot for hotel/motel uses.

As discussed in the following section, it is unlikely that new developments can absorb the full legally justifiable fees. Recognizing that linkage fees are "ride along" fees (i.e., are only generated as a result of new development), most jurisdictions adjust the applicable fee downwards as to not unduly constrain desirable new development. There are two approaches that the City may consider to identify an acceptable fee level. First, the City may consider whether they want to craft the ordinance to only require mitigation for workforce housing demand that falls into specific income categories, such as extremely low- through low-income, or whether the ordinance should account for all induced demand. Second, the City may simply consider the fee that may be reasonably absorbed by new development, regardless of whether it covers the full impacts within a given income category.

Financial Feasibility Testing

Appendix B provides detailed static proforma financial worksheets outlining the costs and revenues associated with construction of stand-alone retail, hotel, and tourist mixed-use developments in South Lake Tahoe.

Overall, the financial feasibility testing exercise found that neither of the pure hotel prototypes are likely to be able to absorb much in the way of an additional linkage fee burden.

The retail prototype may likely be able to absorb imposition of a linkage fee, though only because it's positioned at the top of the local retail real estate market. Retail projects that are less well positioned are unlikely to be able to absorb imposition of a commercial linkage fee.

The tourist mixed-use prototype is likely to be able to absorb imposition of a potentially significant commercial linkage fee, with options available for how the fee is applied across the various retail versus condotel project components.

Tourist Mixed-Use

The development type with the greatest potential for feasibility is the high-density tourist mixed-use prototype, which includes 72 hotel units and 66 for-sale condominium units, with 18,400 square feet of ground floor retail and structured parking on 1.5 acres of land. Based on current listings for land available for purchase in the tourist core, the project may face land costs between $3.5 and $5.0 million per acre. With a residual land value of nearly $8.1 million per acre, BAE estimates that a project of this type could potentially support imposition of a hotel linkage fee of up to $44 per square foot, or the retail linkage fee of $239 plus a hotel linkage fee of $7 per square foot. In either scenario, the City would be imposing a fee burden equal to approximately $5.2 million. Note however, that the retail component of the project is likely being subsidized by the condotel component; therefore, an impact fee imposed on the condotel component would be more efficient and less likely to be impacted by adjustments in the ancillary aspects of the project design. In terms of revenue generation potential, the potential value capture is significant, though projects such as this are relatively infrequent.

Traditional Hotel Uses

This analysis includes evaluation of two different hotel prototypes. The first is a smaller boutique hotel, similar to the Desolation property, while the second is based roughly on the Hampton Inn redevelopment. The analysis indicates that the smaller boutique hotel prototype is marginally feasible without imposition of linkage fees, while the larger hotel prototype is more challenged (i.e., only feasible with minimal land use commodity costs and relatively aggressive assumptions regarding occupancy and average daily rates). At current land prices, neither project is likely able to absorb much in the way of additional linkage fee burden. While economic theory suggests that imposition of fees would put downward pressure on land values, land values tend to be resistant to such forces in practice and it can often take numerous economic cycles to realize the anticipated effects.

Lifestyle Retail Center

The financial feasibility analysis included one retail prototype, which was modelled off the Building A retail pad located on part of the Whole Foods shopping center property at 3640 Lake Tahoe Boulevard. This represents a premium new build retail property. The proforma model assumes a 12,000 square foot standalone building on 1.6 acres. Based on an evaluation of the subject property, the analysis assumes relatively high rents and an aggressive capitalization rate, which nets a residual land value of approximately $3.6 million per acre, which notably above the $2.8 million that was paid for the land in 2019. As such, the retail prototype is expected to be feasible under current market conditions, with the potential to absorb a small commercial linkage fee of up to $90 per square foot, equal to approximately $1.08 million in total additional project cost. However, please note that this represents a very high-end retail project and that less well positioned projects may not be able to absorb the same additional impact fee burden. Also, the city may be challenged to apply

linkage fees to existing buildings undergoing tenant improvements (TI), as an argument can be made that the impacts of the development have already accrued within the community.

Estimated Revenue Potential

Based on the financial feasibility analysis, as described above on pages 36 and 37 and in Appendix B, BAE does not expect that the City could feasibly impose a hotel linkage fee on smaller to medium sized hotel projects without impacting development feasibility, though the tourist mixed-use could likely absorb an impact fee up to $44 per square foot for the hotel component only, or $239 per square foot for the retail component plus up to $7 per square foot for the hotel component.

It is also likely feasibly impose a linkage fee on new retail uses, except for projects positioned at the very highest-end of the market. For example, the retail prototype used for this analysis could potentially absorb a linkage fee of up to $90 per square foot, or approximately $1.08 million for a 12,000 square foot building. Also, the city may be challenged to apply linkage fees to existing buildings undergoing tenant improvements (TI), as an argument can be made that the impacts of the development have already accrued within the community.

It is likely that the City may impose either a retail linkage fee or a hotel linkage fee on high-end tourist mixed use development in the tourist core. Assuming a land cost of $3.5 million per acre, the modeled development could potentially absorb roughly $5.2 million in total linkage fees, applied to the hotel component only or divided between the retail and hotel project components respectively, as discussed on page 36.

Assessment of Stakeholder Impact

The burden associated with imposition of a new commercial linkage requirement is primarily borne by the development community and potentially by tenants of the new project. Commercial linkage fees effectively increase the cost of new development, which must either be absorbed by the developer in terms of a reduced return or passed on to tenants in the form of higher rental rates (to the extent that the market will absorb such an increase without a commensurate increase in vacancy).

APPENDIX A: RESIDENTIAL NEXUS ANALYSIS

The following represents an abbreviated nexus analysis that identifies the minimum inclusionary housing percentage that would offset the impacts imposed by new single-family housing development. This information is provided to help inform potential deliberations regarding an appropriate inclusionary housing percentage and should not be interpreted as legal direction recognizing that state law does not require establishment of an essential nexus. Rather, BAE recommends that the City use this information to inform the minimum inclusionary percentage that can be expected to offset the direct impacts of a project and that a higher percentage may be considered to provide a supplemental benefit to the community.

Establishing an Informational Nexus

To provide a representative analysis illustrating the impact of new single-family development on demand for local workforce housing in South Lake Tahoe, BAE evaluated two alternative scenarios. The first scenario considers the workforce housing demand that is induced based on household spending associated with full-time occupancy of a typical newly constructed single-family home. The second scenario considers the impacts of a high-end luxury property.

Under both scenarios, BAE reviewed the available information on assessed value for properties with building permits issued within the last five years with construction having been completed in 2022. BAE's assessment indicates that an average new build single-family home is valued at approximately $815,000, while a typical luxury housing unit is valued at roughly $3.125 million. Exhibits A1 and A2 roughly illustrate the income needed to purchase properties at these price points, indicating that the purchase of a median priced newly built unit would require an income of roughly $205,000 per year, while a luxury property would require an income of roughly $786,000 per year, assuming the properties were financed.[40]

Based on the estimated household incomes needed to afford newly constructed single-family housing in South Lake Tahoe, either at the median price or a luxury unit, BAE then estimated the number of jobs that would be supported based on household spending associated with the occupant household. This analysis assumes that the units are occupied full time. This is a simplifying assumption recognizing the observed variation in how second homes are used; however, it reflects the likely high-end potential impacts associated with a property that may be used as a primary residence or as a second home with varying occupancy levels.

[40] Incomes associated with buyers of second homes in South Lake Tahoe likely exceed these estimates, recognizing that these households would also own a primary residence. However, it is not possible to estimate the actual household income of second home buyers without having access to private income tax data, which is not available. Therefore, this analysis uses the minimum income needed to purchase the properties, which is likely conservative.

Exhibit A1: Household Income Required to Purchase a Typical New Single-Family Home in South Lake Tahoe, 2022

Estimated Sale Price, New Units (a)	$815,000
Monthly Housing Cost, New units (b)	$5,122
Annual Housing Cots	$61,460
Household Income Required (c)	$204,867

Notes:
(a) Represents the estimated value of a typical newly constructed single-family home in South Lake Tahoe in 2022.
(b) Monthly ownership costs are based on the following assumptions:

Annual Interest Rate	6.6%
Loan Term (Years)	30 years
Down Payment (% of Sale Price)	20%
Property Tax (Annual)	1.0%
Homeowners Insurance (% of Sale Price)	0.4%

(c) Assumes that housing costs do not exceed 30 percent of household income.

Sources: ListSource; Local Mortgage Brokers; California Department of Insurance, Homeowners Premium Survey; BAE, 2022.

Exhibit A2: Household Income Required to Purchase a New Luxury Single-Family Home in South Lake Tahoe, 2022

Estimated Sale Price, New Units (a)	$3,125,000
Monthly Housing Cost, New units (b)	$19,638
Annual Housing Cots	$235,660
Household Income Required (c)	$785,534

Notes:
(a) Represents the estimated value of a newly constructed luxury single-family homes in South Lake Tahoe as of 2022.

(b) Monthly ownership costs are based on the following assumptions:

Annual Interest Rate	6.6%
Loan Term (Years)	30 years
Down Payment (% of Sale Price)	20%
Property Tax (Annual)	1.0%
Homeowners Insurance (% of Sale Price)	0.4%

(c) Assumes that housing costs do not exceed 30 percent of household income.
(d) This assumes that the hypothetical development project contains a total of 10 units. This assumption provides for ease of analysis and does not impact the results of the analysis.

Sources: ListSource; Local Mortgage Brokers; California Department of Insurance, Homeowners Premium Survey; BAE, 2022.

Exhibit A3 reports the estimated induced employment generated by occupancy of new single-family homes in South Lake Tahoe within both the median and luxury markets. The estimates were generated using the Impacts for Planning (IMPLAN) economic impact model. Due to the limited impacts per household, the analysis calculates impacts assuming a total of 100 households at each income level, then coverts the estimates to reflect the total impact per

household. Based on this approach, BAE estimates that occupancy of a typical newly built single-family home in South Lake Tahoe may generate demand for 15 new jobs for every 100 households, which represents a jobs multiplier of 0.15 per household. Occupancy of 100 luxury single-family homes would generate demand for 28 new jobs, or .28 jobs per household. To the extent that these units are occupied less than full-time, the impacts would be reduced.

Exhibit A3: Estimated Economic Impacts Per 10 New Households

Typical New Single-Family Homes (a)

Impact Type	Employment	Labor Income	Value Added	Output
Direct	0.0	$0	$0	$0
Indirect	0.0	$0	$0	$0
Induced	15	$729,648	$1,261,719	$2,114,969
Total	**15**	**$729,648**	**$1,261,719**	**$2,114,969**
Per Job	*1*	*$49,081*	*$84,871*	*$142,267*
Per Unit	*0.15*	*$7,296*	*$12,617*	*$21,150*

New Luxury Single-Family Homes (b)

Impact Type	Employment	Labor Income	Value Added	Output
Direct	0	$0	$0	$0
Indirect	0	$0	$0	$0
Induced	28	$1,271,001	$2,345,086	$3,807,455
Total	**28**	**$1,271,001**	**$2,345,086**	**$3,807,455**
Per Job	*1*	*$44,925*	*$82,889*	*$134,578*
Per Unit	*0.28*	*$12,710*	*$23,451*	*$38,075*

Notes:
(a) Based on estimated household spending associated with 100 households earning approximately $204,867 per year.
(a) Based on estimated household spending associated with 100 households earning approximately $785,534 per year.

Sources: Impacts for Planning (IMPLAN) Economic Impact Model; BAE, 2022.

Exhibit A4, on the following page, further breaks down the induced jobs estimates from Exhibit A3 by income level and convers jobs to workforce households based on the average number of workers per household within each income category. Based on this data, occupancy of newly constructed single-family homes in South Lake Tahoe likely generates demand for approximately one new workforce housing unit for every ten median priced units constructed. Excluding higher income workforce housing demand (i.e., greater than 180 percent of AMI), this ratio decreases to one workforce unit for every 15 median priced market rate units. Meanwhile, occupancy of newly constructed luxury single-family homes likely generates demand for one new workforce housing unit for every six new luxury properties, or for every eight luxury properties if excluding higher income (i.e., greater than 180 percent of AMI) workforce housing demand. Note that if the City of South Lake Tahoe were to establish an inclusionary policy at these levels, it would be well below the allowable 15 percent.

Based on the distribution of workforce housing demand by income level illustrated in Exhibit A4, BAE then calculated the estimated cost associated with bringing those units to market. Exhibit A5 reports the estimated total cost associated with building housing units at each income level as well as the net funding gap that would need to be closed to bring these units to market.[41]

Exhibit A4: Induced Employment and Workforce Housing Demand by Income Level

Typical New Single-Family Homes (a)

Household Income Level	Jobs (b)	Ave. Workers Per Household (c)	Est. Worker Households	*Per New unit*
Extremely Low (30% AMI)	0.7	1.1	0.6	*0.01*
Very Low (50% AMI)	1.0	1.3	0.8	*0.01*
Low (80% AMI)	2.3	1.5	1.6	*0.02*
Moderate (120% AMI)	3.4	1.7	2.0	*0.02*
MF Achievable (125% AMI)	0.3	1.8	0.1	*0.00*
SF Achievable (180% AMI)	2.6	1.8	1.4	*0.01*
Higher Income (>180% AMI)	4.6	1.9	2.4	*0.02*
Total, All Income Levels	**14.9**	**1.7**	**8.9**	*0.09*
Per New Unit	*0.15*	*0.02*	*0.09*	

New Luxury Single-Family Homes (d)

Household Income Level	Jobs (a)	Ave. Workers Per Household (b)	Est. Worker Households	*Per New unit*
Extremely Low (30% AMI)	1.3	1.1	1.2	*0.01*
Very Low (50% AMI)	1.9	1.3	1.5	*0.02*
Low (80% AMI)	4.6	1.5	3.1	*0.03*
Moderate (120% AMI)	6.5	1.7	3.8	*0.04*
MF Achievable (125% AMI)	0.5	1.8	0.3	*0.00*
SF Achievable (180% AMI)	4.8	1.8	2.7	*0.03*
Higher Income (>180% AMI)	8.7	1.9	4.5	*0.05*
Total, All Income Levels	**28.3**	**1.7**	**17.0**	*0.17*
Per New Unit	0.28	0.02	0.17	

Notes:
(a) Based on estimated household spending associated with 10 households earning approximately $204,867 per year.
(b) Based on the distribution of induced jobs industry sector, as reported by IMPLAN, combined with the distribution of workers by industry and household income, as reported in the Public Use Microdata Sample (PUMS) for the greater South Lake Tahoe area.
(c) Based on the distribution of workers by industry sector and household income level, as reported in the PUMS.
(d) Based on estimated household spending associated with 10 households earning approximately $785,534 per year.

Sources: IMPLAN; U.S. Census Bureau, Public Use Microdata Sample (PUMS); BAE, 2022.

[41] The analysis assumes that housing targeted towards households earning less than 80 percent of the area median income (AMI) would be funded in part by state and federal tax credits. As such, the cost to deliver those units is quite elevated at more than $825,000 per unit. Housing targeted towards moderate income households (i.e., 81-120 percent of AMI) and multifamily achievable (i.e., 120-125 percent of AMI) are assumed to be market rate multifamily rental units, with an estimated total development cost of $450,000 per unit. Housing targeted towards households in the single-family achievable income (i.e., 125-180 percent of AMI) category are assumed to be detached single-family homes. Where the analysis assumes new construction for units serving the multifamily achievable income category and below, BAE assumes that households in the single-family achievable income category would be purchasing existing housing units at market rates.

Exhibit A5: Estimated Funding Gap and Equivalent In-Lieu Fee Amount

Typical New Single-Family Homes (a)

Household Income Level	New Workforce *Housing Demand Per New Market Rate Unit* (b)	Estimated Cost Per Workforce Unit (c) Total Cost	Net Gap	Equiv. In-Lieu Fee Per Market Rate Unit (d)
Extremely Low (30% AMI)	*0.01*	$825,227	$551,912	$3,333
Very Low (50% AMI)	*0.01*	$825,227	$489,556	$3,718
Low (80% AMI)	*0.02*	$825,227	$395,346	$6,228
Moderate (120% AMI)	*0.02*	$450,000	$58,805	$1,167
MF Achievable (125% AMI)	*0.00*	$450,000	$41,693	$62
SF Achievable (180% AMI)	*0.01*	$642,500 (e)	$20,200	$286
Higher Income (>180% AMI)	*0.02*	n.a.	n.a.	n.a.
Total, All Income Levels	*0.09*			**$14,794**
Excluding Higher Income (>180% AMI)	*0.06*			

New Luxury Single-Family Homes (e)

Household Income Level	New Workforce *Housing Demand Per New Market Rate Unit* (b)	Estimated Cost Per Workforce Unit (c) Total Cost	Net Gap	Equiv. In-Lieu Fee Per Market Rate Unit (d)
Extremely Low (30% AMI)	*0.01*	$825,227	$551,912	$6,380
Very Low (50% AMI)	*0.02*	$825,227	$489,556	$7,355
Low (80% AMI)	*0.03*	$825,227	$395,346	$12,181
Moderate (120% AMI)	*0.04*	$450,000	$58,805	$2,207
MF Achievable (125% AMI)	*0.00*	$450,000	$41,693	$123
SF Achievable (180% AMI)	*0.03*	$642,500	$20,200	$536
Higher Income (>180% AMI)	*0.05*	n.a.	n.a.	n.a.
Total, All Income Levels	*0.17*			**$28,782**
Excluding Higher Income (>180% AMI)	*0.12*			

Notes:
(a) Based on estimated household spending associated with 10 households earning approximately $204,867 per year.
(b) Represents the estimated new workforce housing demand by income level generated by household spending associated with a newly constructed single-family housing unit.
(c) Reflects the estimated total cost and net financing gap associated with providing housing at each income level. Housing targeted for occupancy at 80 percent of AMI or below is assumed to be new construction funded using state and federal tax credits. Housing occupied by households in the moderate-income (81-120 percent of AMI) and multifamily achievable (121-125 percent of AMI) income categories is assumed to be newly constructed market rate multifamily rental housing. Housing occupied by households in the single-family achievable (126-180 percent of AMI) income category is assumed to be existing single-family resale inventory.
(e) Based on estimated household spending associated with 10 households earning approximately $785,534 per year.

Sources: IMPLAN; U.S. Census Bureau, Public Use Microdata Sample (PUMS); BAE, 2022.

Estimated Revenue Potential

Based on the nexus analysis discussed above, BAE recommends that the minimum inclusionary housing percentage that the City might consider as part of a potential inclusionary housing policy would range from six percent for typical newly built single-family homes to 12 percent for newly built luxury single-family homes. Note that state law permits establishment of an inclusionary housing percentage up to 15 percent without HCD review and that jurisdictions may set requirements even higher if it can be demonstrated that it would not overly inhibit the financial feasibility of new development. Based on the nexus analysis calculations provided in Exhibits A1 through A5, the City should consider setting in-lieu fee amounts of not less than $15,000 per median priced single-family unit and $29,000 per luxury unit.[42] These values represent the minimum that the City should consider to ensure that new developments are required to offset their estimated impacts on the community at large. If the City were to set an inclusionary requirement at 15 percent, a fee up to approximately $59,000 may also be justifiable (i.e., 15 percent of $395,000, which is equal to the net financing gap for multifamily rental units affordable to low-income households).

[42] Figures are rounded to the nearest $1,000.

APPENDIX B: PROFORMA FINANCIAL FEASIBILITY TESTING

Building on previous sections of this report, this Appendix presents an analysis of the potential financial feasibility of five real estate development prototypes for the purposes of identifying linkage fee amounts that would not negatively affect the feasibility of new development projects in South Lake Tahoe.

Prototype Formulation

For the purposes of this research, City staff requested analysis of five unique development prototypes which are generally representative of the types of development the city has experienced in the recent past and/or expects to see in the near future. Summarized in Exhibit B1 below, the development prototypes include:

Hotel Prototype #1 – Luxury/Boutique

The first of the two hotel prototypes is a small-scale luxury boutique hotel development, similar in scale and finish to the Desolation hotel property. While the Desolation Hotel is a unique condo style hotel, the prototype project would be of similar scale and finish but differs in room design and count. It would be located on a 0.69-acre site, with a 16,640 square foot three story building, with 40 rooms with an average of 300 square feet. This represents a land coverage ratio of 76 percent. The project includes a 1,040 square foot restaurant space that is considered incidental to the primary hotel use on the site. The project is assumed to be surface parked.

Hotel Prototype #2 – Upper Mid-Scale

The second hotel prototype is an upper mid-scale offering with 120 rooms, compared to the 40 in hotel prototype number one. The project includes an approximately 60,000 square foot three story building, located on a 2.3-acre site, which equals a coverage ratio of 73 percent. The project includes a 2,000 square foot retail/restaurant space that is again considered incidental to the primary hotel use. The project is assumed to be surface parked. This prototype is roughly modelled on the Hampton Inn project, which represented redevelopment of a previously existing hotel property. Therefore, as part of the analysis, BAE tested the extent to which reusing existing land use commodities improved feasibility.

Retail Prototype – Stand-Alone Retail Pad

City staff requested analysis of a stand-alone retail pad development similar to Building A at the Bijou Marketplace at 3640 Lake Tahoe Boulevard. The project includes a 12,000 square foot building located on a 1.6-acre site. Including significant surface parking and hard landscaping, the project has an estimated coverage ratio of 81 percent. The project is assumed to be located in a premium location and subsequently includes premium rental rates and is expected to absorb what is effectively a premium land cost.

Tourist Mixed-Use Prototype – Condotel and Retail

The fourth commercial prototype is loosely based on the Zalanta project, located in the tourist core. The prototype assumes a 136,750 square foot building on a 1.5-acre site. The project mostly relies on structured parking, though some surface parking is also provided. Including hard landscaping, the approximate coverage ratio is 79 percent. The project includes 72 dedicated hotel rooms, as well as 66 condominium properties. The condominium units are assumed to be used by owners for an average of 90 days per year, with the units being available for rent as tourist accommodations for the remaining 275 days per year. The project assumes 18,400 square feet of retail space on the ground floor fronting the main roadway.

Residential Prototype – Luxury Single-Family

The fifth and final prototype represents a luxury single-family residential project consisting of a single 6,250 square foot home on 0.65 of an acre. Based on a review of recently completed properties in South Lake Tahoe, this project is valued at approximately $3.125 million. As such, the proformas assume relatively high-end finishes. Land costs appear to vary significantly for this type of product and can range from $300,000-$500,000 per acre to upwards of two or three million dollars per acre, depending on the location of the property.

Exhibit B1: Development Prototype Specifications

Project Type	Parcel Size		Building Size				Hotel	Parking Spaces	
	Acres	Sq. Ft.	Gross Sq. Ft.	Hotel	Retail	Condos	Rooms	Structured	Surface
Hotel Prototype #1: Luxury/High End Hotel	0.69	30,056	16,640	15,600	1,040	0	40	0	42
Hotel Prototype #2: Upper Mid-Scale Hotel	2.3	100,188	60,800	58,800	2,000	0	120	0	124
Retail Prototype	1.61	70,132	12,000	0	12,000	0	n.a.	0	100
Tourist Mixed-Use/Condotel	1.5	65,340	136,750	35,280	18,400	66	72	120	0
Luxury Residential	0.65	28,314	6,250	0	0	6,250	1	0	0

Sources: City of South Lake Tahoe; BAE, 2022.

Development Cost Assumptions

BAE estimated development costs for each prototype based upon information collected from a variety of sources including research conducted by BAE for other similar projects and key stakeholder interviews, as well as published secondary sources like RS Means. The development costs reported in Exhibit B3, which form the basis for the proformas, represent the middle- to high-end range of comparable costs, meaning that the cost estimates are likely to be conservative and, if anything, overstate the likely costs of development. Key components of the total estimated development cost include:

Site Preparation Costs

Site preparation costs include costs associated with grading, utility connections, paving and surface parking, and landscaping, among other items. Based on feedback from local developers and real estate professionals active in the greater Lake Tahoe region, this analysis assumes a site preparation cost of $15-$20 per site square foot depending on the prototype. It should be noted that this analysis assumes the sites to be vacant and relatively flat. This analysis also assumes that all necessary infrastructure is in place to service the prototypes.

Land Use Commodity Acquisition

Projects proposed for development within the Lake Tahoe Basin must acquire necessary land use commodities issued and managed by the Tahoe Regional Planning Agency (TRPA). These include development rights (i.e., tourist accommodation units, commercial floor area, residential units of use, etc.), residential allocations, site coverage, etc. The proformas generally assume that new development will have to acquire necessary development rights and coverage at full market value, without use of multipliers, or reuse of existing rights. However, in the case of the mid-scale hotel prototype, the analysis does include some sensitivity testing recognizing that recent development of this type reused existing development rights that were previously associated with the site. Pricing for development rights is based on an appraisal conducted by the City of South Lake Tahoe in April 2020.

Planning, Building and other Permit Fees.

Exhibit B2 reports building permit and building permit fee estimates for each of the five prototypes provided by City staff, as well as information on water and sewer connection fees provided by the South Tahoe Public Utility District (STPUD). Fees charged by TRPA were excluded from the analysis at the request of City staff due to the extreme variability that exists in the fees charged based on unique project characteristics. For example, two projects with similar specifications may be proposed on two different sites with fee estimates ranging from the tens of thousands to many millions of dollars.

Soft Development Costs

Soft costs include architecture, engineering, some permit and plan check fees, pre-entitlement costs such as preparation of necessary studies and Environmental Impact Reports, legal costs, permanent financing costs, and miscellaneous developer overhead costs, among others. For all five prototypes, soft costs are estimated at 20 percent of hard costs.

Hard Construction Costs

Hard costs include primarily labor and materials costs and are based both on RS Means and on BAE's experience with comparable recent projects constructed within the Tahoe region.

Podium Parking Hard Construction Costs

Based on BAE's professional experience, this analysis assumes podium parking costs of $50,000 per space for a single-level podium structure.

Exhibit B2: Estimated Planning, Building, and Connection Fees by Prototype

			Prototype #1 Boutique Hotel	Prototype #2 Upper Mid Hotel	Prototype #3 Retail Center	Prototype #4 Mixed Use Condotel	Prototype #5 Luxury SFR
Planning Permits							
Design Review			$2,921	$2,921	$2,921	$2,921	$2,921
CEQA			$74	$74	$74	$74	$74
Subtotal Planning Permits			**$2,995**	**$2,995**	**$2,995**	**$2,995**	**$2,995**
Building Permit							
Administrative Fee	$	Hour	$0	$0	n.a.	$0	$0
Fire Plan Review			$3,332	$3,332	$3,332	$3,332	$3,332
Planning Plan Review			$232	$232	$232	$232	$232
Technology Fee			$11	$11	$11	$11	$11
General Plan Maintenance Fee	$1.00	Per $1,000 Value	$7,510	$24,293	$3,422	$63,001	$1,660
State Building Standards Fee	$1.00	Per $25,000Value	$300	$972	$137	$2,520	$66
SMIP Fee	$28.00	Per $100,000 Value	$6,802	$6,802	$958	$17,640	$465
Building Permit Fee	2.0%	of Value	$150,209	$485,850	$68,447	$1,260,011	$33,195
Lake Tahoe Unified School District Fee			$12,500	$62,000	$9,360	$89,700	$20,625
Subtotal Building Permit Fees			**$180,897**	**$583,491**	**$76,540**	**$1,436,447**	**$59,586**
PUD Water and Sewer Connection Fees							
Water & Sewer Fees			$117,979	$556,800	$116,831	$566,800	$34,008
Subtotal Water and Sewer Connection Fees			**$117,979**	**$556,800**	**$116,831**	**$566,800**	**$34,008**
Total Fees, All Types			**$301,871**	**$1,143,286**	**$196,366**	**$2,006,242**	**$96,589**

Sources: City of South Lake Tahoe; South Tahoe Public Utility District (STPUD); BAE, 2022.

