

**BEFORE THE PUBLIC UTILITIES COMMISSION OF NEVADA**

**In Re Application of Edgewood Companies for** ) **Docket No.** \_\_\_\_\_  
**Permit Under Utility Environmental Protection** )  
**Act for Construction of Raw Water Intake** )  
**Extension in Lake Tahoe and Related Facilities** )  
)

**APPLICATION OF EDGEWOOD COMPANIES  
FOR PERMIT UNDER UTILITY ENVIRONMENTAL PROTECTION ACT  
FOR CONSTRUCTION OF RAW WATER INTAKE EXTENSION  
IN LAKE TAHOE AND RELATED FACILITIES**

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## **EXHIBITS**

- A. Map of the EWC Service Area
- B. Regional Map
- C. Site Plan
- D. Location Map
- E. Layout Diagram of Proposed Facility
- F. Scaled Diagrams
- G. TRPA Application
- H. Preapplication Notice
- I Proof of Submission to Nevada State Clearinghouse
- J. Copies of Obtained Permits

## **SUMMARY.**

Edgewood Companies has commenced construction of a resort lodge on the Edgewood Tahoe Golf Course consisting of 154 hotel rooms, lobby, reception area, concierge area, great room, bar, adventure center, cafe, kids camp, bistro restaurant with display kitchen, two private dining rooms, ballroom, pre-function area, day spa, fitness center, boutique retail, real estate sales office, administrative offices, outdoor swimming pool and spa, pool bar, porte cochere, and associated kitchen (the "Lodge").

Edgewood Water Company (EWC) provides water service to an area that includes the Stateline, Douglas County, Nevada casino core area, Edgewood Tahoe Golf Course and Clubhouse and Van Sickle Bi-State Park. A map of the EWC Service Area is provided in Exhibit A attached hereto and by this reference incorporated herein.

EWC pumps water from Lake Tahoe via a pump station and through a raw water transmission main to its treatment plant. EWC's surface water treatment plant utilizes ultraviolet light and ozone treatment, without filtration, under the terms of a filtration avoidance waiver from Nevada Department of Environmental Protection (NDEP). The Lodge is within EWC's Water Service Area.

EWC's existing water intake line, Lake Tahoe pump station and raw water transmission line are also located on or adjacent to the Edgewood Tahoe Golf Course. The location of the Lodge and EWC's existing water intake line, pump station and raw water transmission line present a unique opportunity for meeting the cooling requirements for the Lodge by heat exchange of water pumped from Lake Tahoe to meet the water demands of EWC's water customers, while at the same time providing long term and indirect benefits to EWC as a water utility. This unique opportunity, referred to herein as "Lake Source Cooling," requires the extension of EWC's raw water intake line in Lake Tahoe and construction of some related facilities.

The temperature of water drawn from an extended and deeper intake will be approximately 43° F, and likely will not vary with the season. Water temperatures from EWC's existing intake line vary seasonally from approximately 50° to 65° F. Colder water will allow the raw, untreated water to be used for cooling purposes at the nearby Lodge. To achieve what is a considerable energy savings from the use of colder water, rather than the conventional chiller and cooling tower, water pumped from Lake Tahoe would be diverted from the raw water transmission line, passed through a heat exchanger at the Lodge, and then be returned to the raw water transmission line and continue to the EWC treatment plant, which is located approximately 1.2 miles east of the shore of Lake Tahoe. The diversion of raw water through the heat exchanger is a non-consumptive use of the water. The extended raw water intake line will reduce the risk from pathogens to the EWC water supply, and will eliminate algae growth on the intake screen. The Raw Water Intake Extension will also be much less susceptible to vandalism or a terrorist act at the proposed depth.

The construction of the intake line extension and all related facilities will be undertaken

and paid for by Edgewood, and Edgewood will be responsible for any and all costs associated with operation and maintenance of the extended portion of the intake line. On completion of construction, the intake line extension and related facilities will be dedicated to EWC.

Pursuant to N.R.S. 704.870 and N.A.C. 703.415 et seq., Edgewood hereby applies for a permit under the Utility Environmental Protection Act (UEPA) to extend EWC's existing water intake line approximately 3,000 lineal feet, which will place the depth of the intake screen about 600 feet below the surface of Lake Tahoe. At the proposed location, the intake will be located about 3,300 feet off of the shoreline. By contrast, EWC's existing intake screen is located approximately 1,600 feet from the shore at a depth of approximately 25 feet. Construction of the extension will begin in 2016 after all permits are obtained, and is intended to be completed so that the new facilities are in operation by the time cooling is needed for the Lodge while still under construction.

## **I. DESCRIPTION OF LOCATION OF PROPOSED FACILITY.**

### **A. General Description of Location of the Proposed Utility Facility and Regional Map Identifying the Location of the Proposed Facility**

The Raw Water Intake Extension will be located within Lake Tahoe offshore from the Edgewood Tahoe Golf Course. The related heat exchangers and other facilities will be located on APN 1318-27-001-015 and/or 1318-27-001-016.

A regional map showing the general location of the proposed Raw Water Intake Extension and related facilities, relative to EWC's Lake Pump Station and the proposed Lodge is attached hereto and by this reference incorporated herein as Exhibit B.

### **B. Legal Description of Site.**

The project will be located in Lake Tahoe and Douglas County APNs 1318-27-001-015 and 1318-27-001-016. Substantially all of the facilities will be located at or near the existing Lake Pump Station. See Site Plan, Exhibit C.

### **C. Appropriately Scaled Site Plan Drawings of the Proposed Utility Facility, Vicinity Maps and Routing Maps.**

Drawings showing the location of the Raw Water Intake Extension and related facilities is by this reference incorporated herein and attached hereto as Exhibit D.

## **II. DESCRIPTION OF THE PROPOSED UTILITY FACILITY.**

### **A. Description of Size and Nature of Proposed Facility.**

The proposed 3,000± feet intake line extension will connect to the existing 18-inch intake line that is now located approximately 1,600 feet from the shore, with a tee and valves at

approximately 25 feet of depth. The existing intake screen will remain in place, but used only on an emergency basis or in the winter months. The new extension will be constructed of 24-inch diameter high density polyethylene (HDPE) pipe with concrete weights attached to the pipe. The new intake will rest on the lake bottom with a screen extended approximately 10 feet above the lake bottom at this location. Construction joints will be completed by fusing of pipe joints of manageable lengths on the Edgewood Tahoe Golf Course outside of the shore zone. The pipe will then be transported by barge and floated into place with weights attached at periodic (20 foot) intervals, which will overcome buoyancy forces and provide pipe stability upon completion. The pipe will be filled with water from Lake Tahoe, and allowed to sink into place. During the processes of floating and sinking the pipe, navigation in the area will be temporarily impeded. A line and new surface buoy are expected to be affixed to the new intake screen to allow for retrieval for service if necessary. Required maintenance is expected to be limited to occasional back-flushing of the screen with water originating from Lake Tahoe, periodic video inspection of the screen using an underwater, remote operated camera, and occasionally exercising the new valves at the existing intake.

For Lodge cooling purposes, water will be diverted from EWC's existing (raw) water transmission main through new heat exchangers to be located within the Lodge, and will then be returned to the raw water transmission main. It is a closed loop system and non-consumptive. There will be a slight pressure loss through the cooling loop, which has been estimated to be less than 2 psi. Cooling demands are greatest between noon and 6 PM daily; cooling demands are minimal between 1 AM and 6 AM. The bulk of the cooling demands, therefore, vary between 6:30 AM and about 12:30 AM.

In order to meet those cooling demands, the EWC pump capacity and controls were evaluated. EWC's raw water pump station presently consists of three vertical turbine motors with constant speed pumps. Each of the pumps produces about 930 GPM of water at the required system head. The controls for these pumps are configured as a classic lead-lag-standby configuration. This means that when the levels within the storage tanks drop to a set level, the automated controls call for water and the Lead Pump is signaled to turn on. The Lead Pump continues to operate at full speed until the pre-set levels in the tank(s) are reached. If, for any reason, after the Lead Pump is called, water levels continue to drop and ultimately drop below a pre-set level, the control system calls for the Lag Pump. In that instance, the Lead and Lag Pumps operate together to fill the storage tanks to capacity. The Standby Pump is only used if the Lead and Lag Pumps are unable to meet system demands (e.g., fire, main break, etc.) and water levels within the tanks continue to drop.

There are two relatively large storage tanks that support EWC's need to regulate its water supply and for emergency water storage. As part of the water system analysis of the Lodge, prior to EWC issuing a will-serve letter, it was found that EWC's existing infrastructure has sufficient capacity to meet projected water and fire flow demands with the Lodge under each of the demand scenarios required by Nevada Administrative Code (NAC). Further analysis of these same code requirements suggests that the required pumping capacity could be achieved even if the pumping capacity of one of the existing pumps was reduced. The amount of excess pumping capacity is about 400-450 GPM.

As currently configured and operated, EWC's pumping capacity and controls will not be able to meet the Lodge's variable cooling demands from the raw water line. Essentially, the fixed speed pumps and operational sequences are not capable of accommodating the fluctuating cooling demands. In addition, once the water storage tanks are full, and if cooling demands are in excess of domestic demands, there is no place for the pumped water to be stored. Excess raw water would then have to be discharged to the water features at the Edgewood Tahoe Golf Course or treated water would be allowed to overflow the existing storage tanks resulting in a discharge to Edgewood Creek.

Therefore, in addition to the Raw Water Intake Extension, the existing motors on the pumps and the pump controls will be modified to allow for variable pumping rates together with a change in operational sequencing and controls. These modifications are anticipated to include equipping each of the three existing vertical turbine pumps with variable frequency drives and related controls. Additionally, two new submersible pumps will be installed to meet cooling demands below about 700 GPM. The new submersible pumps will be sized to produce 150 - 350 GPM and 250 - 500 GPM, respectively. A new wet well, 30" diameter by 25 feet deep, will be constructed immediately outside the existing pump station to house the new submersible pumps. The discharge piping from the new submersible pumps will be connected to the existing discharge manifold at the Lake Pump Station. Together with the modifications to the existing motors, the modified pump station will be capable of meeting both domestic and cooling demands.

The variable capacities of the modified Lake Pump Station are expected to allow EWC to more efficiently meet these demands while avoiding or minimizing the need to discharge excess pumped raw water to the Edgewood Tahoe Golf Course.

During the project review process, Nevada Division of State Lands has requested that the former intake line, which was allowed to be abandoned in place when the existing intake line was constructed, be removed. As of this date, a portion of the former intake line is exposed at the beach creating an undesirable and unnecessary visual nuisance. Removal of this facility can be accomplished with minimal ground disturbance by capping both ends and pumping the pipeline full of air, which will cause the pipeline to float. The additional buoyancy will allow it to be dismantled and removed from Lake Tahoe using a barge. The project, therefore, includes this additional element of work.

**B. Description of Natural Resources That Will Be Used During the Construction and Operation of the Proposed Facility.**

No significant impacts to natural resources are anticipated from construction of the Raw Water Intake Extension and related facilities. No significant impacts to natural resources are anticipated from operation of the Raw Water Intake Extension and related facilities.

Resources required for construction include:

- Electric power to operate certain pipe assembly equipment
- Gas and diesel as fuel to operate certain construction equipment including the barge during installation of the new intake line

**C. Layout Diagrams of Proposed Facility and Its Associated Equipment.**

See Exhibit E, Layout Diagram.

**D. Scaled Diagrams of the Structures at the Proposed Facility.**

See Exhibit F, Structure Diagram.

**III. COPIES AND SUMMARIES OF STUDIES THAT HAVE BEEN MADE OF THE ENVIRONMENTAL IMPACT OF THE PROPOSED FACILITY.**

A Tahoe Regional Planning Agency (TRPA) Shorezone and Lakezone Project Application and Screening Criteria Information Packet, with attachments (the "Application"), was prepared to analyze the impacts of the Raw Water Intake Extension and related facilities. The Application indicates no significant environmental impact from this project. A copy of the Application is attached hereto as Exhibit G.

**IV. REASONABLE ALTERNATE LOCATIONS FOR PROPOSED FACILITY.**

**A. Description of Reasonable Alternative Locations for the Proposed Facility.**

Achieving the benefit of the naturally occurring cold water within Lake Tahoe requires use of water pumped by EWC for later use by its customers. The intake extension must be constructed from EWC's existing intake line and its Lake Pump Station. The location of the terminus of the intake extension is depth sensitive and this criterion dictated the final location of the new screen. The alignment of the pipe was determined from a bathymetric survey of the bottom surface of Lake Tahoe and was selected to avoid identified boulders and provide for a smooth pipeline alignment at a minimum length. As a result of these considerations, no alternate locations were evaluated or are feasible.

**B. Description of the Comparative Merits or Detriments of Each Location Submitted.**

As described above, no other alternative locations were considered.

**C. Statement of Reasons Why the Location Chosen Is Best Suited for the Proposed Facility.**

The location chosen for the facility is best suited for it because, as stated above, the intake extension must be constructed from EWC's existing intake line and must be located

consistent with the location of EWC's existing Lake Pump Station.

**V. COPIES OF PUBLIC NOTICES OF THE APPLICATION AND PROOF OF PUBLICATION OF PUBLIC NOTICE.**

A copy of the Public Notice of the Application as required by N.R.S. § 704.870(4) and N.A.C. § 703.423(5) is by this reference incorporated herein and attached here as Exhibit H. A copy of the proofs of publication will be filed as soon as they are available under separate cover.

**VI. PROOF OF SUBMISSION OF COPY OF APPLICATION TO THE NEVADA STATE CLEARINGHOUSE WITHIN THE DEPARTMENT OF ADMINISTRATION TO ALLOW AGENCY REVIEW AND COMMENT.**

A proof of service of this Application on the Nevada State Clearinghouse is by this reference incorporated herein and attached hereto as Exhibit I.

**VII. EXPLANATION OF THE NATURE AND PROBABLE EFFECT OF CONSTRUCTION OF THE PROPOSED FACILITY ON THE ENVIRONMENT.**

Construction of the proposed Raw Water Intake Extension and related facilities will have no significant environmental impact. In fact, by using naturally occurring cold water from Lake Tahoe, in lieu of the conventional chillers and cooling towers otherwise necessary to meet cooling demands, the project has a net reduction in demands on electrical power and natural gas facilities, resulting in an indirect, but substantial benefit to the environment. The intake extension line will be under water, the heat exchanger will be located within the Lodge building, and the new pump controls and submersible pumps will be located within or immediately adjacent to EWC's existing Lake Pump Station building.

**A. Reference to Studies Described in Section III Above.**

A copy of the TRPA Application is by this reference incorporated herein and attached hereto as Exhibit G.

**B. Environmental Statement.**

- 1. Names, Qualifications, Professions and Contact Information of Each Person With Primary Responsibility for Preparation of the Environmental Statement and of Each Person Providing Comments or Input in the Preparation of the Statement:**

Names	Qualifications / Profession	Contact Information
Robert O. Anderson R.O. Anderson Engineering, Inc. 1603 Esmeralda Avenue Minden, Nevada 89423	P.E.; CFM, WRS Mr. Anderson has over 30 years of infrastructure planning, analysis and design experience for municipal systems, including potable drinking water treatment and distribution. His experience includes serving as the District Engineer for municipal water and sewer districts in both Nevada and California. He is accomplished in administering complex construction contracts in difficult regulatory environments.	775-215-5026
Coleen Shade R.O. Anderson Engineering, Inc. 595 Tahoe Keys Blvd., Ste. A-2 S. Lake Tahoe, California 96150	AICP, CEP Ms. Shade has over 24 years of experience in environmental and land use planning. Her experience includes environmental analysis for both the public and private sectors under the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and the Tahoe Regional Planning Agency (TRPA) Compact.	530-600-1662
Tahoe Regional Planning Agency (TRPA) P.O. Box 5310 Stateline, Nevada 89449  James Baetge Tiffany Good	Public Hearings Officer Senior Planner	775-588-4547

**2. Bibliography of Materials Used in the Preparation of the Environmental Statement.**

TRPA Shorezone and Lakezone Project  
 Application and Screening Criteria  
 Information Packet with Attachments

**3. Description of the Environmental Characteristics of the Project Area Existing at Time of Filing of This Application With the Public Utilities Commission of Nevada.**

The existing intake line crosses mapped marginal fish habitat according to the Tahoe Regional Planning Agency (“TRPA”) fishery maps. The installation of the 3,000 linear foot extension will occur in the lake zone at depths between 25 feet and 600 feet. The lake bed substrate in the project area consists of coarse sands that have been transported via littoral processes and exposed to wave-wash in areas close to shore. The Project as proposed will not impact Lake Tahoe fisheries.

Habitat is not present within the project area or adjacent to it to support nesting migratory birds or species protected under the Endangered Species Act. The Project is located within and surrounded to the west by open water (Lake Tahoe). The Edgewood Tahoe Golf Course abuts the project area to the east.

The beach portion of the project area is sparsely vegetated with low lying herbaceous plants and with little to no vegetation occurring between 6,223.0 and 6,228.0. Tahoe Yellow Cress (*Rorippa subumbellata*), a species of interest, is known to populate the beach area. Tahoe Yellow Cress is a rare plant that only occurs within the shorezone of Lake Tahoe in California and Nevada. The species is listed as endangered by the State of California, and critically endangered in Nevada. The U.S. Fish and Wildlife Service identified Tahoe Yellow Cress as a candidate species for listing in 1999 under the Endangered Species Act. The TRPA also identifies Tahoe Yellow Cress population sites as an environmental threshold. In 2003, the agencies with jurisdiction collaboratively directed the preparation of a Conservation Strategy to assist land and resource managers in making informed, practical decisions for the sustained management of the plant. Thus far, the successful implementation of the Conservation Strategy has precluded the need to list the species under the Federal Endangered Species Act.

Consistent with TRPA, Nevada Division of Wildlife, U.S. Fish and Wildlife Service and the Tahoe Yellow Cress Conservation Strategy, the Project will avoid impacts to the plant. Prior to initiation of the Project, a survey for Tahoe Yellow Cress will be conducted and results augmented with studies conducted in 2011 and 2012 for the Edgewood Tahoe Lodge Project. The data gathered from surveys will inform the placement of the protective fencing that will maintain project operations outside of the Tahoe Yellow Cress exclusion zone.

Work related to the existing pumps will take place within the existing Lake Pump Station building. Work required to construct the new wet well necessary to accommodate the new submersible pumps will take place on previously disturbed areas immediately adjacent to the existing Lake Pump Station building.

#### **4. Description of the Environmental Impacts That the Construction and Operation of the Proposed Facility Will Have on the Project Area Before Mitigation.**

No environmental impacts are expected to the area or the region from construction or operation of the extended raw water intake line.

**5. Description of the Environmental Impacts That the Construction and Operation of This Proposed Facility Will Have After Mitigation.**

No adverse environmental impacts have been identified. No environmental impacts are expected from operation. Therefore, no mitigation measures are required.

**VIII. EXPLANATION OF THE EXTENT TO WHICH THE PROPOSED FACILITY IS NEEDED TO ENSURE RELIABLE UTILITY SERVICE TO CUSTOMERS IN NEVADA.**

**A. Description of the Extent to Which the Proposed Facility Will Provide Utility Service to Customers in Nevada.**

Although the reasons for extending the intake line are solely related to cooling for the Lodge, the extension of the intake line will also provide benefits to EWC's water utility customers. The extension will eliminate any future need to extend the line into deeper water because of drought conditions.

The extension of the intake line reduces risk to water supply from pathogens. Generally, pathogens are introduced into Lake Tahoe by body-contact activities, such as swimming, wading and related activities. The proposed intake screen location being approximately 1,700 feet further from the shoreline will function to substantially reduce, if not eliminate, the risk of inadvertent contamination of the water supply. In addition, because the intake screen will be deeper, and all pathogens come from the surface, pathogen concentrations will be reduced at greater depth. Finally, pathogens degrade over time, and given that there is little vertical mixing in Lake Tahoe (vertical mixing at the 600 foot level occurs approximately once every two years), the probability that a viable pathogen could reach the proposed intake is remote.

At a depth of 600 feet, there is no ambient sunlight. As a direct result, no algae blooms or moss will grow on and ultimately clog the intake screen. The current intake must be cleaned regularly to remove these growths. Also, invasive mussels will not colonize at this (600 foot) depth.

At a depth of 600 feet, the intake screen will be much less accessible than the current intake screen, which will serve to minimize, if not eliminate, the threat of vandalism or a terrorist act that would disrupt the public water supply.

The majority of the guests of EWC's customers, including the Lodge, are and will be visitors to the Lake Tahoe Basin. A safe and acceptable water supply is critical to ensure the health and viability of Nevada's tourist industry at Lake Tahoe. The Raw Water Intake Extension will, therefore, enhance the reliability and safety of EWC's water supply.

**B. Description of the Extent to Which the Proposed Facility Will Enhance the Reliability of Utility Service in Nevada.**

The proposed Raw Water Intake Extension and related facilities will enhance the reliability of utility service in Nevada as described in A. above.

**IX. EXPLANATION OF HOW THE NEED FOR THE PROPOSED FACILITY DESCRIBED IN SECTION VIII BALANCES ANY ADVERSE EFFECTS ON THE ENVIRONMENT AS DESCRIBED IN SECTION VII.**

As noted above, construction of the Raw Water Intake Extension will not have a significant effect on the environment.

**X. EXPLANATION OF HOW THE PROPOSED FACILITY REPRESENTS THE MINIMUM ADVERSE EFFECT ON THE ENVIRONMENT.**

The Raw Water Intake Extension has been located and sized to have minimum effects on the environment and to, at the same time, achieve the benefits of lake source cooling.

**A. State of Available Technology.**

Each of the elements of the Lake Source Cooling Project including piping, pumps, motors, variable frequency drives, electronic pump controls and heat exchangers are each commercially available and regularly used in the water supply industry.

**B. Nature of Various Alternatives.**

The alternatives that were considered all address different forms of cooling systems to provide cooling for the Edgewood Lodge. The following alternatives were evaluated:

1. Water Cooled Chillers/Cooling Towers
2. Irrigation Coupled Chillers
3. Lake Source Cooling

**Alternative 1: Water Cooled Chillers/Cooling Towers**

This alternative is the typical conventional approach to cooling large scale commercial buildings and would require:

- Two 200 ton water cooled chillers = 400 tons
- Two 400 gpm CHW pumps = 800 gpm
- 6-inch CHW, 8-inch CW S/R
- Two 250 ton cooling towers = 500 tons
- Two 600 gpm CW pumps = 1,200 gpm
- 800/800 gpm plate and frame heat exchange - waterside economizer
- Municipal water supply for the cooling towers

**Alternative 2: Irrigation Coupled Chillers**

This alternative would generally require the same or similar facilities as Alternative 1, but eliminates the use of cooling towers by using the existing Edgewood Tahoe Golf Course ponds as the cooling reservoir to support the system. However, water available from the golf course ponds is not cold enough to eliminate the chillers. In addition to the above listed components this alternative requires:

- Installation of heat exchanger at the Edgewood Tahoe Golf Course maintenance building and the diversion of irrigation water through heat exchanger. Construction of two, new 8-inch PVC pipes to the mechanical room at the Lodge.

### **Alternative 3: Lake Source Cooling**

The lake source cooling system diverts the cold raw water pumped from Lake Tahoe for EWC's water customers through two heat exchangers to extract the cooling benefit of the water and thereby meet the cooling requirements of the Lodge prior to the water reaching the EWC water treatment plant and tanks. This alternative eliminates both chillers and cooling towers and avoids installing additional site piping for this purpose.

### **Preferred Alternative: Lake Source Cooling**

Having fully weighed and investigated these alternatives, the preferred alternative for meeting the cooling demands of the Lodge is lake source cooling. It presents several environmental and economic advantages for the Lodge project and provides certain environmental and operational advantages for EWC.

#### **C. Economics of Various Alternatives.**

The preferred alternative, Lake Source Cooling, is the most economic alternative to construct and operate over its life cycle. In addition, it will save approximately \$21,000 per year in energy costs, 210,000 KWH, and 72.8 metric tons of carbon dioxide emission per year.

## **XI. EXPLANATION OF HOW THE LOCATION OF THE PROPOSED FACILITY CONFORMS TO APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS.**

The location of the proposed facility requires approval from the TRPA, and prior to construction will need approval from the Nevada Division of State Lands and the United States Army Corps of Engineers, the agencies with primary jurisdiction. Their approval will confirm that it conforms to relevant laws, rules and regulations.

#### **A. List of All Permits, Licenses and Approvals Required by Federal, State and Local Statutes, Regulations and Ordinances.**

<b>Agency/Type of Permit</b>	<b>Date of Application</b>	<b>Date of Approval</b>
Tahoe Regional Planning Agency Shorezone and/or Lakezone Project	August 10, 2015	December 22, 2015
United States Army Corp of Engineers	August 21, 2015	TBD
State of Nevada Bureau of Safe Drinking Water	September 3, 2015	TBD
Nevada Division of Environmental Protection, Bureau of Water Quality Planning	August 20, 2015	Waiver granted August 27, 2015
Nevada Division of State Lands	August 19, 2015	TBD
Nevada State Engineer, Nevada Division of Water Resources, Change in Point of Diversion and Place of Use	October 29, 2015	TBD

Copies of all permits, licenses and approvals obtained by EWC, "Obtained Permits," are by this reference incorporated herein and attached hereto as Exhibit J.

**B. List of All Permits, Licenses and Approvals Applicant Is in the Process of Obtaining to Commence Construction of the Proposed Facility and Estimated Timeline for Obtaining These Permits, Licenses and Approvals.**

Applicant is in the process of obtaining the following permits and approvals:

Public Utilities Commission of Nevada (PUCN) Utility Environmental Protection Act permit for construction of an Raw Water Intake Extension

Tahoe Regional Planning Agency Shorezone/Lakezone Project

United States Army Corp of Engineers

State of Nevada Bureau of Safe Drinking Water

Nevada Division of State Lands

Nevada State Engineer, Nevada Division of Water Resources

It is expected that the above permits and approvals will be obtained by May, 2016. Applicant has submitted this application for a Utility Environmental Protection Act Permit. The permit from the TRPA was obtained on December 22, 2015.

**XII. EXPLANATION OF HOW THE PROPOSED FACILITY WILL SERVE THE PUBLIC INTEREST.**

**A. The Economic Benefits That the Proposed Facility Will Bring to Edgewood, EWC and Nevada.**

The proposed facility will benefit EWC by eliminating the need for future intake line extensions for drought, eliminating algae issues, pathogen issues, and vandalism/terror risks. It will benefit Edgewood by allowing the Lodge to be cooled in a manner which will reduce energy costs and save 72.8 metric tons of carbon dioxide emission per year. The Lodge will benefit the Stateline, Lake Tahoe, Nevada tourist economy.

**B. The Nature of the Probable Effect on the Environment in Nevada if the Proposed Facility Is Constructed.**

As noted above, no adverse environmental effects are expected from the construction of this facility.

**C. The Nature of the Probable Effect on the Public Health, Safety and Welfare of the Residents of Nevada If the Proposed Facility Is Constructed.**

The public safety, health and welfare of the residents of Nevada will be enhanced if the proposed facility is constructed. The facility will make the EWC intake line more reliable during periods of drought, and will reduce the risk of pathogens in the water supply. It will be less susceptible to vandalism or a terrorist act. These benefits enhance the public safety, health and welfare of Nevada residents and visitors to Nevada. The welfare of the residents of Nevada will be enhanced by the Lodge, the economic benefits of the Lodge, and by the efficient and environmentally beneficial manner in which it is cooled.

**WHEREFORE**, Edgewood requests that the Commission issue an order:

1. Granting a final UEPA permit authorizing Edgewood to construct the Raw Water Intake Extension and related facilities; and
2. For other such relief as may be appropriate.

DATED this 24<sup>th</sup> day of December, 2015.

Gordon H. DePaoli  
WOODBURN AND WEDGE  
6100 Neil Road, Suite 500  
Reno, Nevada 89511

By: Gordon H. DePaoli  
Gordon H. DePaoli

**CERTIFICATE OF SERVICE**

I hereby certify that I am an employee of Woodburn and Wedge, and on December 24, 2015, I served each of the following persons with a copy of the Application of Edgewood Companies for Permit Under Utility Environmental Protection Act for Construction of Raw Water Intake Extension in Lake Tahoe by causing the same to be hand delivered as follows:

Public Utilities Commission of Nevada  
1150 E. William Street  
Carson City, Nevada 89701

Douglas County Clerk  
1616 8th Street  
Minden, Nevada 89423

Dated this 24th day of December, 2015.

