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TAHOE REGIONAL PLANNING AGENCY  
HEARINGS OFFICER STAFF SUMMARY

Project Name: South Tahoe Public Utility District Luther Pass Pump Station Electrical Building

Application Type: Public Service – Local Public Health and Safety

Applicant: South Tahoe Public Utility District

Applicant's Representative: Julie Ryan

Agency Planner: Theresa Avance, Senior Planner

Location: 3755 Grass Lake Road, El Dorado County, California

Project Number/File Number: 036-370-35/ERSP2015-0731

Staff Recommendation: Staff recommends approval of the project based on this staff summary and evidence contained in the project record.

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Project and Site Description: The proposed project is to construct a new one-story electrical building with a new transformer pad and covered access walkway to replace the existing exterior electrical switchyard and capacitors at the existing Luther Pass Export Pump Station located in Christmas Valley. The new 1,144 sq. ft. building will be located immediately adjacent to the existing pump station in high capability lands, and will remove or underground much of the existing outdoor electrical equipment. Once the new building is constructed, the old switchyard, transformers, capacitor banks and switchgear will be removed and the site restored. All land coverage necessary for this project will be relocated onsite.

The project site is located in Christmas Valley, El Dorado County, in a residential neighborhood consisting of single family dwellings. The 1.47-acre parcel consists of Land Capability Classification 1a, 1b, and 5, and contains the Luther Pass Sewer Pump Station, originally constructed in 1966 and modified in 2009.

Issues: The use (Local Public Health and Safety) is identified as a Special Use in the associated Plan Area Statement, and therefore any additions or modifications require Hearings Officer review in accordance with Subsection 2.2.2 of the TRPA Code.

Staff Analysis:

- A. Environmental Documentation: TRPA staff has completed the “Project Review Conformance Checklist and Article V (g) Findings” in accordance with Subsection 4.4.2 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer hearing and at TRPA.
- B. Plan Area Statement: The project is located within Plan Area 137 – Christmas Valley. The Land Use Classification is Residential and the Management Strategy is Mitigation. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations, and special policies. The use (local public health and safety) is listed as a special use.
- C. Land Coverage: This project complies with land coverage requirements of the TRPA Code of Ordinances.
- D. Height: This project complies with height requirements of the TRPA Code of Ordinances.
- E. Grading: This project complies with the excavation requirements of the TRPA Code of Ordinances.

Required Findings: The following is a list of the required findings as set forth in Chapters 4 and 21 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

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

Based on the findings provided on the Article V(g) Findings Checklist, there is sufficient evidence in the project file to make this finding.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

The project meets the provisions of the TRPA Code of Ordinances, any environmental impacts can be mitigated to less than significant levels, and will not cause the environmental threshold carrying capacities to be exceeded.

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

All potential effects are temporary and shall be mitigated through temporary and permanent BMPs. The applicant will meet or exceed all federal, state, or local water quality standards. Upon completion of construction, the project will have no impact upon water quality standards.

2. Chapter 21 – Special Use Findings:

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

The new one-story electrical building is proposed to replace the existing and outdated outdoor electrical equipment on the same project area to ensure the continuous operation of this export pump station. The proposed building has been designed to resemble the existing adjacent pump building, with a similar dark green color consistent with the existing residential neighborhood in which it will be located. This modification is consistent with the existing use on the site, and will remain compatible with the surrounding uses.

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

The project will not increase disturbances to the surrounding property in the neighborhood, as there is no change or intensification of use associated with this project. The project will continue to protect the general welfare of the region by ensuring the continuation of proper disposal of treated effluent outside the Tahoe Basin. The applicant will be required to install temporary and permanent Best Management Practices (BMPs) on site as a part of project approval.

- (c) The project, to which the use pertains, will not change the character of the neighborhood or detrimentally affect or alter the purpose of the applicable

planning area statement, community plan and specific or master plan, as the case may be.

The project, which is limited to replacing and upgrading existing facilities without increasing capacity, will not enhance the character of the neighborhood by placing the existing exterior electrical equipment inside a building and out of sight.