Exhibit B3: Estimated Development Costs by Prototype

Project Type	Hard Costs	Site Costs	Soft Costs	Financing	Profit	Land Use Commodities/ Entitlements	Planning & Building Fees	Linkage Fees	Total Costs	Costs/ Sq. Ft.
Hotel Prototype #1: Luxury/High End Hotel	$5,657,600	$601,128	$1,251,746	$502,724	$1,362,748	$1,272,641	$301,871	$0	$10,950,458	$658
Hotel Prototype #2: Upper Mid-Scale Hotel	$18,240,000	$2,003,760	$4,048,752	$1,636,794	$3,099,806	$3,925,470	$1,143,286	$0	$34,097,868	$561
Retail Prototype	$1,800,000	$1,051,974	$570,395	$232,866	$956,348	$1,414,704	$196,366	$1,109,348	$7,332,000	$611
Tourist Mixed-Use/Condotel	$51,193,650	$1,306,800	$10,500,090	$4,394,458	$11,015,188	$4,033,350	$2,006,242	$0	$84,449,778	$618
Luxury Residential	$1,100,000	$283,140	$276,628	$61,077	$625,000	$22,500	$96,589	$59,000	$2,523,935	$404

Sources: City of South Lake Tahoe; BAE, 2022.

Developer Profit

Measured as a percentage of total development costs, developers typically seek a gross profit of between ten and 15 percent for commercial real estate projects. For single family residential projects, many developers aim for returns equal to 20 percent of gross sales.

Financing Costs

In terms of construction financing costs for commercial real estate projects, this analysis assumes a 65 percent loan-to-cost ratio, and a 7.0 percent annual interest rate over a 24-month period, an upfront 1.5 percent loan fee, and a 60 percent drawdown factor.

Land Acquisition and land residuals

The five proformas presented in this analysis do not include a land cost. Instead, the tables are structured with an assumed developer return and solve for the "land residual" as the bottom-line measure of feasibility after accounting for all other costs and developer profit.

Development Revenue Assumptions

BAE estimated revenue assumptions for each prototype based upon information from a variety of sources including research completed by BAE for other similar projects, stakeholder interviews, other proprietary developer development budgets, and CoStar.

Commercial Rental Revenues

Feedback from local business owners and real estate professionals indicates that premium retail NNN lease rates range from $3.00 to more than $4.00 per square foot depending on location and amenities for more newly developed and well-maintained properties.

Commercial Vacancy Rate

Due to potential turn over and perceived challenges in retrofitting built-out space, this analysis assumes a commercial vacancy rate of ten percent at stabilization.

Condominium Sales Price

Based on feedback from local developers and real estate professionals, this analysis assumes both the townhome-style and condotel condominiums could garner an average of $625 per square foot in sales revenue. Local real estate professionals indicate that the average per square foot sale prices could increase significantly depending on location and views of the lake or other scenic and lifestyle amenities.

Upper Mid-Scale Hotel Room Revenues

This analysis assumes that hotel rooms in the upper mid-scale hotel prototype will capture an average daily room rate (ADR) of $180. Recognizing that newer hotel product will likely capture higher room revenues than the area's relatively aged existing stock, this assumed rate is on the higher end of ADRs that CoStar reports for this class of properties in the market area.

Small Luxury/Boutique Hotel Room Revenues

This analysis assumes that hotel rooms in the small luxury/boutique prototype will capture an ADR of $240 per night. Once again, recognizing that newer hotel product will likely capture higher room revenues than the area's relatively aged existing stock, this assumed rate is generally higher than ADRs reported by CoStar for luxury/boutique hotels in the market area.

Full-Service Hotel Condo Rental Revenues

This analysis assumes that condominium units returned to the hotel pool managed by the hotel operator will capture an ADR of $350. This recognizes that these larger units that have more amenities than a traditional hotel room (i.e., kitchens, living rooms, multiple bedrooms, etc.). Once again, while local hotel developers generally confirmed this analysis' assumption, it should be noted that ADRs can range widely depending on depending on location and scenic/lifestyle amenities. The ADR used for this analysis does not assume a view premium.

Feasibility Results

Overall, the financial feasibility testing exercise found that neither of the pure hotel prototypes are likely to be able to absorb much in the way of an additional linkage fee burden.

The retail prototype may likely be able to absorb imposition of a linkage fee, though only because it's positioned at the top of the local retail real estate market. Retail projects that are less well positioned are unlikely to be able to absorb imposition of a commercial linkage fee.

The tourist mixed-use prototype is likely to be able to absorb imposition of a potentially significant commercial linkage fee, with options available for how the fee is applied across the various retail versus condotel project components.

The remainder of this section provides a more detailed discussion of the results of the financial feasibility analysis, with summary tables and detailed proforma worksheets provided as Exhibits B4 through B9.

Hotel Prototype #1: Luxury/Boutique

The feasibility analysis indicates that this prototype would likely be feasible before the addition of new linkage fees. Total residual land value for this property is estimated to be $1.86 million per acre compared to prevailing land cost of roughly $1.7 million for this type of property in the South Lake Tahoe tourist core. Sensitivity testing reveals that adjusting cost and revenue assumptions such as ADRs, the assumed capitalization rate, and other key inputs could significantly improve project performance and yield higher residual land value.

Hotel Prototype #2: Upper Mid-Scale

Of the five prototypes, this project yields the lowest overall residual land values assuming that the development would incur full land use commodity entitlement costs. Without the land use commodity entitlement costs, the prototype may be marginally feasible, yielding a positive land

value per acre of approximately $850,000 which may be sufficient to cover the cost of land in less prime locations on the edge of the tourist core or along outlaying commercial corridors.

Retail Prototype – Stand-Alone Retail Pad

Assuming premium rents, an aggressive cap rate and relatively modest overall development costs, this prototype would be feasible yielding approximately $3.6 million per acre in residual land value per acre compared to the prevailing market value of $2.8 million per acre for this property type use. At this level of profitability, the project could potentially absorb up to around $90 per square foot in additional commercial linkage fee burden, equal to approximately $1.08 million in total additional project cost. However, please note that this represents a very high-end retail project and that less well positioned projects may not be able to absorb the same additional impact fee burden.

Tourist Mixed-Use Prototype – Condotel and Retail

The preliminary feasibility analysis for the condotel prototype indicates that the project would likely be feasible before the addition of the retail and hotel linkage fees, yielding a positive residual land value of approximately of $8.1 million per acre compared to prevailing land costs of $3.5 to $5.3 million for this property type. It is important to note, however, that a large percentage of the value attributed to this prototype would be generated by very high assumed ADRs for the condotel portion of the project, and is thus highly dependent on the continued strength of this product type in the local lodging market.

With such a high residual land value, BAE estimates that a project of this type could potentially support imposition of a hotel linkage fee of up to $44 per square foot, or the retail linkage fee of $239 plus a hotel linkage fee of $7 per square foot. In either scenario, the City would be imposing a fee burden equal to approximately $5.2 million. Note however, that the retail component of the project is likely being subsidized by the condotel component; therefore an impact fee imposed on the condotel component would be more efficient and less likely to be impacted by adjustments in the ancillary aspects of the project design.

Residential Prototype – Luxury Single-Family

Of all of the prototypes considered in this analysis, the luxury single-family prototype would perform the strongest in terms of its ability to generate a substantial residual land value in excess of prevailing land costs for comparable properties. As shown below, this project would yield nearly in $900,000 per acre in land value per acre compared to an assumed land cost of approximately $500,000 per acre for a comparable parcel of single-family zoned land. This includes imposition of the recommended inclusionary housing in-lieu fee amount of $59,000.

Exhibit B4: Estimated Residual Value and Value Capture Potential

Project Type	Adjustments	Residual Land Value/Acre w/o Linkage Fee	Market Land Value/ Acre	Value Capture Potential	Value Capture Potential Per Sq. Ft./Unit	
Hotel Prototype #1: Luxury/High End Hotel	n.a.	$1,863,877	$1,700,000	$163,877	$10	(a)
Hotel Prototype #2: Upper Mid-Scale Hotel	w/ land use comm.	($1,321,704)	$1,700,000	($3,021,704)	($30)	
	w/o land use comm.	$850,714	$1,700,000	($849,286)	($14)	(b)
Retail Prototype	n.a.	$2,800,000	$2,800,000	$0	$0	(a)
Tourist Mixed-Use/Condotel	n.a.	$8,098,107	$3,500,000	$4,598,107	$34	
Luxury Residential	n.a.	$905,870	$500,000	$405,870	$405,870	

Notes:
(a) A residual value of this magnitude is likely within the margin of error of most proforma financial models.
(b) The assumed land cost is based on sites located within the tourist core. Sites on the periphery and some commercial corridors may be available at a lower cost which could prove feasible under some circumstances.

Source: BAE, 2023.

Exhibit B5: Prototype #1 Pro Forma - Small Luxury/Boutique Hotel

Development Program Assumptions

Lot Size (acres/sf)		0.7	30,056
Building			
	# of Keys	Avg. sf	Total sf
Hotel Room Characteristics	40	300	12,000
		%	sf
Circulation		20%	2,400
Walls and Shafts		10%	1,200
Hotel Gross Area			15,600
Retail			1,040
Gross Building Area			16,640
	# Stalls	Avg sf	Total Parking sf
Parking Configuration (a)			
Surface Parking	42	350	14,700
Operations			
Days Open per Year			365
Available Room Nights			14,600
Average Annual Occupancy			60.0%
Occupied Room Nights			8,760

Cost and Income Assumptions

Construction	
Site Preparation Costs (per site sf) (b)	$20
Hotel Hard Costs (per sq. ft.)	$340
Soft Cost, (% of Hard Costs)	20%
Revenues	
Average Daily Room Rate (per night)	$240
Room Revenues (% Total Rev.)	87.2%
Food and Beverage Revenues (% of Total Rev.)	8.4%
Other Operated Department Revenue (% of Total Rev.)	6.4%
Miscellaneous Income (% of Total Rev.)	2.8%
Retail NNN $/Sq/ Ft.	$3.00
Expenses	
Room Expenses (% of Room Revenues)	23.3%
Food Costs (% of Food Revenues)	77.0%
Other Operated Department Expenses	60.9%
Undistributed Operating Expenses (% of Total Rev.)(c)	27.3%
Management Fee (% of Total Rev.)	3.4%
Replacement Reserves (FF&E) (% of Total Hotel Rev.)	2.5%
Insurance (% Total Hotel Rev.)	0.9%
Real Estate Taxes (% of Project Costs Net Sales Rev.)	1.1%
Retail Operating Costs (Percent of Gross Rev)	35.0%
Financing	
Loan to Cost Ratio	65%
Initial Construction Loan Fee (points)	1.5%
Interest Rate	7.00%
Period of Initial Loan (Months)	24
Drawdown Factor	60%
Total Hard + Soft Costs + Land	$7,812,345
Total Loan Amount	$5,078,024

Development Cost Analysis

Fees and Exactions	
Linkage Fees	$0
Land Use Commodities Cost	$1,272,641
Construction Costs	
Site Prep Costs	$601,128
Hotel Hard Costs	$5,657,600
Permit and Impact Fees	$301,871
Soft Costs	$1,251,746
Subtotal Construction Costs	**$7,812,345**
Financing Costs	
Interest on Construction Loan	$426,554
Points on Construction Loan	$76,170
Subtotal Financing Costs	**$502,724**
Developer Profit (15%)	**$1,362,748**
Total Project Costs	**$10,950,458**

Residual Land Value Analysis

Revenues	
Room Revenues	$2,102,400
Food and Beverage Revenues	$176,097
Other Operated Department Revenues	$134,634
Miscellaneous Income	$57,858
Retail	$37,440
Total Revenues	**$2,508,430**
Expenses	
Room Expenses	($489,917)
Food Costs	($135,604)
Other Operated Department Expenses	($36,818)
Undistributed Operating Expenses (d)	($685,970)
Management Fee	($84,436)
Replacement Reserves	($63,556)
Insurance Costs	($22,012)
Real Estate Taxes	($120,455)
Retail Operating Costs	($13,104)
Total Expenses	**($1,651,872)**
Net Operating Income (NOI)	**$856,557**
Capitalized Total Project Value	**$12,236,533**
Residual Land Value	$1,286,075
Value per Acre	$1,863,877

Source: BAE, 2023.

Exhibit B6: Prototype #2 Pro Forma - Upper Mid-Scale Hotel

Development Program Assumptions

Lot Size (acres/sf)		2.3	100,188
Building			
	# of Keys	Avg. sf	Total sf
Hotel Room Characteristics	120	350	42,000
		%	sf
Circulation		25%	10,500
Walls and Shafts		15%	6,300
Hotel Gross Area			58,800
Retail			2,000
Gross Building Area			60,800
	#	Avg	Total
Parking Configuration (a)	Stalls	sf	Parking sf
Surface Parking	124	350	43,400
Operations			
Days Open per Year			365
Available Room Nights			43,800
Average Annual Occupancy			70.0%
Occupied Room Nights			30,660

Cost and Income Assumptions

Construction	
Site Preparation Costs (per site sf) (b)	$20
Hotel Hard Costs (per sq. ft.)	$300
Soft Cost, (% of Hard Costs)	20%
Revenues	
Average Daily Room Rate (per night)	$180
Room Revenues (% Total Rev.)	87.2%
Food and Beverage Revenues (% of Total Rev.)	8.4%
Other Operated Department Revenue (% of Total Rev.)	6.4%
Miscellaneous Income (% of Total Rev.)	2.8%
Retail NNN $/Sq/ Ft.	$2.00
Expenses	
Room Expenses (% of Room Revenues)	23.3%
Food Costs (% of Food Revenues)	77.0%
Other Operated Department Expenses	60.9%
Undistributed Operating Expenses (% of Total Rev.)(c)	27.3%
Management Fee (% of Total Rev.)	3.4%
Replacement Reserves (FF&E) (% of Total Hotel Rev.)	2.5%
Insurance (% Total Hotel Rev.)	0.9%
Real Estate Taxes (% of Project Costs Net Sales Rev.)	1.1%
Retail Operating Costs (Percent of Gross Rev)	35.0%
Financing	
Loan to Cost Ratio	65%
Initial Construction Loan Fee (points)	1.5%
Interest Rate	7.00%
Period of Initial Loan (Months)	24
Drawdown Factor	60%
Total Hard + Soft Costs + Land	$25,435,798
Total Loan Amount	$16,533,269

Development Cost Analysis

Fees and Exactions	
Linkage Fees	$0
Entitlement Commodities Cost	$0
Construction Costs	
Site Prep Costs	$2,003,760
Hotel Hard Costs	$18,240,000
Permit and Impact Fees	$1,143,286
Soft Costs	$4,048,752
Subtotal Construction Costs	**$25,435,798**
Financing Costs	
Interest on Construction Loan	$1,388,795
Points on Construction Loan	$247,999
Subtotal Financing Costs	**$1,636,794**
Developer Profit (15%)	**$2,707,259**
Total Project Costs	**$29,779,851**

Residual Land Value Analysis

Revenues	
Room Revenues	$5,518,800
Food and Beverage Revenues	$462,255
Other Operated Department Revenues	$353,415
Miscellaneous Income	$151,878
Retail	$48,000
Total Revenues	**$6,534,348**
Expenses	
Room Expenses	($1,286,031)
Food Costs	($355,962)
Other Operated Department Expenses	($96,647)
Undistributed Operating Expenses (d)	($1,786,920)
Management Fee	($219,953)
Replacement Reserves	($165,561)
Insurance Costs	($57,341)
Real Estate Taxes	($327,578)
Retail Operating Costs	($16,800)
Total Expenses	($4,312,793)
Net Operating Income (NOI)	**$2,221,555**
Capitalized Total Project Value	**$31,736,494**
Residual Land Value	$1,956,642
Value per Acre	$850,714
Value per SF	$32.18

Source: BAE, 2023.

Exhibit B7: Prototype #3 Pro Forma - Retail Center

Development Program Assumptions		
Lot Size (acres/sf)	1.6	70,132
Total Building Area (sf)		12,075
Building		
Retail (sf)		12,000
Restaurant		0
Circulation Factor		0%
Comm'l Gross Area (sf)		12,000
Parking		
	#	Total
Parking Configuration (b)	Stalls	Parking sf
Surface Parking (Residential)	0	0
Surface Parking (Commercial)	100	37,500
Total Required Parking	100	37,500
Average sf per space	375	

Cost and Income Assumptions	
Construction	
Site Preparation Costs (per site sf) (c)	$15
Retail Hard Costs (d)	$150
Restaurant Hard Costs (d)	$175
Soft Cost, (% of Hard Costs)	20%
Operations	
Average Rental Rate (per sf NNN)	$4.15
Operating Costs (35% of Gross)	35.0%
Vacancy Rate	10%
Financing	
Loan to Cost Ratio	65%
Initial Construction Loan Fee (points)	1.5%
Interest Rate	7.00%
Period of Initial Loan (Months)	24
Drawdown Factor	60%
Total Hard + Soft Costs + Land	$3,618,735
Total Loan Amount	$2,352,178

Development Cost Analysis	
Fees and Exactions	
Linkage Fees	$0
Land Use Commodities Cost	$1,414,704
Construction Costs	
Site Prep Costs	$1,051,974
Retail Hard Costs	$1,800,000
Restaurant Hard Costs	$0
Planning and Building Permits	$196,366
Soft Costs	$570,395
Subtotal Construction Costs	**$3,618,735**
Financing Costs	
Interest on Construction Loan	$197,583
Points on Construction Loan	$35,283
Subtotal Financing Costs	**$232,866**
Developer Profit (15%)	**$789,946**
Total Project Costs	**$6,056,250**

Residual Land Value Analysis	
Commercial	
Gross Scheduled Comm'l Rents	$597,600
Less Vacancy	($59,760)
Less Operating Expenses	($50,400)
Plus CAM Reimbursables	$45,360
Net Operating Income (NOI)	**$532,800**
Total Project Value	**$11,840,000**
Residual Land Value	**$5,783,750**
Residual Land Value/Acre	**$3,592,391**

Sources: BAE, 2023.

Exhibit B8: Prototype #4 Pro Forma - Mixed-Use Condotel

Development Program Assumptions

Lot Size (acres/sf)		1.5	65,340
Total Building Area (sf)			136,750
Hotel			
	# of Keys	Avg. sf	Total sf.
Hotel Room Characteristics	72	350	25,200
		%	sf
Circulation		25%	6,300
Walls and Shafts		15%	3,780
Hotel Gross Area			35,280
Hotel Operations			
Days Open per Year			365
Available Room Nights			26,280
Average Annual Occupancy			70.0%
Occupied Room Nights			18,396
Condo			
	# of Units	Avg. sf	Res. sf
Condo Unit Types			
1-Bed	23	800	18,400
2-Bed	33	1,000	33,000
3-Bed	10	1,250	12,500
Total	66		63,900
		%	sf
Circulation		20%	12,780
Walls and Shafts		10%	6,390
Condo Gross Area			83,070
Condo Operations			
Average Annual Occupancy			65.0%
Days Available per Year (Owner)			90
Available Room Nights Per Year (Owners)			5,940
Occupied Room Nights Per Year (Owner)			3,861
Days Available Per Year (Guest) (b)			275
% of Condo Units in Hotel Pool			80%
Available Room Nights Per Year (Guests)			14,520
Occupied Room Night Per Year (Guests)			9,438
Hotel Amenities			
Conference/Event Space (sf)			0
Restaurant (sf)			0
Commercial Space			
Gross Retail			18,400
Parking	#	Avg	Total
Parking Configuration	Stalls	sf	Parking sf
Surface Parking	0	375	0
Podium Parking	120	375	45,000
Total	120		45,000

Cost and Income Assumptions

Construction	
Site Preparation Costs (per site sf) (d)	$20
Hotel Hard Costs (per key)	$330
Condo Hard Costs (per sf)	$375
Restaurant Hard Costs (per sf)	$175
Conference Space Hard Costs (per sf)	$150
Parking Podium Hard Costs (per space)	$50,000
Soft Cost, (% of Hard Costs)	20%
Revenues	
Hotel Revenues	
Average Daily Room Rate (per night)	$240
Room Revenues (% Total Hotel Rev.)	64.0%
Food and Beverage Revenues (% of Total Hotel Rev.)	29.5%
Other Operated Department Revenue (% of Total Hotel Rev.)	3.6%
Miscellaneous Income (% of Total Hotel Rev.)	2.9%
Condo Revenues (e)	
Sale Price (per sf)	$625
Average Daily Room Rate (per night)	$350
Room Revenues (% of Total Condo Rev.)	60.5%
Food Revenues (% of Total Condo Rev.)	30.8%
Other Operated Department Revenue (% of Total Condo Rev.)	4.8%
Miscellaneous Income (% of Total Condo Rev.)	3.8%
Expenses	
Hotel Expenses	
Room Expenses (% of Room Revenues)	25.8%
Food Costs (% of Food Revenues)	68.9%
Other Operated Department Expenses (% or OODR)	64.8%
Undistributed Operating Expenses (% of Total Rev.)(g)	24.4%
Management Fee (% of Total Rev.)	2.9%
Replacement Reserves (FF&E) (% of Total Hotel Rev.)	1.9%
Insurance (% Total Hotel Rev.)	1.0%
Real Estate Taxes (% of Project Costs Net Sales Rev.)	1.1%
Retail Expenses	35.0%
Condo Expenses	
Sales Marketing (% of Room Revenues)	3.0%
Room Expenses (% of Room Revenues)	15.0%
Food Costs (% of Food Revenues)	68.9%
Owner's Revenue Share (% of Total Revenues)	50.0%
Financing	
Loan to Cost Ratio	65%
Initial Construction Loan Fee (points)	2.00%
Interest Rate	7.00%
Period of Initial Loan (Months)	24
Drawdown Factor	60%
Total Hard + Soft Costs + Land	$65,006,782
Total Loan Amount	$42,254,408

Development Cost Analysis

Fees and Exactions	
Linkage Fees	$0
Land Use Commodities Cost	$4,033,350
Construction Costs	
Site Prep Costs	$1,306,800
Hotel Hard Costs	$11,642,400
Condo Hard Costs	$31,151,250
Restaurant Hard Costs	$0
Conference Space Hard Costs	$0
Retail Hard Costs	$2,400,000
Parking Podium Hard Costs	$6,000,000
Permit and Impact Fees	$2,006,242
Soft Costs	$10,500,090
Subtotal Construction Costs	**$65,006,782**
Construction Financing Costs	
Interest on Construction Loan	$3,549,370
Points on Construction Loan	$845,088
Subtotal Const. Financing Costs	**$4,394,458**
Developer Profit (15%)	**$11,015,188**
Total Project Costs	**$84,449,778**
Less Condo Sales	($39,937,500)
Plus Marketing Costs	$1,198,125
Project Costs Net of Sales Revenue	**$45,710,403**

Feasibility Analysis

Revenues	
Hotel Revenues	
Room Revenues	$4,415,040
Food and Beverage Revenues	$2,034,403
Other Operated Department Revenues	$250,334
Miscellaneous Income	$263,199
Subtotal Hotel Revenues	**$6,897,285**
Condo Revenues	
Room Revenues	$3,303,300
Food Revenues	$1,681,256
Other Operated Department Revenues	$263,920
Miscellaneous Income	$208,227
Subtotal Condo Revenues	$5,456,703
Retail Revenues	$66,400
Total Revenues	**$12,420,389**
Expenses	
Hotel Expenses	
Room Expenses	($1,138,968)
Food Expenses	($1,400,821)
Other Operated Department Expenses	($162,264)
Undistributed Operating Expenses	($1,682,806)
Management Fee	($200,835)
Replacement Reserves	($132,478)
Insurance	($69,079)
Real Estate Taxes	($502,814)
Condo Expenses	
Room Expenses	($495,495)
Food Expenses	($1,157,656)
Owners' Revenues	($1,403,903)
Retail Expenses	($23,240)
Total Expenses	**($8,370,359)**
Net Operating Income (NOI)	**$4,050,030**
Project Value	**$57,857,565**
Residual Land Value	$12,147,161
Land Value/Acre	$8,098,107

Source: BAE, 2023.

Exhibit B9: Prototype #5 Pro Forma - Luxury Single Family Home

Development Program Assumptions		
Lot Size (acres/sf)	0.650	28,314
Residential Unit Type	Res. sf	
Luxury SFR	6,250	
Residential Gross Area (sf)	6,250	
Marketing Costs as a % of Sale Price	3%	
Financing		
Loan to Cost Ratio	65%	
Initial Construction Loan Fee (points)	1.5%	
Interest Rate	7.00%	

Cost and Income Assumptions	
Construction	
Site Preparation Costs (per site sf) (c)	$10
Residential Hard Costs (per sf)	$176
Soft Costs (% of Hard Costs)	20%
Operations	
Sale Price (per sf)	$500
Financing Costs	
Interest on Construction Loan	$43,953
Points on Construction Loan	$17,124
Subtotal Financing Costs	**$61,077**
Period of Initial Loan (Months)	12
Drawdown Factor	55%
Total Hard + Soft Costs	$1,756,357
Total Loan Amount	$1,141,632
Developer Profit (% of Sales Revenue)	20%

Development Cost Analysis	
Fees and Exactions	
Land Use Commodities Cost	$22,500
Linkage Fees	$0
Construction Costs	
Site Prep Costs	$283,140
Residential Hard Costs	$1,100,000
Permit and Impact Fees	$96,589
Soft Costs	$276,628
Subtotal Construction Costs	**$1,756,357**
Financing	**$61,077**
Total Project Costs	**$1,839,935**

Residual Land Value Analysis	
Revenues	
Residential Sales Revenue	$3,125,000
Less Marketing Costs	($93,750)
Total Project Value	**$3,031,250**
Less Total Project Costs	$1,839,935
Less Developer Profit	$625,000
Residual Land Value	$566,315
Residual Land Value/Acre	$871,254

Source: BAE, 2023.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 14

Agenda Item: Amendments to Social Media Policy

Executive Summary: City Council requested staff bring forward for consideration an amendment to the Social Media Policy, originally approved March 19, 2019, to allow elected and appointed officials to share City-originated social media posts to their own pages. The proposed amendment would allow for such sharing, while maintaining continued compliance with the Brown Act.