By: Holly Dewar  
Holly Dewar

Edgewood Water Company  
1300 Buckeye Road, Suite A  
Minden, NV 89423

First Revised P.U.C.N. Sheet No. 59  
Cancels  
Original P.U.C.N. Sheet No. 59

Tariff No. 1

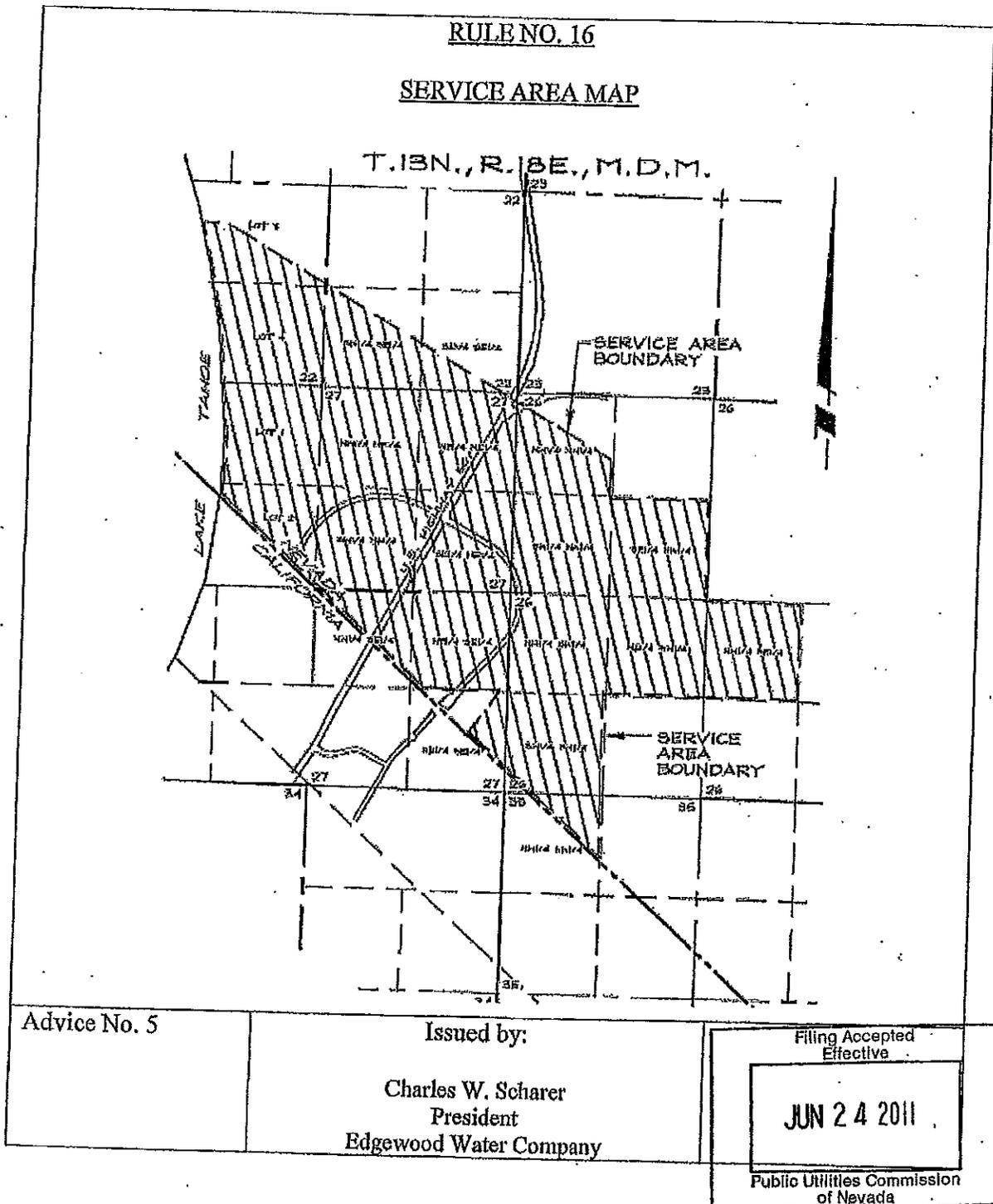


EXHIBIT A

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SCALE: 1" = 2000'

# PROJECT LOCATION

LAKE TAHOE

EXISTING 18" RAW WATER INTAKE

ABANDONED 16" RAW WATER INTAKE, (TO BE REMOVED)

SR 760

US HWT 50

EDGEWOOD GOLF COURSE

EXISTING CLUBHOUSE

EXISTING PUMP ROOM

SR 207

KINGSBURY GRADE

KGID

LAKE

PARKWAY

US HWT 50

CASINO CORE AREA STATELINE, NV

NEVADA CALIFORNIA

# R|O|Anderson

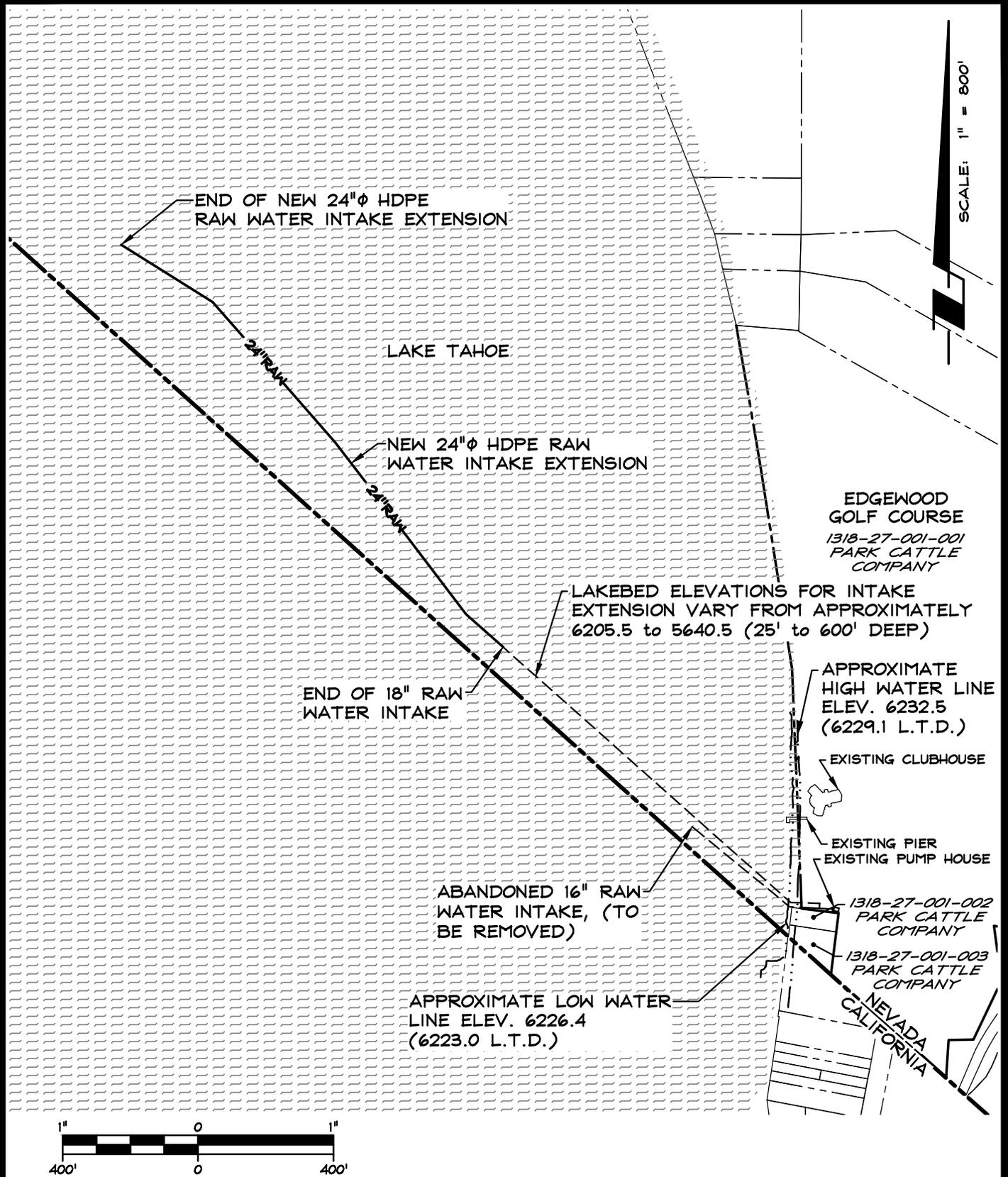
1603 EMERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

## EXHIBIT 'B'-REGIONAL MAP RAW WATER INTAKE EXTENSION EDGEWOOD COMPANIES

0344-086

12/23/15

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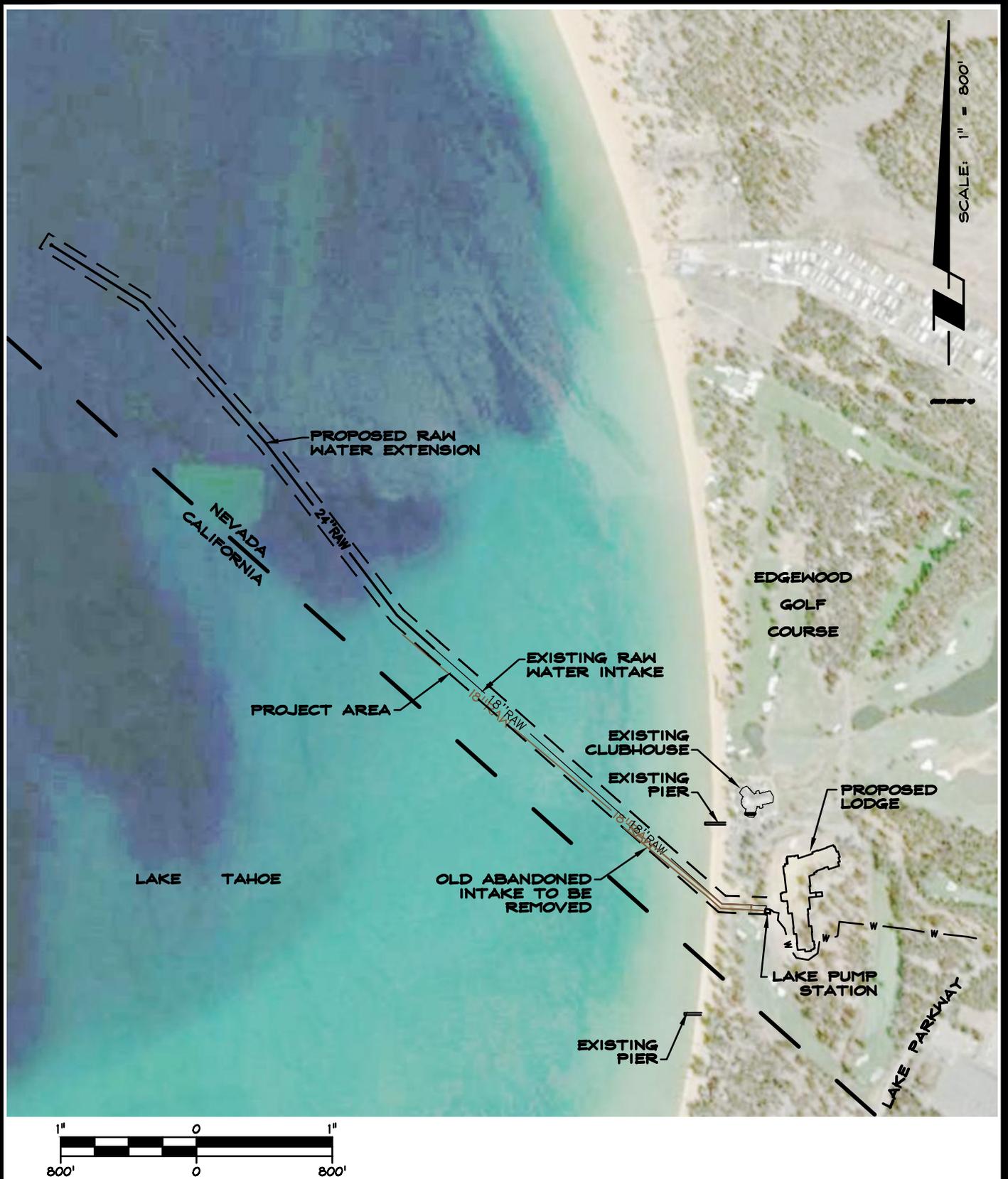
1603 ESMERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

**EXHIBIT 'C'-SITE PLAN  
RAW WATER INTAKE EXTENSION  
EDGEWOOD COMPANIES**

0344-086

12/23/15

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**R|O|Anderson**

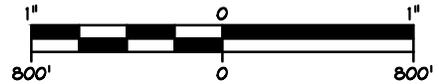
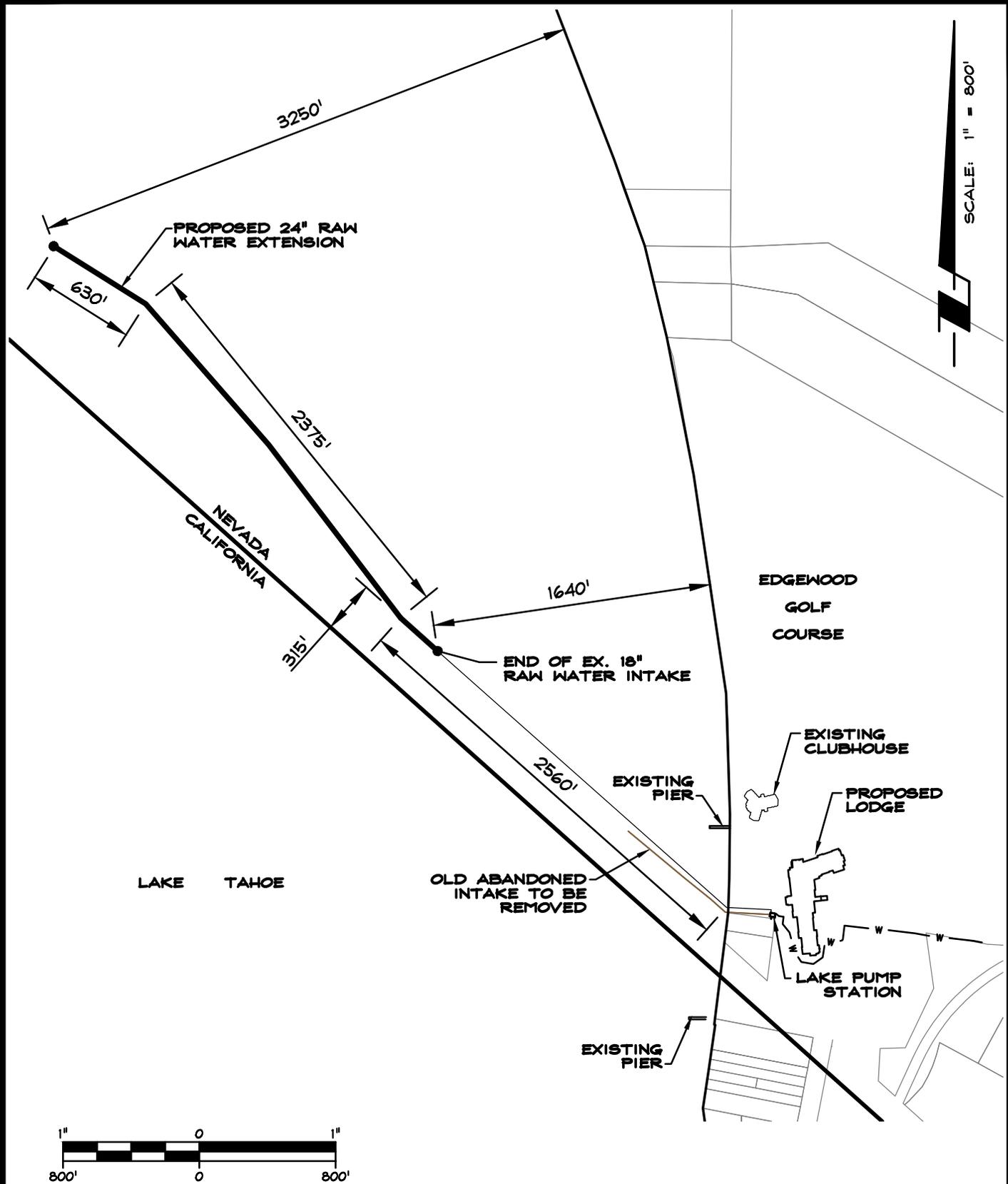
1603 ESERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

**EXHIBIT 'D'-LOCATION MAP  
RAW WATER INTAKE EXTENSION  
EDGEWOOD COMPANIES**

0344-086

12/23/15

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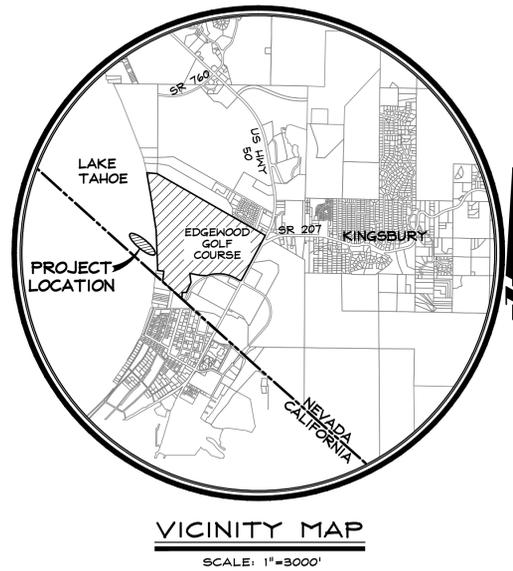
1603 ESERALDA AVENUE / POST OFFICE BOX 2229  
 MINDEN, NEVADA 89423  
 PHONE: (775) 782-2322 / FAX: (775) 782-7084  
 WEB SITE: WWW.ROANDERSON.COM

**EXHIBIT 'E'-LAYOUT  
 RAW WATER INTAKE EXTENSION  
 EDGEWOOD COMPANIES**

0344-086

12/23/15

# RAW WATER INTAKE EXTENSION IMPROVEMENT PLANS FOR EDGEWOOD WATER COMPANY



## PROJECT SUMMARY

TITLE:	RAW WATER EXTENSION
OWNER:	EDGEWOOD COMPANIES 180 LAKE PARKWAY STATELINE, NV 89449 (775) 588-4111
APPLICANT:	EDGEWOOD COMPANIES P.O. BOX 2249 STATELINE, NV 89449 (775) 588-3400
A.P.N.:	1318-27-001-001

## PROJECT INDEX

C1	COVER SHEET
C2	LEGEND, ABBREVIATIONS, NOTES
C3	DEMOLITION AND EROSION CONTROL PLAN
C4	INTAKE EXTENSION PLAN AND PROFILE
C5	INTAKE EXTENSION PLAN AND PROFILE
C6	INTAKE EXTENSION PLAN AND PROFILE
C7	INTAKE EXTENSION PLAN AND PROFILE
C8	INTAKE EXTENSION PLAN AND PROFILE
C9	INTAKE EXTENSION PLAN AND PROFILE
C10	INTAKE SCREEN/ANCHOR DETAILS
C11	BMP DETAILS

## APPROVALS

ERIK NILSSEN, P.E.  
DOUGLAS COUNTY ENGINEER

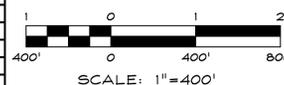
DATE

BOBBY KING  
GENERAL MANAGER, EDGEWOOD WATER COMPANY

DATE

EXHIBIT 'F'-SCALED DRAWINGS

NO.	DATE	REVISION BLOCK	BY



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1603 ESPERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

**RAW WATER INTAKE EXTENSION**  
**EDGEWOOD WATER COMPANY**

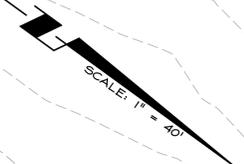
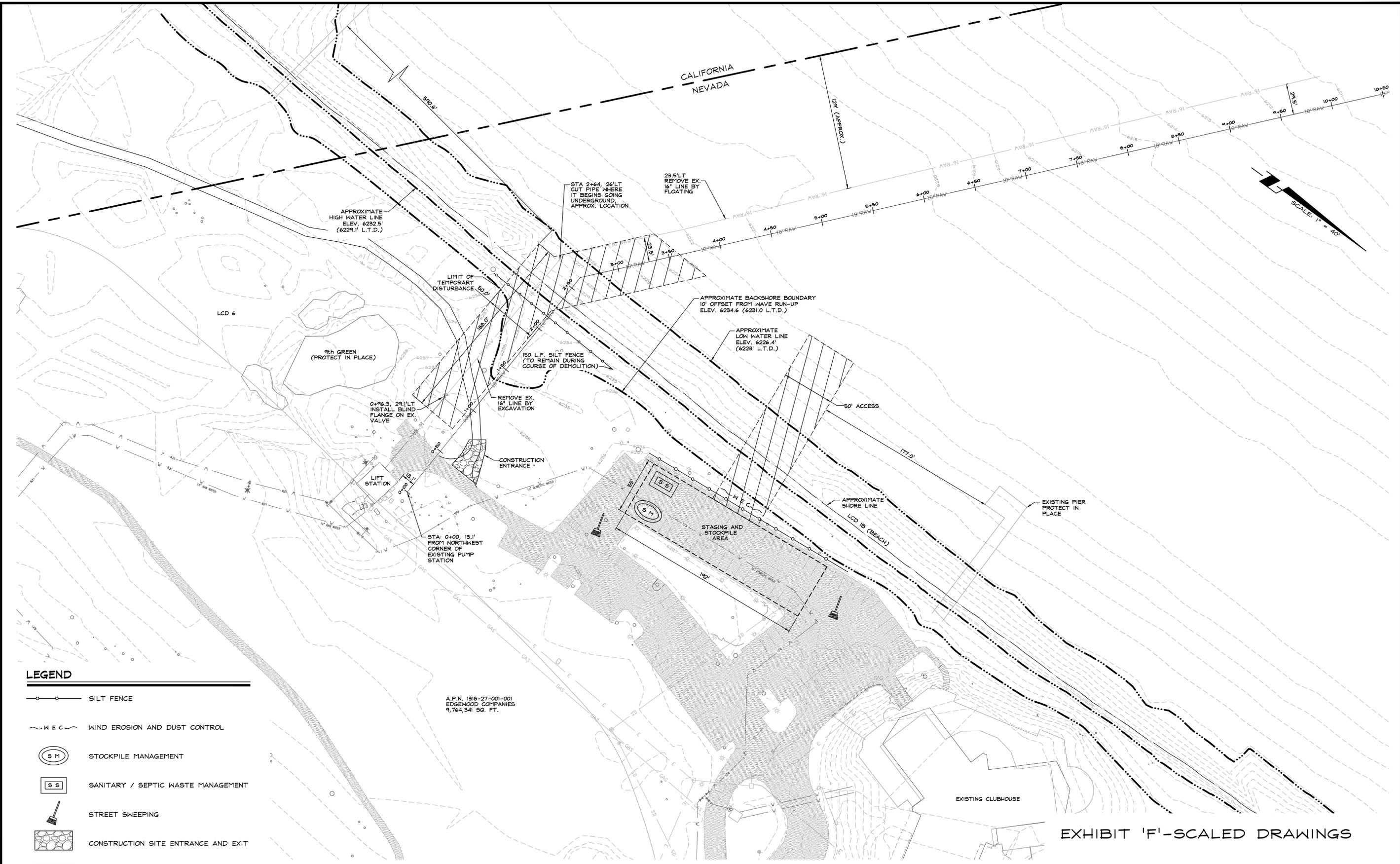
**COVER SHEET**



DRAWN:	MAB/JS	JOB:	0344-086
ENGINEER:	JEL	DRAWING:	SEE PLOT STAMP
SCALE:	AS NOTED	SHEET:	C1
DATE:	11/05/15	OF:	11 SHEETS

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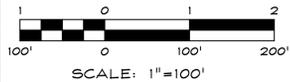
**LEGEND**

- SILT FENCE
- W E C WIND EROSION AND DUST CONTROL
- STOCKPILE MANAGEMENT
- SANITARY / SEPTIC WASTE MANAGEMENT
- STREET SWEEPING
- CONSTRUCTION SITE ENTRANCE AND EXIT
- EXISTING PAVED AREA

A.P.N. 1518-27-001-001  
 EDGEWOOD COMPANIES  
 9,764,341 SQ. FT.

EXHIBIT 'F'-SCALED DRAWINGS

NO.	DATE	REVISION	BLOCK	BY



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WWW.ROANDERSON.COM

NEVADA: 1603 Emerald Ave, P.O. Box 27291, Henderson, NV 89123, P: 775.782.2323, F: 775.782.7084  
 CALIFORNIA: 595 Tahoe Keys Blvd, Suite 4-2, South Lake Tahoe, CA 96150, P: 530.600.1660, F: 775.782.7084

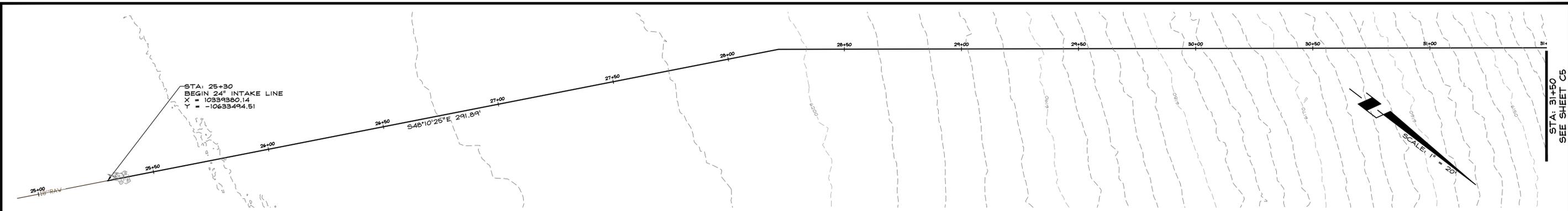
**RAW WATER INTAKE EXTENSION**  
**EDGEWOOD WATER COMPANY**

**DEMOLITION AND EROSION CONTROL PLAN**



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ENGINEER: JEL	DRAWING: SEE PLOT STAMP
SCALE: 1" = 100'	SHEET: C3
DATE: 11/05/15	OF: 11 SHEETS

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**ANCHOR TABLE**

NO.	ANCHOR STATION	PIPE LENGTH
1	25+50.57'	20
2	25+70.52'	40
3	25+90.52'	60
4	26+10.50'	80
5	26+30.52'	100
6	26+50.46'	120
7	26+70.37'	140
8	26+90.37'	160
9	27+10.36'	180
10	27+30.35'	200
11	27+50.38'	220
12	27+70.35'	240
13	27+90.28'	260
14	28+10.23'	280
15	28+30.12'	300
16	28+49.89'	320
17	28+69.56'	340
18	28+89.09'	360
19	29+08.46'	380
20	29+27.65'	400
21	29+46.64'	420
22	29+65.42'	440
23	29+83.97'	460
24	30+02.28'	480
25	30+20.78'	500
26	30+39.31'	520
27	30+57.70'	540
28	30+76.01'	560
29	30+94.19'	580
30	31+12.12'	600
31	31+29.80'	620
32	31+47.25'	640

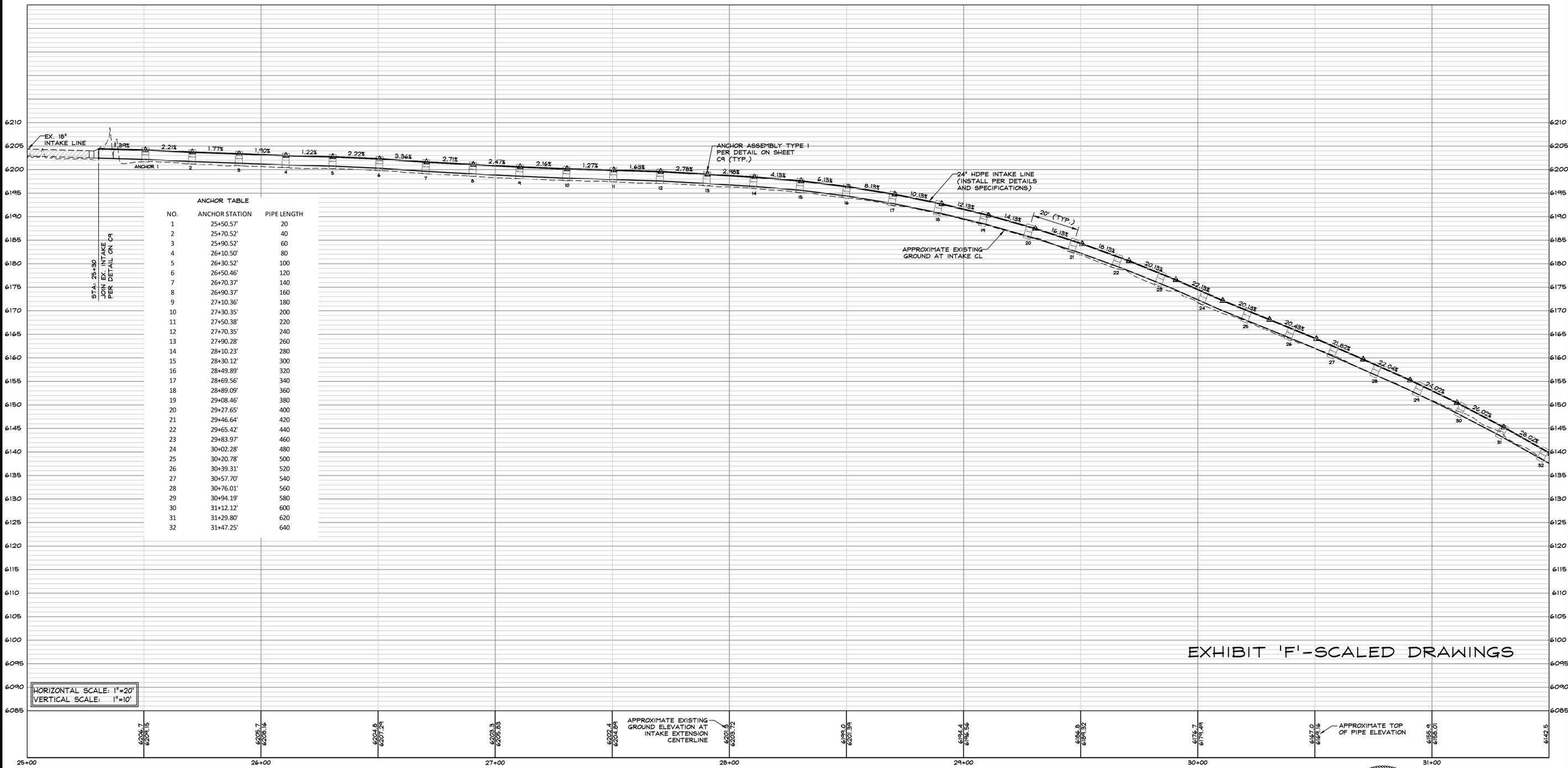
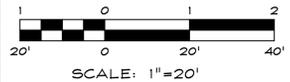


EXHIBIT 'F'-SCALED DRAWINGS

HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'