Required Actions: Staff recommends that the Hearings Officer take the following actions:

- I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.
- II. Approve the project, based on the staff summary, subject to the conditions contained in the attached Draft TRPA Permit.

Contact Information: For questions regarding this project, please contact Theresa Avance, AICP, Senior Planner, at (775) 589-5224 or [tavance@trpa.org](mailto:tavance@trpa.org).

Attachments:

- A. Draft Permit
- B. Site Plans



**APN 036-370-35  
FILE NO. ERSP2015-0731**

Excess Coverage Mitigation Fee (1): Amount \$\_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Security Posted (2): Amount \$\_\_\_\_\_ Type \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Security Administrative Fee (3): Amount \$\_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

**Notes:**

- (1) Amount to be determined. See Special Condition 3.C., below.
- (2) Amount to be determined. See Special Condition 3.D., below.
- (3) \$152 if a cash security is posted, or \$135 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: \_\_\_\_\_

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date:

\_\_\_\_\_  
TRPA Executive Director/Designee

\_\_\_\_\_  
Date

***SPECIAL CONDITIONS***

1. This permit specifically authorizes the construction of a new one-story electrical building with covered access walkway and a new transformer pad to replace the existing exterior electrical switchyard and capacitors. The new 1,144 sq. ft. building will be located immediately adjacent to the existing pump station in high capability lands, and will remove or underground much of the existing outdoor electrical equipment. Once the new building is constructed, the old switchyard, transformers, capacitor banks and switchgear will be removed and the site restored. All land coverage necessary for this project will be relocated onsite.
2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.
  - A. The site plan shall be revised to include:
    - (1) The following revised proposed land coverage calculations:
      - (a) Banked Class 5 land coverage = 82 sq. ft.

- (2) A note indicating: "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."
  - (3) A note indicating: "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."
  - (4) A note indicating that the loading dock on the electrical building is designed specifically for installation of the necessary equipment within the new building. Vehicular access to the loading dock will be eliminated once the equipment has been installed, and the ground area revegetated and protected from future disturbance.
- B. The elevations shall be revised to include:
- (1) The low point of the foundation wall at natural grade, in relation to the contour elevations. TRPA staff has estimated the low point to be approximately 6475.
  - (2) The elevation of the highest roof ridge in relation to the contour elevations. TRPA staff has estimated the roof ridge elevation to be 6497.
  - (3) The proposed height of the structure, as measured from the lowest point of the foundation wall of the structure at natural grade to the highest roof ridge.
- C. The affected property has 11,523 square feet of excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within Hydrologic Transfer Area 5 – Upper Truckee, or by submitting an excess coverage mitigation fee.

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

Estimated project construction cost multiplied by the fee percentage of 2.5% (as identified in Table 30.6.1-2 of Subsection 30.6.1.C.3. of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