Requested Action / Suggested Motions: Pass a Resolution amending the Social Media Policy to allow members of the City Council, Boards, and Commissions to share posts from the City's social media platforms to their respective social media pages.
Responsible Staff Member: Lindsey Baker, Assistant City Manager, and Heather Stroud, City Attorney

Responsible Staff Member: Lindsey Baker, Assistant City Manager (530) 307-1445
Heather Stroud, City Attorney (530) 542-7478

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance

Attachments:

01-Staff Report - Social Media Policy Amendment.docx
02-Social Media Policy (red line).pdf
03-Resolution Amending Social Media Policy.docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: Amendments to Social Media Policy

Location: Citywide

Responsible Staff Members: Lindsey Baker, Assistant City Manager, (530) 542-6093, and Heather Stroud, City Attorney, (530) 542-6046

Background: The City Council approved Resolution 2019-018 adopting a Social Media Policy on March 19, 2019. City Council recently requested a review of the policy as it relates to how elected and appointed officials engage with social media posts that the Communications Division publishes on official City social media platforms. The current policy does not permit any form of engagement by members of the City Council, Boards, and Commissions on City-originated social media posts, including re-sharing. Subsequently, the Brown Act was amended by Assembly Bill 992 (2020). The proposed amendments to the City's Social Media Policy are consistent with this change, which generally allow members of a legislative body to participate in social media, but created a bright-line rule that one member may not comment on another member's post.

Issue and Discussion: Per Council direction, this item is being brought forward for consideration to amend the Social Media Policy to allow members of the City Council, Boards, and Commissions to share posts from City social media platforms to their respective pages, while maintaining Brown Act compliance. City social media posts promote civic engagement and provide regular updates on municipal operations, public meetings, and public events. Amending the social media policy to allow elected and appointed officials to share the City's posts would increase a post's reach and promote further civic engagement. Elected and appointed officials would still be required to comply with the Brown Act and not engage with other members of the City Council, Boards, and Commissions, even on their own posts. The social media policy further maintains that members shall not otherwise participate or engage with the City's original social media posts (Section 3.7 of Exhibit 2).

In addition to this amendment, staff has updated minor language, including reference to particular social media platforms (Section 2. Definitions of Exhibit 2) and reference to the use of authorized staff contact information in setting up accounts, monitoring, and access to City social media sites (Section 3.13 of Exhibit 2). This is due to changes in Meta and affiliate sites' access requirements for government accounts.

Staff Recommendation:

Pass a Motion approving a Resolution amending the Social Media Policy to allow Members of the City Council, Boards, and Commissions to share posts from the City's social media platforms to their respective social media pages.

Financial Implications: There are no financial implications.

Environmental Considerations: This is not a “project” subject to review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15378(b)(5) (organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment).

Policy Implications: This Social Media Policy amendment addresses Priority 3, Community for All and Priority 5, Continuous Improvement.

CITY OF SOUTH LAKE TAHOE
POLICY AND PROCEDURE

SOCIAL MEDIA POLICY

1. Purpose

This Social Media Policy ("Policy") establishes guidelines for the establishment and use by the City of South Lake Tahoe ("City") of social media sites as a means of conveying information to members of the public.

The intended purpose of City social media sites is to disseminate information from the City about the City's mission, meetings, activities, and current issues to members of the public.

The City has an overriding interest and expectation in protecting the integrity of the information posted on its social media sites and the content that is attributed to the City and its officials.

2. Definitions

"Social media sites" means content created by individuals, using accessible, expandable, and upgradable publishing technologies, through and on the ~~i~~Internet. Examples of social media include, but are not limited to, Facebook, Twitter, Instagram, Blogs, ~~RSS,~~ YouTube, and LinkedIn~~, Delicious, and Flickr~~.

"City social media sites" means social media sites which the City establishes and maintains, and over which it has control over all postings, except for advertisements or hyperlinks by the social media site's owners, vendors, or partners. City social media sites shall supplement, and not replace, the City's required notices and standard methods of communication.

"Posts" or "postings" means information, articles, pictures, videos or any other form of communication posted on a City social media site.

3. General Policy

3.1. The City's official website at www.cityofslt.us (or any domain owned by the City) will remain the City's primary means of internet communication.

3.2. The establishment of City social media sites is subject to approval by the Communications Manager or his/her designee. Upon approval, City social media sites shall bear the name and/or official logo of the City.

3.3. Content on City social media sites is subject to oversight by the City's Communications Manager.

3.4. City social media sites shall clearly state that such sites are maintained by the City and that the sites comply with the City's Social Media Policy.

3.5. City social media sites shall link back to the City's official website for forms, documents, online services and other information necessary to conduct business with the City whenever possible.

3.6. The City's Communications Manager shall monitor content on City social media sites to ensure adherence to both the City's Social Media Policy and the interest and goals of the City.

3.7. City social media sites shall be managed consistent with the Brown Act. Members of the City Council, Commissions and/or Boards shall not respond to, "like", ~~"share", retweet~~ or otherwise participate in any published postings, or use the site or any form of electronic communication to respond to, blog or engage in serial meetings, or otherwise discuss, deliberate, or express opinions on any issue within the subject matter jurisdiction of the body. Members of the City Council, Commissions and/or Boards may share City social media posts to their personal social media pages; all Brown Act and serial meeting restrictions shall apply.

3.8. The City reserves the right to terminate any City social media site at any time without notice.

3.9. City social media sites shall comply with usage rules and regulations required by the site provider, including privacy policies.

3.10. The City's Social Media Policy shall be displayed to users or made available by hyperlink.

3.11. All City social media sites shall adhere to applicable federal, state and local laws, regulations and policies.

3.12. All public comments or other content posted or submitted to such City social media platforms or pages, may be subject to disclosure as public records pursuant to the California Public Records Act. Content created for any official city social media applications shall be maintained in electronic record for public

records retention in accordance with applicable City policy.

3.13. All City social media sites shall utilize authorized City contact information for account set-up, monitoring and access, unless otherwise explicitly required by a social media site's policies. The use of personal email accounts or phone numbers by any City employee is not allowed for the purpose of setting-up, monitoring, or accessing a City social media site.

3.14. City social media sites may contain content, including but not limited to, advertisements or hyperlinks over which the City has no control. The City does not endorse any hyperlink or advertisement placed on City social media sites by the social media site's owners, vendors, or partners.

3.15. The City reserves the right to change, modify, or amend all or part of this policy at any time.

4. Content Guidelines

4.1. The content of City social media sites should only pertain to City-sponsored or City-endorsed programs, services, and events. Content includes, but is not limited to, information, photographs, videos, and hyperlinks.

4.2. Content posted to the City's social media sites must contain hyperlinks directing users back to the City's official website for in-depth information, forms, documents or online services necessary to conduct business with the City of South Lake Tahoe, whenever possible.

4.3. The City shall have full permission or rights to any content posted by the City, including photographs and videos.

4.4. Any employee authorized to post items on any of the City's social media sites shall review, be familiar with, and comply with the social media site's use policies and terms and conditions.

4.5. Any employee authorized to post items on any of the City's social media sites shall not express his or her own personal views or concerns through such postings. Instead, postings on any of the City's social media sites by an authorized City employee shall only reflect the views of the City.

4.6. Postings must contain information that is freely available to the public and not be confidential as defined by any City policy or state or federal law.

4.7. Postings may NOT contain any personal information, except for the names of employees whose job duties include being available for contact by the public.

4.8. Postings to City social media sites shall NOT contain any of the following:

4.8.1. Comments that are not topically related to the particular posting being commented upon;

4.8.2. Comments in support of, or opposition to, political campaigns, candidates or ballot measures;

4.8.3. Profane language or content;

4.8.4. Content that promotes, fosters, or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, or status with regard to public assistance, national origin, physical or mental disability, sexual orientation or gender identity, as well as any other category protected by federal, state, or local laws;

4.8.5. Sexual content or links to sexual content;

4.8.6. Solicitations of commerce;

4.8.7. Conduct or encouragement of illegal activity;

4.8.8. Information that may tend to compromise the safety or security of the public or public systems; or

4.8.9. Content that violates a legal ownership interest of any other party.

4.9. A comment posted by a member of the public on any City of South Lake Tahoe Social Media site is the opinion of the commentator or poster only, and publication of a comment does not imply endorsement of, or agreement by, the City of South Lake Tahoe, nor do such comments necessarily reflect the opinions or policies of the City of South Lake Tahoe.

4.10. The City of South Lake Tahoe reserves the right to deny access to City of South Lake Tahoe Social Media sites for any individual, who violates the City of South Lake Tahoe's Social Media Policy, at any time and without prior notice.

4.11. These guidelines shall be displayed to users or made available by hyperlink on all City social media sites. Any content removed based on these guidelines must be retained, including the time, date and identity of the poster, when available.

4.12. The City reserves the right to implement or remove any functionality of its social media sites, when deemed appropriate by the Communications Manager or his/her designee. This includes, but is not limited to, information, articles, pictures, videos or any other form of communication that is posted on a City social media site.

4.13. Except as expressly provided in this Policy, accessing any social media site shall comply with all applicable City policies pertaining to communications and the use

of the internet by employees, including email content.

4.14. All of the content on City social media sites is subject to oversight by the City's Communications Manager.

Resolution 2023-XXX

Adopted by the City of South Lake Tahoe
City Council

May 02, 2023

Amending City of South Lake Tahoe Social Media Policy
(Replaces Resolution 2019-018)

BACKGROUND

A. The City Council adopted Social Media Policy on March 19, 2019 by Resolution 2019-018.

B. The City of South Lake Tahoe maintains accounts on multiple social media platforms, including Facebook, Twitter, Instagram, and YouTube.

C. As social media evolves, associated policies also need to evolve to keep up with the latest technologies and platforms.

D. The amendment allows for Members of the City Council, Boards, and Commissions to share posts from City social media platforms to their respective pages, while maintaining Brown Act compliance.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Adopt resolution amending social media policy attached hereto as Exhibit A.

Adopted by the City of South Lake Tahoe City Council on May 2, 2023 by the following vote:
Yes:
No:
Absent:
Abstain:

_____ Date:_____

Cristi Creegan, Mayor

Attest:

_____

Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

Exhibit A

CITY OF SOUTH LAKE TAHOE
POLICY AND PROCEDURE

SOCIAL MEDIA POLICY

1. Purpose

This Social Media Policy ("Policy") establishes guidelines for the establishment and use by the City of South Lake Tahoe ("City") of social media sites as a means of conveying information to members of the public.

The intended purpose of City social media sites is to disseminate information from the City about the City's mission, meetings, activities, and current issues to members of the public.

The City has an overriding interest and expectation in protecting the integrity of the information posted on its social media sites and the content that is attributed to the City and its officials.

2. Definitions

"Social media sites" means content created by individuals, using accessible, expandable, and upgradable publishing technologies, through and on the Internet. Examples of social media include, but are not limited to, Facebook, Twitter, Instagram, Blogs, YouTube, and LinkedIn .

"City social media sites" means social media sites which the City establishes and maintains, and over which it has control over all postings, except for advertisements or hyperlinks by the social media site's owners, vendors, or partners. City social media sites shall supplement, and not replace, the City's required notices and standard methods of communication.

"Posts" or "postings" means information, articles, pictures, videos or any other form of communication posted on a City social media site.

3. General Policy

3.1. The City's official website at www.cityofslt.us (or any domain owned by the City) will remain the City's primary means of internet communication.

3.2. The establishment of City social media sites is subject to approval by the Communications Manager or his/her designee. Upon approval, City social media sites shall bear the name and/or official logo of the City.

3.3. Content on City social media sites is subject to oversight by the City's Communications Manager.

3.4. City social media sites shall clearly state that such sites are maintained by the City and that the sites comply with the City's Social Media Policy.

3.5. City social media sites shall link back to the City's official website for forms, documents, online services and other information necessary to conduct business with the City whenever possible.

3.6. The City's Communications Manager shall monitor content on City social media sites to ensure adherence to both the City's Social Media Policy and the interest and goals of the City.

3.7. City social media sites shall be managed consistent with the Brown Act. Members of the City Council, Commissions and/or Boards shall not respond to, "like", or otherwise participate in any published postings, or use the site or any form of electronic communication to respond to, blog or engage in serial meetings, or otherwise discuss, deliberate, or express opinions on any issue within the subject matter jurisdiction of the body. Members of the City Council, Commissions and/or Boards may share City social media posts to their personal social media pages; all Brown Act and serial meeting restrictions shall apply.

3.8. The City reserves the right to terminate any City social media site at any time without notice.

3.9. City social media sites shall comply with usage rules and regulations required by the site provider, including privacy policies.

3.10. The City's Social Media Policy shall be displayed to users or made available by hyperlink.

3.11. All City social media sites shall adhere to applicable federal, state and local laws, regulations and policies.

3.12. All public comments or other content posted or submitted to such City social media platforms or pages, may be subject to disclosure as public records pursuant to the California Public Records Act. Content created for any official city social media applications shall be maintained in electronic record for public

records retention in accordance with applicable City policy.

3.13. All City social media sites shall utilize authorized City contact information for account set-up, monitoring and access, unless otherwise explicitly required by a social media site's policies. The use of personal email accounts or phone numbers by any City employee is not allowed for the purpose of setting-up, monitoring, or accessing a City social media site.

3.14. City social media sites may contain content, including but not limited to, advertisements or hyperlinks over which the City has no control. The City does not endorse any hyperlink or advertisement placed on City social media sites by the social media site's owners, vendors, or partners.

3.15. The City reserves the right to change, modify, or amend all or part of this policy at any time.

4. Content Guidelines

4.1. The content of City social media sites should only pertain to City-sponsored or City-endorsed programs, services, and events. Content includes, but is not limited to, information, photographs, videos, and hyperlinks.

4.2. Content posted to the City's social media sites must contain hyperlinks directing users back to the City's official website for in-depth information, forms, documents or online services necessary to conduct business with the City of South Lake Tahoe, whenever possible.

4.3. The City shall have full permission or rights to any content posted by the City, including photographs and videos.

4.4. Any employee authorized to post items on any of the City's social media sites shall review, be familiar with, and comply with the social media site's use policies and terms and conditions.

4.5. Any employee authorized to post items on any of the City's social media sites shall not express his or her own personal views or concerns through such postings. Instead, postings on any of the City's social media sites by an authorized City employee shall only reflect the views of the City.

4.6. Postings must contain information that is freely available to the public and not be confidential as defined by any City policy or state or federal law.

4.7. Postings may NOT contain any personal information, except for the names of employees whose job duties include being available for contact by the public.

4.8. Postings to City social media sites shall NOT contain any of the following:

4.8.1. Comments that are not topically related to the particular posting being commented upon;

4.8.2. Comments in support of, or opposition to, political campaigns, candidates or ballot measures;

4.8.3. Profane language or content;

4.8.4. Content that promotes, fosters, or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, or status with regard to public assistance, national origin, physical or mental disability, sexual orientation or gender identity, as well as any other category protected by federal, state, or local laws;

4.8.5. Sexual content or links to sexual content;

4.8.6. Solicitations of commerce;

4.8.7. Conduct or encouragement of illegal activity;

4.8.8. Information that may tend to compromise the safety or security of the public or public systems; or

4.8.9. Content that violates a legal ownership interest of any other party.

4.9. A comment posted by a member of the public on any City of South Lake Tahoe Social Media site is the opinion of the commentator or poster only, and publication of a comment does not imply endorsement of, or agreement by, the City of South Lake Tahoe, nor do such comments necessarily reflect the opinions or policies of the City of South Lake Tahoe.

4.10. The City of South Lake Tahoe reserves the right to deny access to City of South Lake Tahoe Social Media sites for any individual, who violates the City of South Lake Tahoe's Social Media Policy, at any time and without prior notice.

4.11. These guidelines shall be displayed to users or made available by hyperlink on all City social media sites. Any content removed based on these guidelines must be retained, including the time, date and identity of the poster, when available.

4.12. The City reserves the right to implement or remove any functionality of its social media sites, when deemed appropriate by the Communications Manager or his/her designee. This includes, but is not limited to, information, articles, pictures, videos or any other form of communication that is posted on a City social media site.

4.13. Except as expressly provided in this Policy, accessing any social media site shall comply with all applicable City policies pertaining to communications and the use of the internet by employees, including email content.

4.14. All of the content on City social media sites is subject to oversight by the City's Communications Manager.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 15

Agenda Item: Bicycle Amenities and Wayfinding Signage Update

Executive Summary: The Bicycle Amenities and Wayfinding Project was determined to be a priority project by the City Council through a participatory budgeting process in 2021 that will be funded by the American Rescue Plan Act (ARPA) of 2021 revenue. The Department of Public Works proposes to update the South Tahoe Bikeway Signage System by installing new signage where gaps currently exist, including Quick Response "QR" codes to each existing, and proposing new signage that would link to the Lake Tahoe Bicycle Coalition's Interactive "Tahoe Bike Map." In addition, bicycle amenities such as bike repair stations, bike pumps, bike racks, and benches would be installed in select locations along the well-established bikeway network. The City intends to build on the hard work completed by the bicycle community in creating the Bicycle Transportation Signage System. Updating bicycle wayfinding signage and developing a plan to determine appropriate locations for bike repair stations, bike racks, and other associated bicycle amenities moves toward implementing the City's Strategic Plan as it relates to Recreation and Equitable Access, as well as Connectivity (Priority 2 and Goal 2.3). This project was presented to the Planning Commission on March 23, 2023.

Requested Action / Suggested Motions: Receive and File.
CEQA Determination: This proposed project is categorically exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301(c) Existing Facilities. The project involves negligible or no expansion of an existing use on existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.
Responsible Staff Member: Emily Dougherty, Engineering Technician

Responsible Staff Member: Emily Dougherty, Engineering Technician, (530) 542-6070

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:
01-Staff Report - Bicycle Amenities and Wayfinding Signs.docx
02-Bicycle Transportation Signage System Plan_2013.pdf

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: Bicycle Amenities and Wayfinding Signage

Location: Citywide

Responsible Staff Member: Emily Dougherty, Engineering Technician (530) 542-6070

Background: The Bicycle Transportation Signage System Plan was prepared and presented to the City in 2013 by the Lake Tahoe Bicycle Coalition in collaboration with related bicycle advocacy groups and the community stakeholders. In 2020, twenty-two (22) wayfinding signs were installed along the bicycle network leading from 15th Street/Lukins to Highway 50/Pioneer Trail. The existing signs read "South Tahoe Bikeway" and have additional smaller signs below with distances (in miles) to destinations along the route (ie. Stateline, Lake View Commons, Camp Richardson). These signs have been well received and have created a sense of public awareness and community pride related to the existing bikeway network. The signs have provided a connection between residents and visitors to the established network and is an effort in reducing the automobile dependency and vehicle miles traveled by highlighting specific network connections.

It is the City's intent to build on the hard work completed by the bicycle community in creating the Bicycle Transportation Signage System Plan. Updating existing bicycle wayfinding signage and developing a plan to determine appropriate locations for bike repair stations and other associated amenities moves toward implementing the City's Strategic Plan as it relates to Recreation and Equitable Access, as well as Connectivity (Priority 2 and Goal 2.3).

This proposed project was presented to the Bicycle Advisory Committee on March 1, 2023 and to the Planning Commission March 23, 2023 for feedback and discussion, which has been incorporated into the proposal being presented today.

Issue and Discussion: The proposed project includes adding a smaller sign with a QR (Quick Response) Code to existing and proposed wayfinding signage that will link the user directly to the interactive, web-based Tahoe Bike Map. The user will be able to access the map by taking a picture of the QR Code or by typing the URL into their web browser on their mobile device. The map will indicate the user's location in a zoomed in view and the user may zoom out to see the entire context of the map and the bicycle network. The Tahoe Bike Map is managed and kept up to date by the Lake Tahoe Bicycle Coalition and will be a cost-effective way to provide up to date information.

The locations for proposed new Bicycle Amenities and Wayfinding Signage can be viewed at: https://www.csltbusiness.com/gisportal/apps/mapviewer/index.html?webmap=7ecdb8d465f84dc18528ba97754c27c0:

Financial Implications: The implementation of this proposed project will be funded by revenue the City received from the American Rescue Plan Act (ARPA) of 2021. This community need was prioritized by the City Council through a participatory budgeting process with $50,000 appropriated on January 4th, 2022 into the project account Bike Trail Connections 301-50041 for Bike Trail Network Improvements. Approximately $42,500 remains and is available to complete this signage project.

Environmental Considerations: This proposed project is categorically exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301(c) Existing Facilities. The project involves negligible or no expansion of an existing use on existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

Policy Implications: Updating existing wayfinding signage and installing bicycle amenities along the established bicycle network supports the City's Strategic Plan and implements goals set forth under Priority 2 – Recreation and Equitable Access, Goal 2.3 - Connectivity. Specifically, this project will update wayfinding signage and install bicycle repair stations, benches and bike racks strategically along the network and will help promote biking as a way of life in the South Lake Tahoe community.

The project will also provide greenhouse gas reduction benefits, providing progress on Action #WB-1 of the 2020 Climate Action Plan: Improve bicycle networks.

5/9/13 Revision

Ty Polastri
Lake Tahoe Bicycle Coalition



Bicycle Transportation Signage System

South Lake Tahoe, California

Proposed by

Lake Tahoe Bicycle Coalition

South Tahoe Bicycle Transportation Signage System

Purpose

It is the intent of this project to establish a bicycle transportation signage system (hereafter referred as "way finding"). It is the further intention of this project to be designed, developed and maintained a functional signage system that achieves the commuting needs of the employee, student, business person, shopper and tourist as the foremost consideration in route selection, to have the physical safety of the bicyclist and bicyclist's property as a major planning component, and to have the capacity to accommodate bicyclists' of all ages and skills.

"Way finding signage acts as a "map on the street" for cyclists, pedestrians, and path users. Signage and way finding is an important component for path users. Visitors who feel comfortable and empowered will keep coming back to an area, and an effective way finding system is key to creating that comfort level. Way finding also plays an important role in path use safety, connecting users with emergency services. (source: LAKE TAHOE REGION BICYCLE AND PEDESTRIAN PLAN 2010. Appendix A – Design and Maintenance Recommendations. Chapter 8 – Design of Interpretive and Way finding Signage. 8.2 Way finding Signage – General, A-61 – A63.)

Project Objectives

- Increase public awareness about safe bicycle transportation route alternatives
- Provide stronger connections from neighborhoods, lodging and business to the bikeway system
- Reduce dependency on the automobile and the number of daily vehicle trips
- Install and evaluate the signage system for effective messaging and scalability for regional implementation.
- Reduce auto/ bicycle conflicts
- Define process for future expansion of the way finding system
- Align with other agency objectives for bicycle and pedestrian improvements
- Continue to improve the Bicycle-Friendliness of the region

Proposed Routes

South Tahoe Bikeway

The **South Tahoe Bikeway** route is a high use bikeway system that allows cross city access from the Stateline Tourist bed-base to the Camp Richardson area – a location of unparallel cultural, historical and recreational resources in the region. This route consists of a combination of Class I Shared-used Bike Paths and Class III Bike Routes through low traffic volume neighborhood streets and provides the most direct access to recreational resources and for commuting purposes.

El Dorado Bikeway

While the **South Tahoe Bikeway** route is primarily within the City limits, the **El Dorado Bikeway** route is largely an El Dorado County system composed of Class I Bike Paths, Class II Bike Lanes and some Class III Bike Routes. Its arterial roadway is Pioneer Trail – a popular cross-town alternative to the congested Highway 50 – connecting the Meyers area with the Stateline corridor. The **El Dorado Bikeway** is a popular gateway among road cyclists heading over Luther Pass, or doing a South Tahoe loop. And, along this route are several important access points to the area's leading mountain bike trails.

Alternate Routes

There are alternate routes worthy of consideration. While they are not presently designated as official bikeways, they do provide safe access to recreation, neighborhoods, and businesses.

Project Map

A preliminary project map has been prepared to identify sign locations and is color coded to more easily identify the aforementioned bikeway routes.

Color Key

South Tahoe Bikeway is identified by **blue dots** placed on the map and **blue text** in the sign inventory list.

El Dorado Bikeway is identified by **green dots** placed on the map and **green text** in the sign inventory list.

Mountain Bike Trailheads are identified with **red dots** placed on the map and **red text** in the sign inventory list.

Alternative Routes are identified with **mustard dots** placed on the map and **mustard text** in the sign inventory list.

Bicycle Signage System Considerations to be Defined

There are different sign types, purposes and possible street markings that are considered for this project and they include the following:

Branded Identification – 1A
The Branded sign identifies the bikeway route to bicyclists, pedestrians and in some locations motorists. The branded sign helps heighten awareness and visibility bikeway routes and helps build community pride through the use of design elements, color and placement. (i.e. South Tahoe Bikeway)

Destination and Distance – 1B
This sign provides destination and distance information to bicyclists along the route. Signs may be two- sided (1A on the back)

Destination and Distance at Intersections
Provides destination and distance information at intersections with other boulevards. Signs are two-sided (1A on back).

Route Guidance
Provides directional information to bicyclists where route direction changes. Signs are two-sided (1A on back)

On Street Painted Legends
On street painted legends (sharrows) are painted on the street along the bikeway to identify route for both motorists and bicyclists. One or two legends are used per block in each direction to help heighten motorist's awareness of bicyclist's presence and provide route guidance for bicyclists.

Application and Placement of Signs

(Source: CAMUTCD 2012 Edition. Part 9. Traffic Control for Bicycle Facilities, and Lake Tahoe Region Bicycle and Pedestrian Plan 2010, Appendix A, Design and Maintenance Recommendations, Chapter 8, Design of Interpretive and Wayfinding Signage)

STANDARD

- Bicycle signs shall be standard in shape, legend, lettering and color
- All signs shall be retroreflectorized for use on bikeways, including shared-used paths and bike lanes
- Where signs serve both bicyclists and other road users, vertical mounting height and lateral placement shall be 7 feet between the surface and bottom of the sign and 3 feet from the edge of the roadway
- Where used on a shared-use path, no portion of a sign or its support shall be placed less than 2 feet laterally from the edge of the path – preferably 3 feet.
- Mounting height for post-mounted signs on shared-use paths shall be a minimum of 4 feet measured vertically between the surface and the bottom of the sign.

- Tahoe Mounting Post Options:
  - Steel. 2” green square tubing with holes for sign mounting
  - Wood. 4”x4” pressured treated
- Sign Color Options
  - Blue (suggested to differentiate from traditional green signs and heighten awareness for the bikeway routes)
  - Brown
  - Sign Samples (logo placement – centered and to side)





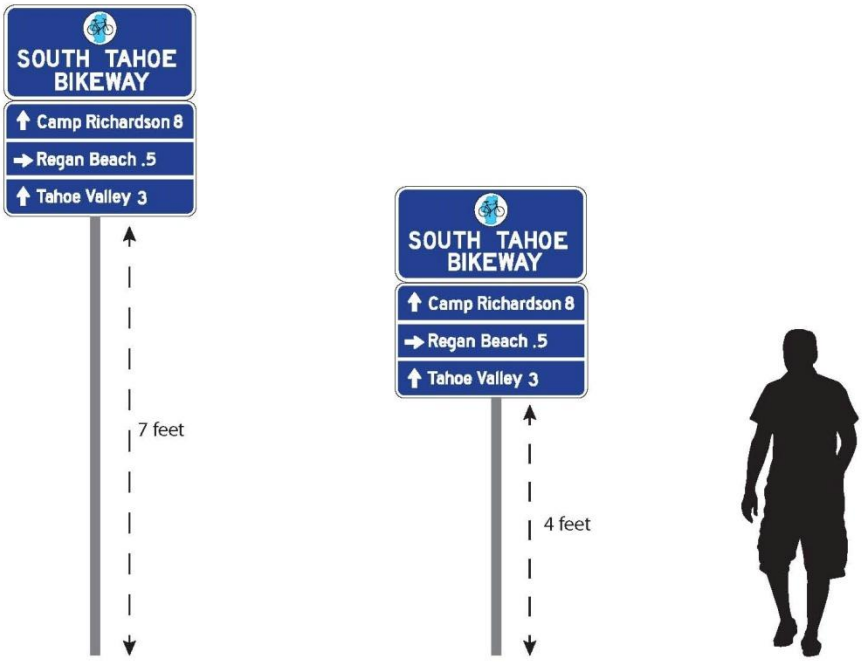
Sign Samples





Note: Bicycle symbol positioned with Powerline Tr is used to indicate a Mountain bike trailhead.