NO.	DATE	REVISION BLOCK	BY



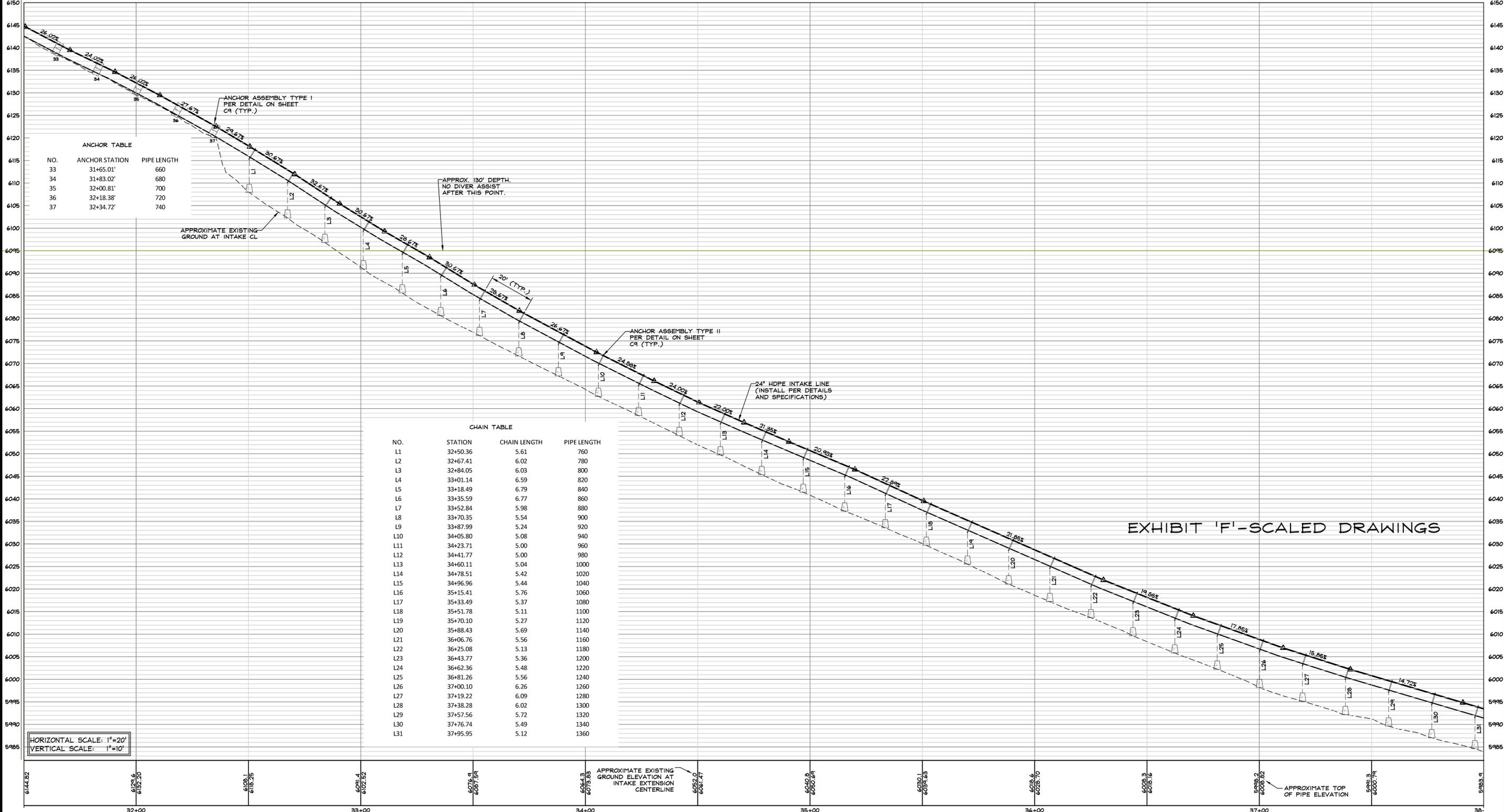
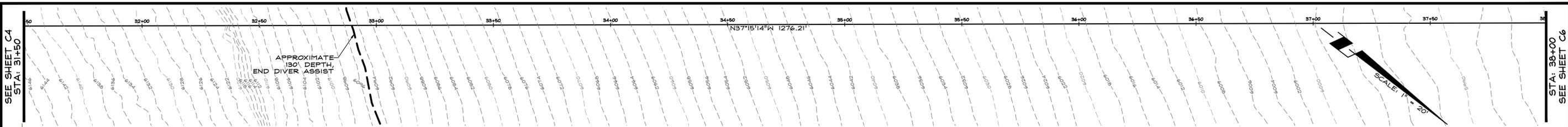
**R/O Anderson**  
www.roanderson.com  
NEVADA: 1603 Emeraldada Ave, P.O. Box 27291, Henderson, NV 89142  
CALIFORNIA: 595 Tahoe Keys Blvd, Suite A-2, South Lake Tahoe, CA 96150

**RAW WATER INTAKE EXTENSION**  
**EDGEWOOD WATER COMPANY**

**PLAN & PROFILE**



DRAWN: MAB/JS  
ENGINEER: JEL  
SCALE: 1" = 20'  
DATE: 11/03/15  
JOB: 0344-086  
DRAWING: SEE PLOT STAMP  
SHEET: C4  
OF: 11 SHEETS



**ANCHOR TABLE**

NO.	ANCHOR STATION	PIPE LENGTH
33	31+65.01'	660
34	31+83.02'	680
35	32+00.81'	700
36	32+18.38'	720
37	32+34.72'	740

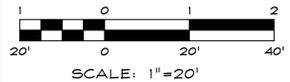
**CHAIN TABLE**

NO.	STATION	CHAIN LENGTH	PIPE LENGTH
L1	32+50.36	5.61	760
L2	32+67.41	6.02	780
L3	32+84.05	6.03	800
L4	33+01.14	6.59	820
L5	33+18.49	6.79	840
L6	33+35.59	6.77	860
L7	33+52.84	5.98	880
L8	33+70.35	5.54	900
L9	33+87.99	5.24	920
L10	34+05.80	5.08	940
L11	34+23.71	5.00	960
L12	34+41.77	5.00	980
L13	34+60.11	5.04	1000
L14	34+78.51	5.42	1020
L15	34+96.96	5.44	1040
L16	35+15.41	5.76	1060
L17	35+33.49	5.37	1080
L18	35+51.78	5.11	1100
L19	35+70.10	5.27	1120
L20	35+88.43	5.69	1140
L21	36+06.76	5.56	1160
L22	36+25.08	5.13	1180
L23	36+43.77	5.36	1200
L24	36+62.36	5.48	1220
L25	36+81.26	5.56	1240
L26	37+00.10	6.26	1260
L27	37+19.22	6.09	1280
L28	37+38.28	6.02	1300
L29	37+57.56	5.72	1320
L30	37+76.74	5.49	1340
L31	37+95.95	5.12	1360

EXHIBIT 'F'-SCALED DRAWINGS

HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'

NO.	DATE	REVISION BLOCK	BY



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NEVADA  
1603 Emerald Ave  
P.O. Box 22291  
Henderson, NV 89123  
P 775.782.2322  
F 775.782.7084

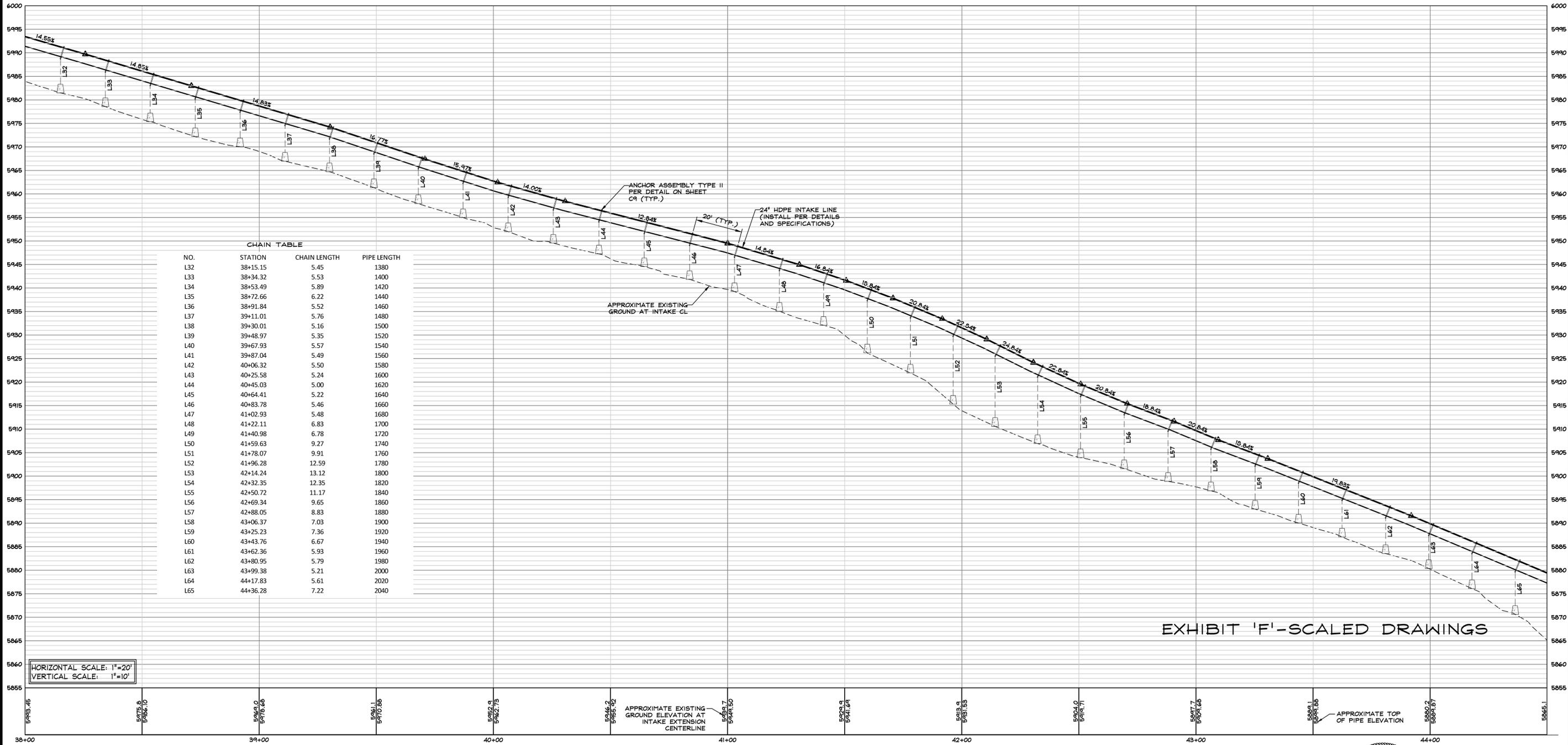
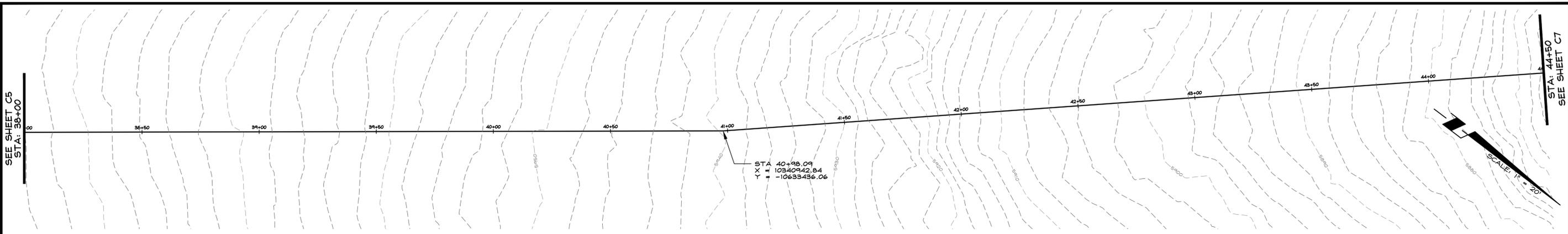
CALIFORNIA  
595 Tahoe Keys Blvd  
Suite 4-2  
South Lake Tahoe, CA 96150  
P 530.600.1660  
F 775.782.7084

**RAW WATER INTAKE EXTENSION**  
**EDGWOOD WATER COMPANY**

**PLAN & PROFILE**



DRAWN: MAB/JS	JOB: 0344-086
ENGINEER: JEL	DRAWING: SEE PLOT STAMP
SCALE: 1" = 20'	SHEET: C5
DATE: 11/03/15	OF: 11 SHEETS



CHAIN TABLE

NO.	STATION	CHAIN LENGTH	PIPE LENGTH
L32	38+15.15	5.45	1380
L33	38+34.32	5.53	1400
L34	38+53.49	5.89	1420
L35	38+72.66	6.22	1440
L36	38+91.84	5.52	1460
L37	39+11.01	5.76	1480
L38	39+30.01	5.16	1500
L39	39+48.97	5.35	1520
L40	39+67.93	5.57	1540
L41	39+87.04	5.49	1560
L42	40+06.32	5.50	1580
L43	40+25.58	5.24	1600
L44	40+45.03	5.00	1620
L45	40+64.41	5.22	1640
L46	40+83.78	5.46	1660
L47	41+02.93	5.48	1680
L48	41+22.11	6.83	1700
L49	41+40.98	6.78	1720
L50	41+59.63	9.27	1740
L51	41+78.07	9.91	1760
L52	41+96.28	12.59	1780
L53	42+14.24	13.12	1800
L54	42+32.35	12.35	1820
L55	42+50.72	11.17	1840
L56	42+69.34	9.65	1860
L57	42+88.05	8.83	1880
L58	43+06.37	7.03	1900
L59	43+25.23	7.36	1920
L60	43+43.76	6.67	1940
L61	43+62.36	5.93	1960
L62	43+80.95	5.79	1980
L63	43+99.38	5.21	2000
L64	44+17.83	5.61	2020
L65	44+36.28	7.22	2040

EXHIBIT 'F'-SCALED DRAWINGS

HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'

NO.	DATE	REVISION BLOCK	BY



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5195 Tahoe Keys Blvd  
Suite A-2  
South Lake Tahoe, CA 96150  
P 530.600.1660  
F 775.782.7084

**RAW WATER INTAKE EXTENSION**

**EDGEWOOD WATER COMPANY**

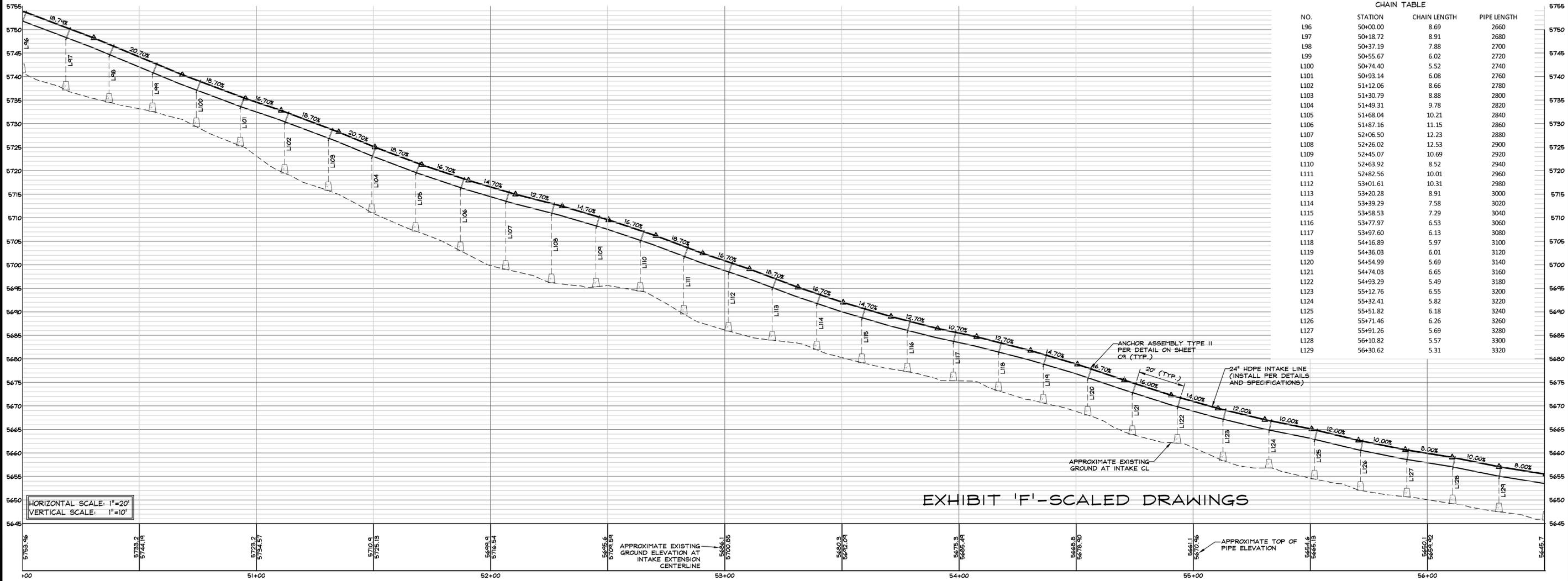
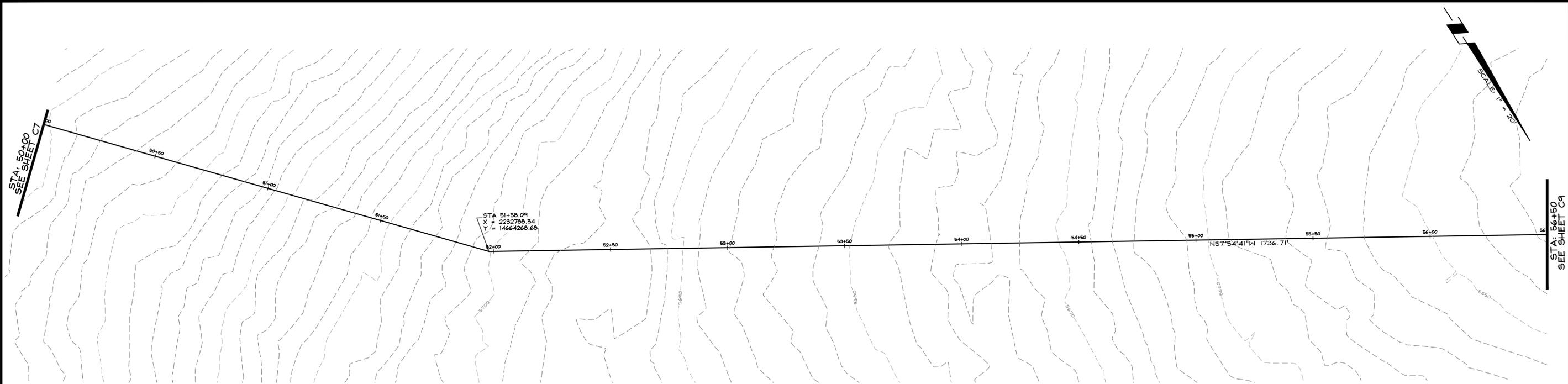
**PLAN & PROFILE**



DRAWN: MAB/JS	JOB: 0344-086
ENGINEER: JEL	DRAWING: SEE PLOT STAMP
SCALE: 1" = 20'	SHEET: C6
DATE: 11/03/15	OF: 11 SHEETS

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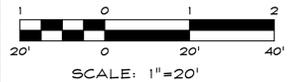


CHAIN TABLE			
NO.	STATION	CHAIN LENGTH	PIPE LENGTH
L96	50+00.00	8.69	2660
L97	50+18.72	8.91	2680
L98	50+37.19	7.88	2700
L99	50+55.67	6.02	2720
L100	50+74.40	5.52	2740
L101	50+93.14	6.08	2760
L102	51+12.06	8.66	2780
L103	51+30.79	8.88	2800
L104	51+49.31	9.78	2820
L105	51+68.04	10.21	2840
L106	51+87.16	11.15	2860
L107	52+06.50	12.23	2880
L108	52+26.02	12.53	2900
L109	52+45.07	10.69	2920
L110	52+63.92	8.52	2940
L111	52+82.56	10.01	2960
L112	53+01.61	10.31	2980
L113	53+20.28	8.91	3000
L114	53+39.29	7.58	3020
L115	53+58.53	7.29	3040
L116	53+77.97	6.53	3060
L117	53+97.60	6.13	3080
L118	54+16.89	5.97	3100
L119	54+36.03	6.01	3120
L120	54+54.99	5.69	3140
L121	54+74.03	6.65	3160
L122	54+93.29	5.49	3180
L123	55+12.76	6.55	3200
L124	55+32.41	5.82	3220
L125	55+51.82	6.18	3240
L126	55+71.46	6.26	3260
L127	55+91.26	5.69	3280
L128	56+10.82	5.57	3300
L129	56+30.62	5.31	3320

EXHIBIT 'F'-SCALED DRAWINGS

HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'

NO.	DATE	REVISION BLOCK	BY



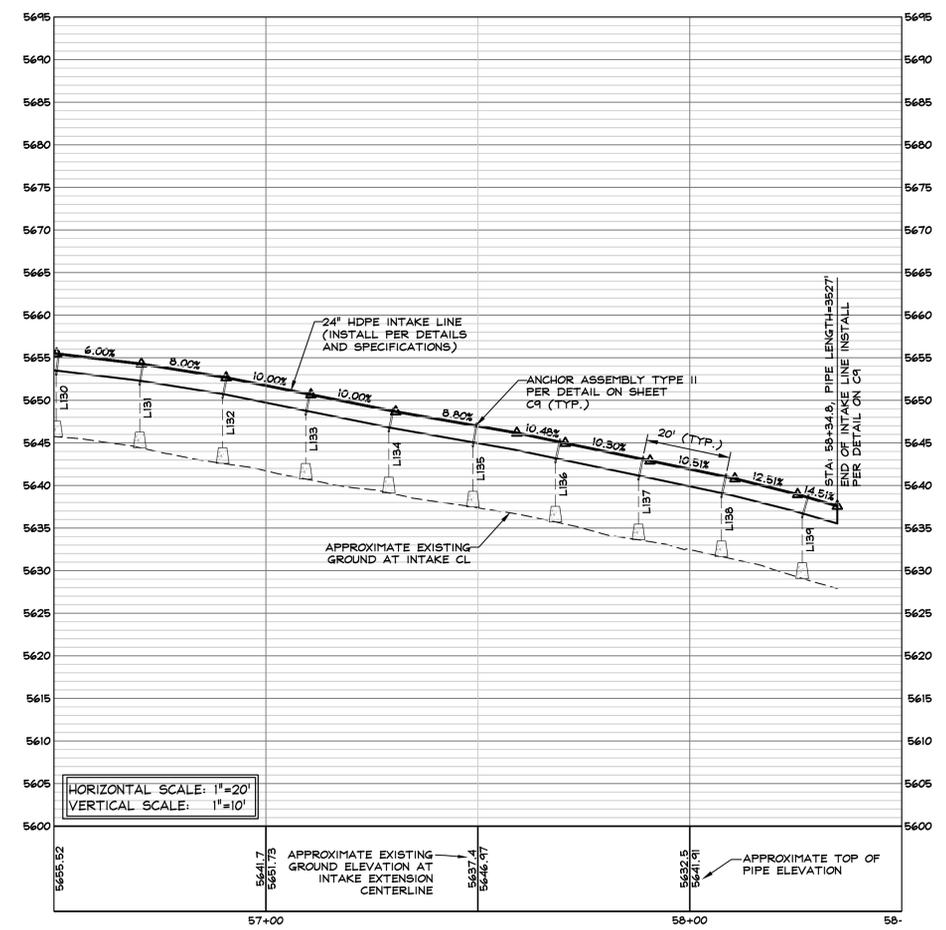
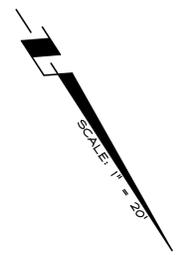
**R/O Anderson**  
www.roanderson.com  
NEVADA  
1403 Emerald Ave  
P.O. Box 27291  
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P 775.782.2322  
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CALIFORNIA  
5195 Tahoe Keys Blvd  
Suite A-2  
South Lake Tahoe, CA 96150  
P 530.600.1660  
F 775.782.7084

**RAW WATER INTAKE EXTENSION**  
**EDGWOOD WATER COMPANY**

**PLAN & PROFILE**



DRAWN: MAB/JS  
ENGINEER: JEL  
SCALE: 1" = 20'  
DATE: 11/03/15  
JOB: 0344-086  
DRAWING: SEE PLOT STAMP  
SHEET: C8  
OF: 11 SHEETS

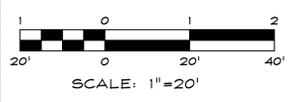


CHAIN TABLE

NO.	STATION	CHAIN LENGTH	PIPE LENGTH
L130	56+50.56	5.51	3340
L131	56+70.23	5.61	3360
L132	56+89.79	5.89	3380
L133	57+09.41	5.78	3400
L134	57+29.02	5.43	3420
L135	57+48.82	5.33	3440
L136	57+68.30	5.21	3460
L137	57+87.91	5.28	3480
L138	58+07.46	5.21	3500
L139	58+26.51	5.38	3520

EXHIBIT 'F'-SCALED DRAWINGS

NO.	DATE	REVISION BLOCK	BY



**R/O Anderson**  
 WWW.ROANDERSON.COM  
 NEVADA: 1603 Emeraldsida Ave, P.O. Box 27291, Henderson, NV 89123, P: 775.782.2322, F: 775.782.7084  
 CALIFORNIA: 5195 Tahoe Keys Blvd, Suite A-2, South Lake Tahoe, CA 96150, P: 530.600.1660, F: 775.782.7084

**RAW WATER INTAKE EXTENSION**  
**EDGWOOD WATER COMPANY**

**PLAN & PROFILE**



DRAWN: MAB/JS	JOB: 0344-086
ENGINEER: JEL	DRAWING: SEE PLOT STAMP
SCALE: 1" = 20'	SHEET: C9
DATE: 11/03/15	OF: 11 SHEETS

Y:\Client - Files\0344-086\CADD\Engineering\Improvement - Plans\0344-086-C9A-RWIntake.dwg 12/23/2015 1:00:26 PM JEL JLS

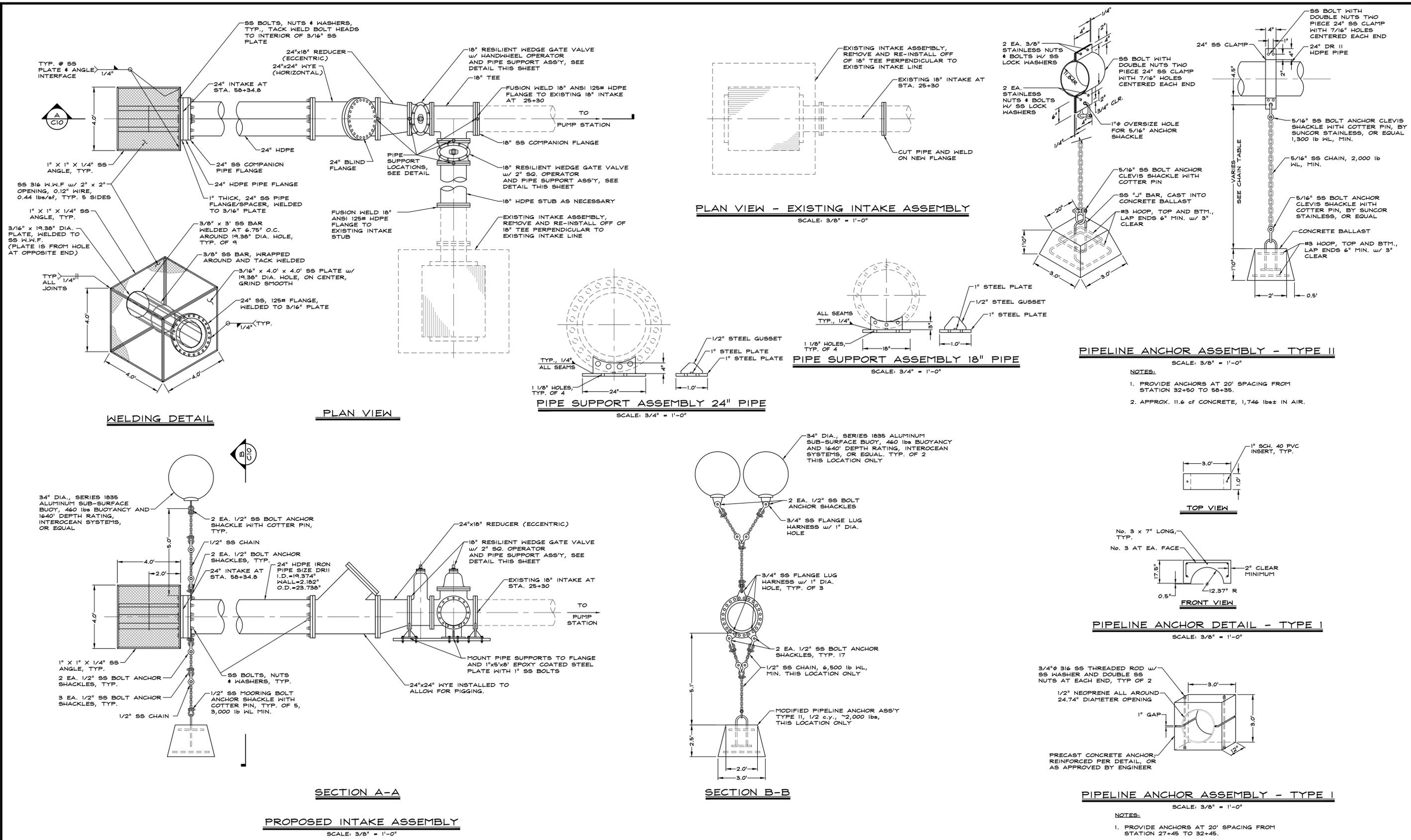


EXHIBIT 'F'-SCALED DRAWINGS

NO.	DATE	REVISION BLOCK	BY

**R/O Anderson**  
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NEVADA  
1605 Emerald Ave  
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CALIFORNIA  
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South Lake Tahoe, CA 96150  
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F 775.782.7084

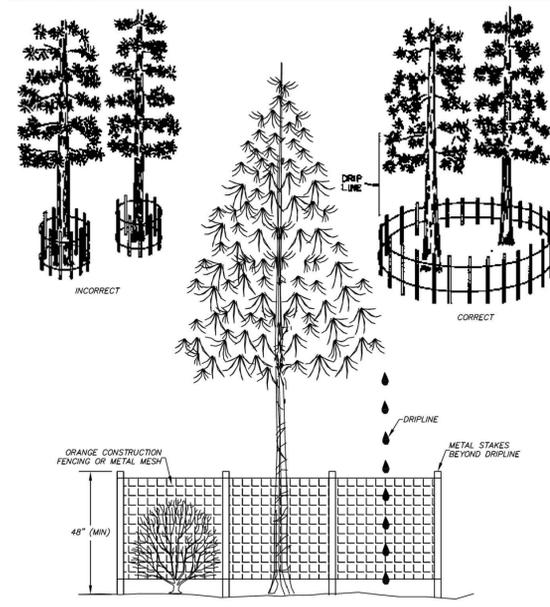
**RAW WATER INTAKE EXTENSION**  
**EDGEWOOD WATER COMPANY**

**INTAKE SCREEN & ANCHOR DETAILS**



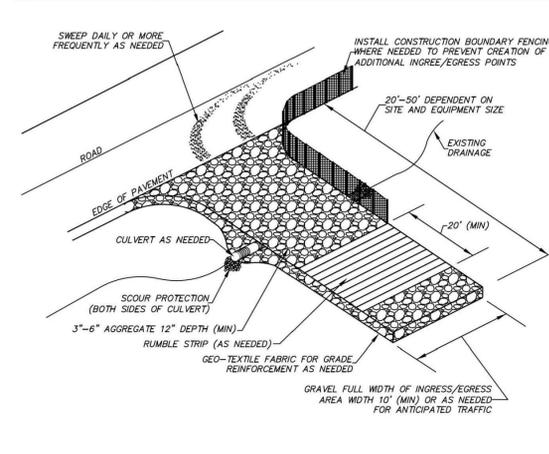
DRAWN: MAB	JOB: 0344-086
ENGINEER: JEL	DRAWING: SEE PLOT STAMP
SCALE: AS NOTED	SHEET: C10
DATE: 11/05/15	OF: 11 SHEETS

Figure 4.5-g: Vegetation Protection



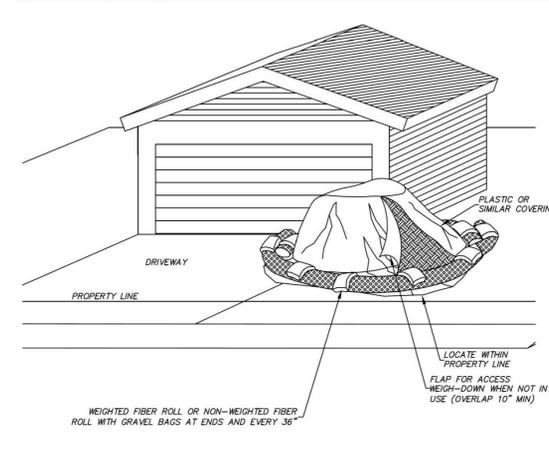
- NOTES:**
- DO NOT PERMIT PERSONEL, CONSTRUCTION MATERIALS, OR EQUIPMENT, TEMPORARY OR OTHERWISE, WITHIN PROTECTIVE FENCING. ENTERING PROTECTION AREAS MAY RESULT IN UP TO A \$5,000 PENALTY PER VIOLATION PER DAY (TRPA CODE OF ORDINANCE SECT 65.2 I AND J).
  - VEGETATION PROTECTION IS REQUIRED FOR ALL PROJECTS AS A CONDITION OF PERMIT ATTACHMENTS.
  - METAL OR WIRE MESH FENCING MAY BE REQUIRED.