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

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$8.50 for projects within

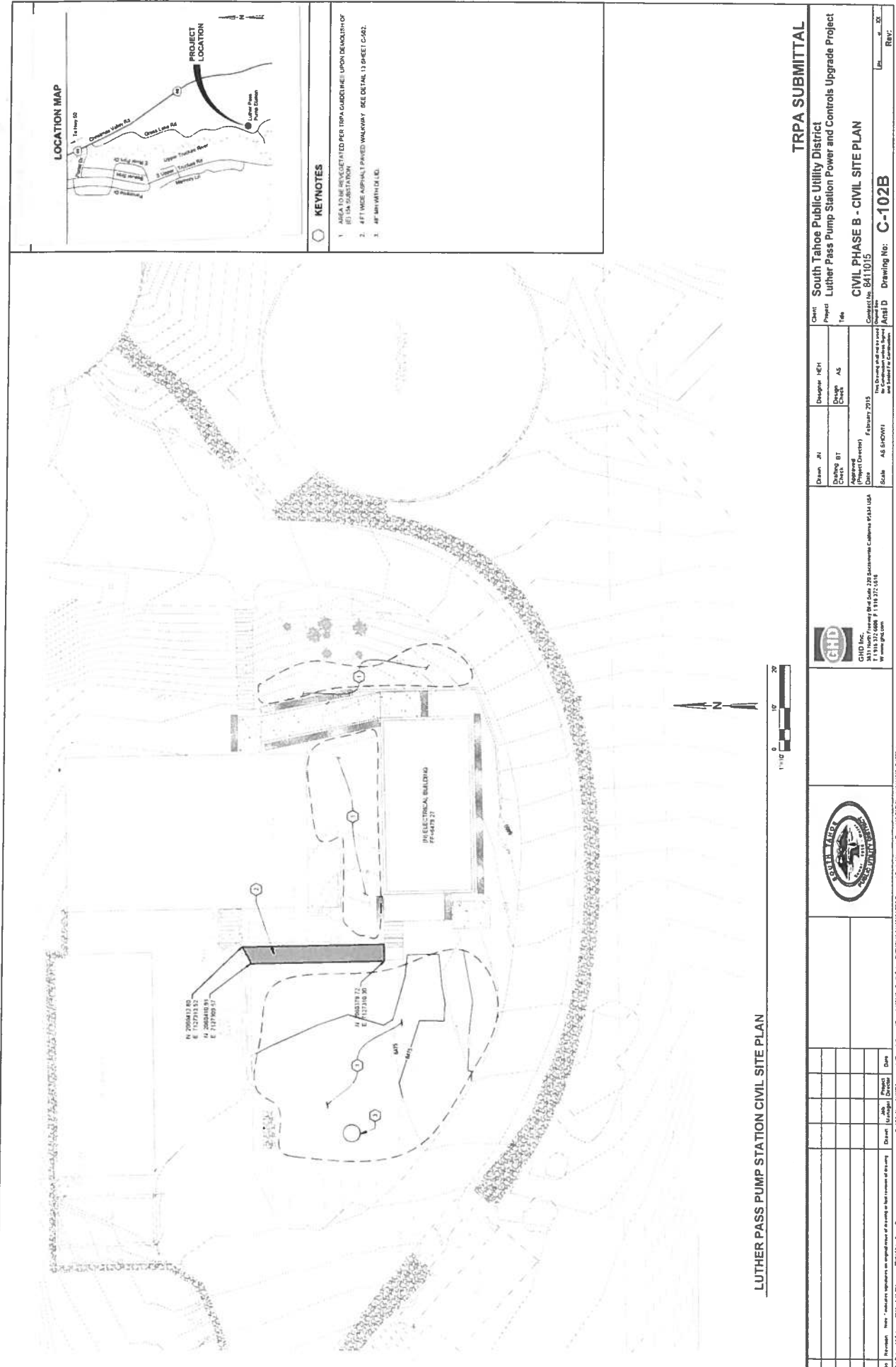
Hydrologic Transfer Area 5 – Upper Truckee. Please provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.

- D. The security required under Standard Condition I.B. of Attachment Q shall be equal to 110% of the estimated BMP cost, and shall be determined upon the permittee's submittal of required Best Management Practices plan and related cost estimate. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
  - E. The permittee shall submit three sets of final construction drawings and site plans to TRPA.
- 4. The permittee shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said schedule shall include completion dates for each item of construction, as well as BMP installation for the entire project area, as outlined in Section 33.5 of the TRPA Code of Ordinances.
  - 5. Temporary and permanent BMPs may be field-fit as appropriate by the TRPA inspector.
  - 6. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.  
  
Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.
- 7. The permittee shall prepare and provide photographs to the TRPA Compliance Inspector that have been taken during construction that demonstrate any subsurface BMPs or trenching and backfilling proposed on the project have been constructed correctly (depth, fill material, etc.).

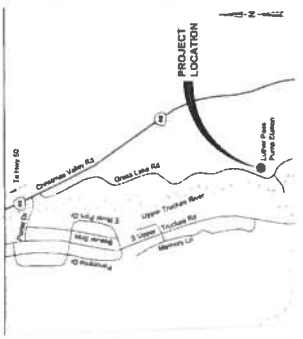


8. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
9. Excavation equipment shall be limited to approved construction areas to minimize site disturbance. No grading or excavation shall be permitted outside of the approved areas of disturbance.