Sign Heights:



Pavement Marking - Sharrow



South Tahoe Bicycle Transportation Sign Inventory List

South Tahoe Bikeway

1. Linear Bike Path beginning
    a. ↑ Camp Richardson __ miles
2. Linear Bike Path @ Ski Run Blvd.
    a. ↑ Camp Richardson __ miles
    b. → Marina
    c. ← Pioneer TR __ miles
    d. ← Powerline TR __ miles (Mt Bike logo Single Track)
3. Linear Bike Path @ Rufus Allen
    a. ← Parks & Rec. Center (Swim, Ice Rink, BMX Track)
4. Linear Bike Path @ Lakeview
    a. ↑ Camp Richardson __ miles
    b. → Lakeview Commons
    c. → Regan Beach Park __ miles
5. Bike Path @ Al Tahoe Blvd
    a. ↑ Camp Richardson__ miles
    b. ← LTCC __ miles
    c. ← Bijou Park __ miles (logos of picnic table,)
    d. ←Pioneer TR __ miles
6. Bike Path @ Rubicon TR
    a. ↑ Camp Richardson__ miles
7. Rubicon TR @ Sussex Ave
    a. → Camp Richardson__ miles
8. Sussex Ave @ Ponderosa
    a. → Camp Richardson__ miles
9. Ponderosa @ Bike Path
    a. → Camp Richardson__ miles
10. Bike Path @ Eloise Ave
    a. ↑ Camp Richardson__ miles
11. Eloise Ave @ Tahoe Keys Blvd.
    a. ↑ Camp Richardson __ miles
    b. → Tahoe Keys Marina __ miles
12. Eloise @ Dunlap
    a. → Camp Richardson __ mile
13. Dunlap @ Eloise
    a. ← Camp Richardson __ mile
14. Eloise @ 15th @ Forest Bike Path
    a.↑ Camp Richardson __ miles
    b. →Venice Drive/Tahoe Keys Marina __ miles

South Tahoe Bikeway: East Bound

14E. Forest Bike Path @ 15th

- a. ↑ Stateline __ miles
- b. ← Tahoe Keys __ miles

13E. Eloise @ Dunlap

- a. → Stateline __ miles

12E. Dunlap @ Eloise

- a. ← Stateline __ miles

11E. Eloise @ Tahoe Keys Blvd.

- a. ↑ Stateline __ miles
- b. ← Tahoe Keys Marina __ miles
- c. ← Cove East __ miles

10E. Eloise @ Bike Path

- a. ↑ Stateline __ miles

9E. Bike Path @ Ponderosa

- a. ↑ Stateline __ miles

8E. Ponderosa @ Sussex

- a. ← Stateline __ miles

7E. Sussex @ Rubicon

- a. ↑ Stateline __ miles

6E. Rubicon @ Bike Path

- a. → Stateline __ miles

5E. Bike Path @ Al Tahoe

- a. → LTCC __ miles
- b. → Bijou Park __ miles
- c. →Pioneer TR __ miles

4E. Bike Path @ Lakeview

- a. ↑ Stateline __ miles
- b. ←Lakeview Commons __ miles
- c. ← Regan Beach Park __ miles

3E. Bike Path @ Rufus Allen

- a. → Parks & Rec Center (Swim, Ice Rink,)
- b. → BMX Track

2E. Bike Path @ Ski Run Blvd.

- a. ↑ Stateline __ miles
- b. ← Marina
- c.→ Ski Run Blvd.
- d. →Pioneer TR
- e.→ Powerline TR

1E. Linear Bike Path

- a. ↑ Stateline __ miles

South Tahoe Bikeway

Venice Drive Alternate Loop

16. Eloise Ave @ Tahoe Keys Blvd
    a. → Cove East __ miles
    b. →Venice Drive __ miles
17. Tahoe Keys @ Venice Drive
    a. → Marina __ mile
    b. → Cove East __ mile
    c. ← Camp Richardson __ mile
18. Venice Drive @ 15th Street __ mile
    a. ← Camp Richardson __ mile
19. 15th Street @ Bike Path
    a. → Camp Richardson __ mile
    b. ← Stateline __ mile

El Dorado Bikeway: West Bound

20. Pioneer Trail @ Ski Run Blvd.
    a. ↑ Meyers __ miles
    b. → Ski Run Marina __ miles
    c. ← Powerline Tr __ miles
21. Pioneer TR & Al Tahoe Blvd.
    a. ↑ Meyers __ miles
    b. → Bijou Park/LTCC __ miles
    c. ← Powerline TR
22. Pioneer TR
    a. ↑ Meyers __ miles
    a. ← Cold Creek TR
23. Pioneer TR
    a. ↑ Meyers __ miles
    b. ← Corral/Armstrong TR __ miles
24. Pioneer TR @ Hwy 50
    a. ← Meyers __ miles
    b. ↑ Sawmill Bike Path
    c. ↑ Pat Lowe Memorial Bike Path
25. Hwy 50 @ Hwy 89
    a. ← Luther Pass Summit __ miles
    b. ↑ South Upper Truckee Rd. __ miles
    c. ↑ North Upper Truckee Rd. __ miles
26. Hwy 50 @ South Upper Truckee Rd.
    a. ← Luther Pass __ miles
    b. ← Hawley Grade __ miles
27. Hwy 50 @ North Upper Truckee Rd
    a. → Stateline __ miles
28. North Upper Truckee Rd
    a. → Stateline __ miles
29. North Upper Truckee Rd @ Lake Tahoe Blvd.
    a. ← Stateline __ miles
30. Lake Tahoe Blvd. @ Sawmill Rd/Bike Path
    a. ↑ Stateline __ miles
    b. →Sawmill Rd/Bike Path
31. Lake Tahoe Blvd. @ Hwy 50/Emerald Bay Rd.
    a. ← Camp Richardson __ miles
    b. ↑ Stateline __ miles
32. Emerald Bay Rd. @ 15th St.
    a. → Camp Richardson __ miles
    b. → Tahoe Keys __ miles

33. **Sawmill Bike Path**
    a. **→ Sawmill Rd __ miles**
    b. **← Pat Lowe Memorial Bike Path __ miles**
34. **Sawmill Bike Path @ Sawmill Rd**
    a. **← Lake Tahoe Blvd. __ miles**
    b. **← Sawmill Bike Path __ miles**
35. **Sawmill Bike Path @ Lake Tahoe Blvd.**
    a. **→ Stateline __ miles**
    b. **← Meyers __ miles**

Mountain Bike Trailheads

41. Ski Run Blvd. @ Saddle Rd
    a. → Powerline TR __ miles
42. Pioneer Tr @ Al Tahoe Blvd.
    a. ← Powerline TR __ miles
43. Pioneer Tr @ Cold Creek TR
    a. ← Cold Creek TR
44. Pioneer TR @ Oneidas
    a. → Corral Tr

Considerations:

Route names: (i.e. South Tahoe Bikeway. El Dorado Bikeway)

_____
_____
_____

Branding design elements: (sign color, logo, etc.)

_____
_____
_____

Additional Connector Routes:

_____
_____
_____

Additional Parking Areas:

_____
_____

Notes:

To submit comments, please contact:
Ty Polastri
BikeTahoe@aol.com
415.259.8577 mobile

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 16

Agenda Item: Capital Improvement Program/Activities Update 2023

Executive Summary: The Engineering Division of the Public Works Department is responsible for planning, designing, and constructing of public works projects. This report will provide an update for the Council on the current Captial Improvement Program and other major activities.

Requested Action / Suggested Motions: Receive and File.
Responsible Staff Member: Anush Nejad, Director of Public Works

Responsible Staff Member: Anush Nejad, Director of Public Works (530) 542-6031

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:

01-Staff Report - CIP Update 2023.docx
02 - CIP Presentation.pptx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: Capital Improvement Program/Activities Update 2023

Location: Citywide

Responsible Staff Member: Anush Nejad, Director of Public Works – (530) 542-6031

Background: This is an annual detailed update of the current Capital Improvement Program and other significant activities by the Public Works Department.

Issue and Discussion: Annually, the City Council adopts a one-year and five-year Capital Improvement Program (CIP). This year, the CIP will be reviewed and adopted in August 2023.

This update provides an overview of the current Engineering Division's ongoing major CIP and other strategic projects. The following is a summary of the significant CIP Projects/Activities underway in the Engineering, Airport, and Facilities Maintenance Divisions:

- Airport Division
    - Fire Station 4 Rehabilitation Project
    - Taxilane Rehabilitation
- Facilities Division:
    - Recreation and Aquatics Center Project
    - Fire Station III Renovations/Reconstruction
    - Facilities Conditions Assessments
- Roadway and Safety Projects:
    - Pioneer Trail Safety Improvement Project
    - Ski Run Park ADA/Parking Upgrade
    - Pioneer Trail Pedestrian Improvement Project – Phase II
    - Road Rehabilitation Program (2023)
- Bicycle Trail/Path Projects:
    - Bijou Park Call 1 Bike Trail (Greenway Connector)
    - Dennis Machida Memorial Bike Trial – Phase 1 C
    - Sierra Blvd – Palmira Avenue to South Tahoe Bikeway Connector
    - Bicycle Amenities and Wayfinding Signage

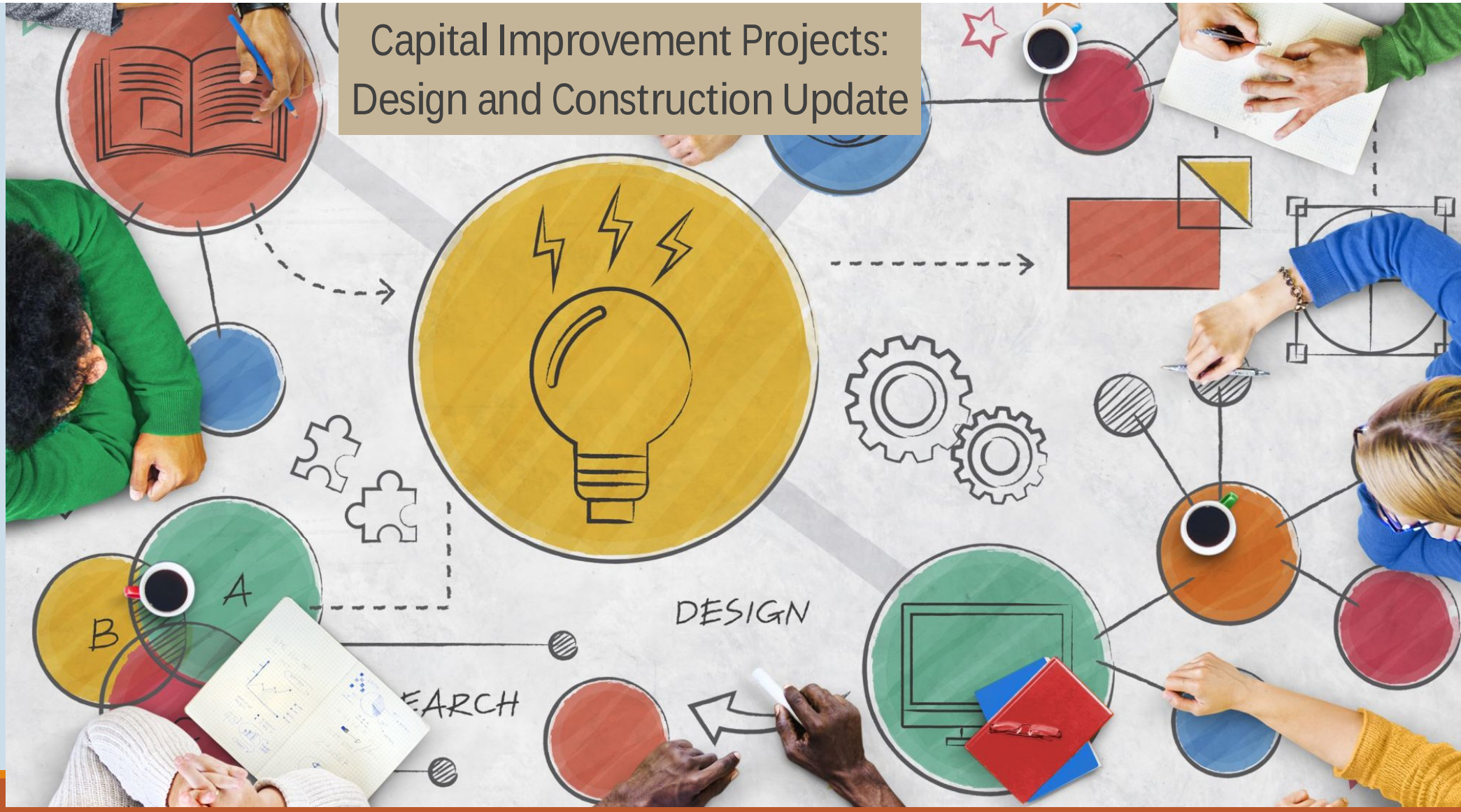
- Environmental and Drainage Improvement Projects (EIP Program):
    - Barton Avenue and 2nd Street Drainage Project
    - Tahoe Valley Stormwater and Greenbelt Improvement Project
    - James & Eloise Drainage Maintenance Project
    - Upper Bijou Park Creek Watershed Restoration Project
    - Ruby Way/Overlook Erosion Control Project
    - Underground Storm Drain Pipe Replacement Program
    - Drainage Master Plan: Feasibility and Finance Plan
- Regulatory Compliance Programs:
    - Stormwater Program Management: NPDES Permit Compliance
    - Lake Tahoe TMDL Compliance
- Strategic & Other Initiatives:
    - Vision Zero Program
    - Bellamy Parking Garage Upgrade
    - Broadband Upgrade Implementation
- Maintenance and Other Activities:
    - Police Department Roof Repair
    - Ice Arena Roof and Fire Suppression System Repair
    - Neighborhood Traffic Calming Program
    - Traffic Signal Upgrades
    - US 50 Safety Project

Financial Implications: Each project is partially or fully funded, as further described in the presentation. No funding is requested at this time.

Environmental Considerations: Receiving this report is not a project subject to review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15378(b)(5) (organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment).

Policy Implications: This report serves to provide an update to the City Council and to receive input on priorities.

Capital Improvement Projects: Design and Construction Update



Design and Construction Project Managers

Jason Burke Complete Streets Program Manager	Stan Hill Engineering Manager	Jim Marino CIP and Facilities Manager	John Dickinson Airport Manager
Randy Carlson Associate Civil Engineer	Mark Frisina Resident Engineer	Emily Dougherty Engineering Technician	Anush Nejad DPW



Airport Projects

JOHN DICKINSON

Fire Station 4 Rehab



Description: This project will be to repair Fire Station 4, including electrical wiring inside the hanger

Funding: $200,000 from airport funds (Cash Balance)

Project benefits:

- Continues revenue stream
- Fire Rescue presence at the airport
- Keeping up with maintenance at the airport

Schedule:

- RFB: June 2023
- Start construction: August 2023
- Construction completion October 2023

Taxilane Rehabilitation



Description: This is the second phase of the project which will rehab the airport's last two taxilanes along with taxiway Delta.

Benefits:

- Continue revenue stream with hangar rentals
- Completing deferred maintenance on the pavement to prevent accidents
- Locally Airport funded project to advance FAA and Caltrans requirements

Budget: $760,000 from airport funds (Cash Balance)

Schedule:

- RFB: April 2023
- Construction: June 2023
- Completion: August 2023



Facilities Projects

JIM MARINO



Recreation and Aquatics Center

Description: Design and Construction of a new Recreation and Aquatics Center

- Phase 1 – Site Work Completed

Benefits: Mid-town Revitalization, Recreation, and Access, Infrastructure Replacement

Budget: $65M

Schedule: RFB May 2023, Award August 2023, Construct May 2024, Completion October 2026



Fire Station III Renovations



Description: Design and renovations of Fire Station III

Benefits: Infrastructure Replacement, Public Health, and Safety, Regulatory Compliance

Current Budget: $3.5M

- Re-evaluating an alternative to include a new station on Bank of West land (~13 million) with interim minor upgrades

Budget Gap: Unknown

Schedule: Design/Build RFP Summer 2023, Award Fall 2023, Construct Fall 2023 through April 2024 (Would be extended with a full new station option)

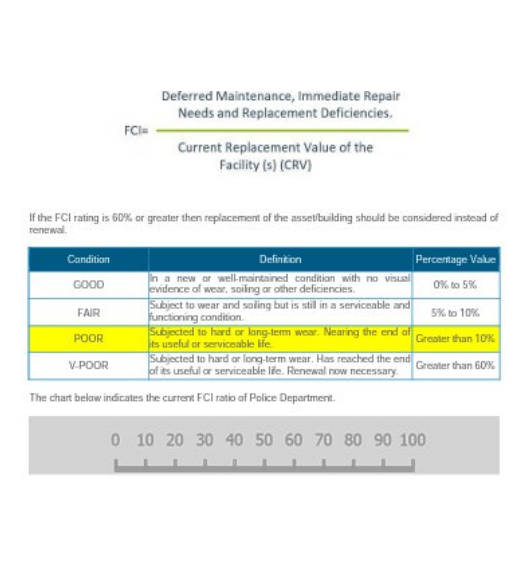


PROS

- EXPANDED APP BAY DEPTH TO ACCOMMODATE LONGER ENGINE.
- TURNOUT GEAR LOCATED ON FIRST LEVEL ADJACENT TO FIRE POLE AND APPARATUS BAYS FOR IMPROVED RESPONSE TIME.
- ELEVATOR ATTACHED TO EXTERIOR OF BUILDING SHELL IS STRUCTURALLY SIMPLER CONSTRUCTION AND LESS EXPENSIVE THAN HAVING IT INTEGRATED INTO THE EXISTING BUILDING SHELL.
- RELOCATED I.T. & RADIO COMM. ROOM TO LOWER LEVEL FREES UP SPACE ON UPPER LEVEL.
- KITCHEN/ DINING HAVE DIRECT ACCESS TO THE EXISTING DECK.

CONS

- BUNK ROOM #4 FACES THE WEST SIDE WHICH IS NOT AS QUIET AS THE NORTH.
- RECONFIGURING THE STAIRWAY REQUIRES MOVING THE EXISTING RESTROOM AND LAUNDRY IN THE LOWER LEVEL.



Deferred Maintenance, Immediate Repair Needs and Replacement Deficiencies.

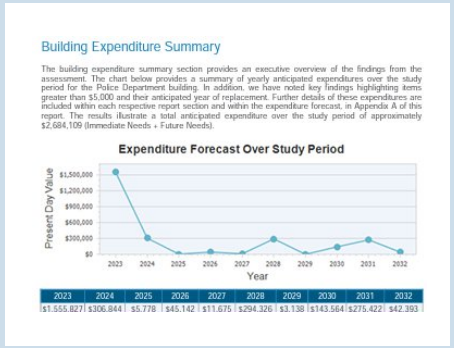
FCI= Current Replacement Value of the Facility (s) (CRV)

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The chart below indicates the current FCI ratio of Police Department.

0 10 20 30 40 50 60 70 80 90 100

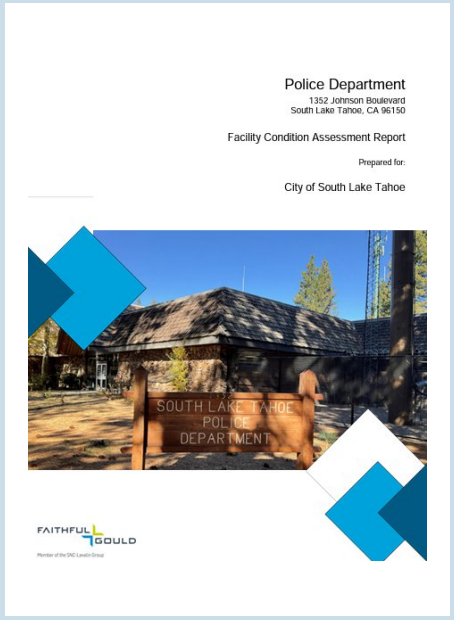


Building Expenditure Summary

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Police Department building. In addition, we have noted key findings highlighting items greater than $5,000 and their anticipated year of replacement. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately $2,684,109 (Immediate Needs + Future Needs).

Expenditure Forecast Over Study Period

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
$1,555,827	$306,844	$5,778	$45,142	$11,675	$294,326	$3,138	$143,564	$275,422	$42,393



Police Department

1352 Johnson Boulevard
South Lake Tahoe, CA 96150

Facility Condition Assessment Report

Prepared for:

City of South Lake Tahoe

FAITHFUL+GOULD

Facilities Condition Assessments

Description: Assessment of major facilities for asset condition and Maintenance & Replacement (M&R) planning

Benefits: Infrastructure Repair and Replacement, Public Health and Safety, Regulatory Compliance, Capital Planning

Budget: $200,000

Schedule: Final Reports Due May 2023, Council Presentation Summer 2023, CIP Recommendations August 2023 Implementation will be coordinated with ADA and Sustainability upgrades



Roadway and Safety Projects

RANDY CARLSON AND

MARK FRISINA

Pioneer Trail Safety Improvement Project



Description: This project will improve roadway safety at the intersection of Pioneer Trail and Edna Steet by installing speed feedback signs, restriping the intersection for compliance with the CA MUTCD, and adding additional intersection lighting.

Benefits: Roadway safety improvement

Budget: $170K HSIP Grant Funds. Fully funded

Schedule:
Construction: Fall 2023

Ski Run Park ADA/ Parking Upgrade

Description: Install an ADA-compliant parking space and curb ramps along the frontage of the new Ski Run pocket park to facilitate access for all users
Benefits: Recreation access and ADA compliance

Budget: $150K ARPA Funds. Fully funded

Schedule:
Construction Fall 2023



Pioneer Trail Pedestrian Improvement Project Phase II



Project Description: This project will add sidewalks, bus pullouts/stops, pedestrian lighting, and intersection safety improvements from Ski Run Blvd to Larch Ave. This project continues the Phase 1 Project from Larch Ave to Lake Tahoe Blvd.

Project Benefits: Roadway safety improvement, new pedestrian access, and gap closure.

Budget: $4.48M grant funds secured (STBG, HIP, CMAQ, ATP). An additional $269K grant match & $500K is needed to fully fund the project.

Construction is anticipated in 2024, depending on funding

2023 Road Rehabilitation Project

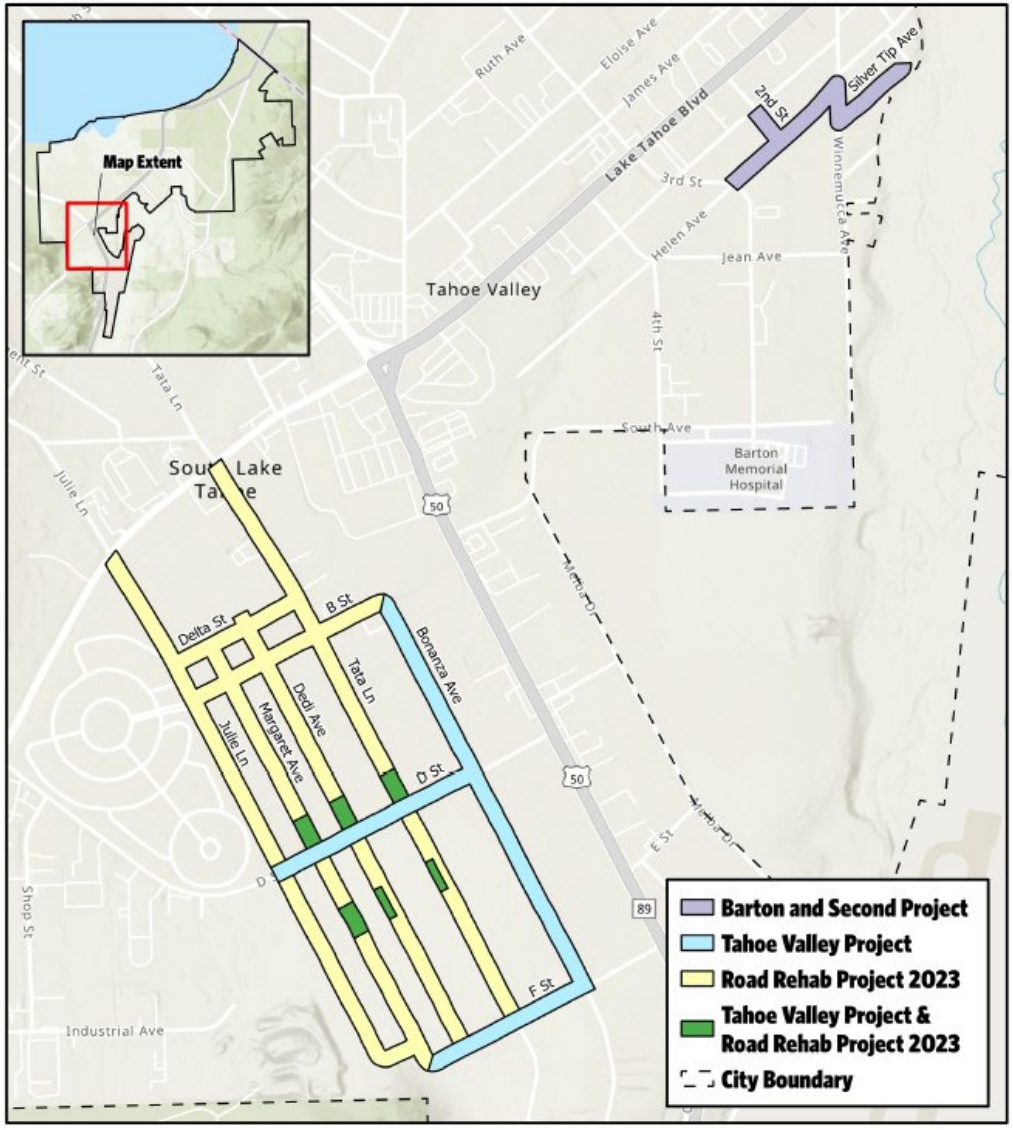
Description: Annual paving project will reconstruct multiple roads in the Tahoe Valley Neighborhood and Ski Run Blvd from Pioneer Trail to Needle Peak Rd. Additional paving funds will also repave roads within the Tahoe Valley Project and Barton & Second Project.

Benefits: Road maintenance and rehabilitation.