Figure 4.5-h: Vehicle Tracking Control



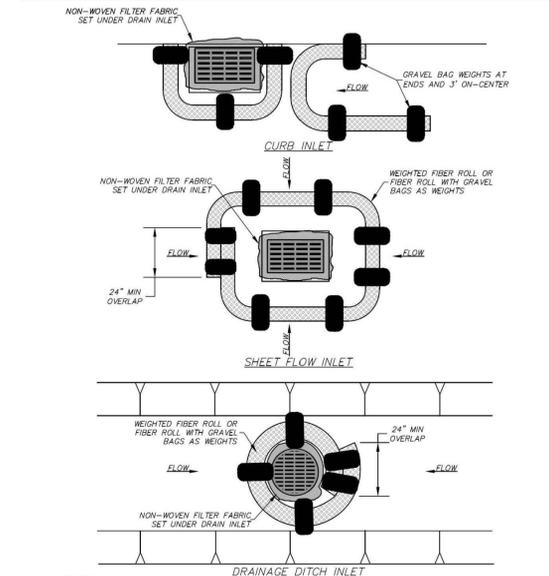
- NOTES:**
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
  - THE AGGREGATE SHALL BE 3" - 6" CRUSHED ROCK.
  - THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
  - THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND, WHERE FEASIBLE, AND LOCATED WHERE PERMANENT DRIVEWAY OR PARKING AREAS ARE PLANNED.
  - TOP DRESSING WITH ADDITIONAL STONE SHALL BE PROVIDED WHEN SURFACE VOIDS ARE NO LONGER VISIBLE OR WHEN THERE IS FREQUENT OFF-SITE TRACKING. FREQUENT OFF-SITE TRACKING MAY INDICATE THE NEED FOR GRAVEL REPLACEMENT.
  - CONTRACTOR TO MAINTAIN CONSTRUCTION ENTRANCE AT ALL TIMES.
  - ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE SWEEPED AND REMOVED DAILY OR MORE FREQUENTLY AS NEEDED.
  - LIMIT CONSTRUCTION TRAFFIC DURING WET WEATHER OR WHEN THE SITE IS SATURATED, MUDDY OR COVERED IN SNOW.
  - LIMIT SPEEDS OF INGRESS/EGRESS VEHICLES TO 5 M.P.H. OR LESS.

Figure 4.5-i: Stockpile Management



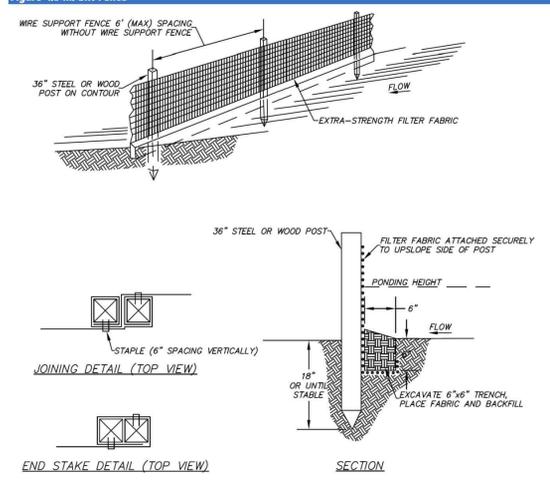
- NOTES:**
- LOCATE STOCK AND/OR SPOIL PILES AWAY FROM DRAINAGE COURSES, DRAIN INLETS OR CONCENTRATED FLOWS OF STORMWATER.
  - ALL STOCK AND/OR SPOIL PILE PERIMETERS SHALL BE PROTECTED WITH TEMPORARY LINEAR SEDIMENT BARRIERS.
  - COVER ALL STOCK AND/OR SPOIL PILES WITH 6 MM PLASTIC, CANVAS TARP OR SIMILAR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

Figure 4.5-k: Drain Inlet Protection

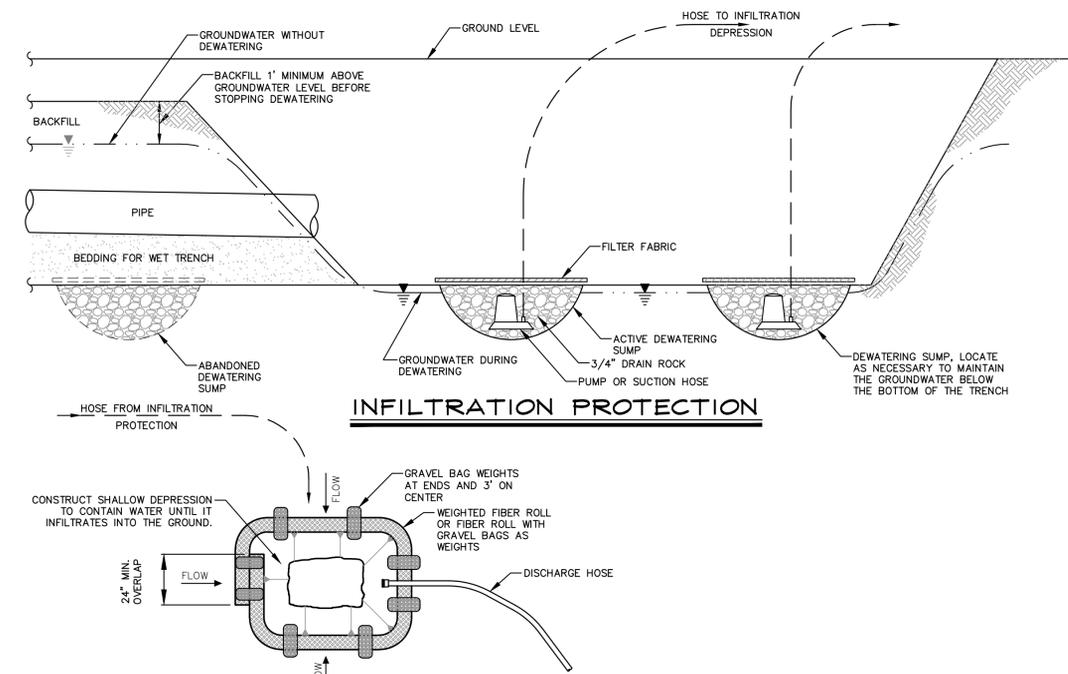


- NOTES:**
- FIBER ROLL DRAIN INLET PROTECTION SHALL USE A MIN. 12" DIAMETER ROLL AND BE INSTALLED BEFORE CONSTRUCTION BEGINS.
  - GRAVEL BAGS SHALL BE WOVEN GEOTEXTILE FABRIC. SAND BAGS ARE NOT AN ACCEPTABLE SUBSTITUTE.
  - ON PAVED SURFACES, SUBSTITUTE STAKES WITH GRAVEL BAGS (SEE FIBER ROLL BMP SECTION FOR PROPER STAKING METHODS).
  - CONSTRUCT ON GENTLY SLOPING STREETS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE OUT OF SUSPENSION.
  - INSPECT AND REPAIR FIBER ROLLS EACH DAY AND AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE THIRD OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DISPOSED OF PROPERLY.
  - SEDIMENT AND GRAVEL DEPOSITED ON ROADWAYS SHALL BE IMMEDIATELY REMOVED.
  - IN HIGH TRAFFIC AREAS, MARK DRAIN INLET PROTECTION WITH VISIBLE BARRIERS SUCH AS SAFETY CONES.
  - REMOVE DRAIN INLET PROTECTION AFTER THE SURROUNDING AREA IS STABILIZED.

Figure 4.5-m: Silt Fence



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



- NOTES:**
- FIBER ROLL DRAIN INLET PROTECTION SHALL USE A MIN 6" DIAMETER ROLL AND BE INSTALLED BEFORE DEWATERING BEGINS.
  - GRAVEL BAGS SHALL BE WOVEN FILTER FABRIC. SAND BAGS ARE NOT AN ACCEPTABLE SUBSTITUTE.
  - CONSTRUCT ON GENTLY SLOPING AREA WITHIN THE LIMITS OF DISTURBANCE WHERE WATER CAN POND AND INFILTRATE.
  - INSPECT AND REPAIR FIBER ROLLS EACH DAY AND AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE THIRD OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DISPOSED OF PROPERLY.
  - REMOVE DEWATERING HOSE OUTLET PROTECTION AFTER DEWATERING IS COMPLETE.

DEWATERING HOSE OUTLET PROTECTION

EXHIBIT 'F'-SCALED DRAWINGS

NO.	DATE	REVISION BLOCK	BY

**RO Anderson**  
1603 ESPERANZA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

**RAW WATER INTAKE EXTENSION**  
**EDGEWOOD WATER COMPANY**

**BMP DETAILS**

Professional Engineer Seal for Jonathan Lesperance, No. 22326, State of Nevada.

DRAWN:	MAB	JOB:	0344-086
ENGINEER:	JEL	DRAWING:	SEE PLOT STAMP
SCALE:	AS NOTED	SHEET:	C11
DATE:	11/03/15	OF:	11 SHEETS



**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

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trpa@trpa.org  
www.trpa.org

HOURS  
Mon. Wed. Thurs. Fri  
9 am-12 pm/1 pm-4 pm  
Closed Tuesday

New Applications Until 3:00  
pm

## **SHOREZONE AND LAKEZONE PROJECT APPLICATION AND SCREENING CRITERIA INFORMATION PACKET**

**NOTE:** Proposed shorezone projects are being screened by TRPA before application submittal to determine if the project application can be processed under the Partial Shorezone Permitting Program.

### **Criteria for Screening Shorezone Applications**

The Tahoe Regional Planning Agency (TRPA) is currently operating a Partial Shorezone Permitting program that limits the type of shorezone project applications which TRPA can accept and process. Under the Partial Permitting Program, TRPA will accept for review applications for certain non-boating facility projects and for the maintenance, repair, reconstruction, modification, and expansion (with exception below) of legally existing boating structures that do not adversely affect the environment, either individually or cumulatively. The Agency cannot accept or process applications to permit additional boating facilities, including piers, buoys, slips, boat ramps and boat lifts, and applications for deviation from standards for allowable length beyond the pierhead line for legally existing, privately owned multiple use piers, until the completion of additional environmental review by TRPA.

### **Screening Criteria for Environmental Impacts**

#### **Boating Capacity**

1. No increase in boating capacity
2. Projects must maintain or reduce boating capacity onsite
3. Applications for projects which include any of the following modifications to existing moorings will be accepted, provided the existing mooring is permanently retired and the project decreases the extent to which the structure does not comply with the development standards and/or improves the ability to attain or maintain the environmental thresholds (Chapter 52.3.G.2):
  - a) TRPA-Permitted Buoy converted to Boat Lift
  - b) Legally Existing Slip converted to Boat Lift
  - c) Legally Existing Boathouse converted to Boat Lift

#### **Scenic Quality**

1. No net increase in visual mass
2. Projects which propose an increase in visual mass must employ either of the following methods of scenic mitigation:
  - a) Each square foot of additional visible mass shall be mitigated on a 1:1 basis in shoreline travel units in attainment with scenic thresholds and on a 1:1.5 basis in shoreline travel units not in attainment with scenic thresholds. Notwithstanding the foregoing, each square foot of visible mass from an additional boat lift shall be mitigated on a 1:1.5 basis. Mitigation of visible mass shall occur first in the shorezone of the project area until all feasible mitigation opportunities are exhausted. Mitigation shall then occur in the shoreland portion of the project area as necessary to satisfy all required mitigation.
  - b) If there are not opportunities for onsite mitigation of visual mass impacts in the shorezone or shoreland of the parcel or project area, applicants may consult with a TRPA shorezone planner and mitigation options will be addressed on a case-by-case basis.

### **Soil/Erosion**

1. No increase in littoral drift impacts or increase in erosion
2. Pier projects which include impacts to littoral drift must apply mitigation on the structure itself.
3. All other shorezone structure projects which include impacts to littoral drift must apply mitigation on either the structure or within the parcel/project area.
4. Proposed mitigations must be consistent with methods and tools outlined in the draft TRPA Handbook of Best Management Practices (BMP Handbook).

### **Fish Habitat**

1. No net increase in the total area of Prime Fish Habitat (incl. spawning, feeding, or escape-cover) disturbance
2. Any potential impacts to Prime Fish Habitat shall be mitigated onsite by replacing each square foot of the impacted habitat on a 1:1.5 basis using one of the following methods, or a combination thereof, as determined appropriate by TRPA:
  - (a) Replacement on the same parcel or project area "in-kind" with similar habitat which previously existed. Such replacement must replace the function and value of the habitat to an equal or greater extent.
  - (b) Construction of complimentary habitat adjoining the remaining habitat on-site, where it can be demonstrated that the complimentary habitat will restore or enhance the habitat by substantially increasing the function and value.

## SCREENING QUESTIONNAIRE

Please answer this questionnaire to help determine if your project permit application can be processed by TRPA under the Partial Permitting Program described above.

### Boating Capacity

Will the proposal result in:

1. An increase in boating capacity?

No       Yes

2. The retirement of a legally existing boathouse or slip, or a TRPA-permitted buoy?

No       Yes

Please provide a detailed description and location of the modification and of the existing mooring being retired:

### Scenic Conditions

Will the proposal result in:

1. A net increase in the visual mass of the structure?

No       No, with Mitigation       Yes

Each square foot of additional visible mass shall be mitigated on a 1:1 basis in shoreline travel units in attainment with scenic thresholds and on a 1:1.5 basis in shoreline travel units not in attainment with scenic thresholds. Notwithstanding the foregoing, each square foot of visible mass from an additional boat lift shall be mitigated on a 1:1.5 basis. Mitigation of visible mass shall occur first in the shorezone of the project area until all feasible mitigation opportunities are exhausted. Mitigation shall then occur in the shoreland portion of the project area as necessary to satisfy all required mitigation.

Please describe proposed scenic mitigation:

**Soil/Erosion**

Will the proposal result in:

1. An impact to littoral drift or increased erosion?

- No       No, with Mitigation       Yes

Pier projects which include impacts to littoral drift must apply mitigation on the structure itself. For all other shorezone structure projects which include impacts to littoral drift, the applicant must apply mitigation on either the structure or within the parcel/project area. Proposed mitigations must be consistent with methods and tools outlined in the draft TRPA Handbook of Best Management Practices (BMP Handbook).

Please describe proposed mitigation for littoral drift impacts:

**Prime Fish Habitat**

Will the proposal result in:

1. A disturbance to areas located within TRPA Prime Fish Habitat?

- No       Yes -- Mapped Feed & Cover       Yes -- Mapped Spawning

If Yes, has a field verification been conducted?       No       Yes

Any potential impacts to Prime Fish Habitat must be mitigated onsite by replacing each square foot of the impacted habitat on a 1:1.5 basis using one of the following methods, or a combination thereof, as determined appropriate by TRPA:

- a) Replacement on the same parcel or project area "in-kind" with similar habitat which previously existed. Such replacement must replace the function and value of the habitat to an equal or greater extent.
- b) Construction of complimentary habitat adjoining the remaining habitat on-site, where it can be demonstrated that the complimentary habitat will restore or enhance the habitat by substantially increasing the function and value.

Please describe proposed mitigation for prime fish habitat disturbance:

# **SHOREZONE AND LAKEZONE PROJECT APPLICATION INFORMATION**

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**All applications are subject to an Information Technologies (IT) surcharge**

## **How To Apply for a Tahoe Regional Planning Agency Permit**

This packet explains the Tahoe Regional Planning Agency (TRPA) permit process for new structures, modifications to existing structures or other activities within the shorezone or lakezone of the Lake Tahoe Region including lakes other than Lake Tahoe.

Please be aware that a partial freeze is in effect for processing of permit applications for some shorezone activities. The freeze is in effect while the Agency appeals a court ruling on shorezone ordinances that were adopted in October, 2008. Those ordinances were vacated by the courts, leaving the pre-October, 2008 TRPA rules in effect.

Structures covered by this application packet include jetties, breakwaters, fences and shoreline protective structures. Modifications include major structural repair, modification, reconfiguration or expansion of existing structures. Other activities include but are not limited to dredging, salvage operations, tour boat operations, and waterborne transit and seaplane operations.

The TRPA uses the best available science and planning practices to review each project individually so that Lake Tahoe can continue to be an Outstanding National Resource Water for this and future generations. TRPA's thorough project review standards are designed to balance the impacts of the built environment with the protection of Lake Tahoe's fragile, natural environment. The Agency values every project applicant and works hard to serve the public promptly and fairly. Please read this packet thoroughly. We hope it answers most of your application questions. If not, please call TRPA at (775) 588-4547. Planners are available to assist you by phone or at our offices. Please be aware that we may require information beyond that presented in this packet. Once your application is submitted, TRPA will contact you if additional information is required to adequately review your project.

## General Explanation

The shorezone is defined as that area including the nearshore, foreshore and backshore (see diagram below). The shorezone is the part of Lake Tahoe that outwardly defines the Tahoe Basin as a memorable place for residents and visitors alike. The shorezone is also where development meets the water and where the risk of harming this beautiful body water is very high. For these reasons, environmental protection and improvement in the shorezone is an important gauge for the entire Basin and development within it must be reviewed under very high standards.

Nearshore: the area extending from the low water elevation of Lake Tahoe (6,223 feet) to a lake bottom elevation of 6,193 feet, but in any case, a minimum lateral distance of 350 feet measured perpendicular from the shoreline. In lagoons and lakes other than Lake Tahoe, the nearshore extends to a depth of 25 feet below the low water elevation.

Foreshore: The area between the low and high water elevation.

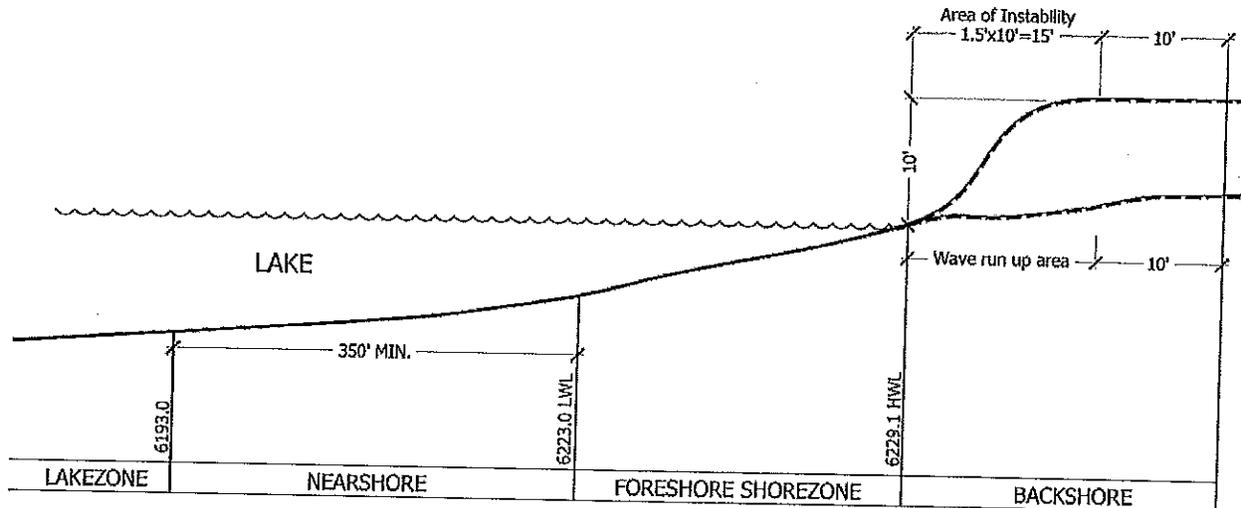
Backshore: The lakeward limit of the backshore is at the high water elevation. The landward limit of the backshore is established using one of the following criteria, whichever establishes the wider backshore:

Wave Run-Up – The area of wave run-up, plus ten feet;

Instability – The area of instability, plus 10 feet. The area of instability is measured landward from the high water line a horizontal distance equal to 1.5 times the height of the bluff located adjacent to the shoreline. As an alternative, the area of instability may be determined through a report prepared by a licensed engineering geologist or soils engineer.

The lakezone is defined as that area of a lake located beyond the lakeward limits of the nearshore (see diagram next page).

Certain activities located in the shorezone or lakezone are considered exempt from TRPA review and approval while



## SHOREZONE - LAKEZONE DIAGRAM

others, depending on the nature of the activity, are not. In order to determine whether your proposed activity is exempt, review the Exempt/Quality Exempt Information Packet at your local building department or at TRPA. If the proposed activity is not exempt or qualified exempt, a TRPA permit will be required.

## Prior to Application Submittal

- Check the Community Plan or Plan Area Statement.** The Community Plan or the Plan Area Statement (PAS) lists the permissible uses allowed for your project. The Community Plan or the PAS may also have specific design criteria that will need to be incorporated into your project. To find out if the project lies within a Community Plan or a PAS, contact your local jurisdiction planning office.
- Check the Shorezone Tolerance District.** The Community Plan or the PAS maps show the Shorezone Tolerance District for the area. Find your project location on the map and review the applicable regulations and standards of the Shorezone Tolerance District in which the project or activity is located. There are eight Shorezone Tolerance Districts identified along the shorelines of Lake Tahoe, Fallen Leaf Lake and Cascade Lake.
- Determine the Fish Habitat Designation for the Project Area.** If the project or activity involves a new structure or an expansion or reconfiguration of an existing structure, you should know whether the project area is located in a prime fish habitat area as indicated on TRPA Prime Fish Habitat maps. If your project is near the TRPA mapped boundary of a fish habitat area a "mapped borderline" field verification will be required prior to submitting the project application. This is a separate application process. If your project is an expansion of a structure clearly located within a prime fish habitat area, a fish habitat field verification may be required.
- Determine if the Project is on the Environmental Improvement Program (EIP) Project List.** If the project is listed on the EIP list TRPA will be involved in the planning and permitting process at the very beginning stages. Once you have determined your project idea and prior to applying for funding, initiate an Initial Scoping meeting with the TRPA. This will ultimately save time and help plan out the project to avoid costly schedule and plan changes later on in the process. Contact the TRPA Environmental Improvement Program Division for additional information (775) 588-4547.
- Have your Land Capability and Backshore Boundary verified.** The land capability verification will determine if your parcel is considered "sensitive" or "non-sensitive" in accordance with the TRPA Code of Ordinances. Parcels that have been identified as "sensitive" have development restrictions that may affect the project you are proposing. The land capability verification will also determine the allowable land coverage for your parcel which will be needed in designing your project. It is also required that you determine the landward limits of the backshore.
- Existing Coverage Verification.** If your project involves the creation or relocation of coverage, you may want to have your existing coverage verified prior to beginning your project design. The verification will only recognize existing coverage that was legally established or existing prior to 1972. Conducting this process prior to design will alleviate unnecessary delays and costs later on in the process.
- Baseline Scenic Assessment and Scenic Mitigation Requirements.** Non-repair shorezone projects within the shorezone of Lake Tahoe require a scenic assessment application in accordance with Chapter 30, Subsection 30.15.B of the TRPA Code of Ordinances. The scenic assessment will establish a baseline scenic condition for the shoreland of the project area. The scenic assessment application must be submitted prior to the shorezone project application. The shorezone project application will be deemed incomplete until a TRPA approved scenic assessment application is provided for the project area. Please see Chapter 30, Subsection 30.15.B of the TRPA Code of Ordinances and the Scenic Assessment application available on the TRPA website ([www.trpa.org](http://www.trpa.org)) for further direction. In addition to the scenic assessment process for baseline scenic conditions, the project may be subject to additional shoreland scenic mitigation requirements pursuant to Chapter 30, Subparagraph 30.15.C (3) of the TRPA Code of Ordinances. New structures and expansions of shorezone structures located lakeward of the high water line (6,229.1 Lake Tahoe Datum) are also subject to visible mass mitigation requirements. Visible mass is calculated from frontal and side viewing angles of the structure, and is limited to the portion of the structure lakeward of high water line (6,229.1 Lake Tahoe Datum) and above elevation 6,226 for Lake Tahoe. All of these scenic requirements as applicable are required for a complete shorezone project application.
- Complete a Scenic Impact Assessment Form.** You must complete the Scenic Impact Assessment Form for your project included in this packet. If your parcel is visible from a TRPA designated scenic roadway or resource, additional items may be required to be submitted with your application. Projects located in the shoreland will require a Shoreland Scenic Assessment of the Scenic Quality Baseline Conditions prior to review of the project. This process is described above.
- Review the TRPA Development Standards.** If you have questions regarding land coverage, height, excavation, or other TRPA standards, some basic information is in the *Master Checklist/Design Criteria and Guidelines* documents available at our offices or online at [www.trpa.org](http://www.trpa.org) under "Permits and Documents". Contact TRPA or your local building department for additional information.

- Prepare a Site Plan with Topographic Survey. If you plan to submit a project application, you must have a Topographic Survey prepared including all of the existing site information listed on the enclosed checklist. This survey will be required when applying for a site assessment or land capability verification. It will also be required for your project application. Shorezone applications also require location of high and low water elevations as well as lake bottom elevation—elevation 6,219 and 6, 215 feet. You may also be required to locate existing structures and buoys. Check the appropriate checklist for your project prior to conducting the survey work to make sure all items are included on the topographic survey.
- Locate all Underground and Underwater Utilities. If your project includes any excavation, call the regional Underground Service Alert (USA North – 1-800-227-2600) when preparing your site plan. This is a free service that will locate all subsurface facilities and/or utilities. If your project is permitted, this will be required prior to any grading, dredging or other subsurface activity is allowed on site. You can save time and delays by locating them in the planning stages. California and Nevada state law both require the permittee to contact USA, usually known as USA DIGS, at least 48 hours prior to commencement of any activity on the site.
- Complete the Initial Environmental Checklist (IEC). The IEC evaluates the potential environmental impacts of your project on the environment. Based on the results of the IEC and the other application materials, TRPA will make a determination on the need for additional environmental documentation for your project.
- Complete the Supplemental Shorezone Application. Included in this packet is the Supplemental Shorezone Application form. This form needs to be submitted with your Project Review Application. This form provides information related to the Shorezone Tolerance District, PAS, coverage, construction schedule and costs.
- Complete the Appropriate Forms. The Project Review application form must be completed, and all checklist items provided. For additional information about checklist items, refer to the TRPA *Master Checklist* and *Master Findings* documents available at our offices and online at [www.trpa.org](http://www.trpa.org) under "Permits and Documents". Note that checklist item numbers may not be sequential; not all checklist items found in the TRPA *Master Checklist* apply to all projects. In addition to the Project Review application form and checklist, a Scenic Impact Assessment form (or a completed Scenic Assessment Application) must be submitted with each application. Included in this packet is the Supplemental Shorezone application explained above. This form must also be completed. Please be advised that a soils/hydrologic report will also be required for your project if the proposed excavation exceeds 5 feet in depth.
- Obtain the Required Signatures. The property owner or authorized representative must sign the application and, if applicable, complete and sign the Authorization For Representation. Forms without an original signature from the property owner will not be accepted. **Faxed signatures and xerox copies will not be accepted.**
- Review Applicable Findings. TRPA staff must be able to make applicable findings related to your project in order to recommend approval. Contained within this packet is a table of possible findings that may be applicable to your project. Applicants are required to submit explanations and rationale to TRPA specific to each finding that will be required to be made. You may want to review the applicable findings in the beginning of the planning stages to allow for adjustments to the project design if necessary in order to allow TRPA to make required findings. This procedure is explained in more detail within this packet. Chapters 50 through 56 of the TRPA Code of Ordinances should be referenced to understand the basis TRPA will review your application.

## **GUIDE TO REQUIRED FINDINGS**

**Purpose:** The Tahoe Regional Planning Compact requires TRPA to make findings before taking certain actions. In addition, the Regional Plan package, including the Code of Ordinances and Plan Area Statements, sets forth other findings which must be made. TRPA Code of Ordinances Chapter 6 sets forth procedures describing how TRPA makes the findings required. The findings needed for this application packet are shown in the Findings Table in this information packet. Applicants must provide explanation as to why the finding can be made for particular findings applicable to your project.

**Applicability:** Prior to approving any project or taking any other action specified herein, TRPA shall make the findings required by the provisions of the Regional Plan package, including the Goals and Policies, the Code, and specifically Chapter 6 and any other requirement of law. All such findings shall be made in accordance with Chapter 6 of the TRPA Code of Ordinances.

**Procedure For Findings:** Findings shall be made as follows:

**Written Findings:** All required findings shall be in writing and shall be supported by substantial evidence in the record of review. The findings required shall be submitted with the application. TRPA must concur with the findings prior to the approval of the proposed matter.

**Statement:** Required findings shall be accompanied by a brief statement of the facts and rationales upon which they are based

### **Example Finding:**

50.3.A      **Significant Harm:** The project will not adversely impact:

- (1)      Littoral processes;
- (2)      Fish spawning;
- (3)      Backshore stability; or
- (4)      On-shore wildlife habitat, including wildfowl nesting areas.