End of Permit



**LOCATION MAP**



**KEYNOTES**

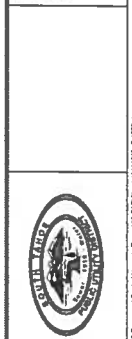
1. AREA TO BE RECONSTRUCTED PER TRPA GUIDELINES UPON DEMOLITION OF EXISTING BUILDING.
2. 4 FT WIDE ASPHALT PAVED WALKWAY. SEE DETAIL 13 SHEET C-02.
3. 4 FT 6 IN W/TH D.I.E.L.

**LUTHER PASS PUMP STATION CIVIL SITE PLAN**

1" = 10'

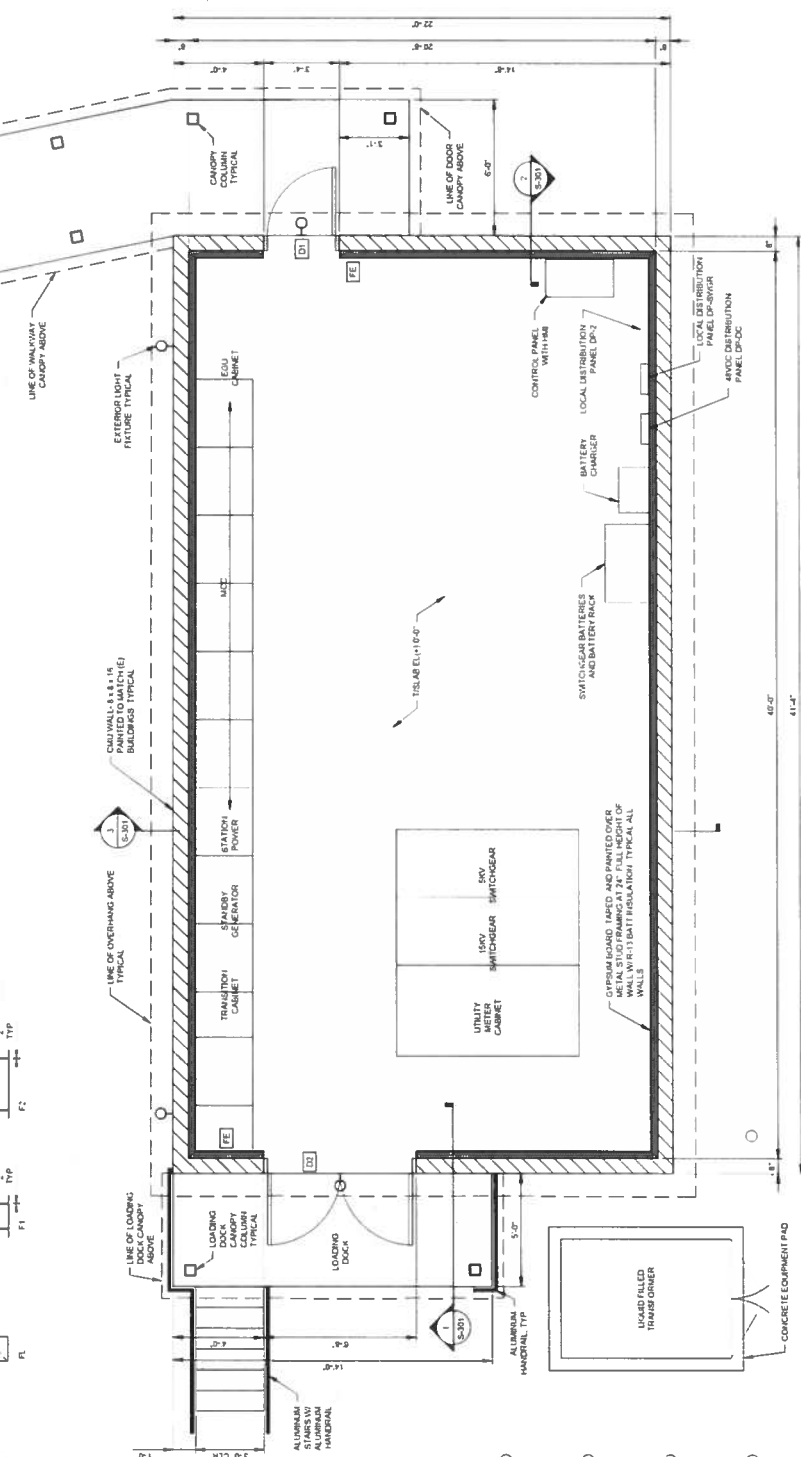
**TRPA SUBMITTAL**  
 Client: South Tahoe Public Utility District  
 Project: Luther Pass Pump Station Power and Controls Upgrade Project  
 Title: CIVIL PHASE B - CIVIL SITE PLAN  
 Contract No. 8411015  
 Drawing No. C-102B  
 Date: 1/13/15  
 Rev: 00