Budget: ~ $6 M in 2023. Fully funded

Construction in summer 2023

Annually, the City receives between $3-5 million for pavement rehab using Measure S, and in-lieu Fees



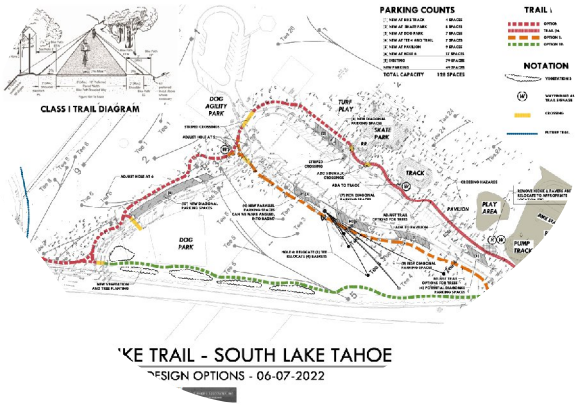
Bicycle Trail, Paths and Amenities

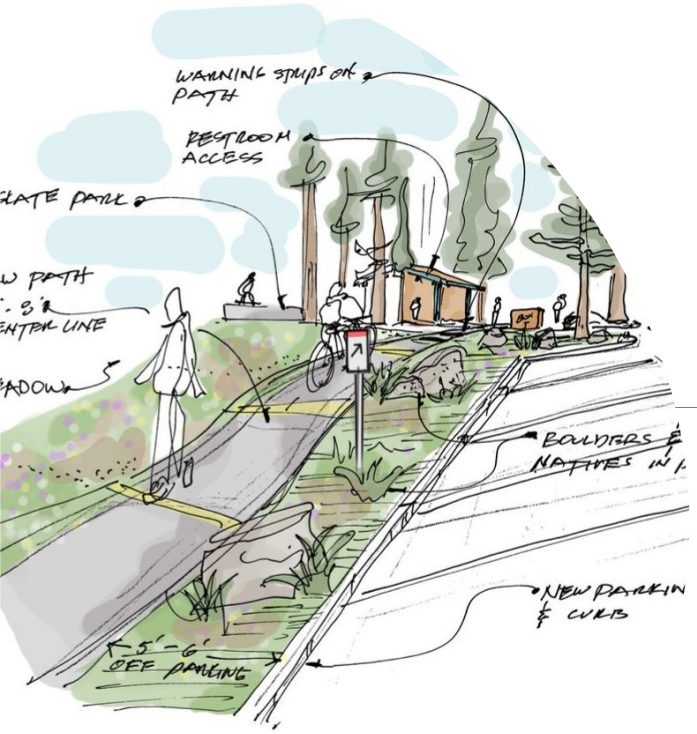
JIM MARINO

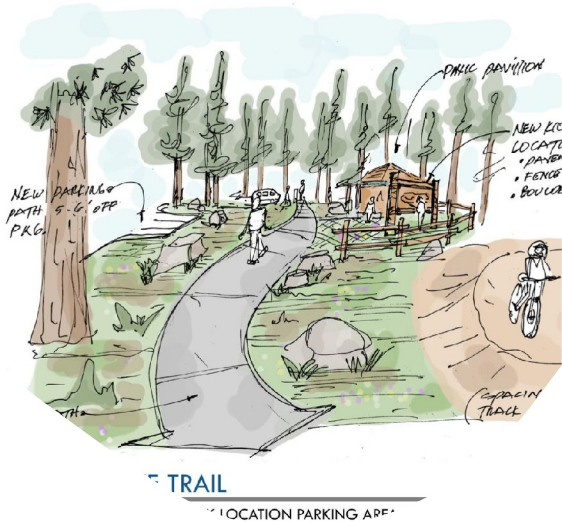
STAN HILL

EMILY DOUGHERTY









Bijou Park Class 1 Bike Trail (Greenway Connector)

Description: Design and Construction of Class 1 Bike Trail through Bijou Park connecting the Greenway Trail to Johnson Boulevard

Benefits: Alternative Mobility, Cycling and Pedestrian Network Gap Closure, Recreation, and Access

Budget: $1,400,000
Funding Gap: $450,000

Schedule: Alternatives and preliminary environmental Spring 2023, Design 2023, Construction 2024

Dennis Machida Memorial Bike Trail – Phase 1C

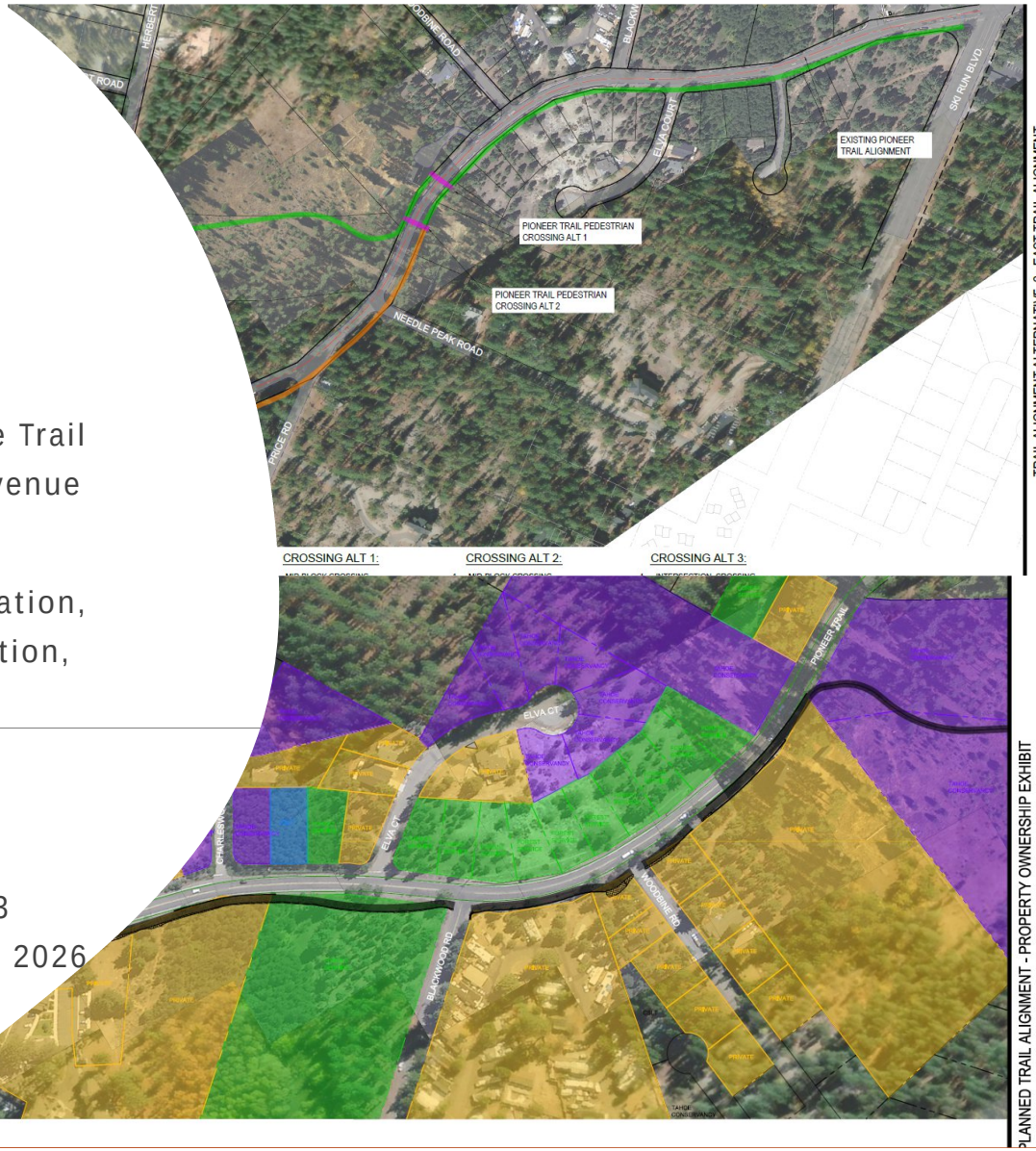
Description: Design and Construction of Class 1 Bike Trail connecting the existing Greenway Trail at Herbert Avenue to the limits of Pioneer Trail and Ski Run Blvd.

Benefits: Alternative Mobility, Alternative Transportation, Cycling and Pedestrian Network Gap Closure, Recreation, and Access

Budget: $263,000

Funding Gap: $9,000,000

Schedule: Alternatives Spring 2023, Design Fall 2023 through 2024 pending funding, Construction 2025 to 2026 pending funding





Sierra Blvd – Palmira Ave to South Tahoe Bikeway Connector

Project Description: Extend Class 1 Mixed Use Bike Trail between Palmira Avenue, across Lake Tahoe Blvd, and over to the existing South Tahoe Bikeway.

- High priority among the Bicycle Community
- Status: Early preliminary design work – Property boundary-line confirmation and topographic survey.

Funding: South Lake Tahoe Recreation Facilities Joint Powers Authority discretionary Measure S & Measure R funding: $56,684

Funding Gap: Engineering, design, permitting, easement acquisition, and construction expenses are estimated to be approximately $1.2 million.

Next actions: Apply for ATP or RGP grants. Possible 2025 implementation



Bicycle Amenities & Wayfinding Signage

Description: Update Wayfinding Signage System, including new signage, “QR” Code link to the Lake Tahoe Bicycle Coalition Map, and addition of amenities such as bike repair stations, bike pumps, bike racks, and benches at selected locations.

Benefit:

- Increase public awareness about safe bicycle routes
- Provide strong connections from neighborhoods, lodging, and businesses to the bikeway network
- Reduce automobile/bicycle conflicts
- Aligns with citywide objectives and goals of the Strategic Plan

Budget: $42,000 (ARPA funds)

Schedule: Purchase Amenities/Signage, Hire Contractor, Install Complete by September 2023



Environmental and Drainage Improvements

STAN HILL AND JASON BURKE



Photo: Historic nuisance flooding on 2nd Street.

Barton Avenue & 2nd Street Drainage Project

Description: Improvements include:

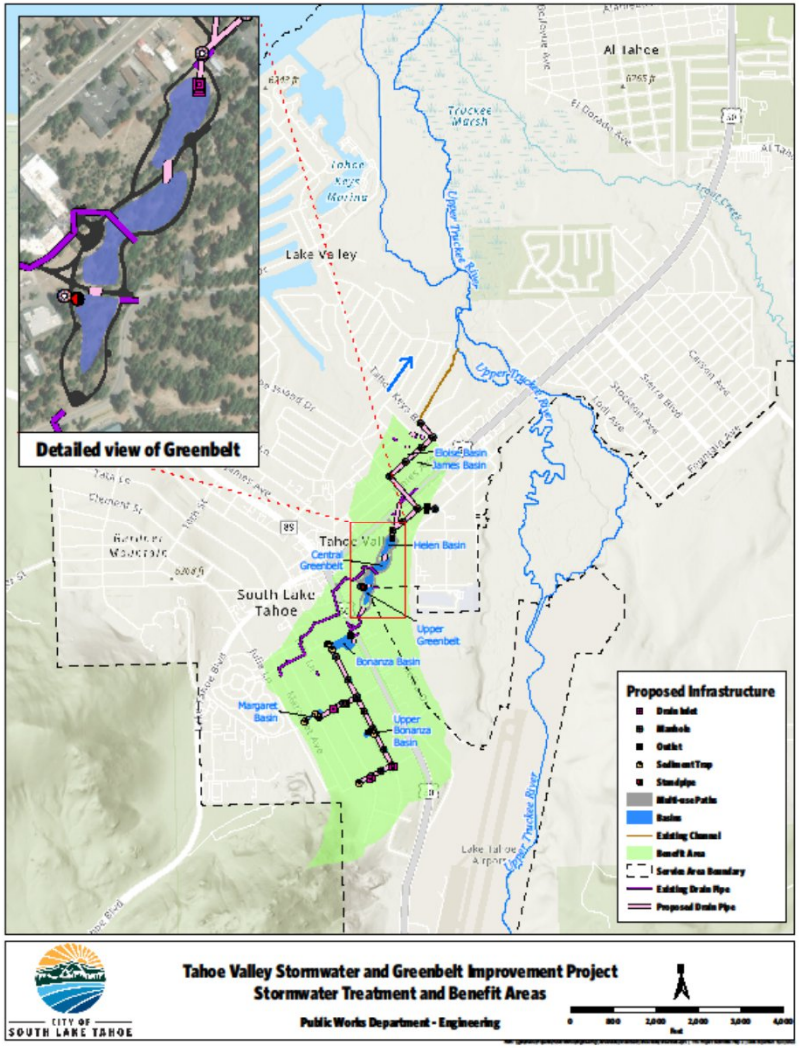
- Stormwater collection
- Conveyance
- Water quality treatment

Design 100% Completed

Construction Cost: $2,000,000

On Today's CC Meeting for award

Construction Scheduled for 2023



Tahoe Valley Stormwater & Greenbelt Improvement Project

Description: Stormwater improvement and construction of recreational facilities/trails

Phase 1 (Contract Awarded in Construction)

Bonanza Neighborhood and 3rd Street to Tahoe Keys Blvd - stormwater collection, conveyance, and water quality treatment.

- Construction Cost: $6.7 million
- Fully funded and under construction (construction in winter suspension)

Phase 2 (Contingent on Funding):

Greenbelt – Class 1 Mixed Use Bike Trail, nature walkway, wayfinding signage, interpretive signage, public meeting plaza, boardwalk crossing upgrades, playground area, riparian habitat revitalization, expansion of stream environment zone (SEZ) water quality treatment.

- Construction Estimate: $7.6 million
- Budget Shortfall: $3.9 million (potential CTC grant)
- Scheduled for construction in 2024 and 2025 (budget dependent)



James & Eloise Drainage Maintenance Project

Description: Replacement of failed storm drain facilities. Flooding mitigation.

Phase 1: (Construction awarded):

Replace rotted-out corrugated steel storm drain pipe with new high-density polyethylene (HDPE) storm drain pipe.

- Location: Between Emerald Bay Road at Sierra Veterinarian Hospital parking area to James Ave.
- Fully funded with $200,000 of General Fund appropriation.
- Bid and awarded to Haen Constructors. (Waiting for an appropriate time due to groundwater saturation).

Phase 2: Currently in the design phase and ROW acquisition

- Location: Between James Ave and Eloise Ave
- $300,000 of General Funds appropriated to Phase 2. Actual cost will be known following project design and easement acquisition expenses.
- Schedule: Award Construction 2024

Upper Bijou Park Creek Watershed Restoration Project

Description: Bijou Park Creek watershed is one of the worst drainage areas in the city, with significant urban development (apartments, mobile homes parks, single-family homes, parking lots, roads, and the Bijou Community School) in historic stream environment zones (SEZs). The watershed was drastically altered with the large amount of fill that created the Heavenly California Lodge parking lot inadvertently shifted drainage patterns in the watershed, routing new runoff into the constrained conveyance system. In 2017, the City Council adopted Resolution No. 2017-16, initiating this ambitious project.

Benefits:

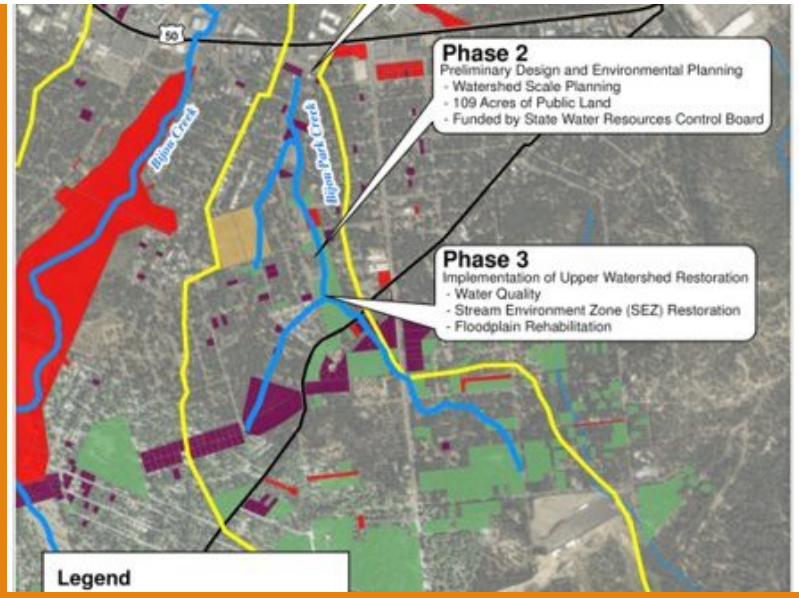
- Reduced localized flooding
- Drainage to support above-ground pedestrian improvements for Bijou Community School
- Reduced sediment in the outfall to Ski Run Marina

Funding:

- Estimated Total Cost: $13 M
- Secured Funding: $2.8M
- Funding Needed: $10.2M - Evaluating a grant fund with CalOES/FEMA (May 2023)

Schedule:

- Planning/Design Start Year: 2016
- Implementation Start Year: 2024
- Completion Year: 2026 (first phase, remainder of project pending funding)







Ruby Way/Overlook Erosion Control Project

Description: This water quality, drainage , and erosion control project will correct runoff issues and reduce fine sediment particles that impair the clarity of Lake Tahoe. The project design and CEQA documents were funded by the SWRCB through a Prop. 1 grant awarded in 2018, and the project is construction ready. There is no funding for implementation at this time

Benefits:

- Reduce flooding of downstream housing along Pioneer Trail
- Reduce fine sediment and nutrients that discharge to Lake Tahoe via the Ski Run Marina outfall

Funding: $2 million (Unfunded)

Schedule: Planning/Design Start Year: 2015

- Implementation Start Year: TBD – unfunded project (2 unfunded grant applications submitted in last three years)
- Completion Year: TBD – unfunded project



Underground Storm Drain Pipe Replacement Program

Description: Replace aging and failing underground storm drain pipes

Benefits:

- Protect roadways from collapsing
- More Cost effective to proactively plan for replacement instead of current emergency repair response approach

Schedule:

- Funding Need: At least $900,00 per year.
- $2.6 M to address the Highest risk pipe needing urgent attention

Drainage Master Plan: Feasibility and Finance Plan

Description: Provide drainage in areas that were allowed to be developed without any public drainage infrastructure

Unfunded Need:$100M

Schedule – Initiate RFP in June 2023 for Feasibility and Financial Planning Services





Regulatory Compliance Programs

JASON BURKE

EMILY DOUGHERTY

Stormwater Program Management: NPDES Permit Compliance

Description: The City must implement a Municipal National Pollutant Discharge Elimination System (NPDES) permit and coordinate Citywide implementation of this program.Unfunded Need:$100M

Schedule/Activities:

- Inspection of all stormwater systems (drain inlets, pipes, ditches, and detention basins)
- Construction site inspection
- Commercial and Industrial facility inspections
- Traction Abrasive and Deicing material tracking and reporting
- New Development and Redevelopment Review
- Regional Stormwater Monitoring Program oversight
- Illicit Discharge Detection and Elimination
- Education and Outreach



Lake Tahoe TMDL Compliance

Description: The City is required to reduce fine sediment particles in urban runoff in order to protect and restore the clarity of Lake Tahoe under the Total Maximum Daily Load program (TMDL).

- Complete Pollutant Load Reduction Plan
- Update and track City Pollutant Load Reduction Models (PLRM) and baseline inventory
- Complete annual condition assessment on road traction sand removal and stormwater detention basin performance
- Ensure maintenance is completed to achieve modelled pollutant load reductions
- Provide annual TMDL reporting for verification and release of residential units of use (RUU) by TRPA for Building permit allocations





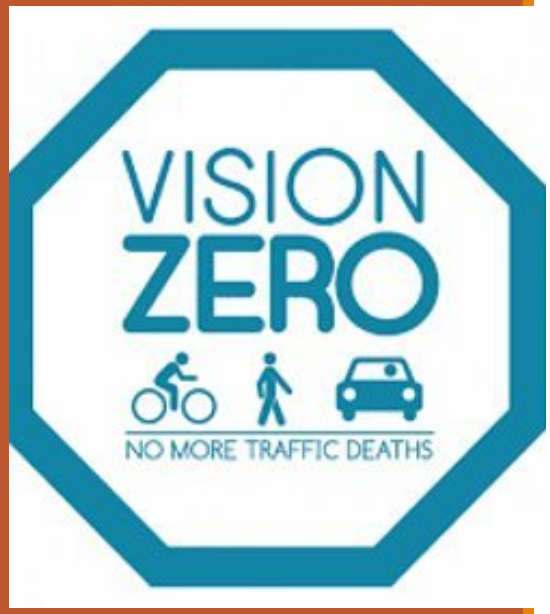


Strategic & Other Initiatives

JASON BURKE

ANUSH NEJAD

Vision Zero



Description: Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries while increasing safe, healthy, and equitable mobility for all. The public works department will create a vision zero plan for the City of South Lake Tahoe.

Funding: $250,000 (SS4A) – Fully Funded

By Completing the Vision Zero Plan, the City will be able to collect a significant amount of data and statistics to enable the City to submit grant fund requests for a larger-scale Implementation Project.

USDOT plans to fund approximately $1 Billion annually (for 6 years) for implementation projects. Candidates for projects in SLT include Johnson Blvd, Stateline Blvd, Park Avenue, Lakeview Avenue, Needle Point, and many other corridors with high traffic, bicycle, and pedestrian traffic.

These grants have a higher chance of being awarded and by completing this plan, the City not only develops a better approach to safety but will be in a better position to leverage these funds.

Bellamy Parking Garage Upgrade

Description: This project will upgrade the existing Parking Garage on Bellamy Court.

Benefits: Improved Circulation

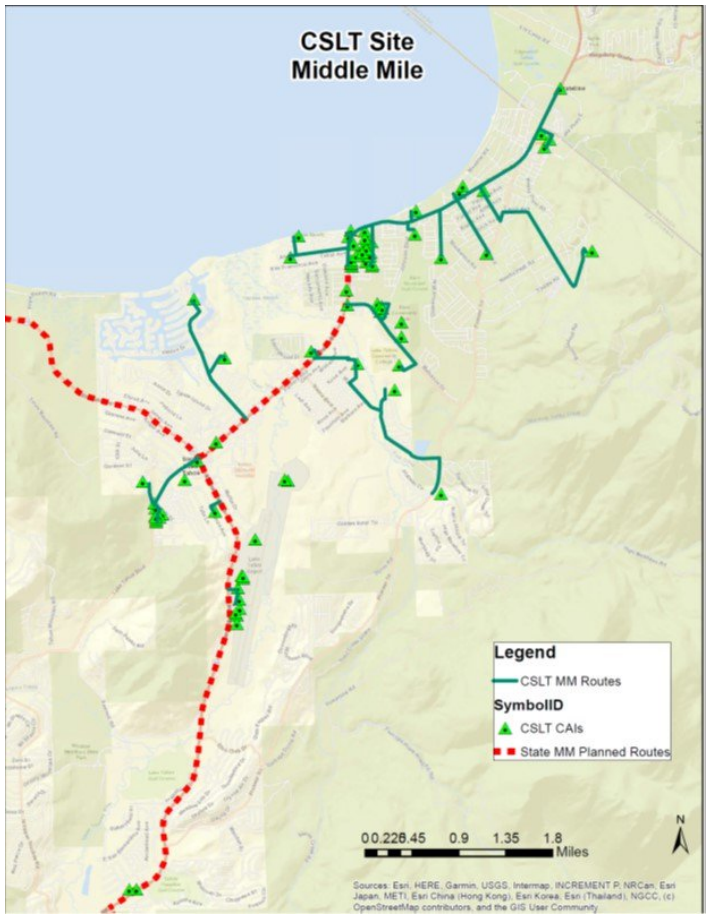
- Structural Maintenance Requirements
- New Parking Revenue Control System to reduce revenue leakage
- Parking Guidance and Space Count System
- EV Charging Stations on the first level

Funding:

- Phase I - $250,000 – Summer 2023 - Fully Funded
- Phase 2 - $500,000 – Summer of 2024 (Funding to be allocated)

Status: Design 90% complete for both phases





Broadband Upgrade Implementation

Description: This project included an evaluation of the current Broadband service in the City of South Lake Tahoe. Council received several options, and a public-private partnership was identified as the most viable alternative path to improve the service in the community for future bandwidth, reliability, and cost options. Currently, the City is in the process of finalizing the RFP for PPP, which will be issued in April 2023.

Funding: $400,000 (ARPA Funding)

Implementation Cost is unknown at this time and depends on the offers from ISP.

Schedule: Select and negotiate with a successful bidder by Fall 2023. Implementation 2024-2026

Maintenance and Other Activities: 23-24

- Police Department Roof Repair: $675,000
- Ice Arena Roof and Fire Suppression System Repair: $150,000
- Neighborhood Traffic Calming Program: $150,000
- Traffic Signal Upgrades: $150,000
  - Johnson/Al Tahoe, Pioneer/Ski Run, Al Tahoe/Viking
- US 50 Safety Project Upgrade – Coordination with Caltrans




Questions

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 17

Agenda Item: Painted Crosswalk to Celebrate Pride Month

Executive Summary: On June 7, 2022, the City Council approved painting a crosswalk on the South Tahoe Bikeway Path – Lakefront between 3351 Lake Tahoe Blvd and Fremont Ave to celebrate Pride Month. At this location, there are a series of pedestrian markings at driveway locations (3 segments at South Tahoe Bikeway Path – Lakefront between 3351 Lake Tahoe Blvd and Fremont Ave). Staff is seeking Council direction whether to re-paint the crosswalk for an additional year.

Requested Action / Suggested Motions: Pass a Motion directing the Public Works Director on whether to re-paint crosswalk to celebrate Pride Month for 2023-24.
CEQA Determination: Painting of a crosswalk area is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15301 (Existing Facilities) because it is the maintenance or minor alteration of existing public facilities involving negligible or no expansion of existing or former use.
Responsible Staff Member: Anush Nejad, Director of Public Works

Responsible Staff Member: Anush Nejad, Director of Public Work (530) 542-6031

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Director of Finance
Heather Stroud, City Attorney

Attachments:
01-Staff Report - Crosswalk Art.docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: Painted Crosswalk to Celebrate Pride Month

Location: Lakefront along South Tahoe Bikeway Path

Responsible Staff Member: Anush Nejad, Director of Public Works – (530) 542-6031

Background: On June 7, 2022, the City Council approved painting a crosswalk on the South Tahoe Bikeway Path – Lakefront between 3351 Lake Tahoe Blvd and Fremont Ave to celebrate Pride Month. At this location, there are a series of pedestrian markings at driveway locations (3 segments at South Tahoe Bikeway Path). Staff is seeking Council direction whether to re-paint the crosswalk for an additional year.

Issue and Discussion: A crosswalk is considered a "Traffic Control" device and identifies the location of pedestrian crossings. Crosswalk markings are white or yellow pavement marking lines that identify the crosswalk. Guidance and design of crosswalk markings are defined in the California Manual of Uniform Traffic Control Devices (CA MUTCD – (current edition 2014-Rev 6)). Chapter 3G: Colored Pavements in the CA MUTCD provides guidance on creative crosswalks and recommends: "Crosswalk art is purely aesthetic and is not intended to communicate regulatory, warning or guidance message to road users. Crosswalk art should contrast significantly with the adjoining paved areas. Crosswalk art should not use colors and patterns that degrade the contrast of white crosswalk lines".

Therefore, staff opinion is that art within the crosswalk area is permissible if the color treatments are uniform, consistent, repetitive, and expected so as not to be a source of distraction. FHWA discourages elements of aesthetic interior treatment that are random or unsystematic.