### **Finding Rationale**

The project is to construct a dynamic shoreline revetment to stabilize the sloped area meeting the shoreline of Lake Tahoe.

- (1)      Because the shoreline protective structure is designed as a dynamic revetment it will not affect the littoral process. By creating a dynamic revetment it will move with the wave action and absorb the force of the wave rather than working against the wave. This will allow the littoral process of the area to remain the same.
- (2)      This dynamic revetment will be composed of boulders and smaller rocks. It will not affect fish spawning in the area. It may help provide cover area for fish.
- (3)      The project will stabilize the backshore.
- (4)      The area to be stabilized is next to a public beach recreation area. Because of the amount of visitors to the area, it is not suitable habitat for wildlife including wildfowl nesting.

## **PERMIT PROCESS**

### **Complete Application**

If your project application addresses all items on the checklist, your application will be accepted by TRPA. Within 30 days of submittal, TRPA staff will review an application for completeness. If additional items are needed, a letter will be sent to you and/or your representative indicating what additional information is needed to provide a complete application. If the application is determined to be complete, a notice will be sent to you or your representative. Once complete, your application is now ready to be reviewed by TRPA staff for conformance with TRPA rules and regulations. A complete application notice is NOT a conceptual approval of your application, nor is it a determination that the information submitted for review is accurate or approvable.

### **Request for Additional Information**

Once review has begun on your project, additional information may still be required. TRPA staff attempt to identify all information needed to review a project at the "complete application" stage, however, some items can not be identified until the review of the project has commenced. If additional information is required, you and your representative will be notified.

### **Project Review**

The amount of time to process an individual application depends on the complexity of the project and the number of applications submitted to TRPA for review. Submitting a clear and accurate application can speed the processing time through TRPA. The time of year you submit your application can also influence the processing time. The summer building season is very hectic and tends to lengthen the processing time for an individual application. During winter, the presence of snow on the ground may limit TRPA's ability to evaluate the site if necessary. You are strongly encouraged to submit your application(s) well in advance of the building season. Ideally, submit your application the winter prior to the year in which you wish to build.

**Interagency Shorezone Coordination Group:** Once your application is considered to be complete, the Interagency Shorezone Coordination Group will review the project. The group consists of TRPA staff, California Department of Fish and Game, California or Nevada State Lands, the Lahontan Regional Water Quality Control Board (California projects only), the U.S. Army Corp of Engineers and the local jurisdiction if applicable. A permit may be required by all or some of these agencies for your project. This meeting will help streamline the review process through all of these agencies by discussing issues applicable to each permit process.

**TRPA Review:** An activity in the shorezone or lakezone which is not exempt, pursuant to Chapter 52, Subsections 52.3.B or 52.3.C is a project (requires a permit) subject to TRPA review and approval. TRPA has three review levels for projects; staff level, Hearings Officer, and Governing Board. The level of review for a project is determined in accordance with Chapter 4A, Appendix A of the TRPA Code of Ordinances and the permissible uses of the Plan Area Statement for the project area. Projects requiring approval by the TRPA Hearings Officer, Governing Board, and as required through Article 12 of the TRPA Rules of Procedure will require 14 calendar days notice to the adjacent property owners and local affected governmental agencies prior to approval. The Governing Board meets once a month and projects are scheduled for the next available Governing Board hearing once the review of the project has been completed. Hearings Officer meets twice per month as needed.

### **Conditional Permit**

Once review of your project is complete, TRPA staff will issue a conditional permit. A conditional permit is an approval of your project subject to specific conditions. The conditional permit is based on the application and plans you submitted to TRPA for review. Some of the conditions required for a Shorezone permit may include the following.

1. Evidence that an Army Corps of Engineers permit has been issued.
2. Evidence that a State Lands Division approval has been issued, if applicable.
3. Evidence that a Lahontan Regional Water Quality Control Board approval has been issued, if in California.

## Final Permit Acknowledgement

Once all the conditions of the permit have been met, TRPA will provide the final acknowledgment of the permit and stamp the submitted plans. You must schedule an appointment with the TRPA planner who issued the permit to acknowledge your permit and stamp your plans. Your permit will not be acknowledged unless you have met all of the special conditions outlined on your conditional permit.

The conditional permit is valid for three years. Within the three year time period, you must demonstrate that all the conditions of approval have been met, pay any required mitigation fees, provide a project security to TRPA, acknowledge the permit, schedule and complete a TRPA pregrading (pre-construction) inspection and begin construction. Your project must be completed within two years from the date of the TRPA pregrading inspection.

Once you have received your acknowledged TRPA permit and stamped plans, review by your local jurisdiction will still be required for structural standards and other local requirements. Please check with your local building and planning departments for their processing requirements.

## Timeline for Appeals

If an applicant wishes to appeal a final decision by TRPA, a Notice of Appeal form and filing fee must be submitted within 21 days from the day TRPA issues its final decision to the applicant. After 21 days, no appeals can be made and the Agency's decision must be honored.

## Mitigation Fees

Required mitigation fees, if any, will be collected by the reviewing jurisdiction.

**Shorezone:** Shorezone mitigation fees apply to new construction and expansions of piers, boat ramps and marinas and are usually based on the length of a pier or boat ramp expansion, but may also be based on the number of new moorings or on other factors. See TRPA Code of Ordinances Section 56.1-4.

**Water quality:** Water quality mitigation fees are based on the amount of new land coverage being created by your project. These fees are non-refundable. Water quality mitigation fees are held in a fund for use by local jurisdictions for major erosion control and water quality improvement projects. See TRPA Code of Ordinances Section 82.3.

**Off-site land coverage:** Off-site coverage mitigation fees are based on the amount of land coverage created in the public right-of-way as a result of your project. This fee is calculated by the appraised cost of land in each hydrologic area of the Tahoe Basin. As with the water quality fees, this money is held in a fund for use by local jurisdictions for erosion control and water quality improvement projects.

**Excess land coverage:** Excess land coverage is the amount of legally created land coverage existing within your project area that exceeds the base allowable land coverage. Not all parcels will have excess land coverage. Excess land coverage can be mitigated several ways: through a mitigation fee, by reducing land coverage on or off site, or by expanding the project area. The mitigation fee is based on the amount of excess land coverage on your parcel and the estimated construction cost of your project. The minimum excess land coverage mitigation fee is \$200 per project. See TRPA Code of Ordinances Section 20.5.

**Air quality:** An air quality mitigation fee is required for any new commercial floor area or sometimes a change in use requiring additional daily vehicle trip ends (dvte). Contact TRPA for information on how to calculate dvtes for your project. This money is held in a fund for use by local jurisdictions for transit and other projects that improve air quality. Refer to TRPA Code of Ordinances Section 93.3.D for additional information.

**For information on specific projects funded by mitigation fees, please request a TRPA Annual Report.**

## Project Security

A project security will be collected by the reviewing jurisdiction. In most cases, the project security will be based on 110% of the cost of all required BMPs. Securities may also be required to ensure compliance with specific conditions of project approval. A security can be posted in several ways: a certificate of deposit, a hold on a personal savings account, a letter of credit, an assignment of personal savings account, a bond (only if security is estimated over \$10,000), or cash. A nominal, non-refundable security administrative fee is required for all securities. The security plus any interest accrued will be returned upon a final inspection of the completed project. Contact TRPA to

schedule a final inspection. Review Attachment J in the *Master Findings/Design Guidelines* document for additional information.

### **Plan Revisions**

You may revise your original approval by requesting a plan revision. An approved plan revision, however, will be tied to the original permit expiration date and the conditions of the original approval. A minor plan revision generally involves small changes that do not include modifications to land coverage or the exterior dimensions of a structure. A major plan revision generally includes changes to land coverage or height calculations. Check the TRPA fee schedule for the appropriate fee amount.

### **Pregrading (Pre-construction) Inspection**

Before you begin construction of your project, you must arrange a pregrading inspection. Contact the TRPA Environmental Compliance Division to arrange an inspection. In some cases, the pregrading inspection may be done via telephone. Prior to scheduling your inspection, you must have obtained all necessary TRPA and local approvals. All temporary Best Management Practices (BMPs) must be installed prior to Pregrading Inspection.

## **SHOREZONE PROJECT REQUIRED FINDINGS TABLE**

Include an attached Written Statement and rationale for making each finding applicable to the project proposal. Refer to the TRPA *Master Findings Document* available at our offices or online at [www.trpa.org](http://www.trpa.org). Click on "Permits & Documents" and look for the *Master Findings Document* under "Other Documents." Refer to the *Master Findings Document* to complete this portion of the application.

<b>Applicability</b>	<b>Code Section</b>
<b>Extensions – Approval of</b>	4.9E
<b>Environmental Documentation</b>	
Environmental Impact Statement	5.2B
Environmental Assessment	5.3.B
No Significant Effect	5.6
No Significant Effect – Mitigated	5.7
<b>Findings Necessary to Approve Any Project</b>	6.3.A
<b>Special Uses</b>	18.1.B
<b>Land Coverage Standards</b>	
Transferred Land Coverage Requirements	20.3.B
Additional Land Coverage Exceptions Classes 1-3	20.4.A
Additional Land Coverage Exceptions SEZ	20.4.B
Relocation of Existing Land Coverage	20.5C
<b>Signage</b>	
Signs in Commercial and Public Service Plan Areas	26.10.B(6)
Signs in Tourist Plan Areas	26.11.C
Exception to Removal of Nonconforming Signs	26.14.C
	27.2
<b>Paved Road Waiver</b>	27.3.B(2)
<b>Water Supply Waiver</b>	28.3.B
<b>Development in the 100-Year Flood Plain</b>	29.6.C
<b>Historic Resources Demolition</b>	
<b>Design Standards</b>	
Construction in Scenic Roadway Setbacks	30.5.D
Scenic Quality/Public Recreation and Bike Trails	30.12.C
Undergrounding of Utilities Exceptions	30.13.C(1)
Additional Visual Magnitude	30.15.G
<b>Shorezone and Lakezone Projects</b>	
Required Findings	50.3
Special Uses	51.1.B
Discontinuance of use for more than 1 year	51.5.A(1)
Major Structural Repair and Expansion	52.3.G
Removal of Structures Based On Fish Habitat and Spawning Study	52.3.H(2)
Man-Modified Challenge	53.5.C
Development in Shorezone Tolerance Districts 2 and 3	53.7.B(2)
Development in Shorezone Tolerance Districts 4 and 5	53.8.B(2)
Development in Shorezone Tolerance Districts 6, 7 and 8	53.9.B(1)
Pier Design and Construction Standards	54.4.B
Jetties, Breakwaters, Rock Cribs and Fences Standards	54.11
Shoreline Protective Structures	54.13.A and B
Filling and Dredging	54.14
Development Standards in the Backshore	55.4
<b>Grading Standards</b>	
Grading Season Exceptions	64.2.B
Excavation Limitations	64.7.A and B
<b>Tree Removal</b>	
Conservation Standards and Recreation Lands	71.2.A
General Standards	71.3.A
Tree Removal for Solar Access	71.5.D
<b>Fish Resources</b>	

<b>Applicability</b>	<b>Code Section</b>
Stream Habitat	79.2.B
<b><i>Water Quality Mitigation</i></b>	
Mitigation Projects	82.2.A
Exemptions	82.4
<b><i>Possible Contaminating Activities in Source Water Protection Zones</i></b>	83.2.D

# TRPA SCENIC IMPACT ASSESSMENT FORM

Assessor's Parcel Number (APN) 1318-27-001-001 County Douglas  
Previous APN \_\_\_\_\_ (if changed by county assessor since 1987)

Owner Edgewood Companies  
Mailing Address PO BOX 2249 City Stateline State NV  
Zip Code 89449 Email bhill@edgewoodcompanies.com Phone 775-588-3400 FAX \_\_\_\_\_

Agent RO Anderson Engineering  
Mailing Address 595 Tahoe Keys Blvd Suite A City South Lake Tahoe State Ca  
Zip Code 96150 Email cshade@roanderson.com Phone 530-600-1662 FAX 775-782-7084

I have reviewed the TRPA Scenic Corridors, Recreation Areas and Bikeways (listed on the following page) and have determined that the above referenced parcel(s) is (check one):

not visible.

visible from \_\_\_\_\_

If visible, provide the following Scenic Resource Inventory Information:

Refer to the scenic resources inventory available at TRPA offices, or online at [www.trpa.org](http://www.trpa.org) → follow this path from the homepage: Click "About TRPA" → "Issues" → click on "Scenic" near the top of the page → scroll to bottom and click "Scenic Resource Inventory" (4.33 mb download). List all unit numbers the parcel(s) is located in. Then list any scenic points the parcel(s) can be seen from.

Roadway Unit No. \_\_\_\_\_ Status:  Attainment  Non-attainment

Roadway Scenic Resource Point No. \_\_\_\_\_

Shoreline Unit No. \_\_\_\_\_ Status:  Attainment  Non-attainment

Shoreline Scenic Resource No. \_\_\_\_\_

Is this a Shorezone Project?  Yes  No

Current and/or Prior Shorezone Project(s) on site?  Yes  No TRPA File # \_\_\_\_\_

If yes, and scenic mitigation measures were required, please clearly identify location(s) of any approved mitigation measures on lakefront façade/landscape elevation drawings.

*If property boundaries are not clearly defined, all property corners must be located and staked before the site visit. Use one inch by two inch boards about 3 feet long, driven solidly into the ground at the property corners. In cases where there is heavy brush or tree cover, surveyors tape (brightly colored plastic ribbon) must be tied to the stakes. The address must be posted on the property.*

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner or Authorized Agent: \_\_\_\_\_

TRPA STAFF WILL DETERMINE IF ADDITIONAL SCENIC ANALYSIS IS NEEDED BASED ON REVIEW OF THE FOLLOWING CHECKLIST ITEMS AND STAFF FIELD VISITS TO THE SITE.  
(continued on next page)

## ***SCENIC IMPACT CHECKLIST***

If either the parcel or proposed project is visible from a scenic corridor, recreation area or bikeway, the following information must be submitted to TRPA along with the project application. Refer to the TRPA *Master Checklist* for an explanation of each item. Following this checklist closely can avoid costly delays in reviewing your project.

- N/A 5a. Photographs from scenic corridor, recreation area or bikeway location to project area, clearly showing all existing development within the project area.
- N/A 5b. Color and material samples for proposed structures. Samples can be no larger than 8.5" x 11". Photographs of sample colors will not be accepted. However, to assist TRPA in the review of your project, you may also submit close-up photographs of outer walls with the applicable color sample from a Munsell® Color Chart held against the wall. A chart of TRPA-approved Munsell® colors is available at TRPA offices.
- N/A 5c. Preliminary landscape plan (can be included on the submitted site plan).
- N/A 5d. Dimensions of structure(s). Scale drawings showing the exact dimensions of all walls, roofs and structural façades visible from scenic areas or points.
- N/A 5e. Written discussion of proposed scenic mitigation measures.
- N/A 5f. For Shoreland and Shorezone Projects, TRPA-verified contrast rating score resulting from the Baseline Scenic Assessment. See Baseline Scenic Assessment Application for more information.

## ***SCENIC CORRIDORS, RECREATION AREAS & BIKEWAYS***

### **Scenic Corridors**

Lake Tahoe	State Route 28	U.S. Highway 50
State Route 89	State Route 207	State Route 267
State Route 431	Pioneer Trail	

### **Scenic Recreation Areas**

Nevada Beach	Zephyr Cove	Cave Rock
Sand Harbor	Hidden Beach	Diamond Peak
Incline Beach	Burnt Cedar Beach	Kings Beach State Park
Agatam Beach	Patton Beach	Moondunes Beach
Lake Forest Beach	Lake Forest Campground/Boat Ramp	Tahoe State Recreation Area
Tahoe City Commons Beach	William Kent Beach & Campground	Granlibakken Ski Resort
Kaspian Recreation Area	Ski Homewood/Tahoe Ski Bowl	Meeks Bay Resort
Sugar Pine Point State Park	Meeks Bay Campground	D.L. Bliss State Park
Vikingsholm, Emerald Bay Picnic Area	Eagle Falls Picnic Area	Eagle Point Campground
Fallen Leaf Lake Campground	Baldwin Beach	Taylor Creek
Kiva Picnic Area/Tallac Historic Site	Camp Richardson	Pope Beach
El Dorado Beach and Campground	Heavenly Valley Ski Resort	Reagan Beach

### **Bikeway Segments**

Tahoe City to River Ranch	Tahoe City to Dollar Point	Tahoe Tavern
Sunnyside to Timberland	Timberland to Tahoe Pines	Tahoe Pines to Tahoma
City of SLT Recreation Area	Al Tahoe Boulevard	Tahoe Valley Route
Tahoe Valley to SLT City Limits	City of SLT to Tallac Creek	

**TO DETERMINE THE THRESHOLD STATUS OF AN AREA, REFER TO THE SCENIC RESOURCES INVENTORY AVAILABLE AT TRPA OFFICES, OR ONLINE AT [www.trpa.org](http://www.trpa.org).**



**OFFICE**  
 128 Market St.  
 Stateline, NV  
 Phone: (775) 588-4547  
 Fax: (775) 588-4527

**MAIL**  
 PO Box 5310  
 Stateline, NV 89449-5310  
 trpa@trpa.org  
 www.trpa.org

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

## PROJECT REVIEW APPLICATION FORM

NEW APPLICATION     PLAN REVISION     NEW DEVELOPMENT     REBUILD, ADDITION, REMODEL

- |  |  |
|--|--|
| <input type="checkbox"/> Banking/Verification of Coverage and Uses       | <input type="checkbox"/> Tourist Accommodation               |
| <input type="checkbox"/> Single Family Residential Addition/Modification | <input type="checkbox"/> Linear Public Service Facility      |
| <input type="checkbox"/> New Single Family Residential                   | <input type="checkbox"/> Public Service Facility             |
| <input type="checkbox"/> Multi-Family Residential                        | <input type="checkbox"/> Allocation Assignment               |
| <input type="checkbox"/> Commercial                                      | <input type="checkbox"/> Lot Line Adjustment/ROW Abandonment |
| <input type="checkbox"/> Sign  | <input type="checkbox"/> Subdivision of Existing Structures  |
| <input type="checkbox"/> Grading   | <input type="checkbox"/> Recreation                          |
| <input type="checkbox"/> Transfer of Bankable Rights                     | <input type="checkbox"/> Resources                           |
| <input checked="" type="checkbox"/> Shorezone and/or Lakezone Project    | <input type="checkbox"/> Buoy Project                        |

**Applicant** Edgewood Companies  
 Mailing Address PO BOX 2249 City Stateline State NV  
 Zip Code 89449 Email bhill@edgewoodcompanies.com Phone 775-588-3400 FAX \_\_\_\_\_

**Representative or Agent** RO Anderson Engineering  Same as Applicant  
 Mailing Address 595 Tahoe Keys Blvd Suite A2 City South Lake Tahoe State CA  
 Zip Code 96150 Email cshade@roanderson.com Phone 530-600-1662 FAX 775-582-7084

**Owner** \_\_\_\_\_  Same as Applicant  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 Zip Code \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

**Project Location/Assessor's Parcel Number (APN)** 1318-27-001-001  
 Street Address 180 Lake Parkway Subdivision \_\_\_\_\_ Lot # \_\_\_\_\_  
 County Douglas Previous APN \_\_\_\_\_  
 (if changed by county assessor since 1987)

**Brief Description of Project:** Extend existing intake by 3,000 linear feet to relocate the draw point to 600 feet in depth; remove an old abandoned intake line from shore/ lake zones  
**Plan Area Statement/Community Plan:** South Shore Area Plan (view maps)

**Bicycle and Pedestrian Facilities:** Are there existing or proposed public bicycle or pedestrian path(s) within 75 feet of the project area (bike paths, lanes, routes, or sidewalks)?  Yes  No (view maps)

**Property Restrictions/Easements** (List any deed restrictions, easements or other restrictions):  None  
 (initial here): I hereby declare under penalty of perjury that all property restrictions and easements have been fully disclosed. Application submitted to NV Division of State Lands for authorization to use State-Owned Submerged Lands in Lake Tahoe - amendment to an existing authorized commercial use

**Prior Approvals** (List any prior CTRPA/TRPA approvals/permits for the subject property):  None (go to file search)

Description: Lot Line Adjust TRPA File No: LIAD2015-0439 Date: 07/02/15  
 Description: Rec-Public Service TRPA File No: ERSP2015-0819 Date: 04/08/15

**DECLARATION:**

I hereby declare under penalty of perjury that this application and all information submitted as part of this application is true and accurate to the best of my knowledge. I am the owner of the subject property, or have been authorized in writing by the owner(s) of the subject property to represent this application, and I have obtained authorization to submit this application from any other necessary parties holding an interest in the subject property. I understand it is my obligation to obtain such authorization, and I further understand that TRPA accepts no responsibility for informing these parties or obtaining their authorization. I understand that should any information or representation submitted in connection with this application be inaccurate, erroneous, or incomplete, TRPA may rescind any approval or take other appropriate action. I hereby authorize TRPA to access the property for the purpose of site visits. I understand that additional information may be required by TRPA to review this project. I understand that I am responsible for all fees set forth in the TRPA Filing Fee Schedule (including cost recovery, filing fees and deposit accounts) associated with this application.

Signature: (Original signature required)

Melanie Heeno  
Person Preparing Application

At El Dorado  
County

Date: 8/10/15

**AUTHORIZATION FOR REPRESENTATION (Original signatures required):**

The following person(s) own the subject property (Assessor's Parcel Number(s) 1318-27-001-001) or have sufficient interest therein to make application to TRPA:  
Print Owner(s) Name(s):

\_\_\_\_\_

I/We authorize RO Anderson Engineering, Colleen Shaddo act as my/our representative in connection with this application to TRPA for the subject property and agree to be bound by said representative. I understand that additional information may be required by TRPA beyond that submitted by my representative to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by TRPA. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further accept that if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.

Owner(s) Signature(s): (Original signature required.)

\_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Initial Filing Fee: \$ \_\_\_\_\_ Receipt No: \_\_\_\_\_  
Per the TRPA Filing Fee Schedule, additional costs/fees may apply

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## SUPPLEMENTAL SHOREZONE APPLICATION

Lot size 9,764,341 sq.ft.

Land Capability Districts (Circle Districts that apply) 1a 1b 1c 2 3 4 5 6 7

Shorezone Tolerance District 7 Plan Area Statement South Shore Area Plan

EXISTING LAND COVERAGE		PROPOSED LAND COVERAGE	
Buildings:	<u>N/A</u> sq.ft.	Buildings:	<u>0</u> sq.ft.
Paving:	<u>Existing Parking Lot</u> sq.ft.	Paving:	<u>0</u> sq.ft.
Decks:	<u>N/A</u> sq.ft.	Decks:	<u>0</u> sq.ft.
Walks:	<u>N/A</u> sq.ft.	Walks:	<u>0</u> sq.ft.
Other:	<u>N/A</u> sq.ft.	Other:	<u>0</u> sq.ft.
<b>TOTAL:</b>	<u>N/A</u> sq.ft.	<b>TOTAL:</b>	<u>0 - No Change</u> sq.ft.

Proposed net land coverage increase or decrease: 0 sq.ft.

Time period (month/year) when construction will occur: From \_\_\_\_\_ To 5-6 weeks@ Winter 2016

Estimated construction cost of the proposed project: \$ 575,000

Estimated replacement value of existing shorezone improvements: \$ Unknown

Existing use of property: Recreation and Commercial

Proposed use of property: Recreation and Commercial - No Change

Projection Lines Lakeward of Highwater (6229.1 ft Lake Tahoe Datum):

Please include the TRPA projection lines per TRPA Code Section 54.4.A.(5) on your site plan. If in a cove, please include property and projection lines of adjacent parcels and include existing shorezone structures bounded within. Note that a shorezone property's projection lines are rarely shared, and are usually located independent from the projection lines of adjacent properties. Please note that TRPA may require depiction of projection lines of additional properties if necessary to determine proper structure location and/or to address adjacent property owner concerns.

Are you or the property owner/applicant a member of a homeowners', property owners' or any similar association or club?

YES

NO

Does the property associated with the project application have access to a common property that has a pier, buoy/buoy field, boat ramp, floating dock, and/or other shorezone structure/facility?

YES

NO

If Yes to either of the above, please submit the following:

- A written description of the common shorezone structure/facility.
- The location (address, APN, and map detail) of the common shorezone structure/facility.
- The name of the Homeowners Association, Property Owners Association, or similarly affiliated association or club.
- A map of the properties and list of APN's that have access to the common shorezone property.
- The by-laws of the HOA, POA or similarly affiliated association or club.
- A recorded grant deed of the project parcel and the common shorezone parcel.

(continued)



## **SHOREZONE PROJECT APPLICATION CHECKLIST**

APPLICATIONS LACKING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED. TRPA OR YOUR LOCAL JURISDICTION MAY REQUIRE ADDITIONAL INFORMATION ABOVE AND BEYOND THE CHECKLIST ITEMS TO REVIEW THIS APPLICATION.

Each item and number corresponds to TRPA's *Master Checklist* available at our offices or online at [www.trpa.org](http://www.trpa.org). Click "Permits & Documents" and look for the *Master Checklist* under "other documents." Refer to the *Master Checklist* for more information on any item.

PROJECT NAME: Raw Water Intake Extension Project for Edgewood Water Company  
 CURRENT ASSESSOR'S PARCEL NUMBER (APN): 1318-27-001-001  
 PREVIOUS ASSESSOR'S PARCEL NUMBER (APN): \_\_\_\_\_

Applicant <u>TRPA</u> <u>X</u> <u>X</u> <u>X</u> <u>X</u> <u>X</u> APN 1318-27-001-001 is entire NV side <u>X</u> of Edgewood GC <u>X</u> Sheet <u>C3</u> Sheet <u>C3</u> Sheet <u>C3</u> Sheet <u>C3</u> Sheet <u>C1</u> <u>X</u> <u>X</u> Sheet <u>C3</u> Shorezone _____ <u>N/A</u> <u>N/A</u> <u>N/A</u>	2. Complete Application with <u>original</u> signed authorization and checklist. 3. Application Filing Fee: Please refer to the <u>TRPA Filing Fee Schedule</u> (275k pdf) available at TRPA offices or online. \$4,008 4. Proof of Land Capability/Backshore Boundary Verification or IPES. 5. Scenic Impact Assessment Form (included in this packet). 7. Three (3) copies of the preliminary site plan: Minimum 18" x 24" on blackline or blue line print paper, maximum scale 1" = 40', showing the following: _____ a. All property lines and distance from the property lines to the proposed project. _____ b. Map scale and north arrow. _____ c. Assessor's Parcel Number (APN) and property address. _____ d. Property owner's name. _____ e. Parcel size in square feet. _____ f. Location and details of temporary and permanent BMPs. _____ h. Vicinity map. Attachment 1, Figure 1 _____ i. Topographic contour lines at 2' intervals. _____ j. Verified backshore and Stream Environment Zone (SEZ) boundaries, including setbacks. _____ k. High and low water lines. _____ l. Verified land capability district boundaries (if more than one land capability district). LCD 1b/ Beach _____ n. Location and dimensions of existing and proposed coverage. _____ r.(i-iii). Verified, allowable, existing, and proposed land coverages for each land capability district including backshore. _____ aa(i). Geologic features below Elevation 6229, e.g., large boulders.
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Attachment 1, Figure 2	_____	_____	Depiction of setback lines pursuant to subparagraph TRPA Code of Ordinances section 54.4.A(5), projected perpendicular to the tangent of shoreline from the highwater line.
	<u>N/A</u>	_____	aa(ii). TRPA pier headline.
Attachment 1, Figure 2	_____	_____	aa(iii). Elevation 6,219 and 6,215, Lake Tahoe Datum.
Attachment 1, Figure 2	_____	_____	aa(iv). Location, dimensions of, and distance to adjacent shorezone structures including piers, jetties, buoys, etc.
	<u>N/A</u>	_____	10a. Color photographs (3" x 5" minimum) of existing conditions from Scenic Corridor (if visible from a Scenic Corridor).
Attachment 2	_____	_____	10g. Color photographs (3" x 5" minimum) of existing shorezone structure(s) and immediate area (upshore and downshore). Photos should be taken 300' lakeward of highwater.
	<u>X</u>	_____	12. For projects requiring Hearings Officer or Governing Board review:
		<u>X</u>	a. A list of names, addresses, and Assessor's Parcel Numbers of property owners within 300 feet of the perimeter of the project area, addressed envelopes to same (with no return addresses), and postage (stamped, not metered).
Attachment 3	_____	_____	b. 8 1/2" x 11" plan reductions of site plan, building elevations and floor plans.
	<u>X</u>	_____	13. Preliminary Shorezone Elevations (existing and proposed, if applicable) showing:
Sheet C3, C8	_____	_____	a. High water line and the lake bottom elevation at the end of the structure.
Sheets C4-C8	_____	_____	b. Adequately delineated lake bottom elevation relative to the proposed/existing structure.
Sheet C2	_____	_____	c. Proposed grading, filling, or dredging.
	<u>N/A</u>	_____	d. Pier deck elevation (for boatlift addition applications, include the weight-bearing capacity and height of the boatlift as measured from the pier deck).
	<u>N/A</u>	_____	e. For buoy applications, include the dimensions of the anchoring device and provide specifications of the flotation device in accordance with U.S. Coast Guard standards.
	<u>N/A</u>	_____	14. Preliminary Shorezone cross-section (piers only) showing:
		_____	a. Pier deck elevation, high and low water elevations, and lake bottom elevation at the end of the pier.
		_____	b. Illustration of full pier dimensions with all appurtenant structures from side and frontal views.
		_____	c. Existing and proposed lake bottom elevations and topography. Elevations should include high water and pier headline, and the top elevation of boulders above elevation 6,218.
Attachment 1	_____	_____	Comprehensive construction methodology plan, including but not limited to, proposed methods of construction, construction access, staging locations, and temporary best management practices.
	<u>N/A</u>	_____	Submittal of a TRPA-approved Scenic Assessment and proposed contrast rating score for structures in the Shoreland.
	<u>N/A</u>	_____	Visible mass calculation for pier expansions and modifications.
Attachment 4	_____	_____	16. Initial Environmental Checklist. This is a separate questionnaire and checklist available at TRPA offices or online ( <a href="#">Click here to download the interactive document</a> ).
Attachment 5	_____	_____	37. Applicable findings explanation and rationale.