Drawn By: AS (SUD/01)	Design: REH	Check: AS
Checked By: AS	Design: BT	Check: AS
Approved: (Signature)	Date: February 2015	Scale: AS (SUD/01)
GHD Inc. 200 Sacramento Valley Blvd. Suite 200 Sacramento, California 95834 USA T 916.377.0608 F 916.377.0516 W www.ghd.com		



Date	By	Check	Date

DOOR #	DOOR SIZE		DOOR TYPE		FRAME		MISCELLANEOUS		HARDWARE GROUP
	WIDTH	HEIGHT	MATL	FINISH	MATL	FINISH	DETAIL	GLASS	
1	3'-0"	7'-2"	HOLLOW METAL	FL	FIELD PAINTED	FIELD PAINTED	4x4-501	4x4-501 SH	NW-1 PER SPEC. SECTIONS 07.10.0 SECTION 07.10.0
2	3'-0"	7'-2"	HOLLOW METAL	FL	FIELD PAINTED	FIELD PAINTED	4x4-501	4x4-501 SH	NW-1 PER SPEC. SECTIONS 07.10.0 SECTION 07.10.0



DOOR SCHEDULE		FLOOR PLAN	
DOOR #	DOOR TYPE	DOOR #	DOOR TYPE
1	FL	2	FL
2	FL	3	FL
3	FL	4	FL
4	FL	5	FL
5	FL	6	FL
6	FL	7	FL
7	FL	8	FL
8	FL	9	FL
9	FL	10	FL
10	FL	11	FL
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98	FL	99	FL
99	FL	100	FL

**SHEET GENERAL NOTES**

- REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR INFORMATION NOT SHOWN
- REFERENCE TRISAIR ELEVATOR DATUM ELEVATION 4179.77
- [E] INDICATES FIRE EXTINGUISHER AS SHOWN. LOCATE AS SHOWN
- [D] INDICATES DOOR NUMBER. SEE SCHEDULE
- DIMENSIONS ARE TO FACE OF CUR UNLESS NOTED OTHERWISE

BUILDING DATA	
OCCUPANCY	F-1 FACTORY INDUSTRIAL MODERATE-HAZARDOUS
CONSTRUCTION	TYPE V-B
SEISMIC DESIGN CATEGORY	D
AUTOMATIC FIRE SPRINKLERS	NO
AUTOMATIC FIRE SUPPRESSION	YES
FIRE ALARM	YES
BUILDING HEIGHT	19'-0" PROPOSED
NUMBER OF STORES	1
ALLOWABLE FLOOR AREA INCREASES	9 000 S.F.
BUILDING AREA	9165 S.F.

**TRPA SUBMITTAL**

Client: South Tahoe Public Utility District  
 Project: Luther Pass Pump Station Power and Controls Upgrade Project  
 Title: ELECTRICAL BUILDING FLOOR PLAN

Contract No. 8411015

Approved: [Signature] Date: February 2015  
 Designer: [Signature] Date: February 2015  
 Checker: [Signature] Date: February 2015

Scale: 3/8" = 1'-0"

This drawing shall be used only for the project and location as shown. Any other use without the written consent of the Designer is prohibited.

Sheet No. 1 of 32  
 REV: [ ]