The painted crosswalk at the Lakefront has worked well for this designation. It is recommended the crosswalk be re-installed at the same location.

Financial Implications: This action will result in additional costs for painting and maintenance of the recommendation of crosswalk art. However, the cost is minimal and can be absorbed with the operational budget. In addition, the City already has enough paint on hand to refresh the crosswalk at the Lakefront.

Environmental Considerations: Painting of a crosswalk area is exempt from review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15301 (Existing Facilities) because it is the maintenance or minor alteration of existing public facilities involving negligible or no expansion of existing or former use.

Policy Implications: This action supports the vibrancy, safety, sustainability, inclusivity, desirability, and economic strength of the City of South Lake Tahoe.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 18

Agenda Item: City Clerk Compensation Increase

Executive Summary: At the November 1, 2022 Council Meeting, Council set the City Clerk's compensation at Step 4, retroactive to the anniversary date of her last step increase (March 2, 2022). Pursuant to City Code 2.05.040(B), "Salaries and benefits of all other elected and appointed officers [besides the City Council] shall be as set forth by separate resolution of the city council." Staff is recommending Council pass a Resolution setting the City Clerk Salary at step 5 ($9,615 per month), effective for the first full pay period after May 2, 2023.

Requested Action / Suggested Motions: Pass a Resolution setting City Clerk Compensation at Step 5 ($9,615 per month).
Responsible Staff Member: Ember Buckman, Human Resources Manager

Responsible Staff Member: Ember Buckman, Human Resources Manager

Reviewed and Approved By:
Susan Blankenship, City Clerk
Olga Tikhomirova, Finance Director
Heather Stroud, City Attorney

Attachments:

01-Staff Report - City Clerk Compensation.docx
02-Resolution-City Clerk Compensation.docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: City Clerk compensation

Location: Citywide

Responsible Staff Member: Ember Buckman, Human Resources Manager (530) 542-6050

Background: Pursuant to City Code 2.05.040(B), “Salaries and benefits of all other elected and appointed officers [besides the City Council] shall be as set forth by separate resolution of the city council.” City Code 2.05.060(B) states in part “The City Clerk shall be exempt from the merit system.”

The current salary table for the City Clerk is listed on the City’s Salary Table with 5 steps.

CITY CLERK

Index Key Value	Hourly	Monthly
1100/1138/01	45.6366	7,910
1100/1138/02	47.9134	8,304
1100/1138/03	50.3133	8,720
1100/1138/04	52.8269	9,156
1100/1138/05	55.4737	9,615

At the November 1, 2022 Council Meeting, Council set the City Clerk’s compensation at step 4 back to the first full pay period after March 2, 2022.

Issue and Discussion: Since the time Council set the compensation for the City Clerk, the City Clerk has achieved the following:

- Successfully executed the 2022 Municipal Election for 3 Council, 1 City Treasurer, 1 City Clerk, and 1 Ballot Measure.
- Produced and staffed 38 City Council, Planning Commission, and Police Advisory Commission meetings.
- Recorded minutes for 38 City Council, Planning Commission, and Police Advisory Commission meetings.
- Processed 294 City Contracts, 160 Resolutions, and 12 Ordinances.

- Began training Planning Commission staff for production of Planning Commission meetings.
- Oversaw the agenda production for 24 Parks and Recreation and Arts, Culture and Tourism Commission meetings.
- Expanded remote participation for Parks and Recreation and Arts, Culture and Tourism Commission meetings.
- Responded to 311 Public Record Act requests.
- Accepted 88 Liability Claims.
- Notarized 112 documents.

In April 2023, the City Clerk received a favorable performance review by the City Manager.

Based on the accomplishments and the positive performance review, staff is recommending setting the City Clerk's compensation at Step 5, $9,615 monthly effective the next full pay period after May 2, 2023..

Financial Implications: No financial implication as this increase was anticipated in the 2022-2023 adopted budget, no additional budget is required.

Resolution 2023-XXX

Adopted by the City of South Lake Tahoe
City Council

May 2, 2023

Amending City Clerk Compensation

BACKGROUND

A. City Code section 2.05.040(B) states, “Salaries and benefits of all other elected and appointed officers [besides the City Council] shall be as set forth by separate resolution of the city council.”
B. Staff recommends setting City Clerk compensation at Step 5, $9,615 monthly, effective the first full pay period after May 2, 2023.
C. By way of this resolution, Council establishes the City Clerk compensation at $9,615 monthly, effective the first full pay period after May 2, 2023.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City Council of the City of South Lake Tahoe:

1. Establishes compensation for the position of City Clerk at $9,615 monthly effective the first full pay period after May 2, 2023.
2. Action be taken to implement the above is hereby authorized.

Adopted by the City of South Lake Tahoe City Council on May 2, 2023 by the following vote:

Yes:
No:
Absent:
Abstain:

_____ Date:_____
Cristi Creegan, Mayor

Attest:

_____
Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 19

Agenda Item: Mayor and Mayor Pro Tempore Term Discussion and City Council Protocols Update

Executive Summary: At the December 13, 2022, meeting Council requested a discussion regarding a potential 9-month term of office for the Mayor and Mayor Pro Tempore seats.

Subsequently, City staff identified proposed amendments to the City Council Protocols which reflects the 2023 regular meeting schedule, adds the Parking Authority of the City of South Lake Tahoe, updates the teleconferencing provisions due to changes in state law, and provides clarification to City Council Travel.

Requested Action / Suggested Motions: Discuss whether to change the term of Mayor and Mayor Pro Tempore from one year to 9 months and provide direction to staff; and Pass a Motion approving the City Council Protocols as presented.
Responsible Staff Member: Susan Blankenship, City Clerk and Heather Stroud, City Attorney

Responsible Staff Member: Susan Blankenship, City Clerk
Heather Stroud, City Attorney

Reviewed and Approved By:

Attachments:

01-Staff Report-Protocols.docx
02-City Council Protocols (redline).pdf
03-City Council Protocols.docx

City of South Lake Tahoe
Report to **City Council**

Meeting Date: May 2, 2023

Title: Mayor and Mayor Pro-Tempore Term Discussion and City Council Protocols Update

Location: Citywide

Responsible Staff Member: Susan Blankenship, City Clerk (530) 542-6005 and Heather Stroud, City Attorney (530) 542-7478

Background: At the December 13, 2022, City Council meeting, Council passed the 2023 regular meeting schedule (Resolution 2022-152). In 2023 City Council meetings will be held the second and fourth Tuesday in January, February, March, August, and September; the first and third Tuesday in May, June and November; the first Tuesday in April; the third Tuesday in October; the second Tuesday in December; and includes an additional Strategic Planning Retreat the fifth Tuesday in January, and a Joint City Council, Planning Commission Ethics Training the first Tuesday in March, both held at 9 a.m.. Regular meetings will be held at City Hall, Council Chambers, located at 1901 Lisa Maloff Way, South Lake Tahoe, California. The first meeting of every month will begin at 9 a.m., the second meeting will begin at 5:30 p.m., with noted exceptions. If there is only one meeting in a month, it will begin at 5:30 p.m. The second meeting in August will begin at 9 a.m.

At this meeting, Council requested a discussion regarding changing the terms of the Mayor and Mayor Pro Tem from one year to 9 months. On November 5, 2019, City Council voted to change the term of Mayor and Mayor Pro Tem from one-year to 9-month terms, with the purpose of allowing each councilmember an opportunity to serve as Mayor before the end of their elected term on City Council. On December 1, 2020, City Council voted to change the terms back to one year because the 9-month term created some confusion and conflicts with the City Council election cycle and City Code.

Issue and Discussion: City staff identified proposed amendments to the City Council Protocols which reflects the 2023 regular meeting schedule, adds the Parking Authority of the City of South Lake Tahoe, updates the teleconferencing provisions due to changes in state law, and provides clarification to City Council Travel.

Staff does not recommend a 9-month term of office for the Mayor and Mayor Pro Tem as this conflicts with the City Council election cycle and City Code section 2.05.050(A): “The city council shall, at its first meeting, select a mayor and mayor pro tempore.” This City Code section is consistent with Government Code section 36801, which requires the City Council to select a Mayor and Mayor Pro Tempore at the same meeting in which the declaration of election results are made. If the Mayor and Mayor Pro Tem have 9-month terms, then the terms would end up being offset from the election cycle and the positions would need to be re-confirmed partway through their terms at the meeting when the election results are declared, or the Mayor and/or

Mayor Pro Tem would need to be replaced if not re-elected. This is one of the reasons that the City Council voted to change the term back to one-year after trying 9-month terms in 2020. Additionally, Mayor Creegan's and Mayor Pro Tem Bass's terms end in December 2022, so any new term length would begin after their terms end which would add to the timing and election cycle issues. Staff believes there is a benefit to the City of having longer terms for reasons of stability, avoiding public confusion and conflict, and ensuring the ability for the Mayor to effectively represent and advance the City's interests with our regional agency partners, the news media, and the community.

Environmental Considerations: The proposed action is not a "project" subject to review under the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15378(b)(4) (creation of government funding mechanisms or government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment).

Financial Implications: There are no financial implications associated with this action.

Policy Implications: The Council's Protocols are in addition to and in accordance with the Ralph M. Brown Act and Rosenberg's Rules of Order.

PROTOCOLS

for the City of South Lake Tahoe

City Council
South Tahoe Redevelopment Successor Agency (STRSA)
South Tahoe Joint Powers Financing Authority (STJPFA)
South Tahoe Joint Powers Parking Authority (STJPPA)
Parking Authority of the City of South Lake Tahoe (Parking Authority)

I. COUNCIL/STRSA/STJPFA/STJPPA/PA MEETINGS

1. **Regular Meetings** - Regular meetings of the City Council, South Tahoe Redevelopment Successor Agency, South Tahoe Joint Powers Financing Authority, ~~and~~ South Tahoe Joint Powers Parking Authority, and Parking Authority of the City of South Lake Tahoe shall be held, without the necessity for notice on: the ~~first~~ second and fourth ~~and third~~ Tuesday in January, February, March, ~~May, June, and~~August, and September;~~,~~ the first and third Tuesday in ~~April~~ May, June and ~~October~~November;~~,~~ the ~~second~~ first Tuesday in ~~December~~April;~~,~~ the ~~second~~ third ~~and fourth~~ Tuesday in ~~August and November~~October; the second Tuesday in December~~;~~; and includes an additional Strategic Planning ~~Advance~~ Retreat the fifth Tuesday in ~~March~~January, and a Joint City Council, Planning Commission Ethics Training the first Tuesday in March, both held at 9 a.m.. Regular meetings will be held at City Hall, Council Chambers, located at 1901 Lisa Maloff Way, South Lake Tahoe, California. The first meeting of every month will begin at 9 a.m., ~~If there are two meetings in a month,~~ the second meeting will begin at 5:30 p.m., with noted exceptions. If there is only one meeting in a month, it will begin at 5:30 p.m. The ~~third~~ second meeting in ~~March~~ August will begin at 9 a.m.
   a. **Posted Agendas**: The City Clerk shall post the agenda for every City Council/STRSA/STJPFA/STJPPA meeting in the inside and outside enclosed bulletin boards at the City Hall, located at 1901 Lisa Maloff Way and on the Services Center bulletin board outside kiosk at the Services Center at located at 1052 Tata Lane. Agendas are available at no charge from the City Clerk's Office in City Hall and on the City Clerk's Web Page at www.cityofslt.us.
   b. **Location During Local Emergency** - If, by reason of fire, flood or other emergency, it shall be unsafe to meet in the City Council Chambers, or if the Council Chambers are being used as the Emergency Operations Center, the meetings may be held for the duration of the emergency at such other place as may be designated by the Mayor or, if the Mayor does not so designate, by the City Manager. The City Clerk will provide public notice of change in meeting location, consistent with the Brown Act.

2. **Chair** - The Mayor shall preside over all Council meetings. The Mayor shall have authority to preserve order at all Council meetings, to remove any person from any meeting of the Council for disorderly conduct, to enforce the rules of the Council and to determine the order of business under the rules of the Council.

   Absence of Mayor - The Mayor Pro Tem shall act as Mayor in the absence or disability of the Mayor.

3. **Attendance by the Public** - All meetings of the Council shall be open and public in

accordance with the terms, provisions and exceptions consistent with the Ralph M. Brown Act (Government Code sections 54950, et seq.).

4. **Action Agenda Items** - In accordance with the Ralph M. Brown Act, the Council may not act on any item that did not appear on the posted Council agenda 72 hours prior to the regular Council meeting unless an exception is made as permitted under Government Code section 54954.2.

5. **Special Presentations** - All special presentation request will be sent to the City Clerk via email and brought forward at the next regularly scheduled meeting under City Manager, City Attorney, City Clerk Reports. Upon support of two Councilmembers, direction shall be given to the City Clerk to calendar the item for a convenient future agenda, but no sooner than the second meeting after the request was made. Special Presentations will be limited to one per meeting, to be held at the beginning of the meeting and shall not exceed 15 minutes for each Council Meeting.

6. **Councilmember Reports** - The Council Reports section of the agenda provides Council the opportunity to briefly comment on Council business, city operations, city projects, attendance at meeting(s) attended as a City-appointed Representative and other items of interest to the Council. This is also the opportunity for a Councilmember to request a specific issue come back on a future agenda for consideration and possible action as set forth in paragraph 8 below or to request a majority consensus of the Council to direct staff to research, explore, examine or make inquiry into a specific item of interest.

7. **Proclamations and Certificates of Appreciation –** Under Councilmember Reports, any Councilmember may request the City Manager place a City Council Proclamation or Certificate of Appreciation on a future agenda in accordance with the procedures in Paragraph I(8) of these Protocols (Placement of Item on Future Agenda). When time is of the essence, the Mayor may sign a proclamation on behalf of the City and it will be placed on the next City Council meeting agenda as an informational item by the City Clerk.

   City Council Proclamations and Certificates of Appreciation are signed by the Mayor and may be presented at a City Council meeting or delivered directly to a community member/organization.

   All Proclamations and Certificates of Appreciation will be prepared by the City Clerk or designee.

8. **Placement of Item on Future Agenda** – Under Agenda Planning Calendar or Councilmember Reports, a Councilmember may request that an item be placed on a future agenda. Upon the support of one (1) additional Council Member, direction shall be given to the City Manager to calendar the item for a convenient future agenda, but no sooner than the second meeting after the request was made.

9. **Consent Calendar** - Agenda items removed from the consent calendar by Councilmembers will be considered at the conclusion of the vote passing the Consent Agenda. Any discussion on an item will require pulling the item from the consent calendar. A Councilmember may comment or ask clarifying questions prior to taking the vote to pass the Consent Agenda. A Councilmember may vote “No” on any consent item without discussion prior to taking the vote to pass the Consent Agenda.

10. **City Manager, City Clerk and City Attorney Reports/Updates on Topics of Interest** - Each agenda shall have a section for topics of interest to be listed in order for the City Manager, City Clerk and City Attorney to provide a brief report/update on the listed topics. Council may ask questions or hold brief discussion at this time.

11. **Adjournment** – The Council will establish the hour of adjournment by a majority vote of the Council. Council meetings will end no later than 10 p.m. unless by a unanimous vote of Council.

12. **Teleconferencing** - As provided in the Brown Act, teleconferencing (a meeting connected by electronic means, through either audio or video, or both, when the members are in different locations) may be used for all purposes during any meeting. At least a quorum of the legislative body must participate from locations within the local agency's jurisdiction (i.e. City of South Lake Tahoe limits). All votes must be by roll call. Except when a councilmember is participating remotely under the just cause or emergency circumstances provisions of the Brown Act, the following rules apply. Each teleconference location must be specifically identified in the notice and agenda of the meeting, including a full address and room number, if applicable. Agendas must be posted at each teleconference location, even if a hotel room or a residence. Each teleconference location must be accessible to the public and have technology, such as a speakerphone, to enable the public to participate. The agenda must provide the opportunity for the public to address the legislative body directly at each teleconference location. ~~All votes must be by roll call.~~

13. **Electronic Communications & Devices** – City Council members will not utilize electronic mail (email or text messages) to send messages during the Council meeting. Due process requires Council's full deliberation during Council meetings on items before the Council for consideration. City Councilmembers will not utilize the internet during Council meetings to receive information on items on the agenda that are not disclosed to the entire City Council and public. Outside of City Council meetings, Councilmembers should not communicate via electronic communication (email/text) with more than one other member of the City Council on any issue regarding City business.

II. RULES OF CONDUCT

1. **General Procedure** - It is the policy of the Council not to become involved in the entanglements over parliamentary procedure. The Council shall conduct their meetings consistent with Rosenberg's Rules of Order, as modified in these protocols and are subject to the City Attorney's ruling on the matter.

2. **Addressing Members of the Public and Staff** - In addressing the public and members of the City's staff, Councilmembers will generally refer to persons as Mr., Mrs., or Ms. followed by their surname.

3. **Authority of the Chair** - The Mayor shall have the authority to prevent the misuse of motions, or the abuse of any privilege, or obstruction of the business of the Council by ruling any such matter out of order. In so ruling, the Mayor shall be courteous and fair and should presume that the moving party is acting in good faith.

4. **Mayor to Facilitate Council Meetings** - The Council has delegated the responsibility and expanded the role of the Mayor to include the facilitation of Council meetings. In the role as facilitator, the Mayor will assist the Council to focus on their agenda, discussions and

deliberations.

5. **Council Deliberation & Order of Speakers** - The Mayor has been delegated the responsibility to control the debate and the order of speakers.

6. **Limit Deliberations to Item at Hand** - Councilmembers will limit their comments to the subject matter, item or motion being currently considered by the Council.

7. **Length of Council Comments** - Councilmembers will govern themselves as to the length of their comments or presentation. As a courtesy, the Mayor will signal by hand to a Councilmember who has been speaking for over five (5) minutes. The intent of the hand signal is a courtesy to let the Councilmember know they have been speaking for approximately five minutes and may want to consider wrapping up their comments. This procedure is not meant to limit debate or to cut comments short, but rather to assist Councilmembers in their efforts to communicate concisely.

8. **Obtaining the Floor** - Any member of the Council wishing to speak must first indicate to the Mayor their desire to speak by electronically pressing their "call to speak" button. The Councilmember shall then wait for the Mayor to recognize and call upon the Councilmember to obtain the floor. The Mayor must recognize any Councilmember who seeks the floor when appropriately entitled to do so.

9. **Motions** - Motions may be made by any member of the Council, including the presiding officer, providing that before the presiding officer offers a motion, the opportunity for making a motion should be offered to other members of the Council. Any member of the Council, other than the person offering the motion, may second a motion.

10. **Procedure for Motion** The following is the general procedure for making motions:
    - **a.** After a motion has been properly made and seconded, the Mayor shall open the matter for discussion offering the first opportunity to the moving party and, thereafter, to any Councilmember properly recognized by the Mayor.
    - **b.** Once the matter has been fully discussed and the Mayor calls for a vote, no further discussion will be allowed, however, Councilmembers may be allowed to explain their vote.

11. **Tie Votes -** A tie vote results in a lost motion. In such an instance, any member of the Council may offer a motion for further action. If there is no action by an affirmative vote, the result is no action. If the matter involves an appeal, and an affirmative vote does not occur, the result is that the decision appealed stands as decided by the decision-making person or body from which the appeal was taken.

12. **Abstention** – If a Councilmember abstains from voting, except when abstaining due to a conflict of interest, he/she is counted as present for quorum purposes, but, is not deemed to be "voting" for purposes of determining whether there has been a "majority vote of those members present and voting." If the member abstains due to a conflict of interest, the Councilmember will not be counted toward making a quorum and will not be deemed to be "voting" for purpose of determining whether there has been a "majority vote of those members present and voting."

13. **Motions for Reconsideration**
    - **a.** Requests for Motions for reconsideration of a matter may be made at the same meeting or by request to the City Manager within 48 hours after the conclusion of the meeting following a Council action and shall be scheduled for the next meeting.

b. A proposed motion for reconsideration at the next succeeding meeting must comply with Brown Act noticing requirements.

c. Motions for reconsideration may only be made by a Council member that voted with the majority of the City Council on the action proposed to be reconsidered by the Council. In the case of a tie vote, the prevailing side or majority of the Council will be deemed to be those Councilmembers who voted in the negative.

d. Any member of the Council may second a motion for reconsideration.

III. PUBLIC HEARINGS

1. **General Procedure** - The Council procedure for the conduct of public hearings is generally as follows:
   - **a.** The Mayor opens the public hearing.
   - **b.** Staff presents its report.
   - **c.** Councilmembers may ask questions of staff if they so desire.
   - **d.** The applicant then has the opportunity to present comments, testimony or arguments.
   - **e.** Members of the public are provided with the opportunity to present their comments, testimony or argument.
   - **f.** The applicant and staff may be given an opportunity for rebuttal or concluding comments
   - **g.** The public hearing is closed. No further public comment is allowed.
   - **h.** The Council deliberates on the issue and takes action.
   - **i.** If the Council raises new issues through deliberation and seeks to take additional public testimony (questions of the public, applicant or appellant), the Public Hearing must be reopened. At the conclusion of the public testimony, the Public Hearing is again closed.
   - **j.** The Council deliberates and takes action.
   - **k.** The City Clerk announces the final decision of the Council.

2. **Time for Consideration** - Matters noticed to be heard by the Council will commence at the time specified in the notice of hearing, or as soon thereafter as is reasonably possible, and will continue until the matter has been completed or until other disposition of the matter has been made.

3. **Public Discussion at Hearings** - When a matter for public hearing comes before the Council, the Mayor will open the public hearing. Upon opening the public hearing and before any motion is adopted related to the merits of the issue to be heard, the Mayor shall inquire if there are any persons present who desire to speak on the matter which is to be heard or to present evidence respecting the matter.

   a. **Public Member Request to Speak** - Any person desiring to speak, or present evidence shall make his/her presence known to the Mayor and upon being recognized by the Mayor, the person may speak or present evidence relevant to the matter being heard. No person may speak without first being recognized by the Mayor.

   b. Council Questions of Speakers - Members of the Council who wish to ask questions of the speakers or each other during the public hearing portion may do so but only after first

being recognized by the Mayor. Interaction with the speaker shall be limited to a question or questions, rather than an ongoing dialogue. Councilmembers should avoid raising questions as a method to extend the allocated time for a speaker.

c. **Public Oral Presentation**- All Council rules pertaining to oral presentation by members of the public apply during public hearings.

d. **Materials for Public Record** - All persons interested in the matter being heard by the Council shall be entitled to submit written evidence or remarks, as well as other graphic evidence. The City Clerk as part of the Clerk's record of the hearing will retain all such evidence presented, unless otherwise directed.

e. **Germane Comments** - No person will be permitted during the hearing to speak about matters or present evidence which is not germane to the matter being considered. A determination of relevance shall be made by the Mayor.

4. **Communications and Petitions** - Written communications and petitions concerning the subject matter of the hearing will be noted at the meeting by the City Clerk as part of the permanent public record. A reading in full shall take place if requested by any member of the Council.

IV. ADDRESSING THE CITY COUNCIL

1. **Staff Reports and/or Applicant Presentations** - Staff is requested to provide an executive summary of their written staff report. Applicant presentations shall be limited to no more than fifteen (15) minutes. Longer presentations must be approved by the City Manager prior to the Council meeting.

2. **Oral Comments by Members of the Public** - Oral comments by members of the public at City Council meetings on an item listed on the agenda are as follows:

   a. Oral comments may not exceed three (3) minutes, unless otherwise provided.

   b. When called upon, the person may state their name for the record, and, if speaking for an organization or other group, identify the organization or group represented.

   c. All remarks should be addressed to the Council as a whole, not to individual members.

3. **Public Communications** - This is the public's chance to speak on any topic not listed on this agenda. In compliance with Government Code Section 54954.3 (Chapter known as the "Brown Act"), Public Communications is that portion of City Council meeting set aside for members of the public to address the City Council on items of any City business other than scheduled agenda items. This portion of the meeting is recorded, televised on Channel 21 and web streamed live and on demand.

   a. **Timing** - Public Communications will be held at the beginning each regular Council meeting, as specified on the City Council agenda as set forth above, in accordance with the Brown Act. The Mayor shall request that comments should be held to four (4) minutes, or less. If the Mayor has knowledge at the beginning of the public comment period that several members of the public are present to comment on a particular issue, he/she may ask for a show of hands of those individuals requesting to comment on the issue. If ten (10) or more individuals are present to speak on the issue, the Mayor may limit their comment time to two (2) minutes, or he/she may ask that a spokesperson be appointed to represent and speak on behalf of those individuals collectively.

   b. **Council Deliberations Prohibited** – In compliance with the Brown Act, the Council may not deliberate or vote on any matter raised in Public Comments. The Mayor, however, may request the City Manager to provide additional information on a matter of general interest to the full Council or the public at large. To ensure compliance with the Brown Act, items requiring discussion or action by the Council should be scheduled for a future

agenda.

4. **Agenda Item Oral Presentations** - Any member of the public wishing to address the Council orally on City business matters appearing on the Council agenda may do so when that item is taken up by the Council, or as otherwise specified by the Council or its presiding officer.
    a. **Time Limit** - Oral presentations may not exceed three (3) minutes unless otherwise provided. The Mayor, with the concurrence of the City Council, may alter any of the numerated time allocations based on the complexity of the item and the number of persons wishing to speak on the item.
    b. **Presentations Submitted in Writing** - Persons who anticipate oral presentations exceeding three (3) minutes are encouraged to submit comments in writing at the earliest possible time, for distribution to the Council and other interested parties. Comments should be submitted sufficiently in advance of the scheduled meeting date to insure distribution to the Council prior to the meeting.

5. **Power Point Presentations** – Members of the public may present a Power Point software presentation to the Council utilizing the City's audio/visual equipment, provided that the public make their request to the City Clerk 72 hours in advance of the meeting in order to coordinate with the Information Systems Division for the use of the equipment.
    a. All Power Point presentations must comply with applicable time limits for oral presentations and cumulative time limits. Presentations should be planned with flexibility to adjust to any changes in these time limits.
    b. A printed hard copy of the Power Point presentation must be provided to the City Clerk for the public record.

6. **Comments in Writing Encouraged** - Members of the public may submit, and are encouraged to submit, comments in writing to the City Council in care of the City Clerk at PublicComment@cityofslt.us relating to any items of City business, whether on the City Council agenda or otherwise. Any such comment that is a public record and is emailed to PublicComment@cityofslt.us or otherwise provided to a majority of the City Council before the meeting will be made available for public inspection during normal business hours at the City Clerk's Office located at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe [Government Code Section 54957.5(b)] All written communications received prior to or at the meeting will be recorded in the meeting Minutes prepared by the City Clerk and will be retained as part of the permanent administrative record in the City Clerk's repository available to the public on the City's website.

7. **Repetitious or Dilatory Comments Prohibited**
    a. A speaker shall not present the same or substantially same items or arguments to the Council repeatedly or be repetitious or dilatory in presenting their oral comments. If a matter has been presented orally before the Council, whether the Council has taken action, or determined to take no action, the same or substantially same matter may not be presented orally by the same person any further.