## **MAINTENANCE DREDGING APPLICATION CHECKLIST**

**APPLICATIONS LACKING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED. TRPA OR YOUR LOCAL JURISDICTION MAY REQUIRE ADDITIONAL INFORMATION ABOVE AND BEYOND THE CHECKLIST ITEMS TO REVIEW THIS APPLICATION.**

Each item and number corresponds to TRPA's *Master Checklist* available at our offices or online at [www.trpa.org](http://www.trpa.org). Click "Permits & Documents" and look for the *Master Checklist* under "other documents." Refer to the *Master Checklist* for more information on any item.

PROJECT NAME: \_\_\_\_\_

CURRENT ASSESSOR'S PARCEL NUMBER (APN): \_\_\_\_\_

PREVIOUS ASSESSOR'S PARCEL NUMBER (APN): \_\_\_\_\_

Applicant      TRPA

- |       |       |  |
|-------|-------|--|
| _____ | _____ | 2. Complete Application with <u>original</u> signed authorization and checklist.   |
| _____ | _____ | 3. Application Fee: Please refer to the filing fee schedule available at TRPA offices or online at <a href="http://www.trpa.org">www.trpa.org</a> → "Permits and Documents" → under "Other Documents" → " <i>Filing Fee Schedule</i> " (275k pdf). Use the schedule to make the calculations on the attached Filing Fee Worksheet and submit the complete fee with this application. |
| _____ | _____ | 4. Proof of Land Capability/Backshore Boundary Verification or IPES.   |
| _____ | _____ | 7. Preliminary site plan: Minimum 18" x 24" on blackline or blue-line print paper, maximum scale 1" = 40', showing the following:  |
| _____ | _____ | a. All property lines and distance from the property lines to the proposed project.  |
| _____ | _____ | b. Map scale and north arrow.  |
| _____ | _____ | c. Assessor's Parcel Number (APN) and property address.  |
| _____ | _____ | d. Property owner's name.  |
| _____ | _____ | e. Parcel size in square feet.   |
| _____ | _____ | f. All proposed Best Management Practices (BMPs).  |
| _____ | _____ | h. Vicinity map.   |
| _____ | _____ | i. Topographic contour lines at 2' intervals.  |
| _____ | _____ | j. Verified backshore and Stream Environment Zone (SEZ) boundaries, including setbacks.  |
| _____ | _____ | k. High and low water lines.   |
| _____ | _____ | l. Verified land capability district boundaries (if more than one land capability district).   |
| _____ | _____ | q. Location of all easements (sewer, water, etc.) located within the project area. (Please note that the applicant is responsible for demarcating any easements located onsite prior to project start-up.)   |
| _____ | _____ | r(i-iii). Allowable, existing, and proposed land coverages for each land capability district including backshore.  |

- \_\_\_\_\_ aa(i). Geologic features below Elevation 6229, e.g., large boulders.
  - \_\_\_\_\_ aa(ii). TRPA pier headline.
  - \_\_\_\_\_ aa(iii). Elevation 6,219, Lake Tahoe Datum.
  - \_\_\_\_\_ aa(iv). Location, dimensions of, and distance to adjacent shorezone structures including piers, jetties, buoys, etc.
  - \_\_\_\_\_ aa(v). Location, description, and detail of temporary storage area for dredged materials showing containment berms and access for trucks for transportation out of the Basin.
  - \_\_\_\_\_ aa(vi). Location and detail of proposed turbidity barriers.
- \_\_\_\_\_ 10g. Color photographs (3" x 5" minimum) of existing shorezone structure(s) and immediate area (upshore and downshore).
- \_\_\_\_\_ 12. For projects requiring Hearings Officer or Governing Board review:
- \_\_\_\_\_ a. A list of names, addresses, and Assessor's Parcel Numbers of property owners within 300 feet of the perimeter of the project area, addressed envelopes to same (with no return addresses), and postage (stamped, not metered).
  - \_\_\_\_\_ b. 8 1/2" x 11" plan reductions of site plan, building elevations and floor plans.
- \_\_\_\_\_ 14. Preliminary cross-sections through the area(s) to be dredged showing:
- \_\_\_\_\_ c. Existing and proposed lake bottom elevations and topography.
- \_\_\_\_\_ 16. Initial Determination of Environmental Impact Checklist. This is a separate questionnaire and checklist available at TRPA offices or online at [www.trpa.org](http://www.trpa.org) → Click on "Permits and Documents" → look under "Other Documents".
- \_\_\_\_\_ 32b. Written project narrative detailing the dredging operation from installation of the turbidity barriers to final inspection by TRPA.
- \_\_\_\_\_ 37. Applicable findings explanation and rationale.
- \_\_\_\_\_ 47. Supplementary Shorezone application form.
- \_\_\_\_\_ 48. Project Description.

## **FILING FEE CALCULATION WORKSHEET**

Please calculate your filing fee in the worktable at the bottom of this page. Include full payment with your complete application.

Fees and multipliers for permit applications are re-evaluated on a regular basis to ensure TRPA's review costs are recovered and that applicants are not unfairly charged. Please refer to the current *Filing Fee Schedule* available at TRPA offices or online at [www.trpa.org](http://www.trpa.org) → "Permits and Documents" → under "Other Documents" → "Filing Fee Schedule" (275k pdf).

<b>FEE MULTIPLIERS</b>	
Level of Review	Multipliers
Staff Level Review	1.00
Hearings Officer Review	1.40
Governing Board Review	1.80
Plan Revisions	
Minor—A non-substantive change to a permitted project. A project that will not cause changes to any TRPA permit conditions, does not require new field review by TRPA staff, does not require a public hearing, and does not involve any modifications to building size, shape, land coverage, location, or scenic rating score.	0.40
Major—A substantial change that does not significantly exceed the original scope of the project. Revisions that significantly exceed the original scope of a project, or which require a public hearing, shall be treated as new or modified projects, as the case may be.	0.70
Special Planning Areas	
For projects located in an adopted community plan area, or subject to an adopted redevelopment, specific, or master plan. A map of community plan areas is available at our offices or online at <a href="http://www.trpa.org">www.trpa.org</a> → Under "Permits & Documents" → Click on "Community Plans".	1.25

### Sample Calculation

$\left( \$ 1,000 \times 1.4 \times 0.70 \times 1.25 \right) + \$ 400 + \$ 88 = \$ 1,713$						
Base Fee	Level of Review Multiplier	Plan Revisions Multiplier	Special Planning Area Multiplier	Shoreland Scenic Review	I.T. Surcharge	Application Fee due on submittal

### Applicant Calculation

Using the base fee from TRPA's *Filing Fee Schedule* and the fee multiplier table above, calculate your filing fee total on the worktable below. You must fill all blanks with a number, or "N/A" if the multiplier or surcharge does not apply to your application.

$\left( \$ 2,800 \times 1.4 \times \quad \times \quad \right) + \$ \text{N/A} + \$ 88 = \$ 4,008$						
Base Fee	Level of Review Multiplier	Plan Revisions Multiplier	Special Planning Area Multiplier	Shoreland Scenic Review	I.T. Surcharge	Application Fee due on submittal

## 1.0 Project Description

### 1.1 Project Location

The Edgewood Water Company (EWC) existing raw water intake line connects to existing facilities that are located on Assessor's Parcel Number (APN) 1318-27-001-001 in Douglas County and generally parallels the Stateline about 150 feet on the Nevada side. The parcel is owned by Edgewood Companies, the project applicant, and comprises the Nevada portion of the Edgewood Golf Course in Lake Tahoe, as depicted in Figure 1, Vicinity Map.

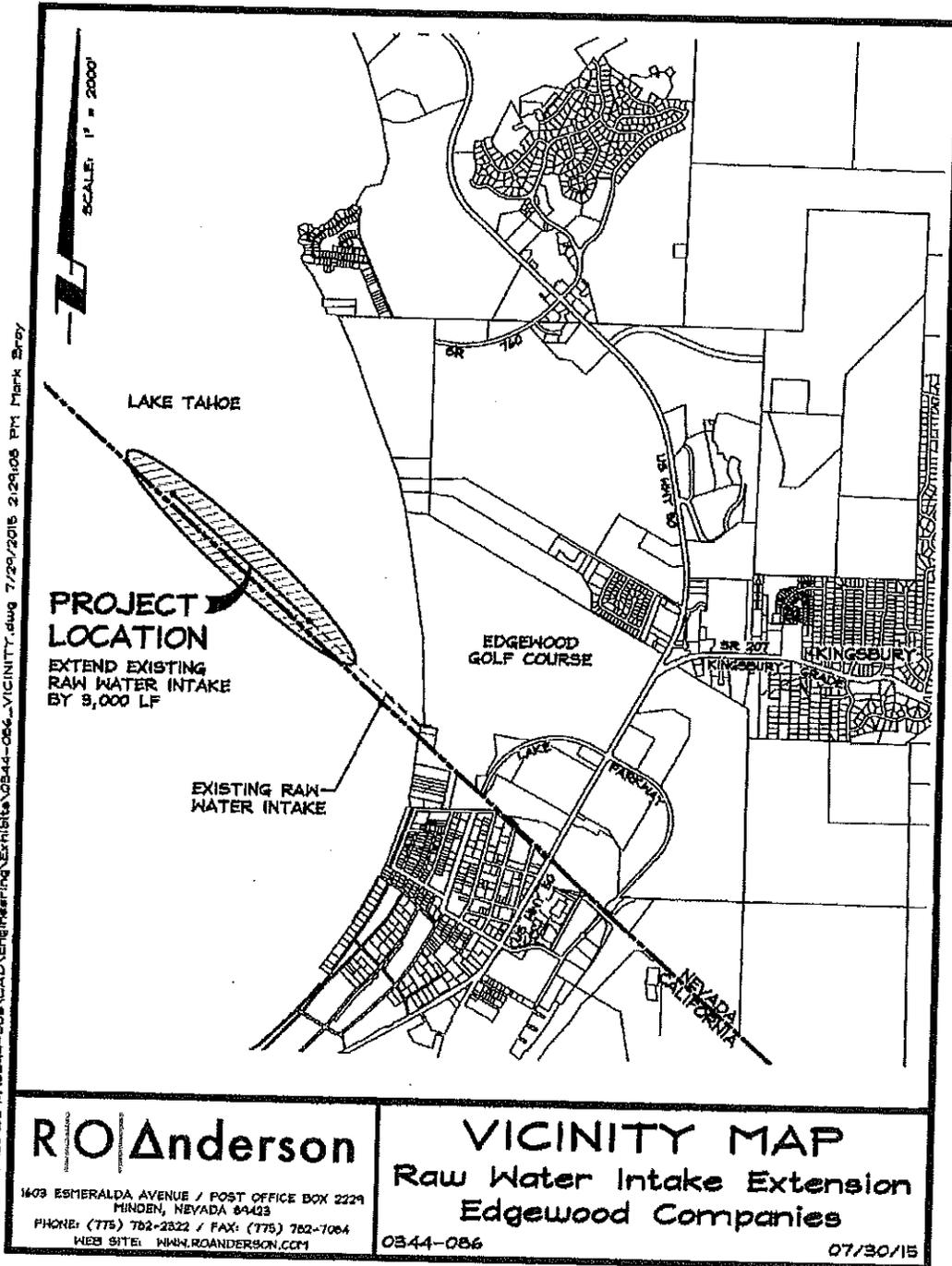
The Raw Water Intake Extension Project (Project) is almost entirely confined to the shorezone and lakezone of Lake Tahoe, as depicted on Improvement Plan Sheet C1. The project area will be located within the Tahoe Planning Area that serves as the Land Use element for properties in Douglas County under the jurisdiction of the Tahoe Regional Planning Agency. As defined in the South Shore Area Plan, the project area will be located across lands with a TRPA Land Use Classification of Recreation and equivalent to Douglas County Zoning District T-R (Tahoe-Recreation). The project area is contained within Shorezone Tolerance District 7. Douglas County Development Code, Title 20, Chapter 20.703, Sections 20.703.080 through 20.703.090 includes provisions to implement the South Shore Area Plan and specifies that linear public facilities such as pipelines and power transmission are a permissible use that must be considered under provisions of a Special Use for permitting by TRPA and Douglas County.

### 1.2 Project Background

The EWC is a private water company owned by Edgewood Companies and regulated by the Public Utility Commission of Nevada and Nevada Department of Environmental Protection (NDEP) Bureau of Safe Drinking Water. The EWC operates a public water system that services primarily the Casino Core portion of Stateline, Nevada through waters withdrawn from Lake Tahoe using an existing intake pipeline that originates at EWC facilities located within the Edgewood Golf Course in Douglas County (APN 1318-27-001-001).

The Project consists of two main elements: the construction of a 3,000 linear foot extension to the existing 2,500 linear foot raw water intake line and the removal of an old abandoned water intake line (approximately 880 feet in length) that will involve grading in the shorezone to expose and remove the old line. The project applicant, Edgewood Companies, has worked with EWC, the water purveyor to the Edgewood Golf Course existing and proposed facilities, to investigate the feasibility of using water from Lake Tahoe as a cooling source for the Edgewood Tahoe Lodge that is currently under construction in Edgewood Golf Course in Stateline, Nevada. EWC issued a Will Serve Letter for the Edgewood Tahoe Lodge project towards commitments limited to standard domestic and fire service, but not necessarily the requested use for cooling purposes.

Figure 1. Vicinity Map



Based on investigations conducted to date and described in the Deep Water Intake Extension Feasibility Report of Findings to Date (RO Anderson Engineering, May 22, 2015), the use of water derived from an extension of the existing intake to approximately 3,300 linear feet from shore to a depth of 600 feet is physically feasible (Note that the existing intake is 1,600 linear feet from shore at a depth of 25 feet). Specifically, temperature data collected at the proposed intake location are approximately 43°F and would reasonably meet the source water temperature criterion for the proposed cooling system. Furthermore, water quality results for samples collected from the proposed intake location and depth meet state and federal drinking water standards and are comparable to water quality results for samples taken at the existing intake location and depth.

Investigations to date have determined that with some modifications, the EWC's existing pump station could reasonably deliver sufficient water supply to meet the projected cooling demands of the Edgewood Tahoe Lodge (i.e., a variable demand of 4 gallons per minute to 500 gallons per minute) while meeting the ongoing water supply and fire flow demands of existing customers. Raw water would be diverted from the main line through the heat exchanger and then returned to the raw water main. It is a closed loop system and non-consumptive. There will be a slight pressure loss through the cooling loop, which has been estimated to be less than 2 psi.

EWC has an average annual water use of approximately 730 acre-feet and water is drawn from Lake Tahoe at a rate of approximately 920 gallons per minute (gpm) for approximately 12 hours a day. Analysis of each of the demand scenarios required by the Nevada Administrative Code (NAC) suggests that EWC may have excess pumping and storage capacity available. The Edgewood Tahoe Lodge, once constructed, will increase average day demand by an estimated 9.23%. The routing of a portion of this previously approved use through a cooling system will not increase the capacity of the existing water supply system and would not increase the amount of water drawn from Lake Tahoe by EWC.

### **1.3 Existing Conditions**

#### *1.3.1 Existing Intake Facility*

From available record drawings, the existing intake was constructed in 1992 and includes a four-foot diameter by 3.5-foot long stainless steel (¼-inch slot size) screen with solid ends. When Lake Tahoe is at high lake level at 6229 feet elevation, the top of the screen is at a depth of about 25 feet.

From the screen, there is approximately 2,425 feet of 18-inch diameter fusion welded high density polyethylene (HDPE) pipe. From this same data source, it is understood that the HDPE pipe is DR 11 with an inside diameter of 14.53-inches. This pipeline is followed by a butterfly valve, tee, 35 feet of 16-inch diameter ductile iron pipe (DIP), another butterfly valve, another tee, and approximately 100 linear feet of 17-inch mortar lined steel pipe with a ½-inch lining and an inside diameter of 16 inches to the pump station. This section of the system is outside the proposed project area, with the remaining approximately 2,460 linear feet within the project area.

The existing intake line terminates approximately 1,600 feet from the shore. Due to its relative proximity to the Nevada-California state line, and the requirement that the intake be in Nevada, the existing intake line does not extend perpendicular from the shore. Rather, the alignment generally parallels the state line about 150 feet on the Nevada side. The surface buoy that was formerly affixed to the intake to mark its location has been moved to a nearby location so as not to call attention to the intake and thereby reduce the risk of vandalism.

Due to accumulation of significant moss and algae on the screen, it is the operational practice of EWC to clean and inspect the intake screen by a diver approximately twice a year.

There is an old, abandoned intake line that is approximately 880 feet long and located 50 feet north of the state line in Nevada. This intake is no longer serviceable or in use and will be capped and the exposed portions of pipe removed from the shorezone.

### 1.3.2 Existing Water Supply

The EWC operates a quasi-municipal public water system with the hotels and casinos located in the casino core area of Stateline, Nevada as its primary customers. As stated above, EWC has an average annual water use of approximately 730 acre-feet. Water is drawn from Lake Tahoe at a rate of approximately 920 gallons per minute (GPM) for approximately 12 hours per day. Both the pumping rate and the duration of pumping vary with water demand within the system. Because most of the EWC customers are tourist commercial enterprises the water demand varies significantly with tourism that is dependent on the economy and tourist-related activities in the Tahoe basin. It is, therefore, not unusual to have a high water demand during a weekend immediately followed by low water demands during the week. The EWC operates the existing water supply system with water rights listed in Table 1.

**Table 1. Edgewood Water Company Water Rights**

Permit/Certificate #	Duty/Water Right (acre-feet annually or afa)
22006 / 8102*	552.402
22021 / 8103*	552.402
54187	139.0
54188	197.48
54189	59.9
54203	13.77
80359**	722.112
80360**	722.112
27676 (Recreation Use)	185.9
27677 (Recreation Use)	264.10
54190 / 14851 (Irrigation Use)	5.4
Source: Nevada Division of Water Resources <a href="http://water.nv.gov/data/permit/">http://water.nv.gov/data/permit/</a>	
* Total combined duty 22006/8102 & 22021/8103 – not to exceed 180 million gallons annually	
**Total combined duty 80359 & 80360 – not to exceed 772.112 afa	

### 1.3.3 Ecological/Habitat Features

The existing intake crosses mapped marginal fish habitat according to the Tahoe Regional Planning Agency (TRPA) fishery maps. The installation of the 3,000 linear foot extension will occur in the lake zone at depths between 25 feet and 600 feet. The lake bed substrate in the project area consists of coarse sands that have been transported via littoral processes and exposed to wave-wash in areas close to shore. The area of the abandoned intake line that is proposed for removal is below 6229.1 (LTD, designated legal high water for Lake Tahoe). This area is also composed of coarse sands and provides marginal fish habitat during times of higher water levels. The Project as proposed will not impact Lake Tahoe fisheries.

Habitat is not present within the project area or adjacent to it to support nesting migratory birds or species protected under the Endangered Species Act. The Project is located within and surrounded to the west by open water (Lake Tahoe). The Edgewood Golf Course abuts the project area to the east.

The beach portion of the project area is sparsely vegetated with low lying herbaceous plants and with little to no vegetation occurring between 6223.0 and 6228.0. Tahoe yellow cress (*Rorippa subumbellata*), a species of interest, is known to populate the beach area. Tahoe yellow cress is a rare plant that only occurs within the shorezone of Lake Tahoe in California and Nevada. The species is listed as endangered by the State of California and critically endangered in Nevada. The U.S. Fish and Wildlife Service identified Tahoe yellow cress as a candidate species for listing in 1999 under the Endangered Species Act. The TRPA also identifies Tahoe yellow cress population sites as an environmental threshold. In 2003, the agencies with jurisdiction collaboratively directed the preparation of a Conservation Strategy to assist land and resource managers in making informed, practical decisions for the sustained management of the plant. Thus far, the successful implementation of the Conservation Strategy has precluded the need to list the species under the Federal Endangered Species Act.

Consistent with TRPA, Nevada Division of Wildlife, U.S. Fish and Wildlife Service and the Tahoe yellow cress Conservation Strategy, the Project will avoid impacts to the plant. Prior to initiation of the Project, a survey for Tahoe yellow cress will be conducted and results augmented with studies conducted in 2011 and 2012 for the Edgewood Tahoe Lodge project. The data gathered from surveys will inform the placement of the protective fencing that will maintain project operations outside of the Tahoe yellow cress exclusion zone.

### 1.4 Project Description

Figure 2, Site Plan, illustrates the extent of the project area. The attached Improvement Plan Set details the project components listed below.

#### 1.4.1 Project Components

The Raw Water Intake Extension Project proposal includes the following components:

- Maintain the existing intake screen in place for use in the winter months or in emergency situations;

- Install a new tee and valve at the end of the existing approximately 2,500 foot long, 18-inch diameter intake line in Lake Tahoe that is located approximately 1,600 linear feet from shore at a depth of 25 feet;
- Install approximately 2,500 linear feet of power conduit parallel to the existing intake line using directional drilling techniques and connect power to the new valve, if new valve is automated;
- Extend the existing intake line using approximately 3,000 linear feet of 24-inch diameter high density polyethylene (HDPE) pipe to relocate the intake point to approximately 3,300 linear feet from shore and a depth of 600 feet;
- Install a new intake approximately 10 feet off the lake bottom at the end of the extension;
- Remove the 880 foot length of abandoned intake line from the shorezone and lake zone that was constructed around 1966 and is located in Nevada approximately 50 feet north of the California-Nevada Stateline; and
- Restore areas disturbed by construction access, staging, and pipeline removal.

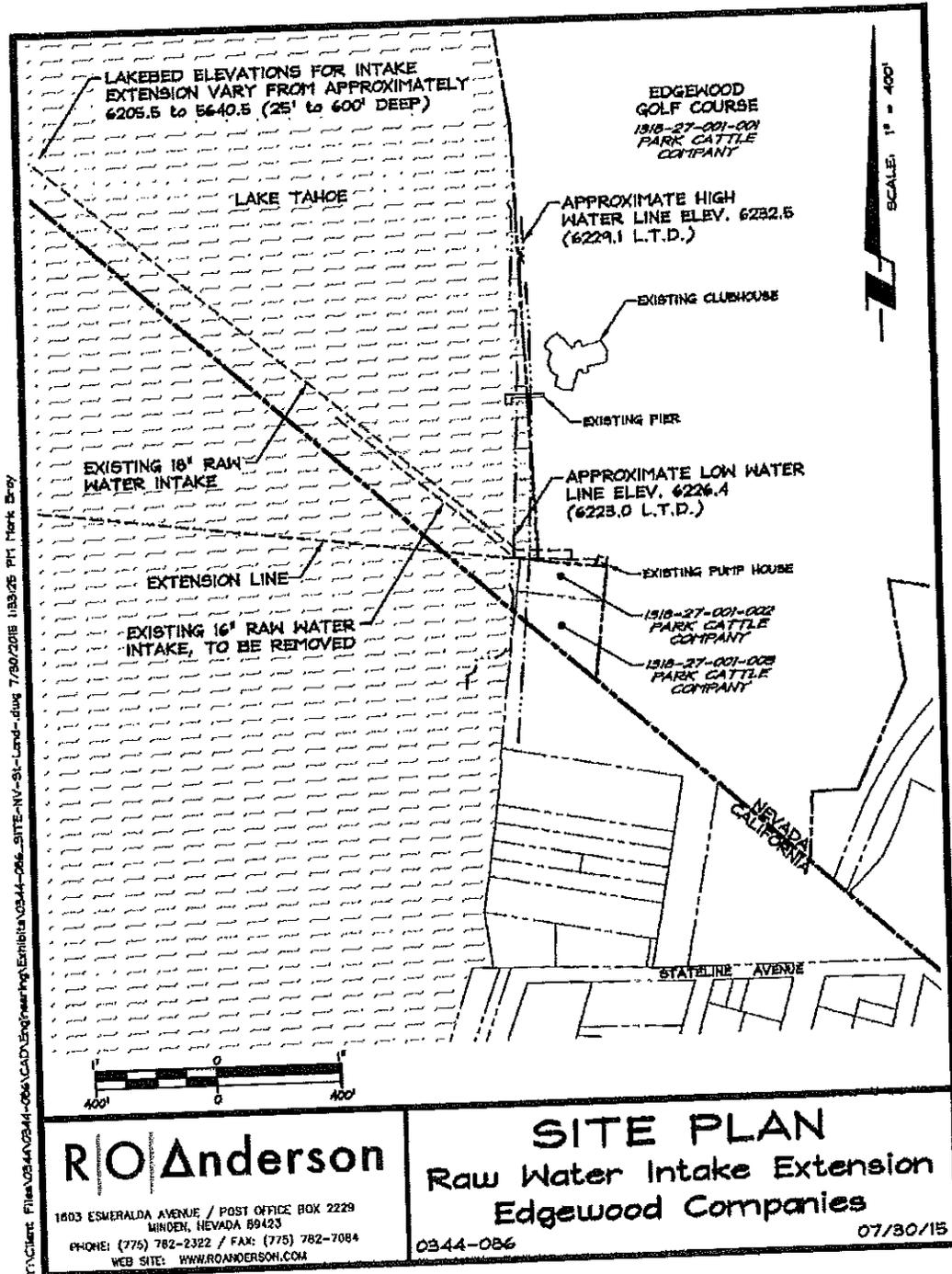
The Project will create minimal disturbance in the shorezone at this location, which will be associated with a 50-foot wide access corridor to move the extension pipeline into Lake Tahoe where the pipe will then be floated on the water surface minimizing disturbance to the lake bottom. The Project will result in no new land coverage. Access, staging and storage will be confined to the existing parking lot for the clubhouse and restaurant. The removal of the old, abandoned intake line will create temporary disturbance in the shorezone.

During installation of the extension and removal of the abandoned intake line, navigation in these areas will be temporarily impeded. To avoid potential effects to recreation and boating, the Project will be constructed in the late fall or winter. Duration of construction is estimated at five to six weeks with pipe filling and placement actions lasting no more than 30 days.

The Project will have a number of benefits to public health and safety, including:

- Creation of dual/redundant intakes that will allow for maintenance of the system without suspension of water supply to EWC customers;
- Reduced risk to water supply from pathogens;
- Reduced algae and reduced maintenance of the intake screen;
- Reduced risk of vandalism and terrorism; and
- Reduced energy costs and environmental impacts as compared to a conventional chiller and cooling tower.

Figure 2. Site Plan



T:\Client\Files\0344-086\CAD\Engineering\Exhibits\0344-086\_SITE-NV-21-Land-dwg 7/30/2015 1:53:26 PM Mark Bray

The temperature of water drawn from the deeper intake will be approximately 43°F and likely will not vary with the season. Water temperatures from the existing intake vary seasonally from approximately 50 to 65° F. Colder water temperatures will allow the intake water to be used for cooling purposes at the nearby Edgewood Tahoe Lodge. To achieve what is a considerable energy savings from the use of colder water temperatures rather than the conventional chiller and cooling tower, water pumped from the Lake would be passed through a heat exchanger permitted as part of the Edgewood Lodge and then continue to EWC treatment plant, which is located approximately 1.2 miles east of the shore of Lake Tahoe. This use, lake source cooling, is non-consumptive and would not increase the amount of water drawn from Lake Tahoe for the EWC's purposes. Water used for this purpose will not be returned to the lake.

#### *1.4.2 Construction Schedule*

Duration of construction is estimated at five to six weeks with pipe filling and placement actions lasting no more than 30 days. During installation of the extension and removal of the abandoned intake line, navigation in these areas will be temporarily impeded. To avoid potential effects to recreation and boating, the Project will be constructed in the late fall or winter.

#### *1.4.3 Construction Methodology*

Construction joints will be completed by fusing of pipe joints of manageable lengths on Edgewood Golf Course paved parking lot that is located outside of the shorezone. The 24-inch HDPE pipe will be butt end fusion welded together from 20 foot lengths of straight piping. The pipe will be transported from the welding location sited within the existing paved parking lot overland within the 50-foot wide access corridor to the waterline where it will float and be towed into place by a barge or other similar vessel. The pipe will be fitted with concrete anchors and floated to the location of the existing intake. The new pipeline will be connected to the existing intake structure via diver-assisted mechanical advantage, with the free end positioned at the design location of the new intake. At this point water will be introduced into the new pipeline from the existing intake structure, which will overcome the buoyant force of the weighted pipeline, and then allowed to sink into its final location along the lake floor. Contractor means and methods may vary from the general outline described above.

There will be disturbance on the beach to dig a hole over the old abandoned intake line, cut it and cap it. Removal of the abandoned intake line will involve excavation of approximately 9,400 square feet to expose the line. Sections of the 880 linear feet of intake line will then be removed by a large excavator that will pull the old pipe up through up to 5 feet of sand with little to no excavation and back fill. This may require limited dewatering with captured waters pumped to the golf course for infiltration in the existing stormwater detention system. The excavator will literally pull the cut section of pipe up and out, allowing the sand to fall back into the void. The same method is expected for the 100 feet or so where the old pipe is under sand and underwater. Where the old pipe is sitting on the bottom, divers may cut it into sections and then lift or float it off the bottom.

#### *1.4.4 Site Access, Staging Areas, and Employee Parking*

Project area access and egress will occur through Edgewood Golf Course main entrance and driveway, as depicted on Plan Sheet C3. Staging and storage areas will be located within a portion of the existing paved parking lot. Construction access to the lake shore will be confined to a 50-foot wide corridor delineated from the staging area in the parking lot to the waterline. Contractor parking during construction will occur within the existing parking lot.

#### *1.4.5 Land Capability and Land Coverage*

The Project complies with required findings for additional public service facilities pursuant to Code Section 50.8. No new land coverage will result in high capability lands (LCDs 6 and 7) or Stream Environment Zones (SEZ – LCD 1b), which is representative of the minimum land coverage needed to achieve the Project purpose. No feasible alternative exists that would reduce temporary disturbance in LCD 1b, as the abandoned intake line is linear and removal actions must occur across the beach. The Project will primarily serve the needs of persons other than those who are residents of the lands in question and the owners of the land in question.

Land capability and land coverage for the project area has been verified through the Edgewood Tahoe Lodge and Golf Course Realignment Project applications and permitting and the following TRPA land capability verifications that are finalized or in process:

- LCAP2015-0086
- GEXC2015-0202
- LCAP2014-0489
- LCAP2007-0055
- LCAP2014-0288
- LCAP2014-0102

Land capability for the project area, as illustrated on Plan Sheet C3, is mapped as LCD 7 (man-modified/parking lot), LCD 6, and 1b (SEZ/Beach). The Project will result in temporary disturbance during construction, but will not create a change in permanent land coverage. Therefore, the Project will not result in land coverage in excess of base allowable land coverage for the project area, nor require the transfer of land coverage.

The Project must cross LCD 1b (Beach) in order to remove the abandoned intake line. The intake extension Project will result in no permanent land coverage or permanent disturbance in the shorezone.

#### *1.4.6 Temporary Disturbance*

The Project will create minimal disturbance in the shorezone at this location that would be associated with a 50-foot wide access corridor to move the extension pipeline into Lake Tahoe where the pipe will then float on the water surface minimizing disturbance to the lake bottom. The Project will result in no new land coverage. Access, staging and storage will be confined to the existing parking lot for the clubhouse and restaurant (Plan Sheet C3). The removal of the old, abandoned intake line will create temporary disturbance in the shorezone. Temporary disturbance is estimated at 24,000 square feet.

#### *1.4.7 Permissible Uses*

The project area is contained within the South Shore Area Plan within the Casino Core area and the Edgewood Tahoe Golf Course commercial area. The Casino Core area, the previous Stateline Community Plan, was designated a High Density Tourist District on the TRPA Conceptual Regional Plan Land Use Map. This is the primary area, along with the lower Kingsbury area, targeted for redevelopment. Land use designation for APN 1318-27-001-001 is Recreation. This land use district is equivalent to Douglas County zoning district Tahoe-Recreation or T-R. The T-PF (Tahoe-Public Facility) zoning district is compatible with Douglas County future land use designations and will be applied to public facilities in existence as of December 12, 2012, per the South Shore Area Plan.

Public Services, including pipelines and power transmissions, are permissible uses in the South Shore Area Plan but must be considered under the provisions for a Special Use. Because the intake extension would contribute to public health and safety, the Project is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which, and the surrounding area in which, it would be located. The Project benefits public health and safety by extending an existing intake line to deeper lake depths to draw waters with lower potential to contain pathogens and algae. Relocating the intake will also reduce infestation of the intake screen by algae and aquatic invasive species and reduce the potential for vandalism of the infrastructure.

The Raw Water Intake Extension Project 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. Edgewood Companies, 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 water supply system and that of surrounding property owners. The Project will not change the character of the neighborhood, or detrimentally affect or alter the purpose of the applicable planning area statement or area plan.

An extension of the raw water intake line would not be considered an "additional" public service facility, per Code Subsection 50.8.2(A) (B) and (C), because the pipeline extension would modify a legally existing public service facility on the same parcel, would not increase system capacity and would provide for a quasi-public utility service connection to the Edgewood Tahoe Lodge.

#### *1.4.8 Tree Removal and Tree Protection*

The Project will not require removal of trees.

#### *1.4.9 Excavations and Construction Dewatering*

Excavations necessary for the removal of the abandoned intake line will not interfere with the seasonal high water table by altering the direction of groundwater flow; altering the rate of flow of ground water; adding or withdrawing ground water; or raising or lowering the water table. Excavations greater than five (5) feet in depth, typically right around five to six feet below ground surface, may be necessary to expose and remove the abandoned intake line where it

crosses the beach. Lake water may be encountered during removal actions. A construction dewatering plan is provided on Plan Sheet C2. The construction dewatering plan outlines measures to maintain groundwater flows to avoid adverse impacts and to prevent any groundwater or subsurface water flow from leaving the project area as surface flow.

#### *1.4.10 Erosion and Sediment Control Plan*

Plan Sheet C3 illustrates the demolition plan and erosion and sediment control plan with details provide on Plan Sheet C2. Temporary construction BMPs include project fencing to define and limit the extent of disturbance and delineate the access corridor, placement of fiber rolls and/or silt fencing, stockpile management, armoring of the construction access and egress, vegetation protection, and general good housekeeping BMPs such as sweeping and drain inlet protection.

#### *1.4.11 Maintenance Regime*

Required maintenance is expected to be limited to occasional back-flushing the screen with water originating from the Lake; periodic video inspection of the screen using an underwater, remote operated camera, and occasionally exercising the new valves at the existing intake.

### **1.5 Project Design Features**

The following Project design measures will be implemented as part of the Project to avoid, minimize or reduce potential impacts to less than significant levels.

#### *1.5.1 Construction Dewatering Plan*

Based on the location of the Project and extensive studies conducted for the Edgewood Tahoe Lodge and Golf Course Improvement Project (APNs 1318-27-001-001 and 1318-27-001-004) and depth to groundwater reported in TRPA File LCAP2014-0489 (adjacent APN 1318-27-001-009) lake water will likely be encountered during excavations that are necessary to expose and remove the abandoned intake line where it crosses the beach. If groundwater is intercepted during construction, which is the process of diverting and/or capturing the groundwater flows, dewatering, which is the removal and disposition of the water itself, may need to be implemented onsite.

Dewatering, which will be the responsibility of the contractor, will be accomplished where necessary by placing a screened pump suction hose in the depression. Groundwater will be pumped from the depression to an infiltration area within the existing stormwater detention system of the golf course. The infiltration areas required will be determined by the contractor based upon the sand characteristics and the amount of dewatering to be discharged. The contractor will monitor and control the flow of dewatering water so that no water leaves the infiltration area. Please see Plan Sheet C2 and C9 for additional notes and details.

#### *1.5.2 Construction Equipment Emissions Control Plan*

To ensure that air quality emissions from construction equipment exhaust will be reduced the following measures will be implemented:

- Minimize idling time (e.g., 5 minute maximum).
- Maintain properly tuned equipment according to equipment manufacturer's guidelines.
- Limit the hours of operation of heavy equipment and/or the amount of equipment in use as specified for noise mitigation purposes.

### *1.5.3 Dust Control Plan*

To ensure that emissions of particulate matter will be minimized, the following feasible PM10 control measures for construction activities will be implemented.

- Sweep daily (preferably with water sweepers) paved access roads, parking areas and staging areas at construction sites.
- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- Limit traffic speeds on unpaved roads to 5 mph.
- Armor construction entrances.
- Install fiber rolls, filtration fencing or other erosion control measures to prevent silt runoff.
- Suspend excavation and grading activity whenever the wind is so high that it results in visible dust plumes despite control efforts.

### *1.5.4 Best Management Practices to Protect Groundwater*

In order to prevent groundwater degradation, the following measures shall be implemented:

- Store, maintain construction equipment (except fueling by truck) at designated staging areas;
- Maintain spill cleanup equipment with fuel trucks. Cleanup fuel spills immediately;
- Minimize the amount and duration of construction materials stored onsite. Store construction materials that could adversely affect groundwater quality (e.g. paint, solvents, and fuels) on containment pallets or similar facilities that will prevent discharges to the ground in the event of a spill or leak;
- Maintain spill cleanup materials onsite. Respond to spills and leaks immediately to contain and remove the pollutants from the site; and

### *1.5.5 Prevent and control noxious weeds*

In order to prevent the spread of noxious weeds, the following measures shall be implemented:

- Construction vehicles, including off-road vehicles, shall be cleaned when they come into the Basin or come from a known weed infested area. Equipment will be considered

clean when visual inspection does not reveal soil, seeds, plant material, or other such debris.

- Equipment shall be staged in weed-free areas to prevent vehicles from introducing or spreading noxious weeds, especially cheat grass.
- Earth-moving equipment, gravel, fill, or other materials are required to be weed-free. Onsite sand, gravel, rock, or organic matter shall be used when possible or weed-free materials from gravel pits and fill sources that have been surveyed and approved shall be used.
- Minimize the amount of ground and vegetation disturbance in the construction areas. Upon completion of construction, vegetation shall be re-established in the footprint to minimize weed establishment after the removal.
- Hand pull or flag and avoid weed infestations prior to Project implementation.

#### *1.5.6 Construction Noise Reduction*

In order to reduce construction related noise, the following measures shall be implemented:

- Equipment shall be adequately muffled and maintained.
- No piece of equipment which generates maximum noise levels greater than 85 dBA measured at 50 feet shall be allowed on site.

#### *1.5.7 Cultural Resources Protection*

In accordance with the National Historic Preservation Act of 1966, (16 U.S.C. 470), the following procedures are implemented to insure historic preservation.

In the event potential historical, architectural, archeological, or cultural Resources (herein after cultural resources) are discovered during subsurface excavations at the site of construction, the following procedures shall be instituted:

- 1) The Engineer shall issue a "Stop Work Order" directing the Contractor to cease construction operations at the location of such potential cultural resources find.
- 2) Such "Stop Work Order" shall be effective until such time as a qualified archeologist can be called to assess the value of these potential cultural resources and make recommendations to the State Office of Historic Preservation.

If the archeologist determines that the potential find is qualifies for inclusion in the National Register of Historic Places at the direction of the State Office of Historic Preservation, the Engineer shall extend the duration of the "Stop Work Order" in writing, and the Contractor shall suspend work at the location of the find.

## **1.6 Permits and Approvals**

The proposed Project will require review, permitting and approvals by the following agencies and organizations with regulatory authority.

### *1.6.1 Tahoe Regional Planning Agency (TRPA)*

The TRPA regulates Lake Tahoe water quality as well as construction activities on land, within the shorezone and the lake zone, and must consider the Project under a Shorezone Project application. The TRPA shorezone project permit authorizes new linear public service projects, additions, modifications, or rebuilds. TRPA has three review levels for projects: staff level; Hearings Officer; and Governing Board. Because this is a shorezone project, which includes a public service that must be considered under the provision of a special use, a TRPA Hearings Officer review and the public noticing of parcels within 300 feet of the project area boundary is anticipated.

### *1.6.2 Nevada Division of Environmental Protection (NDEP)*

The NDEP, upon review and acceptance of the application for modification of an existing water system, issues a letter of approval to Douglas County. NDEP's Bureau of Safe Drinking Water (BSDW) regulated potable water supply and quality. Through research, communications, and meetings with NDEP-BSDW, Edgewood Companies has been informed that the location of the new intake will be considered and treated by their office as permitting a "new water source". In accordance with the requirements of the Nevada Administrative Code (NAC) the "new source" must be sampled for at least 12 months to determine and verify the water quality obtained from this "new source" meets the federal and state drinking water standards. The samples must be collected and test results reported and verified prior to approval of the design and commencement of construction. Further, a Sampling Plan inclusive of a schedule for each sample must be submitted one month before sampling commences. NDEP has the ability to approve an abbreviated sampling period.

Water quality test results from the proposed location of the intake extension are determined to be consistent with and generally as good as water samples collected from use of the existing intake screen, an abbreviated or less frequent sampling will be approved. NDEP-BSDW will review the Project's improvement plans prior to a permit for construction will be granted.

Additionally, the Project must submit an application for Clean Water Act Section 401 Water Quality Certification and NDEP may respond to this type of application in three ways:

**Waiver** - Under Federal law the State may waive its certification authority if it takes no action on an application within a "reasonable time" not to exceed one year. For Section 404 permit projects, the Corps has defined "reasonable time" to be 60 calendar days, starting with receipt of a complete application by the State, but may extend this period up to one year on a case-by-case basis. Waivers carry no conditions, and are, in some ways, equivalent to certification without conditions.

**Certification** - Certification is based on a finding that the proposed Section 404 discharge will comply with pertinent water quality standards. In order to allow certification, special conditions

may be required by the State in order to remove or mitigate potential impacts to water quality standards. Such conditions must ultimately be included in the Federal Section 404 permit.

Denial - The State has the option to deny certification if it is unable to find that the Project will comply with water quality standards or other applicable requirements. If a project is denied certification, a Section 404 permit for it cannot be issued by the Federal government. In some instances denial is necessary due to failure by the applicant to meet a procedural requirement or the ability to meet water quality standards. Once the deficiency is addressed, the application for water quality certification may be reconsidered.

### *1.6.3 Nevada Division of Water Resources (NDWR)*

The NDWR regulates all water within the state of Nevada including waters of Lake Tahoe and regulates water rights, including changes in the point of diversion and beneficial uses. EWC has sufficient water rights to serve the Project. An application to change the point of diversion has been submitted.

### *1.6.4 Public Utility Commission of Nevada (PUCN)*

The PUCN regulates privately owned public water systems such as Edgewood Water Company and improvements to water systems and water rates. In very general terms, PUCN is concerned that improvements and changes to water systems are reasonable and that rates are fair to customers. Before allowing improvements such as those contemplated by a project such as this, PUCN requires that an application for a Utility Environmental Protection Act (UEPA) permit be filed and processed. Construction will not be authorized until the UEPA process is complete.

### *1.6.5 Nevada Division of State Lands*

As the owner of the land under Lake Tahoe, Division of State lands require an easement be issued for facilities located on their lands. There is an annual maintenance fee for such easements. They will also review the Project improvement plans prior to construction. In a meeting with representatives of State Lands they were generally supportive of the Project and did not identify fatal flaws to the proposed intake extension. Division of State Lands has also requested that the abandoned intake be removed.

### *1.6.6 Nevada Department of Wildlife (NDOW)*

NDOW regulates activities effecting fisheries within Nevada and their approval is required before a State Lands easement may be granted. No concerns above those of other agencies have been identified or are anticipated.

### *1.6.7 Nevada State Historic Preservation Office (SHPO)*

SHPO regulate activities within Nevada State Lands as they relate to historic and cultural resources. Their approval is required before a State Lands easement may be granted. No concerns beyond the removal of the old intake are anticipated.

### *1.6.8 U.S. Army Corps of Engineers (USACE)*

The USACE regulates structures placed in or removed from Waters of the US, including Lake Tahoe, and must issue a Letter of Permission for construction of the Project. A Letter of Permission (LOP) is a type of individual permit issued through an abbreviated processing procedure which includes coordination with Federal and state fish and wildlife agencies, and a public interest evaluation, but without the publishing of an individual public notice. The LOP cannot be used to authorize the transportation of dredged material for the purpose of dumping it in ocean waters.

LOPs may be used in those cases subject to Section 10 of the Rivers and Harbors Act of 1899, when the USACE has determined the proposed work would be minor, will not have significant individual or cumulative impacts on environmental values, and should encounter no appreciable opposition. Examples of activities that may qualify for a Section 10 LOP include: fixed or floating small private boat docks, private piers, maintenance dredging using existing disposal sites, etc.

### *1.6.9 U.S. Coast Guard*

The USCG regulates navigation in U.S. waterways, including permanent and temporary disturbances to navigation in Lake Tahoe.

### *1.6.10 U.S. Fish and Wildlife Service (USFWS)*

The USFWS provides input towards USACE 404 permitting prior to issuance.

### *1.6.11 Douglas County Engineering and Community Development Departments*

The Community Development Department regulates construction permits within Douglas County. A Minor Design Review application will be submitted. The Engineering Department also regulates construction permits. The County site improvement permit is required for new development on private parcels, including grading, trenching, or construction of public or private utilities, drainage structures or roads. The Project will be constructed in accordance with County construction standards.

### *1.6.1 Edgewood Golf Course*

Edgewood Companies is the owner and operator of the Edgewood Golf Course, which is the land where access, staging and construction activities will occur.

### *1.6.2 Edgewood Water Company Board of Directors*

The EWC Board of Directors is responsible for the water company's level of service and must approve any changes to the water system and its tariffs.

## 2.0 Photographs

The Raw Water Intake Extension Project is almost entirely confined to the shorezone and lakezone of Lake Tahoe. The project consists of two main elements: the construction of an approximately 3,000 foot extension to an existing 2,425 foot raw water intake line and the removal of an old abandoned water intake line that will involve disturbance in the shorezone to unearth and remove the old line.

Photos 1 through 3 below illustrate the existing intake screen that was removed for inspection and maintenance. The photos were taken in March 2015. The intake line is buried at depth within the shorezone and sits on the bottom of the lake within the lakezone.

Photos 4, 5 and 6 were taken July 9, 2015 and depict the abandoned intake that is presently exposed across a portion of the beach. This approximately 880 linear foot line will be excavated, cut and capped at a location around high water line and the exposed pipe removed. Portions of the pipe located underwater will be filled with air and floated to the water surface for removal.

Photo 7 was taken during water quality sampling at the proposed intake location that is approximately 3,300 linear feet from the lakeshore.



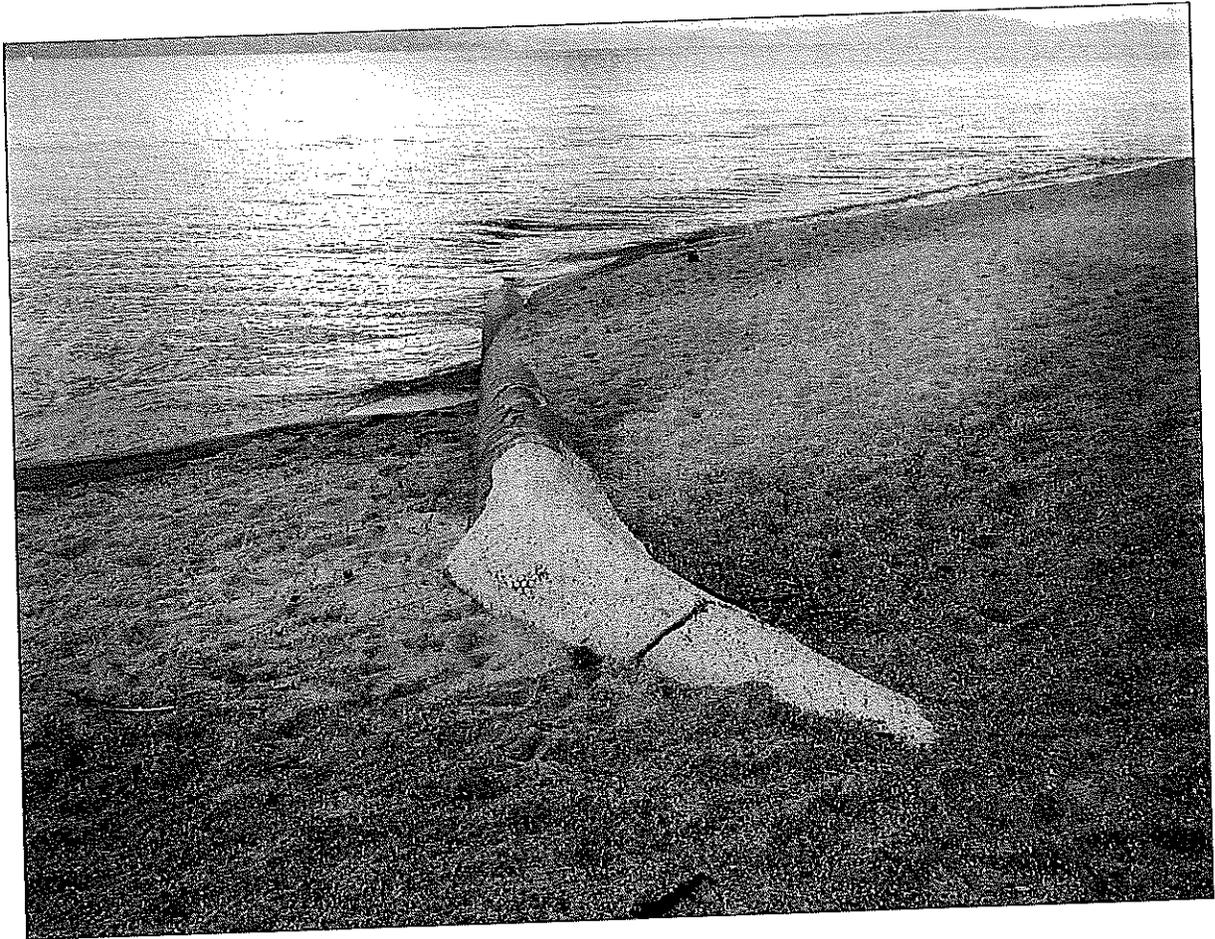
**Photo 1. Existing Intake Screen**



**Photo 2. Existing Intake Screen**



**Photo 3. Existing Intake Screen**



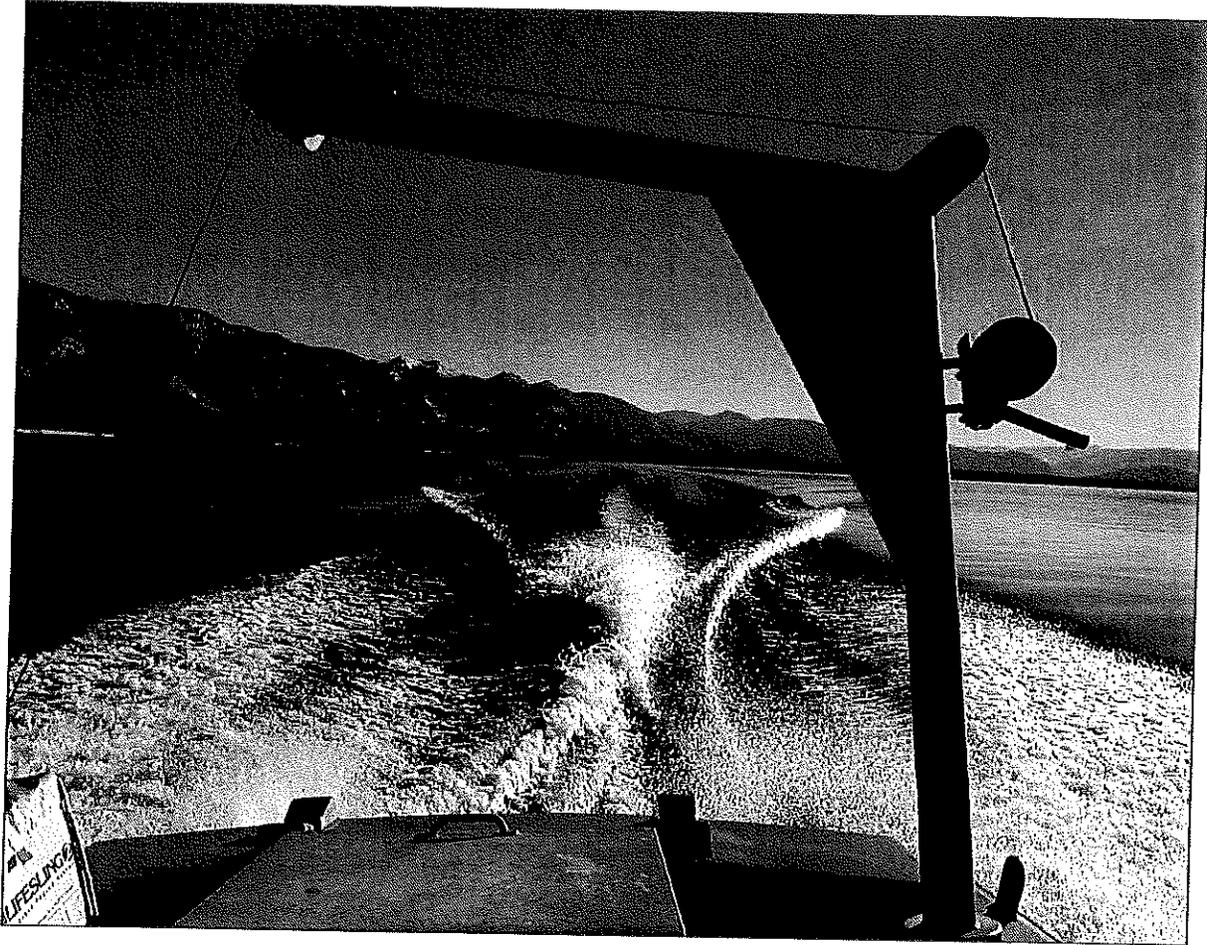
**Photo 4. Abandoned Intake Line to be Removed**



**Photo 5. Abandoned Intake Line to be Removed**

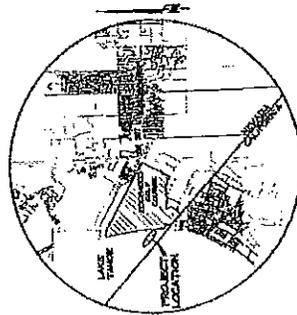


**Photo 6. Abandoned Intake Line to be Removed**



**Photo 7. Proposed Intake Location 3,300 feet from Shoreline**

# RAW WATER INTAKE EXTENSION IMPROVEMENT PLANS FOR EDGEWOOD COMPANIES



**PROJECT SUMMARY**

TITLE: RAW WATER EXTENSION  
OWNER: EDGECORP COMPANY  
APPLICANT: EDGECORP COMPANY  
DATE: 11-27-00-DT

**PROJECT INDEX**

- 0 COVER SHEET
- 1 LEGEND, ABBREVIATIONS, NOTES
- 2 GENERAL LAYOUT
- 3 INTAKE EXTENSION PLAN AND PROFILE
- 4 INTAKE IMPROVEMENT PLAN AND PROFILE
- 5 INTAKE IMPROVEMENT PLAN AND PROFILE
- 6 INTAKE IMPROVEMENT PLAN AND PROFILE
- 7 INTAKE IMPROVEMENT PLAN AND PROFILE

**APPROVALS**

DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
DATE: [Date]  
GENERAL MANAGER, EDGECORP WATER COMPANY



COVER SHEET

RAW WATER INTAKE EXTENSION  
CONCEPTUAL IMPROVEMENT PLANS  
EDGEWOOD COMPANIES

R. O. Anderson  
Professional Engineer  
License No. 44114  
State of California



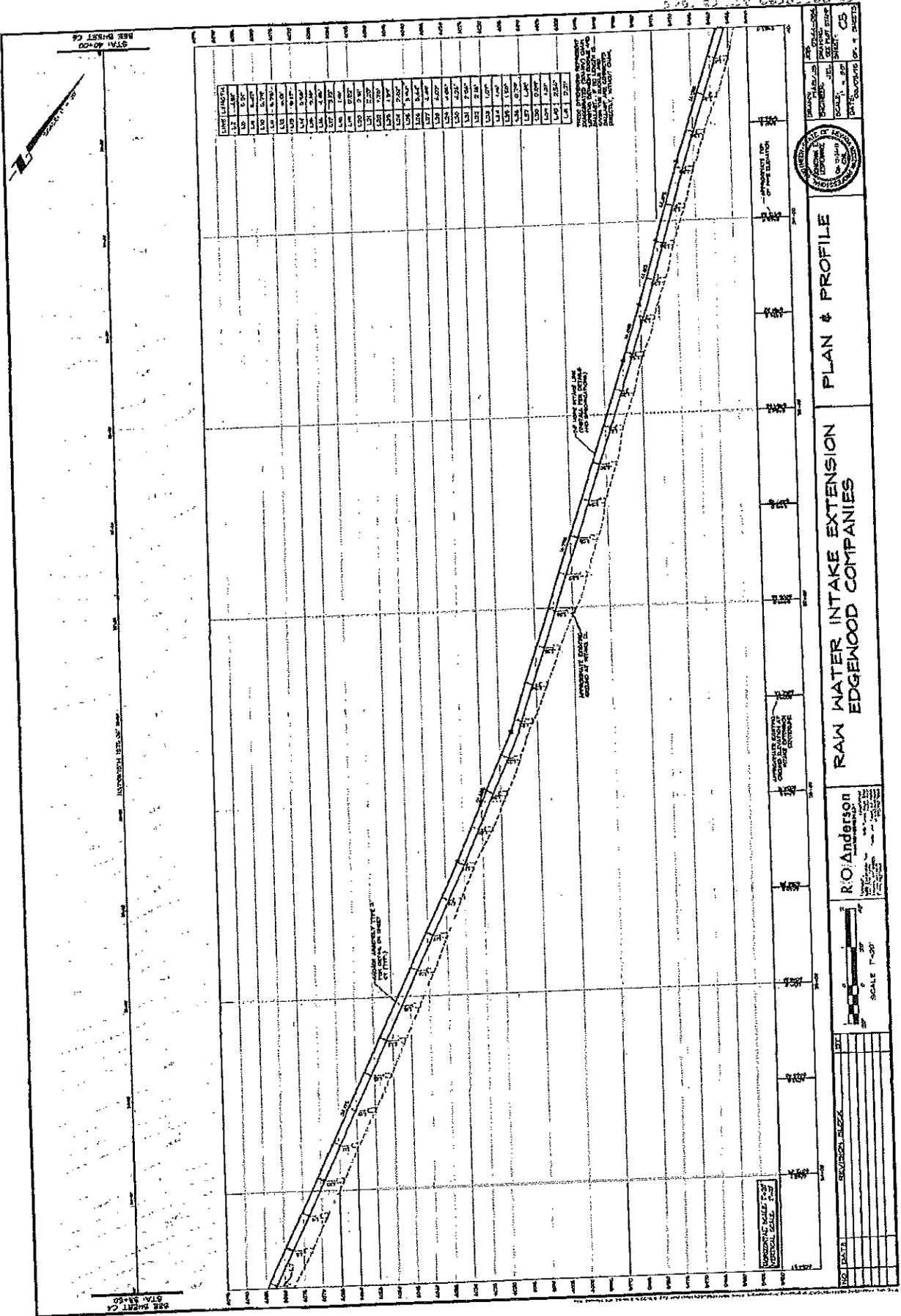
NO.	DESCRIPTION	DATE

DATE PLOTTED	NO. OF SHEETS
11-27-00	1







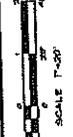


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1000	100.00	1.00	10.00	10.00	10.00



**RAW WATER INTAKE EXTENSION  
EDGEWOOD COMPANIES**

**R.O. Anderson**  
Professional Engineer  
No. 12345  
State of California  
Exp. 12/31/2024



NO.	DATE	REVISION

VERTICAL SCALE 1"=10'