        Nothing in the foregoing precludes submission of comments to the City Council in writing for such action or non-action as the Council, in its discretion, may deem appropriate.

    b. In order to expedite matters and to avoid repetitious presentations, the designation of a spokesperson is encouraged.

        Whenever any group of persons wishes to address the Council on the same subject matter,

those persons are encouraged to designate a spokesperson to address the City Council. With the consent of the City Council, the Mayor may extend the time allocation for a designated spokesperson.

8. **Suspending of the Rules** - Any of the foregoing rules may be waived by two-thirds (2/3) vote of the Councilmembers present when it is deemed that there is good cause to do so based upon the particular facts and circumstances involved.

9. **Non Exclusive Rules** - The rules set forth are not exclusive and do not limit the inherent power and general legal authority of the Council, or of its presiding officer, to govern the conduct of City Council meetings as may be considered appropriate from time to time or in particular circumstances for purposes of orderly and effective conduct of the affairs of the City.

V. APPEALS

1. General Procedure - The Council procedure for the conduct of appeals is generally as follows:
   - **a.** The Mayor explains the Council is considering the appeal of ___regarding___, and confirms that notice of the appeal hearing has been given to the appellant.
   - **b.** Council hears evidence and testimony in the following order:
     - **i.** Any opening statement or remarks by the appellant and/or appellant's attorney and evidence or testimony from the appellant (requested time limit - 10 minutes) followed by any questions by Councilmembers or others (including staff) who wish to ask questions (suggested time - 3 minutes per Councilmember).
     - **ii.** Any evidence or testimony from staff members concerning any issues raised surrounding this matter (time scheduled - 10 minutes), followed by comments by the applicant, if the applicant and appellant are different parties. (requested time limit – 10 minutes), followed by any questions by the appellant and Councilmembers (suggested time - 3 minutes per speaker).
     - **iii.** Any evidence or testimony from the appellant and/or appellants attorney in rebuttal to or in clarification of any other evidence or testimony presented, and any closing statement or remarks that the appellant wishes to make (requested time limit - 5 minutes).
     - **iv.** Public Comment (time limit – 3 minutes per speaker)
   - **c.** The Mayor shall conduct the appeal in such a manner as to afford due process to the appellant.
   - **d.** Following the presentation of testimony, the Council deliberates on the evidence and testimony presented, and votes on whether to grant the appeal, provided they have all the necessary information. If issues are raised during the appeal hearing that cannot be immediately responded to by Staff, the Hearing should be continued to have such information available for the appeal process.
   - **e.** The City Clerk announces the final decision of the Council.

VI. CLOSED SESSION

1. **Announcement prior to closed sessions**
   - **a.** Prior to holding any closed session, the legislative body of the local agency shall disclose, in an open meeting, the item or items to be discussed in the closed session. The disclosure may take the form of a reference to the item or items as they are listed by number or letter on the agenda. In the closed session, the legislative body may consider only those matters

covered in its statement. Nothing in this section shall require or authorize a disclosure of information prohibited by state or federal law.

b. After any closed session, the legislative body shall reconvene into open session and shall make any disclosures required by Gov Code section 54957.1 of action taken in the closed session.

c. The announcements required to be made in open session pursuant to this section may be made at the location announced in the agenda for the closed session, as long as the public is allowed to be present at that location for the purpose of hearing the announcements.

2. Statement of Reasons for Closed Sessions

a. Prior to adjourning to any closed session, the City Council shall announce in open session the general reason or reasons for the closed session, and must cite and explain the statutory or case authority under which the session is being closed.

b. In the case of a closed session item added to the agenda pursuant to Government Code Section 54954.2(b) herein, the statement shall be made in open session concurrent with the findings required pursuant to that section.

c. If a closed session item or session has been adjourned or continued from a prior meeting, the body shall re-state the reasons for closed session before reconvening the closed session.

d. Nothing in this section shall require or authorize a disclosure of information that is confidential under law.

3. Conduct of closed session.

The Council shall consider in closed session only those matters authorized by the Ralph M. Brown Act.

4. Disclosure of closed session discussions and actions.

a. In accordance with Government Code Section 54963 and as provided below, a person present at a closed session may not disclose confidential information received.

b. In addition to the required disclosures pursuant to Government Code Section 54957.1 and subsection C below, the Council may, by motion and vote in open session, elect to disclose any other information obtained in closed session which a majority of the members of the body deems to be in the public interest. Any disclosure pursuant to this section shall be made through the Mayor or such other person present in the closed session, designated to convey the information.

c. Immediately following the closed session, the Council or City Attorney shall publicly report any action taken in closed session and the vote or abstention of every member present thereon, as follows:

i. Real Property Negotiations: Approval of an agreement concerning real estate negotiations pursuant to Government Code section 54956.8 shall be reported as soon as the agreement is final in accordance with Government Code section 54957.1(a)(1). If notwithstanding the final approval there are conditions precedent to the final consummation of the transaction, or if there are multiple contiguous or closely located properties that are being considered for transfer, the report specified in this section need not be made until the conditions have been satisfied or an agreement has been reached with respect to all the properties, or both.

ii. Litigation: Direction or approval given to the Council's legal counsel to prosecute, defend, seek or refrain from seeking appellate review or relief, or to otherwise enter as a party, intervenor or amicus curiae in any form of litigation as the result of a consultation under Government Code section 54956.9 shall be reported in

open session in accordance with Government Code section 54957.1(a)(2).

iii. Settlement: Council approval given to its legal counsel of a settlement of pending litigation, as defined in Government Code section 54956.9, shall be reported in open session after the settlement is final in accordance with Government Code section 54957.1(a)(3).

iv. Personnel Actions: Council action taken to appoint, employ, dismiss, accept the resignation of, or otherwise affect the employment status of a public employee shall be reported in open session in accordance with Government Code section 54957.1(a)(5).

v. Labor Negotiations: Council action taken to approve an agreement concluding labor negotiations with represented employees shall be reported in open session in accordance with Government Code section 54957.1(a)(6).

d. Reports required to be made pursuant to this section may be made orally or in writing. Copies of any contracts, settlement agreements, or other documents related to the items or transactions that were finally approved or adopted in closed session and which contain the information required to be disclosed under this section shall be made available for inspection and copying, upon request, at the time the report is made or after any substantive amendments have been retyped into the document.

e. A written summary of the information required to be reported immediately pursuant to this section, or documents containing that information, shall be made available for inspection and copying by the close of business on the next business day following the meeting.

f. Action taken in closed session which is not immediately disclosable under this section shall be disclosed and noticed under the procedures set forth in (C) above at such time as disclosure is required.

5. Violations of Disclosure of Confidential Information

a. A person may not disclose confidential information that has been acquired by being present in a closed session authorized by Government Code Sections 54956.7, 54956.8, 54956.86, 54956.87, 54956.9, 54957,54957.6,54957.8, or 54957.10 to a person not entitled to receive it, unless the Council authorizes disclosure of that confidential information as set forth above.

b. "Confidential Information" means a communication made in a closed session that is specifically related to the basis for the Council to meet lawfully in closed session under the Ralph M. Brown Act.

c. Disclosure of confidential information in violation of the Brown Act may be addressed by the use of such remedies as are currently available by law, including, but not limited to:

i. City Council may by three affirmative votes censure a member of the Council who is disclosing confidential information. Censure may include other penalties, including but not limited to, the removal of the member of the legislative from committees, prohibiting travel of Council Member on official City business, removal of Council Member picture from any public displays, the prohibition of Council Member speaking at any function on the behalf of the Council. The City Council shall review any censure of a Council Member at the first regular Council Meeting after 30 days from the censure.

ii. Direction to City Attorney to refer a member of the Council who has willfully disclosed confidential information in violation of this section to the District Attorney and/or grand jury.

iii. Direction to City Attorney to file for Injunctive relief against a member of the City Council allegedly disclosing confidential information to prevent further disclosure of

confidential information prohibited by this section.

iv. Disciplinary action against the City Manager or City Attorney who has willfully disclosed confidential information in violation of this section.

d. Disciplinary action pursuant to section (c) of subdivision (ii) shall require that the employee in question has either received training as to the requirements of this section or otherwise has been given notice of the requirements of this section.

e. The Council may not take any action authorized by subdivision (c) against a person, nor shall it be deemed a violation of this section, for doing any of the following:

i. Making a confidential inquiry or complaint to a district attorney or grand jury concerning a perceived violation of law, including disclosing facts to a district attorney or grand jury that are necessary to establish the illegality of an action taken by the Council or the potential illegality of an action that has been the subject of deliberation at a closed session if that action were to be taken by the Council.

ii. Expressing an opinion concerning the propriety or legality of actions taken by the Council in closed session, including disclosure of the nature and extent of the illegal or potentially illegal action.

iii. Disclosing information acquired by being present in a closed session under this chapter that is not confidential information.

f. Nothing herein shall be construed to prohibit disclosures under the whistleblower statutes contained in Section 1102.5 of the Labor Code or Article 4.5 (commencing with Section 53296) of Chapter 2 of the Government Code.

6. Procedures for Censure of a Council Member

Any member of the City Council may request to place on a future agenda, a censure hearing of a Council Member. The request must include specific allegations of conduct in violation of federal,

state or City ordinances or policies upon which the proposed censure is based. If at least one (1) additional Council Member supports the request, direction shall be given to City Manager to calendar the item for a future agenda or Council shall appoint an ad hoc committee to investigate the charges.

If a majority of the Council determines an investigation is warranted, Council shall designate an ad hoc committee consisting of two of its members, including the Mayor (unless the Mayor is the subject of the charges in which case the Mayor Pro Tem shall be appointed), to conduct the investigation. The Council may select an independent investigator to assist in conducting the investigation. The independent investigator would be managed by the ad hoc committee to conduct the investigation.

In the course of the investigation, the committee must determine the process by which statements are taken. A witness may choose to provide a signed declaration under penalty of perjury attesting to his or her knowledge of the facts surrounding the allegations. If a witness is unwilling to submit such a declaration, the Council may issue a subpoena to compel the witness' testimony, consistent with its subpoena power granted under the Government Code.

At the conclusion of the investigation, the results shall be presented in writing to the full Council. Based on the results, any two individual Council members may file a request for censure hearing in accordance with the provisions of this policy.

a. The following guidelines apply to ad hoc committee investigations:

i. The committee may be staffed by administrative and legal staff.

ii. If authorized by City Council, the committee may subpoena witnesses and documents.

iii. In making a determination, the committee should determine if taking all the facts and evidence into consideration, there are reasonable grounds to believe or not believe that the conduct, violation, or offense occurred.

iv. The committee shall issue a final report and recommendations to the City Council. The final report shall be made available to the public.

b. If a censure hearing is set, it must be set far enough in advance to give the member of Council subject to the charges adequate time to prepare a defense, and that member shall be given the opportunity to make an opening and closing statement and to question his or her accusers. The member subject to the charges may be represented and may have the representative speak or question on his or her behalf. The Mayor, or Mayor Pro Tem if the Mayor is the subject of the charges, shall preside at the hearing. The rules of evidence shall not apply to the hearing, which is not a formal adversarial proceeding. The City Attorney or designee shall provide legal advice to the City Council during the hearing.

A decision to censure requires the adoption of a Resolution making findings with regard to the specific charges, based on substantial evidence, and approved by the affirmative vote of at least three (3) Council Members

In accordance with Government Code section 995, upon request of a Council Member, the City shall reimburse the Council Member's reasonable attorney fees and costs in defending himself/herself.

VII. POLICY DECISION MAKING PROCESSES

1. **Mayor and Mayor Pro Tem Term of Office** - The Mayor and Mayor Pro-Tem shall serve a (1) one-year term of office. Pursuant to City Code section 2.05.050(A) The city council shall, at its first meeting, select a mayor and mayor pro tempore.

2. **Subcommittees** - City Council subcommittees are formed on an as needed basis with a clearly defined purpose and term. Subcommittees will consist of two Councilmembers agreed upon by a consensus of the Council. Meetings of the Council subcommittees are not open to the public, unless specified by the Council.

3. **Councilmember Appointments & Assignments** - The City Council at their December meeting of each year shall discuss and make appointments and assignments to various boards and commissions and then will vote and approve the final list ~~at their next regular meeting~~. A copy of the list is made a part of the public record and kept on file in the City Clerk's Office.

3. **Mayor to Act as Council Ceremonial Representative** - The Mayor has been delegated the responsibility to act as the City Council's ceremonial representative at public events and functions. In the Mayor's absence, the Mayor Pro Tem assumes this responsibility. In both the Mayor and Mayor Pro Tem's absence, the Mayor will appoint another Councilmember to assume this responsibility. The Mayor may use the Council's Meetings and Travel Budget to pay for such functions.

4. **Councilmember Participation in Community Activities** - From time to time, Councilmembers may choose to participate in community activities, committees, events, and task forces. This is allowable under the Brown Act. *The Brown Act permits a majority of a legislative body to attend and speak at an open and publicized meeting conducted by another organization. The Brown Act may nevertheless be violated if the majority engages in a collective deliberation process outside a*

scheduled meeting of the body. The term meeting is not limited to gatherings at which action is taken but also includes deliberative gatherings.

5. **Workshops** – A workshop is a time to study or examine a particular issue in greater depth and to allow additional time for questions. A workshop may be held during a regular or special meeting and generally no formal action will be taken on workshop items or during a workshop. Questions raised during workshops by Councilmembers and/or members of the public will be directed to staff. Staff may request a brief recess in order to provide verbal answers not readily available, or, the information may be provided to the Council at the time the item is placed back on the agenda for further discussion and action.

6. **City Attorney as Protocol Advisor** – The City Attorney assists the Mayor as a resource to confer with and an advisor for interpreting the City Council's adopted protocols.

7. **Applicability of Protocols** - The City of South Lake Tahoe City Council Protocols shall also apply to the City Council when sitting as other entities or agencies.

8. **Conflicts of Interest** – No Councilmember shall make, participate in making, or in any way attempt to use his or her official position to influence a decision on any issue when prohibited from so doing by law. A Councilmember disqualified from participation due to a conflict of interest shall not be considered present at the meeting for the item(s) of business on which such member is disqualified.
   References: Ralph M. Brown Act
   Rosenberg's Rules of Order

CITY COUNCIL TRAVEL

The City's adopted Financial Management Meeting and Travel Policy, primarily provided policies for travel and reimbursements for City employees that were inconsistently applied to City Councilmembers. The policy did not consider Councilmembers' occasional travel, each individual Councilmembers decisions on travel and meeting attendance. The following guidelines are recommendations for City Council considerations:

a. **Approving Official:** The Mayor shall be the City Manager's Approving Official for Travel and Reimbursement Requests. The Mayor shall be the Approving Official for City Councilmember Travel and Reimbursement Requests**.**
b. **General Travel on Behalf of the City:** Councilmembers traveling on behalf of the City expecting reimbursement of expenses must first obtain approval of the travel by the City Council and coordinate their travel through the City Clerk's Office who will generally charge all expenses to the City (rather than reimburse Councilmembers). As noted in the policy any unused reservation will be paid for by the Councilmember. The City Clerk will make reservations based on the City's Travel Policy. Councilmembers who wish to upgrade rooms or flights will be responsible for providing a personal credit card for the additional charges. Personal travel added to business trips will not be reimbursed.
c. **Councilmembers appointed by the City Council to serve on a committee or board on behalf of the City or as a representative of the City:** Councilmembers shall be entitled to reimbursement for mileage and meals for meetings outside of Lake Tahoe Basin in accordance with the adopted Travel Policy. Councilmembers may be request reimbursement for one overnight stay for a meeting more than two hours away from South Lake Tahoe.
d. **Councilmembers serving on a committee or board of their own choosing:** Councilmembers may request reimbursement for travel expenses from the City Council.

e. **Conferences/Professional Events:** Councilmembers who wish to attend a conference or professional event related to their work as a public official shall request approval of their travel in advance by the City Council at a regular Council meeting. The City Clerk shall place the request on the next available Council agenda.

f. **Miscellaneous expenses:** Councilmembers may request reimbursement from the City Council for miscellaneous expenses related to their work as a City Councilmember that could include, but are not limited to, representing the City's interests at organized activities, events, meetings and formal and informal gatherings.

PROTOCOLS

for the City of South Lake Tahoe

City Council
South Tahoe Redevelopment Successor Agency (STRSA)
South Tahoe Joint Powers Financing Authority (STJPFA)
South Tahoe Joint Powers Parking Authority (STJPPA)
Parking Authority of the City of South Lake Tahoe (Parking Authority)

I. COUNCIL/STRSA/STJPFA/STJPPA/PA MEETINGS

1. **Regular Meetings** - Regular meetings of the City Council, South Tahoe Redevelopment Successor Agency, South Tahoe Joint Powers Financing Authority, South Tahoe Joint Powers Parking Authority, and Parking Authority of the City of South Lake Tahoe shall be held, without the necessity for notice on: the second and fourth Tuesday in January, February, March, August, and September; the first and third Tuesday in May, June and November; the first Tuesday in April; the third Tuesday in October; the second Tuesday in December; and includes an additional Strategic Planning Retreat the fifth Tuesday in January, and a Joint City Council, Planning Commission Ethics Training the first Tuesday in March, both held at 9 a.m.. Regular meetings will be held at City Hall, Council Chambers, located at 1901 Lisa Maloff Way, South Lake Tahoe, California. The first meeting of every month will begin at 9 a.m., the second meeting will begin at 5:30 p.m., with noted exceptions. If there is only one meeting in a month, it will begin at 5:30 p.m. The second meeting in August will begin at 9 a.m.
    a. **Posted Agendas**: The City Clerk shall post the agenda for every City Council/STRSA/STJPFA/STJPPA meeting in the inside and outside enclosed bulletin boards at the City Hall, located at 1901 Lisa Maloff Way and on the Services Center bulletin board outside kiosk at the Services Center at located at 1052 Tata Lane. Agendas are available at no charge from the City Clerk's Office in City Hall and on the City Clerk's Web Page at www.cityofslt.us.
    b. **Location During Local Emergency** - If, by reason of fire, flood or other emergency, it shall be unsafe to meet in the City Council Chambers, or if the Council Chambers are being used as the Emergency Operations Center, the meetings may be held for the duration of the emergency at such other place as may be designated by the Mayor or, if the Mayor does not so designate, by the City Manager. The City Clerk will provide public notice of change in meeting location, consistent with the Brown Act.

2. **Chair** - The Mayor shall preside over all Council meetings. The Mayor shall have authority to preserve order at all Council meetings, to remove any person from any meeting of the Council for disorderly conduct, to enforce the rules of the Council and to determine the order of business under the rules of the Council.

   Absence of Mayor - The Mayor Pro Tem shall act as Mayor in the absence or disability of the Mayor.

3. **Attendance by the Public** - All meetings of the Council shall be open and public in accordance with the terms, provisions and exceptions consistent with the Ralph M. Brown Act (Government Code sections 54950, et seq.).

4. **Action Agenda Items** - In accordance with the Ralph M. Brown Act, the Council may not act on any item that did not appear on the posted Council agenda 72 hours prior to the regular Council meeting unless an exception is made as permitted under Government Code section 54954.2.

5. **Special Presentations** - All special presentation request will be sent to the City Clerk via email and brought forward at the next regularly scheduled meeting under City Manager, City Attorney, City Clerk Reports. Upon support of two Councilmembers, direction shall be given to the City Clerk to calendar the item for a convenient future agenda, but no sooner than the second meeting after the request was made. Special Presentations will be limited to one per meeting, to be held at the beginning of the meeting and shall not exceed 15 minutes for each Council Meeting.

6. **Councilmember Reports** - The Council Reports section of the agenda provides Council the opportunity to briefly comment on Council business, city operations, city projects, attendance at meeting(s) attended as a City-appointed Representative and other items of interest to the Council. This is also the opportunity for a Councilmember to request a specific issue come back on a future agenda for consideration and possible action as set forth in paragraph 8 below or to request a majority consensus of the Council to direct staff to research, explore, examine or make inquiry into a specific item of interest.

7. **Proclamations and Certificates of Appreciation –** Under Councilmember Reports, any Councilmember may request the City Manager place a City Council Proclamation or Certificate of Appreciation on a future agenda in accordance with the procedures in Paragraph I(8) of these Protocols (Placement of Item on Future Agenda). When time is of the essence, the Mayor may sign a proclamation on behalf of the City and it will be placed on the next City Council meeting agenda as an informational item by the City Clerk.

   City Council Proclamations and Certificates of Appreciation are signed by the Mayor and may be presented at a City Council meeting or delivered directly to a community member/organization.

   All Proclamations and Certificates of Appreciation will be prepared by the City Clerk or designee.

8. **Placement of Item on Future Agenda** – Under Agenda Planning Calendar or Councilmember Reports, a Councilmember may request that an item be placed on a future agenda. Upon the support of one (1) additional Council Member, direction shall be given to the City Manager to calendar the item for a convenient future agenda, but no sooner than the second meeting after the request was made.

9. **Consent Calendar** - Agenda items removed from the consent calendar by Councilmembers will be considered at the conclusion of the vote passing the Consent Agenda. Any discussion on an item will require pulling the item from the consent calendar. A Councilmember may comment or ask clarifying questions prior to taking the vote to pass the Consent Agenda. A Councilmember may vote “No” on any consent item without discussion prior to taking the vote to pass the Consent Agenda.

10. **City Manager, City Clerk and City Attorney Reports/Updates on Topics of Interest** - Each

agenda shall have a section for topics of interest to be listed in order for the City Manager, City Clerk and City Attorney to provide a brief report/update on the listed topics. Council may ask questions or hold brief discussion at this time.

11. **Adjournment** – The Council will establish the hour of adjournment by a majority vote of the Council. Council meetings will end no later than 10 p.m. unless by a unanimous vote of Council.

12. **Teleconferencing** - As provided in the Brown Act, teleconferencing (a meeting connected by electronic means, through either audio or video, or both, when the members are in different locations) may be used for all purposes during any meeting. At least a quorum of the legislative body must participate from locations within the local agency's jurisdiction (i.e. City of South Lake Tahoe limits). All votes must be by roll call. Except when a councilmember is participating remotely under the just cause or emergency circumstances provisions of the Brown Act, the following rules apply. Each teleconference location must be specifically identified in the notice and agenda of the meeting, including a full address and room number, if applicable. Agendas must be posted at each teleconference location, even if a hotel room or a residence. Each teleconference location must be accessible to the public and have technology, such as a speakerphone, to enable the public to participate. The agenda must provide the opportunity for the public to address the legislative body directly at each teleconference location.

13. **Electronic Communications & Devices** – City Council members will not utilize electronic mail (email or text messages) to send messages during the Council meeting. Due process requires Council's full deliberation during Council meetings on items before the Council for consideration. City Councilmembers will not utilize the internet during Council meetings to receive information on items on the agenda that are not disclosed to the entire City Council and public. Outside of City Council meetings, Councilmembers should not communicate via electronic communication (email/text) with more than one other member of the City Council on any issue regarding City business.

II. RULES OF CONDUCT

1. **General Procedure** - It is the policy of the Council not to become involved in the entanglements over parliamentary procedure. The Council shall conduct their meetings consistent with Rosenberg's Rules of Order, as modified in these protocols and are subject to the City Attorney's ruling on the matter.

2. **Addressing Members of the Public and Staff** - In addressing the public and members of the City's staff, Councilmembers will generally refer to persons as Mr., Mrs., or Ms. followed by their surname.

3. **Authority of the Chair** - The Mayor shall have the authority to prevent the misuse of motions, or the abuse of any privilege, or obstruction of the business of the Council by ruling any such matter out of order. In so ruling, the Mayor shall be courteous and fair and should presume that the moving party is acting in good faith.

4. **Mayor to Facilitate Council Meetings** - The Council has delegated the responsibility and expanded the role of the Mayor to include the facilitation of Council meetings. In the role as facilitator, the Mayor will assist the Council to focus on their agenda, discussions and deliberations.

5. **Council Deliberation & Order of Speakers** - The Mayor has been delegated the responsibility to

control the debate and the order of speakers.

6. **Limit Deliberations to Item at Hand** - Councilmembers will limit their comments to the subject matter, item or motion being currently considered by the Council.

7. **Length of Council Comments** - Councilmembers will govern themselves as to the length of their comments or presentation. As a courtesy, the Mayor will signal by hand to a Councilmember who has been speaking for over five (5) minutes. The intent of the hand signal is a courtesy to let the Councilmember know they have been speaking for approximately five minutes and may want to consider wrapping up their comments. This procedure is not meant to limit debate or to cut comments short, but rather to assist Councilmembers in their efforts to communicate concisely.

8. **Obtaining the Floor** - Any member of the Council wishing to speak must first indicate to the Mayor their desire to speak by electronically pressing their "call to speak" button. The Councilmember shall then wait for the Mayor to recognize and call upon the Councilmember to obtain the floor. The Mayor must recognize any Councilmember who seeks the floor when appropriately entitled to do so.

9. **Motions** - Motions may be made by any member of the Council, including the presiding officer, providing that before the presiding officer offers a motion, the opportunity for making a motion should be offered to other members of the Council. Any member of the Council, other than the person offering the motion, may second a motion.

10. **Procedure for Motion** The following is the general procedure for making motions:
    - **a.** After a motion has been properly made and seconded, the Mayor shall open the matter for discussion offering the first opportunity to the moving party and, thereafter, to any Councilmember properly recognized by the Mayor.
    - **b.** Once the matter has been fully discussed and the Mayor calls for a vote, no further discussion will be allowed, however, Councilmembers may be allowed to explain their vote.

11. **Tie Votes -** A tie vote results in a lost motion. In such an instance, any member of the Council may offer a motion for further action. If there is no action by an affirmative vote, the result is no action. If the matter involves an appeal, and an affirmative vote does not occur, the result is that the decision appealed stands as decided by the decision-making person or body from which the appeal was taken.

12. **Abstention** – If a Councilmember abstains from voting, except when abstaining due to a conflict of interest, he/she is counted as present for quorum purposes, but, is not deemed to be "voting" for purposes of determining whether there has been a "majority vote of those members present and voting." If the member abstains due to a conflict of interest, the Councilmember will not be counted toward making a quorum and will not be deemed to be "voting" for purpose of determining whether there has been a "majority vote of those members present and voting."

13. **Motions for Reconsideration**
    - **a.** Requests for Motions for reconsideration of a matter may be made at the same meeting or by request to the City Manager within 48 hours after the conclusion of the meeting following a Council action and shall be scheduled for the next meeting.
    - **b.** A proposed motion for reconsideration at the next succeeding meeting must comply with Brown Act noticing requirements.
    - **c.** Motions for reconsideration may only be made by a Council member that voted with the

majority of the City Council on the action proposed to be reconsidered by the Council. In the case of a tie vote, the prevailing side or majority of the Council will be deemed to be those Councilmembers who voted in the negative.

d. Any member of the Council may second a motion for reconsideration.

III. PUBLIC HEARINGS

1. **General Procedure** - The Council procedure for the conduct of public hearings is generally as follows:
   - **a.** The Mayor opens the public hearing.
   - **b.** Staff presents its report.
   - **c.** Councilmembers may ask questions of staff if they so desire.
   - **d.** The applicant then has the opportunity to present comments, testimony or arguments.
   - **e.** Members of the public are provided with the opportunity to present their comments, testimony or argument.
   - **f.** The applicant and staff may be given an opportunity for rebuttal or concluding comments
   - **g.** The public hearing is closed. No further public comment is allowed.
   - **h.** The Council deliberates on the issue and takes action.
   - **i.** If the Council raises new issues through deliberation and seeks to take additional public testimony (questions of the public, applicant or appellant), the Public Hearing must be reopened. At the conclusion of the public testimony, the Public Hearing is again closed.
   - **j.** The Council deliberates and takes action.
   - **k.** The City Clerk announces the final decision of the Council.

2. **Time for Consideration** - Matters noticed to be heard by the Council will commence at the time specified in the notice of hearing, or as soon thereafter as is reasonably possible, and will continue until the matter has been completed or until other disposition of the matter has been made.

3. **Public Discussion at Hearings** - When a matter for public hearing comes before the Council, the Mayor will open the public hearing. Upon opening the public hearing and before any motion is adopted related to the merits of the issue to be heard, the Mayor shall inquire if there are any persons present who desire to speak on the matter which is to be heard or to present evidence respecting the matter.

   a. **Public Member Request to Speak** - Any person desiring to speak, or present evidence shall make his/her presence known to the Mayor and upon being recognized by the Mayor, the person may speak or present evidence relevant to the matter being heard. No person may speak without first being recognized by the Mayor.
   - **b. Council Questions of Speakers** - Members of the Council who wish to ask questions of the speakers or each other during the public hearing portion may do so but only after first being recognized by the Mayor. Interaction with the speaker shall be limited to a question or questions, rather than an ongoing dialogue. Councilmembers should avoid raising questions as a method to extend the allocated time for a speaker.
   - **c. Public Oral Presentation**- All Council rules pertaining to oral presentation by members of the public apply during public hearings.
   - **d. Materials for Public Record** - All persons interested in the matter being heard by the Council shall be entitled to submit written evidence or remarks, as well as other graphic

evidence. The City Clerk as part of the Clerk's record of the hearing will retain all such evidence presented, unless otherwise directed.

e. Germane Comments - No person will be permitted during the hearing to speak about matters or present evidence which is not germane to the matter being considered. A determination of relevance shall be made by the Mayor.

4. Communications and Petitions - Written communications and petitions concerning the subject matter of the hearing will be noted at the meeting by the City Clerk as part of the permanent public record. A reading in full shall take place if requested by any member of the Council.

IV. ADDRESSING THE CITY COUNCIL

1. Staff Reports and/or Applicant Presentations - Staff is requested to provide an executive summary of their written staff report. Applicant presentations shall be limited to no more than fifteen (15) minutes. Longer presentations must be approved by the City Manager prior to the Council meeting.

2. Oral Comments by Members of the Public - Oral comments by members of the public at City Council meetings on an item listed on the agenda are as follows:

a. Oral comments may not exceed three (3) minutes, unless otherwise provided.

b. When called upon, the person may state their name for the record, and, if speaking for an organization or other group, identify the organization or group represented.

c. All remarks should be addressed to the Council as a whole, not to individual members.

3. **Public Communications** - This is the public's chance to speak on any topic not listed on this agenda. In compliance with Government Code Section 54954.3 (Chapter known as the "Brown Act"), Public Communications is that portion of City Council meeting set aside for members of the public to address the City Council on items of any City business other than scheduled agenda items. This portion of the meeting is recorded, televised on Channel 21 and web streamed live and on demand.

a. Timing - Public Communications will be held at the beginning each regular Council meeting, as specified on the City Council agenda as set forth above, in accordance with the Brown Act. The Mayor shall request that comments should be held to four (4) minutes, or less. If the Mayor has knowledge at the beginning of the public comment period that several members of the public are present to comment on a particular issue, he/she may ask for a show of hands of those individuals requesting to comment on the issue. If ten (10) or more individuals are present to speak on the issue, the Mayor may limit their comment time to two (2) minutes, or he/she may ask that a spokesperson be appointed to represent and speak on behalf of those individuals collectively.

b. Council Deliberations Prohibited – In compliance with the Brown Act, the Council may not deliberate or vote on any matter raised in Public Comments. The Mayor, however, may request the City Manager to provide additional information on a matter of general interest to the full Council or the public at large. To ensure compliance with the Brown Act, items requiring discussion or action by the Council should be scheduled for a future agenda.

4. Agenda Item Oral Presentations - Any member of the public wishing to address the Council orally on City business matters appearing on the Council agenda may do so when that item is taken up by the Council, or as otherwise specified by the Council or its presiding officer.

a. Time Limit - Oral presentations may not exceed three (3) minutes unless otherwise

provided. The Mayor, with the concurrence of the City Council, may alter any of the numerated time allocations based on the complexity of the item and the number of persons wishing to speak on the item.

b. Presentations Submitted in Writing - Persons who anticipate oral presentations exceeding three (3) minutes are encouraged to submit comments in writing at the earliest possible time, for distribution to the Council and other interested parties. Comments should be submitted sufficiently in advance of the scheduled meeting date to insure distribution to the Council prior to the meeting.

5. Power Point Presentations – Members of the public may present a Power Point software presentation to the Council utilizing the City's audio/visual equipment, provided that the public make their request to the City Clerk 72 hours in advance of the meeting in order to coordinate with the Information Systems Division for the use of the equipment.

a. All Power Point presentations must comply with applicable time limits for oral presentations and cumulative time limits. Presentations should be planned with flexibility to adjust to any changes in these time limits.

b. A printed hard copy of the Power Point presentation must be provided to the City Clerk for the public record.

6. Comments in Writing Encouraged - Members of the public may submit, and are encouraged to submit, comments in writing to the City Council in care of the City Clerk at PublicComment@cityofslt.us relating to any items of City business, whether on the City Council agenda or otherwise. Any such comment that is a public record and is emailed to PublicComment@cityofslt.us or otherwise provided to a majority of the City Council before the meeting will be made available for public inspection during normal business hours at the City Clerk's Office located at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe [Government Code Section 54957.5(b)] All written communications received prior to or at the meeting will be recorded in the meeting Minutes prepared by the City Clerk and will be retained as part of the permanent administrative record in the City Clerk's repository available to the public on the City's website.

7. Repetitious or Dilatory Comments Prohibited

a. A speaker shall not present the same or substantially same items or arguments to the Council repeatedly or be repetitious or dilatory in presenting their oral comments. If a matter has been presented orally before the Council, whether the Council has taken action, or determined to take no action, the same or substantially same matter may not be presented orally by the same person any further.

Nothing in the foregoing precludes submission of comments to the City Council in writing for such action or non-action as the Council, in its discretion, may deem appropriate.

b. In order to expedite matters and to avoid repetitious presentations, the designation of a spokesperson is encouraged.

Whenever any group of persons wishes to address the Council on the same subject matter, those persons are encouraged to designate a spokesperson to address the City Council. With the consent of the City Council, the Mayor may extend the time allocation for a designated spokesperson.

8. Suspending of the Rules - Any of the foregoing rules may be waived by two-thirds (2/3) vote of the Councilmembers present when it is deemed that there is good cause to do so based upon the

particular facts and circumstances involved.

9. Non Exclusive Rules - The rules set forth are not exclusive and do not limit the inherent power and general legal authority of the Council, or of its presiding officer, to govern the conduct of City Council meetings as may be considered appropriate from time to time or in particular circumstances for purposes of orderly and effective conduct of the affairs of the City.

V. APPEALS

1. General Procedure - The Council procedure for the conduct of appeals is generally as follows:

a. The Mayor explains the Council is considering the appeal of ___regarding___, and confirms that notice of the appeal hearing has been given to the appellant.

b. Council hears evidence and testimony in the following order:

i. Any opening statement or remarks by the appellant and/or appellant's attorney and evidence or testimony from the appellant (requested time limit - 10 minutes) followed by any questions by Councilmembers or others (including staff) who wish to ask questions (suggested time - 3 minutes per Councilmember).

ii. Any evidence or testimony from staff members concerning any issues raised surrounding this matter (time scheduled - 10 minutes), followed by comments by the applicant, if the applicant and appellant are different parties. (requested time limit – 10 minutes), followed by any questions by the appellant and Councilmembers (suggested time - 3 minutes per speaker).

iii. Any evidence or testimony from the appellant and/or appellants attorney in rebuttal to or in clarification of any other evidence or testimony presented, and any closing statement or remarks that the appellant wishes to make (requested time limit - 5 minutes).

iv. Public Comment (time limit – 3 minutes per speaker)

c. The Mayor shall conduct the appeal in such a manner as to afford due process to the appellant.

d. Following the presentation of testimony, the Council deliberates on the evidence and testimony presented, and votes on whether to grant the appeal, provided they have all the necessary information. If issues are raised during the appeal hearing that cannot be immediately responded to by Staff, the Hearing should be continued to have such information available for the appeal process.

e. The City Clerk announces the final decision of the Council.

VI. CLOSED SESSION

1. Announcement prior to closed sessions

a. Prior to holding any closed session, the legislative body of the local agency shall disclose, in an open meeting, the item or items to be discussed in the closed session. The disclosure may take the form of a reference to the item or items as they are listed by number or letter on the agenda. In the closed session, the legislative body may consider only those matters covered in its statement. Nothing in this section shall require or authorize a disclosure of information prohibited by state or federal law.

b. After any closed session, the legislative body shall reconvene into open session and shall make any disclosures required by Gov Code section 54957.1 of action taken in the closed session.

c. The announcements required to be made in open session pursuant to this section may

be made at the location announced in the agenda for the closed session, as long as the public is allowed to be present at that location for the purpose of hearing the announcements.

2. Statement of Reasons for Closed Sessions

- **a.** Prior to adjourning to any closed session, the City Council shall announce in open session the general reason or reasons for the closed session, and must cite and explain the statutory or case authority under which the session is being closed.
- **b.** In the case of a closed session item added to the agenda pursuant to Government Code Section 54954.2(b) herein, the statement shall be made in open session concurrent with the findings required pursuant to that section.
- **c.** If a closed session item or session has been adjourned or continued from a prior meeting, the body shall re-state the reasons for closed session before reconvening the closed session.
- **d.** Nothing in this section shall require or authorize a disclosure of information that is confidential under law.

3. Conduct of closed session.

The Council shall consider in closed session only those matters authorized by the Ralph M. Brown Act.

4. Disclosure of closed session discussions and actions.

- **a.** In accordance with Government Code Section 54963 and as provided below, a person present at a closed session may not disclose confidential information received.
- **b.** In addition to the required disclosures pursuant to Government Code Section 54957.1 and subsection C below, the Council may, by motion and vote in open session, elect to disclose any other information obtained in closed session which a majority of the members of the body deems to be in the public interest. Any disclosure pursuant to this section shall be made through the Mayor or such other person present in the closed session, designated to convey the information.
- **c.** Immediately following the closed session, the Council or City Attorney shall publicly report any action taken in closed session and the vote or abstention of every member present thereon, as follows:
  - **i.** Real Property Negotiations: Approval of an agreement concerning real estate negotiations pursuant to Government Code section 54956.8 shall be reported as soon as the agreement is final in accordance with Government Code section 54957.1(a)(1). If notwithstanding the final approval there are conditions precedent to the final consummation of the transaction, or if there are multiple contiguous or closely located properties that are being considered for transfer, the report specified in this section need not be made until the conditions have been satisfied or an agreement has been reached with respect to all the properties, or both.
  - **ii.** Litigation: Direction or approval given to the Council's legal counsel to prosecute, defend, seek or refrain from seeking appellate review or relief, or to otherwise enter as a party, intervenor or amicus curiae in any form of litigation as the result of a consultation under Government Code section 54956.9 shall be reported in open session in accordance with Government Code section 54957.1(a)(2).
  - **iii.** Settlement: Council approval given to its legal counsel of a settlement of pending litigation, as defined in Government Code section 54956.9, shall be reported in open session after the settlement is final in accordance with Government Code section 54957.1(a)(3).
  - **iv.** Personnel Actions: Council action taken to appoint, employ, dismiss, accept the

resignation of, or otherwise affect the employment status of a public employee shall be reported in open session in accordance with Government Code section 54957.1(a)(5).

v. Labor Negotiations: Council action taken to approve an agreement concluding labor negotiations with represented employees shall be reported in open session in accordance with Government Code section 54957.1(a)(6).

d. Reports required to be made pursuant to this section may be made orally or in writing. Copies of any contracts, settlement agreements, or other documents related to the items or transactions that were finally approved or adopted in closed session and which contain the information required to be disclosed under this section shall be made available for inspection and copying, upon request, at the time the report is made or after any substantive amendments have been retyped into the document.

e. A written summary of the information required to be reported immediately pursuant to this section, or documents containing that information, shall be made available for inspection and copying by the close of business on the next business day following the meeting.

f. Action taken in closed session which is not immediately disclosable under this section shall be disclosed and noticed under the procedures set forth in (C) above at such time as disclosure is required.

5. Violations of Disclosure of Confidential Information

a. A person may not disclose confidential information that has been acquired by being present in a closed session authorized by Government Code Sections 54956.7, 54956.8, 54956.86, 54956.87, 54956.9, 54957,54957.6,54957.8, or 54957.10 to a person not entitled to receive it, unless the Council authorizes disclosure of that confidential information as set forth above.

b. "Confidential Information" means a communication made in a closed session that is specifically related to the basis for the Council to meet lawfully in closed session under the Ralph M. Brown Act.

c. Disclosure of confidential information in violation of the Brown Act may be addressed by the use of such remedies as are currently available by law, including, but not limited to:

i. City Council may by three affirmative votes censure a member of the Council who is disclosing confidential information. Censure may include other penalties, including but not limited to, the removal of the member of the legislative from committees, prohibiting travel of Council Member on official City business, removal of Council Member picture from any public displays, the prohibition of Council Member speaking at any function on the behalf of the Council. The City Council shall review any censure of a Council Member at the first regular Council Meeting after 30 days from the censure.

ii. Direction to City Attorney to refer a member of the Council who has willfully disclosed confidential information in violation of this section to the District Attorney and/or grand jury.

iii. Direction to City Attorney to file for Injunctive relief against a member of the City Council allegedly disclosing confidential information to prevent further disclosure of confidential information prohibited by this section.

iv. Disciplinary action against the City Manager or City Attorney who has willfully disclosed confidential information in violation of this section.

d. Disciplinary action pursuant to section (c) of subdivision (ii) shall require that the employee in question has either received training as to the requirements of this section or otherwise has been given notice of the requirements of this section.

e. The Council may not take any action authorized by subdivision (c) against a person, nor shall it be deemed a violation of this section, for doing any of the following:

i. Making a confidential inquiry or complaint to a district attorney or grand jury concerning a perceived violation of law, including disclosing facts to a district attorney or grand jury that are necessary to establish the illegality of an action taken by the Council or the potential illegality of an action that has been the subject of deliberation at a closed session if that action were to be taken by the Council.

ii. Expressing an opinion concerning the propriety or legality of actions taken by the Council in closed session, including disclosure of the nature and extent of the illegal or potentially illegal action.

iii. Disclosing information acquired by being present in a closed session under this chapter that is not confidential information.

f. Nothing herein shall be construed to prohibit disclosures under the whistleblower statutes contained in Section 1102.5 of the Labor Code or Article 4.5 (commencing with Section 53296) of Chapter 2 of the Government Code.

6. Procedures for Censure of a Council Member

Any member of the City Council may request to place on a future agenda, a censure hearing of a Council Member. The request must include specific allegations of conduct in violation of federal,

state or City ordinances or policies upon which the proposed censure is based. If at least one (1) additional Council Member supports the request, direction shall be given to City Manager to calendar the item for a future agenda or Council shall appoint an ad hoc committee to investigate the charges.

If a majority of the Council determines an investigation is warranted, Council shall designate an ad hoc committee consisting of two of its members, including the Mayor (unless the Mayor is the subject of the charges in which case the Mayor Pro Tem shall be appointed), to conduct the investigation. The Council may select an independent investigator to assist in conducting the investigation. The independent investigator would be managed by the ad hoc committee to conduct the investigation.

In the course of the investigation, the committee must determine the process by which statements are taken. A witness may choose to provide a signed declaration under penalty of perjury attesting to his or her knowledge of the facts surrounding the allegations. If a witness is unwilling to submit such a declaration, the Council may issue a subpoena to compel the witness' testimony, consistent with its subpoena power granted under the Government Code.

At the conclusion of the investigation, the results shall be presented in writing to the full Council. Based on the results, any two individual Council members may file a request for censure hearing in accordance with the provisions of this policy.

a. The following guidelines apply to ad hoc committee investigations:

i. The committee may be staffed by administrative and legal staff.

ii. If authorized by City Council, the committee may subpoena witnesses and documents.

iii. In making a determination, the committee should determine if taking all the facts and evidence into consideration, there are reasonable grounds to believe or not believe that the conduct, violation, or offense occurred.

iv. The committee shall issue a final report and recommendations to the City Council. The final report shall be made available to the public.

b. If a censure hearing is set, it must be set far enough in advance to give the member

of Council subject to the charges adequate time to prepare a defense, and that member shall be given the opportunity to make an opening and closing statement and to question his or her accusers. The member subject to the charges may be represented and may have the representative speak or question on his or her behalf. The Mayor, or Mayor Pro Tem if the Mayor is the subject of the charges, shall preside at the hearing. The rules of evidence shall not apply to the hearing, which is not a formal adversarial proceeding. The City Attorney or designee shall provide legal advice to the City Council during the hearing.

A decision to censure requires the adoption of a Resolution making findings with regard to the specific charges, based on substantial evidence, and approved by the affirmative vote of at least three (3) Council Members

In accordance with Government Code section 995, upon request of a Council Member, the City shall reimburse the Council Member's reasonable attorney fees and costs in defending himself/herself.

VII. POLICY DECISION MAKING PROCESSES

1. **Mayor and Mayor Pro Tem Term of Office** - The Mayor and Mayor Pro-Tem shall serve a (1) one-year term of office. Pursuant to City Code section 2.05.050(A) The city council shall, at its first meeting, select a mayor and mayor pro tempore.

2. **Subcommittees** - City Council subcommittees are formed on an as needed basis with a clearly defined purpose and term. Subcommittees will consist of two Councilmembers agreed upon by a consensus of the Council. Meetings of the Council subcommittees are not open to the public, unless specified by the Council.

3. **Councilmember Appointments & Assignments** - The City Council at their December meeting of each year shall discuss and make appointments and assignments to various boards and commissions and then will vote and approve the final list. A copy of the list is made a part of the public record and kept on file in the City Clerk's Office.

3. **Mayor to Act as Council Ceremonial Representative** - The Mayor has been delegated the responsibility to act as the City Council's ceremonial representative at public events and functions. In the Mayor's absence, the Mayor Pro Tem assumes this responsibility. In both the Mayor and Mayor Pro Tem's absence, the Mayor will appoint another Councilmember to assume this responsibility. The Mayor may use the Council's Meetings and Travel Budget to pay for such functions.

4. **Councilmember Participation in Community Activities** - From time to time, Councilmembers may choose to participate in community activities, committees, events, and task forces. This is allowable under the Brown Act. *The Brown Act permits a majority of a legislative body to attend and speak at an open and publicized meeting conducted by another organization. The Brown Act may nevertheless be violated if the majority engages in a collective deliberation process outside a scheduled meeting of the body. The term meeting is not limited to gatherings at which action is taken but also includes deliberative gatherings.*

5. **Workshops** – A workshop is a time to study or examine a particular issue in greater depth and to allow additional time for questions. A workshop may be held during a regular or special meeting and generally no formal action will be taken on workshop items or during a workshop. Questions raised during workshops by Councilmembers and/or members of the public will be directed to staff.

Staff may request a brief recess in order to provide verbal answers not readily available, or, the information may be provided to the Council at the time the item is placed back on the agenda for further discussion and action.

6. **City Attorney as Protocol Advisor** – The City Attorney assists the Mayor as a resource to confer with and an advisor for interpreting the City Council's adopted protocols.

7. **Applicability of Protocols** - The City of South Lake Tahoe City Council Protocols shall also apply to the City Council when sitting as other entities or agencies.

8. **Conflicts of Interest** – No Councilmember shall make, participate in making, or in any way attempt to use his or her official position to influence a decision on any issue when prohibited from so doing by law. A Councilmember disqualified from participation due to a conflict of interest shall not be considered present at the meeting for the item(s) of business on which such member is disqualified.
References: Ralph M. Brown Act
Rosenberg's Rules of Order

CITY COUNCIL TRAVEL

The City's adopted Financial Management Meeting and Travel Policy, primarily provided policies for travel and reimbursements for City employees that were inconsistently applied to City Councilmembers. The policy did not consider Councilmembers' occasional travel, each individual Councilmembers decisions on travel and meeting attendance. The following guidelines are recommendations for City Council considerations:

a. **Approving Official:** The Mayor shall be the City Manager's Approving Official for Travel and Reimbursement Requests. The Mayor shall be the Approving Official for City Councilmember Travel and Reimbursement Requests**.**
b. **General Travel on Behalf of the City:** Councilmembers traveling on behalf of the City expecting reimbursement of expenses must first obtain approval of the travel by the City Council and coordinate their travel through the City Clerk's Office who will generally charge all expenses to the City (rather than reimburse Councilmembers). As noted in the policy any unused reservation will be paid for by the Councilmember. The City Clerk will make reservations based on the City's Travel Policy. Councilmembers who wish to upgrade rooms or flights will be responsible for providing a personal credit card for the additional charges. Personal travel added to business trips will not be reimbursed.
c. **Councilmembers appointed by the City Council to serve on a committee or board on behalf of the City or as a representative of the City:** Councilmembers shall be entitled to reimbursement for mileage and meals for meetings outside of Lake Tahoe Basin in accordance with the adopted Travel Policy. Councilmembers may be request reimbursement for one overnight stay for a meeting more than two hours away from South Lake Tahoe.
d. **Councilmembers serving on a committee or board of their own choosing:** Councilmembers may request reimbursement for travel expenses from the City Council.
e. **Conferences/Professional Events:** Councilmembers who wish to attend a conference or professional event related to their work as a public official shall request approval of their travel in advance by the City Council at a regular Council meeting. The City Clerk shall place the request on the next available Council agenda.
f. **Miscellaneous expenses:** Councilmembers may request reimbursement from the City Council for miscellaneous expenses related to their work as a City Councilmember that could include, but are not limited to, representing the City's interests at organized

activities, events, meetings and formal and informal gatherings.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager

Meeting Date: May 2, 2023
Agenda Item #: 20

Agenda Item: Agenda Planning Calendar

Executive Summary: The Agenda Planning Calendar is a projection of items coming before City Counci, for consideration.

Requested Action / Suggested Motions: A Councilmember may request that an item be placed on a future agenda. Upon the support of one (1) additional Council Member, direction shall be given to the City Manager to calendar the item for a convenient future agenda, but no sooner than the second meeting after the request was made, and/or modify the Agenda Planning Calendar as desired.
Responsible Staff Member: Joseph Irvin, City Manager

Responsible Staff Member: Joseph Irvin, City Manager (530) 542-6043

Reviewed and Approved By:
Susan Blankenship, City Clerk

Attachments:

APC -04 26 2023.pdf

2023 Agenda Planning Calendar (Updated 04 26 2023)

Department		Agenda Item	Agenda Section
May 16, 5:30 p.m.	**City Mngr**	Water Bottle Refill Station Funding	
		Washoe Tribe Land Achnowledgement Presentation & Resolution	NB
		Senior Planner Position Allocation	
		Tesla Chargers Contract Amendment 1	
	Dev Services	EV Charging Station Ordinance (first reading)	
	Finance	Quarterly Report	
	Parks & Rec	Donation Acceptance - Skate Park & Park Ranger Program	
	Public Works	Annual Report	NB
		Pavement Management Plan Update	
		EDC Service AREA 3 Snow Removal Parcel Assessment	PH
June 6, 9 a.m.	**CA/CM**	Annexation Study	NB
	City Attny	Franchise Agreement with South Tahoe Refuse	
	City Mngr	Climate Action CORE MOU	
		Civic Spark Agreement	
	City Clerk	Proclamation June is Bike Month	

2023 Agenda Planning Calendar (Updated 04 26 2023)

		Proclamation June is Pride Month	
	Dev Services	Policy Regarding Disposition of TRPA Development Commodities	
		Permit Tracking and Public Portal Software PSA Award	
		Repeal of Arts & Crafts Fair Ordinance	
	Police	Police Patrol Vehicle Replacement	
		SRO/LTUSD Contract 2023-2024	
	Public Works	Facility Conditions, ADA and Sustainability Presentation	NB
		Financing Options for Stormwater Management and Snow Operations	
		Vision Zero Grant Acceptance	
		School Zone Designation for Lake Tahoe Blvd	NB
		Parking Restriction and Enforcement Code Modification	NB
		Agreement Update with Heavenly	NB
June 20, 5:30 p.m. CC/STRSA	**City Attny**	Purchasing Ordinance/Public Works Contracts	UB
	City Manager	2023 Cannabis Grants	
		Via cost analysis of municipal fixed-route and microtransit service	
	Dev Services	TVAP Update	

2023 Agenda Planning Calendar (Updated 04 26 2023)

		3900/3908 Lake Tahoe Blvd DDA	
		REACH Code options	UB
		South Tahoe Refuse Report	
		PLHA Formula Grant Amendment	
		TCAP Update	
	Finance	Annual Special Tax for CFD 2001-1 Series 2015 FY 2023-2024	Consent
		Mello-Roos Special Tax for Community Facilities District No. 1995-1	Consent
	Public Works	Hwy 50/89 Concrete/Pavement Option	
		CIP Presentation	
Aug 8, 9 a.m.	**City Manager**	TRPA Regional Grant Program (EV Charging/Pioneer Project)	
	Dev Services	City/CTC land exchange agreement	
		Resiliency Center Grant	
	Public Works	Award Contract - Rec Center Project	
		Snow removal from City Sidewalks	
		Fire Station 3 Immediate Repairs, Renovation vs Rebuild	UB
Aug 22, 9:00 a.m.	**Budget Workshop**		

2023 Agenda Planning Calendar (Updated 04 26 2023)

	Public Works	Award PPE Broadband Master Plan
		Award Police Department Roof Replacement
Sep 12, 9 a.m.	**Dev Services**	Pro-Housing Designation
Unscheduled/Pending		
	City Attorney	
	City Attny/PW	Amendments to Small Cell Policy
	City Clerk	Records Management Policy (Updated)
		Policy - Use of Personal Devices for City Business
	City Manager	Comprehensive Energy Services Contract
		Conservancy Forest Health Report
		Electric Vehicle Charging Contract
		Electric Municipality - Legal Feasability Analysis
		SEED Solar Photovoltaic Project PPA
	Dev Services	Plan Area Statement Update for Tourist Accommodation Uses
		Waiting list for Housing Needs
		Single Room Occupancy Program Amendments

2023 Agenda Planning Calendar (Updated 04 26 2023)

Finance	Software Purchase
Fire	Weed abatement/nusance Program - Defensable Space Policy
	Type III Fire Engine Purchase
	Public Safety Pier at Ski Run Marina
Parks & Rec	Parks Foundation MOU
	Amendment 1 to Bijou Bike Park Association Maintenance Agreement
	Tahoe Swim Team Use Agreement
	Bijou Golf Course "Rock the Lake" Event and Review
Public Works	Award Contract EV Charging 1700 Shop Street