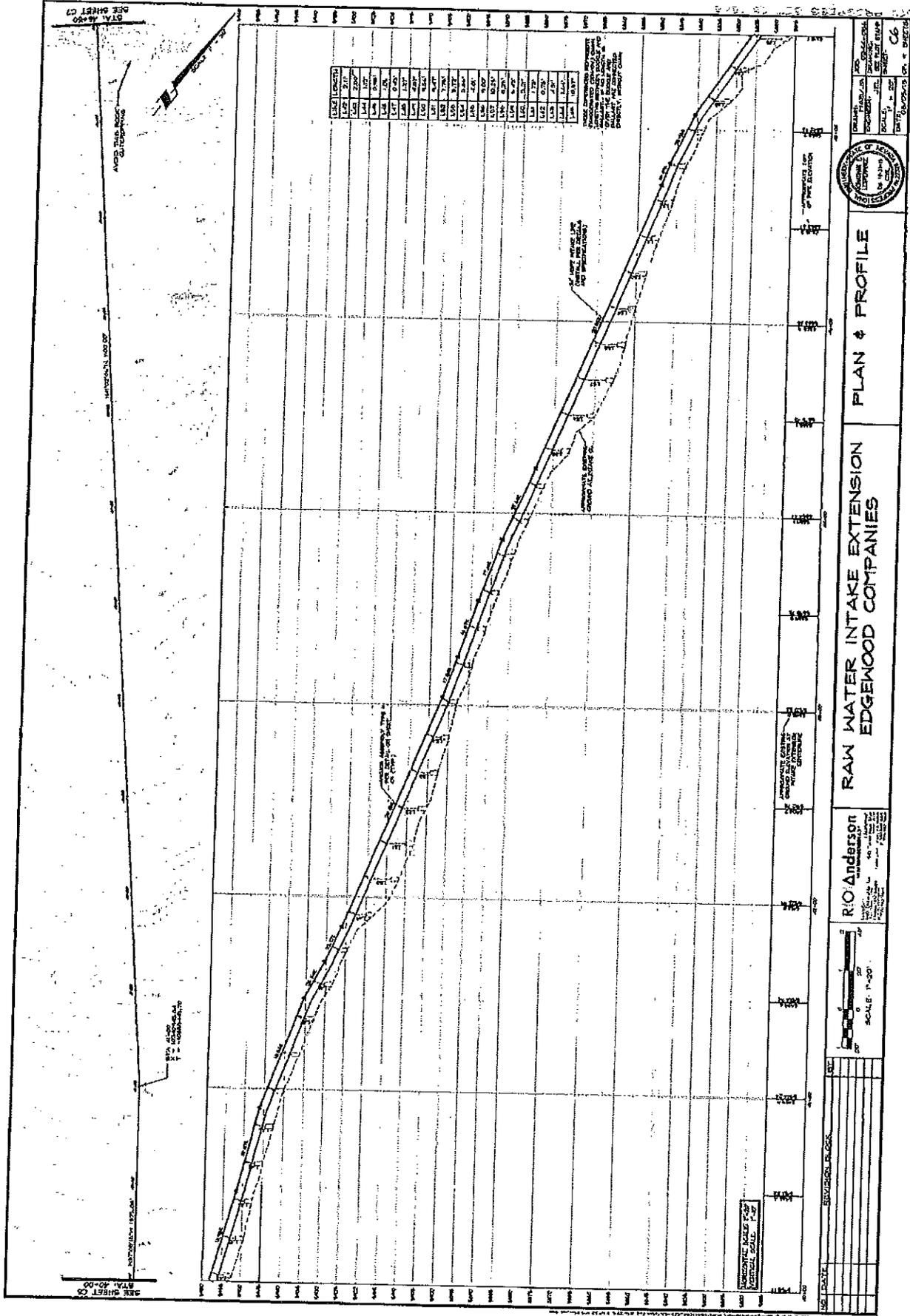
PLAN SCALE 1"=20'

DATE: 10/15/2023

BY: R.O. Anderson

PROJECT: RAW WATER INTAKE EXTENSION

SHEET: 1 OF 1



STATION	ELEVATION
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2+00	4185.00
3+00	4190.00
4+00	4195.00
5+00	4200.00
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72+00	4535.00
73+00	4540.00
74+00	4545.00
75+00	4550.00
76+00	4555.00
77+00	4560.00
78+00	4565.00
79+00	4570.00
80+00	4575.00
81+00	4580.00
82+00	4585.00
83+00	4590.00
84+00	4595.00
85+00	4600.00
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90+00	4625.00
91+00	4630.00
92+00	4635.00
93+00	4640.00
94+00	4645.00
95+00	4650.00
96+00	4655.00
97+00	4660.00
98+00	4665.00
99+00	4670.00
100+00	4675.00



**RAW WATER INTAKE EXTENSION**  
**EDGEMOOD COMPANIES**  
**PLAN & PROFILE**

**R.O. Anderson**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF MICHIGAN  
 LICENSE NO. 10000

SCALE: 1"=100'  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

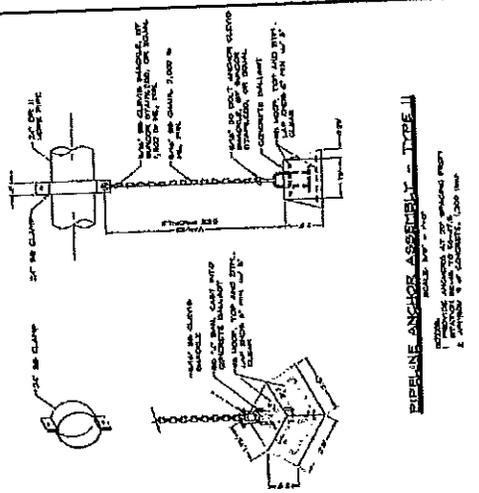
SEE SHEET C5  
 FOR PLAN AND PROFILE

SEE SHEET C6  
 FOR PLAN AND PROFILE

SEE SHEET C7  
 FOR PLAN AND PROFILE



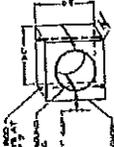




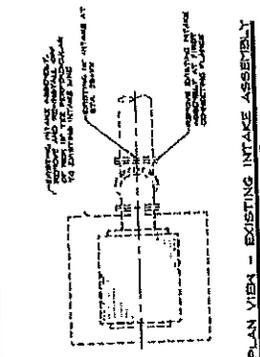
**PIPELINE ANCHOR ASSEMBLY - TYPE I**  
SCALE: 1/4" = 1'-0"



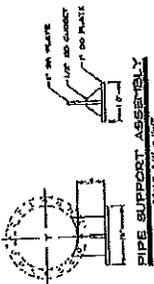
**PIPELINE ANCHOR DETAIL - TYPE I**  
SCALE: 1/4" = 1'-0"



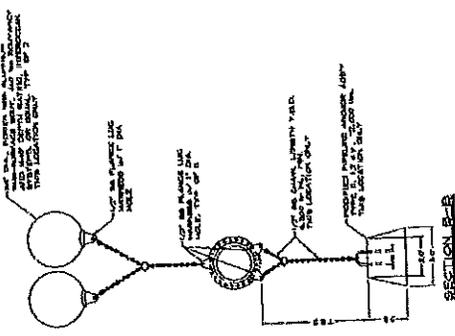
**PIPELINE ANCHOR ASSEMBLY - TYPE II**  
SCALE: 1/4" = 1'-0"



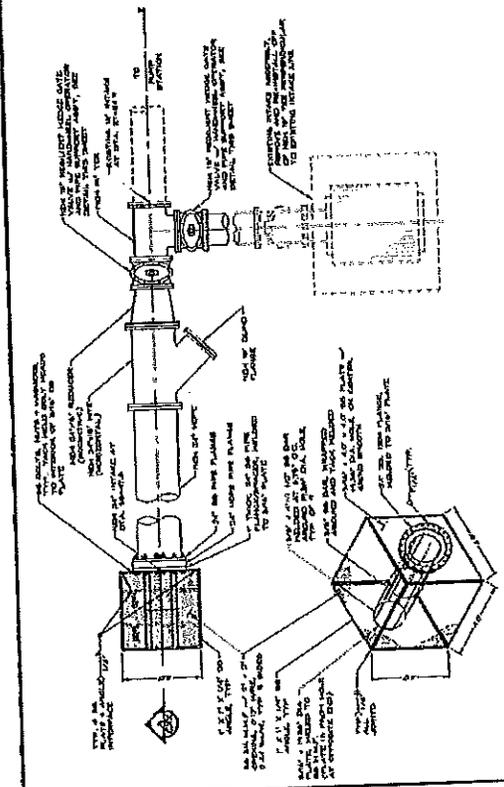
**PLAN VIEW - EXISTING INTAKE ASSEMBLY**  
SCALE: 1/4" = 1'-0"



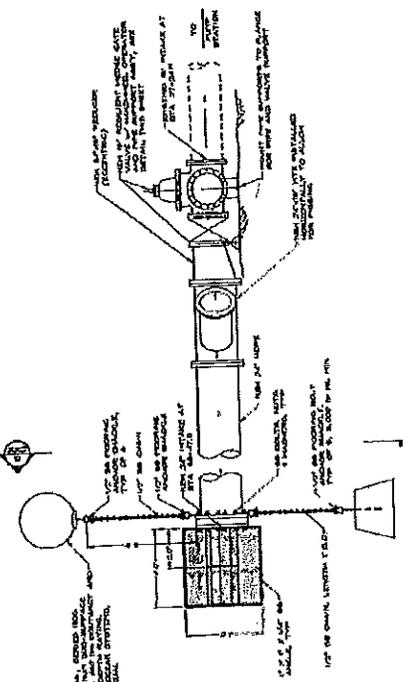
**PIPE SUPPORT ASSEMBLY**  
SCALE: 1/4" = 1'-0"



**SECTION B-B**  
SCALE: 1/4" = 1'-0"

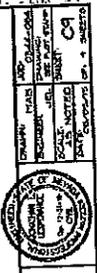


**WELDING DETAIL**  
SCALE: 1/4" = 1'-0"



**PLAN VIEW**  
SCALE: 1/4" = 1'-0"

**SECTION A-A**  
SCALE: 1/4" = 1'-0"



**NEW INTAKE SCREEN & ANCHOR DETAILS**

**RAIN WATER INTAKE EXTENSION EDGEMOOD COMPANIES**

**R.O. Anderson**  
Professional Engineer  
State of California  
License No. 12345

NO.	DATE	REVISIONS



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

I. Assessor's Parcel Number (APN)/Project Location		1318-27-001-001 180 Lake Parkway Stateline, NV 89449
Project Name	Raw Water Intake Extension Project	County/City Douglas

**Brief Description of Project:**

Edgewood Companies, the project applicant, is working in collaboration with Edgewood Water Company (EWC) to design, permit and implement the extension of the existing raw water intake line for the additional purpose of using water from Lake Tahoe as a cooling source for the Edgewood Tahoe Lodge. The EWC is a private water company owned by Edgewood Companies and regulated by the Public Utility Commission of Nevada. The EWC a public water system that services primarily the Casino Core portion of Stateline, Nevada through waters withdrawn from Lake Tahoe using an existing intake pipeline originating at EWC facilities located within the Edgewood Golf Course in Douglas County (APN 1318-27-001-001).

Based on investigations conducted to date and described in the Deep Water Intake Extension Feasibility Report of Findings to Date (RO Anderson Engineering, May 22, 2015), the use of water derived from an extension of the existing intake to approximately 3,300 linear feet from shore to a depth of 600 feet (Note that the existing intake is 1,600 linear feet from shore at a depth of 25 feet) is physically feasible. Specifically, temperature data collected at the proposed intake location are approximately 43° F and would reasonably meet the source water temperature criterion for the proposed cooling system. Furthermore, water quality results for samples collected from the proposed intake location and depth meet state and federal drinking water standards and are comparable to water quality results for samples taken at the existing intake location and depth.

Investigations to date have determined that with some modifications the EWC's existing pump station could reasonably deliver sufficient water supply to meet the projected cooling demands of the Edgewood Tahoe Lodge (i.e., a variable demand of 4 gallons per minute to 500 gallons per minute) while meeting the ongoing water supply and fire flow demands of existing customers. EWC has an average annual water use of approximately 730 acre-feet and water is drawn from Lake Tahoe at a rate of approximately 920 gallons per minute (gpm) for approximately 12 hours a day. Analysis of each of the demand scenarios required by the Nevada Administrative Code (NAC) suggests that EWC may have excess pumping and storage capacity available. The Edgewood Tahoe Lodge, once constructed, will increase average day demand by an estimated 9.23%. The routing of a portion of this previously approved use through a cooling system would not increase the capacity of the existing water supply system and would not increase the amount of water drawn from Lake Tahoe by EWC. (continued on page 21)

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

**II. ENVIRONMENTAL IMPACTS:**

**1. Land**

Will the proposal result in:

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

**The project would result in no new land coverage.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**The project would result in no change to topography or ground surface relief features.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**Temporary disturbance would result during removal of abandoned intake. Construction BMPs will be installed. No permanent disturbance would result.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**Removal of abandoned intake may require excavation in the shroezone in excess of 5' in depth. The change would be temporary with no permanent impacts.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**The project would install temporary BMPs during construction to avoid and minimize the potential for soil erosion.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

The Project would extend the existing intake line by 1,700 feet in length to a depth of 600 feet. At this depth there is little littoral transport influence.

- Yes  No  
 No, With Mitigation  Data Insufficient

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

The project area contains no EFZs as defined by Alquist-Priolo Earthquake Fault Zone Act (1993), as shown on the map prepared by Hart and Bryant (2007)

- Yes  No  
 No, With Mitigation  Data Insufficient

## 2. Air Quality

Will the proposal result in:

a. Substantial air pollutant emissions?

The project would result in temporary and relatively small amounts of air emissions from construction equipment but would not be substantial.

- Yes  No  
 No, With Mitigation  Data Insufficient

b. Deterioration of ambient (existing) air quality?

Project construction and operations would not cause violations to any air quality standard or contribute substantially to an existing or projected violation.

- Yes  No  
 No, With Mitigation  Data Insufficient

c. The creation of objectionable odors?

The generation of odors during the construction would be temporary, would occur within specific periods of time, and would disperse within a short distance.

- Yes  No  
 No, With Mitigation  Data Insufficient

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

The project would not alter air movement, moisture or temperature either locally or regionally.

- Yes  No  
 No, With Mitigation  Data Insufficient

e. Increased use of diesel fuel?

Following construction the project would be operated through existing power and natural gas supplies and would not increase the use of diesel fuel.

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

### 3. Water Quality

Will the proposal result in:

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

The intake would lay along the lake bottom and would not change current, course or direction of waver movement.

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

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

The project would no result in land coverage and thus would not change absorption rates or drainage patterns.

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

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

The intake would lay on the lake bottom and would not alter the course or flow of 100-year flood waters.

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

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

The Project would change the point where water is withdrawn but would not change the amount of water withdrawn.

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

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

The new intake would require occasional back flushing for maintenance. Water used would not be of significant quantity but could be of higher temperature.

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

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

**The project would not alter the direction or rate of flow of groundwater.**

- Yes       No  
 No, With Mitigation       Data Insufficient

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

**The project would remove the abandoned intake, requiring excavations of 5 feet or more at lake level. Following removal no change would result.**

- Yes       No  
 No, With Mitigation       Data Insufficient

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

**The project would change the point where water is withdrawn but would not change the amount of water withdrawn.**

- Yes       No  
 No, With Mitigation       Data Insufficient

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

**The intake extension is located in the lake zone of Lake Tahoe, areas that could experience wave action from a seiche.**

- Yes       No  
 No, With Mitigation       Data Insufficient

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

**The intake would draw raw water and would not discharge contaminants to the groundwater should unlikely rupture occur.**

- Yes       No  
 No, With Mitigation       Data Insufficient

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

**The project would extend the intake pipeline of a drinking water source.**

- Yes       No  
 No, With Mitigation       Data Insufficient

4. Vegetation

Will the proposal result in:

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

**The project would not require the removal of vegetation.**

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

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

**The project would not affect the groundwater table and would not impact vegetation.**

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

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

**As required, construction equipment would be cleaned prior to accessing the project area to avoid introduction of noxious weed species.**

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

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

**The project is in an urbanized area that is used for public recreation and commercial uses and as such wildlife is limited to species adapted to disturbance.**

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

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

**The project would occur in Tahoe Yellowcress habitat but would avoid and protect plant populations identified during pre-construction surveys.**

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



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

**The project would not introduce new species of animals into Lake Tahoe. The intake extension would not result in a barrier to the migration or movement of animals.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**Per the TRPA adopted Fish Habitat map, the project area is within mapped marginal fish habitat and would not have a significant impact on Lake Tahoe fisheries.**

- Yes  No  
 No, With Mitigation  Data Insufficient

**6. Noise**

Will the proposal result in:

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

**Project operations would not increase noise beyond limits permitted in the SSAP. Construction noise levels would comply with TRPA ordinances.**

- Yes  No  
 No, With Mitigation  Data Insufficient

- b. Exposure of people to severe noise levels?

**Project construction and operations would not expose people to severe noise levels.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**Project construction and operations would not generate single event noise levels greater than those set forth in the TRPA Noise Threshold.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**The project would not involve residential or tourist accommodation uses.**

- Yes       No  
 No, With Mitigation       Data Insufficient

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

**The project would not generate incompatible noise levels and would not be in close proximity to residential or tourist accommodation uses.**

- Yes       No  
 No, With Mitigation       Data Insufficient

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

**Construction equipment could create temporary and periodic vibration effects in the project site, but would not expose persons to excessive groundborne vibration.**

- Yes       No  
 No, With Mitigation       Data Insufficient

## 7. Light and Glare

Will the proposal:

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

**The project would not include new or modified sources of exterior lighting.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**The project would not install lighting or create new illumination.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**The project would not include new or modified sources of exterior lighting.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**The intake line would sit on the lake bottom and would not create new sources of glare.**

- Yes  No  
 No, With Mitigation  Data Insufficient

## 8. Land Use

Will the proposal:

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

**The SSAP specifies Pipelines as special uses. Findings can be made for determination of appropriate uses for the parcel on which the intake is located (Code 21.2.2).**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**Extending the intake would not expand or intensify a non-conforming use. Pipelines and power transmissions are permissible uses in the SSAP.**

- Yes       No  
 No, With Mitigation       Data Insufficient

**9. Natural Resources**

Will the proposal result in:

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

**The project would change the point where water is withdrawn but would not change the amount of water withdrawn.**

- Yes       No  
 No, With Mitigation       Data Insufficient

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

**The intake would connect to a cooling loop to reduce energy demands for the Edgewood Tahoe Lodge.**

- Yes       No  
 No, With Mitigation       Data Insufficient

**10. Risk of Upset**

Will the proposal:

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

**Project operations would involve no risk of explosion or release of hazardous substances. The contractor would be required to have a Spill Control Plan and kit on-site.**

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Involve possible interference with an emergency evacuation plan?

**The project would occur in the shore zone and lake zone and would not interfere with an emergency evacuation plan.**

- Yes       No  
 No, With Mitigation       Data Insufficient

**11. Population**

Will the proposal:

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

**The project would not directly or indirectly induce growth. The project will not require or encourage an increase in population or the construction of housing.**

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

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

**The project would not affect housing or result in the temporary or permanent displacement of residents.**

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

**12. Housing**

Will the proposal:

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

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

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

**The project would displace no existing housing and would not necessitate the construction of replacement or additional housing.**

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

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

**The project would not affect housing or rentals affordable by lower and very low income households.**

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

Number of Existing Dwelling Units: \_\_\_\_\_

Number of Proposed Dwelling Units: \_\_\_\_\_

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

**The project would displace no existing housing, including housing for lower income and very low income households.**

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

**13. Transportation/Circulation**

Will the proposal result in:

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

**The project would not result in the generation of new DVTE. Operation and maintenance of the intake extension would be similar to the existing regime.**

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

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

**The project would result in no changes to existing parking facilities nor create a demand for new parking.**

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

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

**The intake would be located in Lake Tahoe and would create no impact transportation systems, including highway, transit, bicycle or pedestrian facilities.**

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

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

**The project would have no impact to present patterns of circulation or movement of people or goods.**

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

e. Alterations to waterborne, rail or air traffic?

**Waterborne traffic would be temporarily redirected during extension installation. The buoy installed at 3300' lakeward will conform to Coast Guard standards.**

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

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

**The project would be located in Lake Tahoe and would have no effect on traffic hazards.**

- Yes       No  
 No, With Mitigation       Data Insufficient

#### 14. Public Services

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

a. Fire protection?

**The project would create no impact to acceptable service ratios, response times or other performance objectives. Existing fire services are sufficient.**

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Police protection?

**The project would create no impact to acceptable service ratios, response times or other performance objectives. Existing police services are sufficient.**

- Yes       No  
 No, With Mitigation       Data Insufficient

c. Schools?

**The project would create no impact to acceptable service ratios, response times or other performance objectives. Existing school services are sufficient.**

- Yes       No  
 No, With Mitigation       Data Insufficient

d. Parks or other recreational facilities?

**The project would not include recreational facilities or require the construction or expansion of recreational facilities.**

- Yes       No  
 No, With Mitigation       Data Insufficient

e. Maintenance of public facilities, including roads?

**The project would not affect maintenance of public facilities, including roads.**

- Yes       No  
 No, With Mitigation       Data Insufficient

f. Other governmental services?

The project would not create the need for new or physically altered governmental facilities.

- Yes  No  
 No, With Mitigation  Data Insufficient

15. Energy

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

The project would reduce energy needs by supplying cold water from a depth of 650' through a cooling loop to reduce temperatures in the Edgewood Tahoe Lodge.

- Yes  No  
 No, With Mitigation  Data Insufficient

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

The project would reduce the demand upon existing power and natural gas supplies needed for cooling of the Edgewood Tahoe Lodge.

- Yes  No  
 No, With Mitigation  Data Insufficient

16. Utilities

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

a. Power or natural gas?

The project would reduce the demand for power or natural gas needed for cooling of the Edgewood Tahoe Lodge.

- Yes  No  
 No, With Mitigation  Data Insufficient

b. Communication systems?

The project would result in no change to existing communication systems.

- Yes  No  
 No, With Mitigation  Data Insufficient

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

The project would change the point where water is withdrawn but would not change the amount of water withdrawn.

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**The project would not create a demand for new sewer infrastructure and would not require the construction of new sewer or the expansion of existing facilities.**

- Yes       No  
 No, With Mitigation       Data Insufficient

e. Storm water drainage?

**The project would not result in new impervious surface. The existing drainage would not be affected by the project.**

- Yes       No  
 No, With Mitigation       Data Insufficient

f. Solid waste and disposal?

**Project operations would generate no solid waste for disposal at a landfill and would comply with state, federal and local policies related to solid waste.**

- Yes       No  
 No, With Mitigation       Data Insufficient

### 17. Human Health

Will the proposal result in:

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

**Results for a suite of water quality parameters measured at the proposed location are comparable to water quality sampling results for the existing intake.**

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Exposure of people to potential health hazards?

**The risk of damage from boat anchors, incrustation by AIS, and vandalism to a deeper intake are expected to be less than for the shallower intake.**

- Yes       No  
 No, With Mitigation       Data Insufficient

18. Scenic Resources/Community Design

Will the proposal:

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

The project will remove an old, abandoned intake pipeline that is exposed and visible at the shoreline to improve scenic quality.

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

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

The intake would be located on the lake bottom and would not be visible from a public recreation area or TRPA designated bike trail.

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

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

The intake would be located on the lake bottom and would not block or modify an existing view of Lake Tahoe or other scenic vista.

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

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

The project would not construct structures subject to height and design standards of the SSAP.

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

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

The project would not construct structures subject to the SQIP or Design Review Guidelines.

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

**19. Recreation**

Does the proposal:

a. Create additional demand for recreation facilities?

**The project would not involve actions that would increase the use of or risk of deterioration of existing recreational facilities.**

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

b. Create additional recreation capacity?

**The project would not include recreational facilities or require the construction or expansion of recreational facilities.**

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

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

**Waterborne traffic and boating/fishing recreation uses would be temporarily redirected during extension installation. A new buoy will mark the intake terminus.**

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

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

**Following constructions the project would not result in a decrease or loss of public access to Lake Tahoe or Nevada State Lands.**

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

**20. Archaeological/Historical**

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

**The Edgewood Lodge & Golf Course Improvement Project Inventory and Evaluation Report identified no significant sites along the shorezone by the intake area.**

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

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

**The Edgewood Lodge & Golf Course Improvement Project Inventory and Evaluation Report identified no significant sites along the shorezone by the intake line.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**The Edgewood Companies properties in general are associated with historical events associated with the settlement and development of Lake Tahoe.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**The project would cause no physical change and would have no effect on unique ethnic cultural values.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

**The project area contains not historic or pre-historic religious or sacred uses.**

- Yes  No  
 No, With Mitigation  Data Insufficient

## 21. Findings of Significance.

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

**The project would not substantially degrade the quality of the environment, habitats, communities, or examples of Nevada history or pre-history.**

- Yes  No  
 No, With Mitigation  Data Insufficient

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

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

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

**The project would result in no impacts that are individually limited but would be cumulatively considerable in connection with effect of other projects.**

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

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

**The project would create beneficial impacts by reducing energy demand for cooling and would have no negative effects on humans, directly or indirectly.**

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

**DECLARATION:**

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

Signature: (Original signature required.)

\_\_\_\_\_  
Person Preparing Application                      At \_\_\_\_\_ County                      Date: \_\_\_\_\_

**Applicant Written Comments:** (Attach additional sheets if necessary)

Project Summary continued from page 1:

The EWC intake line connects to existing facilities located on Assessor's Parcel Number (APN) 1318-27-001-001 and generally parallels the Stateline approximately 150 feet on the Nevada side. The parcel is owned by Edgewood Companies, the project applicant. The project area would be located within the Tahoe Planning Area that serves as the Land Use element for properties in Douglas County under both Douglas County and the Tahoe Regional Planning Agency regulatory jurisdiction. As further defined in the South Shore Area Plan, the project area would be located across lands with a TRPA Land Use Classification of Recreation and equivalent to Douglas County Zoning District T-R (Tahoe-Recreation). The project area is contained within Shorezone Tolerance District 7. Douglas County Development Code, Title 20, Chapter 20.703, Sections 20.703.080 through 20.703.090 includes provisions to implement the South Shore Area Plan and specifies that linear public facilities such as pipelines and power transmission are a permissible use that must be considered under provisions of a Special Use for permitting by TRPA and Douglas County.

The proposed project is almost entirely confined to the shorezone and lakezone of Lake Tahoe. The project consists of two main elements: the construction of an 3,000 foot extension to an existing 2,500 foot raw water intake line and the removal of an old abandoned water intake line that will involve disturbance in the shorezone to unearth and remove the old line.

Print Form

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Determination:

On the basis of this evaluation:

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

Yes

No

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

Yes

No

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

Yes

No

\_\_\_\_\_  
Signature of Evaluator

Date: \_\_\_\_\_

\_\_\_\_\_  
Title of Evaluator

## ADDENDUM FOR TRANSFERS/CONVERSIONS OF USE

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

The asterisk (\*) notes threshold subjects.

a) Land\*

Does the proposal result in any additional land coverage?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input type="checkbox"/> No                |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

b) Air Quality\*

Does the proposal result in any additional emission?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input type="checkbox"/> No                |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

c) Water\*

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

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input type="checkbox"/> No                |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

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

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input type="checkbox"/> No                |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

e) Noise\*

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

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input type="checkbox"/> No                |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

f) Aesthetics

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

g) Recreation\*

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

h) Land Use

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

i) Population

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

j) Housing

Does the proposal result in the loss of affordable housing?

- Yes                       No  
 No, With Mitigation       Data Insufficient

k) Transportation

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

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

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

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

m) Utilities

Does the proposal result in additional water use?

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

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

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

o) Historical

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

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

**DECLARATION:**

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

Signature: (Original signature required.)

\_\_\_\_\_ At \_\_\_\_\_ Date: \_\_\_\_\_  
Person Preparing Application County

Applicant Written Comments: (Attach additional sheets if necessary)

Print Form

## **5.0 Shorezone Project Findings**

### **5.1 Finding 3.5 Finding of No Significant Effect**

*3.5. If TRPA finds that a project or matter will not have a significant effect, no further environmental documentation shall be required.*

#### **Finding Rationale**

No significant effects were identified by the TRPA Initial Environmental Checklist. The Project will install a tee and new valves at the end of Edgewood Water Company's existing 18-inch diameter intake and extend the intake location by 1,600 linear feet from shore and 600 feet in depth through installation of a 24-inch diameter 3,000 linear foot pipeline. The increase in pipe diameter is necessary to address loss of pressure in the line when water is drawn from depths; however, the intake extension does not increase existing public service capacities. Temporary construction effects will be avoided and reduced to a level of less than significant through compliance with TRPA permit conditions.

### **5.2 Finding 4.4.1 Threshold Related Findings**

#### *4.4.1. Findings Necessary to Approve Any Project*

*To approve any project TRPA shall find, in accordance with Sections 4.2 and 4.3, that:*

*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;*

*B. The project will not cause the environmental threshold carrying capacities to be exceeded; and*

*C. Wherever federal, state, or local air and water quality standards apply for the region, the strictest standards shall be attained, maintained, or exceeded pursuant to Article V(d) of the Tahoe Regional Planning Compact.*

#### **Finding Rationale**

The Project will extend the existing Edgewood Water Company intake to be located at a greater distance from the shorezone for purposes of drawing 43°F water from a depth of 600 feet. A portion of this drawn water would supply consistently cold water to a heat transfer/cooling loop system being designed for the Edgewood Tahoe Lodge in anticipation of reducing energy demands for the building. The Project will not result in an increase to the existing system capacity nor increase the amount of water drawn from Lake Tahoe by Edgewood Water Company. The Project is consistent with and would not adversely affect implementation of the Regional Plan, including applicable Goals and Policies, plan area statements and maps, the Code, and other TRPA plans and programs. The Project will not cause the environmental threshold carrying capacities to be exceeded and will help assure that federal, state, or local air and water quality standards are attained, maintained, or not exceeded pursuant to Article V(d)

of the Tahoe Regional Planning Compact by reducing the risk of source water contamination by pathogens, algae, and aquatic invasive species or as a result of vandalism or domestic terrorism.

### **5.3 Finding 81.2 Special Uses (Shorezone and Lake Zone)**

#### **81.2.2. Special Uses**

*Uses listed in applicable plan area statements, community plans, redevelopment plans, specific or master plans or subsection 81.3.1 as "special" ("S"), may be found to be appropriate uses for the specified area, and projects and activities pursuant to such uses may be permitted. To allow a special use, TRPA shall conduct a public hearing in accordance to the procedures in TRPA's Rules of Procedure. Before issuing an approval, TRPA shall make the following 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.*

*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 in the region.*

*C. The applicant has taken reasonable steps to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.*

*D. The project, to which the use pertains, will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable plan area statement, community, redevelopment, specific, or master plan as the case may be.*

#### **81.5.13. Water-Intake Lines**

*Pipelines and accessory structures, located within a body of water, whose purpose is to draw in and transport water to the backshore or beyond.*

#### **Finding Rationale**

The proposed Project is almost entirely confined to the shorezone and lakezone of Lake Tahoe, as depicted on Improvement Plan Sheet C1. The project area is located within the Tahoe Planning Area that serves as the Land Use element for properties in Douglas County under the jurisdiction of the Tahoe Regional Planning Agency. As defined in the South Shore Area Plan, the project area will be located partially on lands with a TRPA Land Use Classification of Recreation and equivalent to Douglas County Zoning District T-R (Tahoe-Recreation). The project area is contained within Shorezone Tolerance District 7. Douglas County Development Code, Title 20, Chapter 20.703, Sections 20.703.080 through 20.703.090 includes provisions to implement the South Shore Area Plan and specifies that linear public facilities such as pipelines and power transmission are a permissible use that must be considered under provisions of a Special Use for permitting by TRPA and Douglas County.

(A) Because the Project will extend the Edgewood Water Company's existing raw water intake for the purpose of relocating the point of intake to deeper lake depths, the Project would relocate a conforming use per Code of Ordinance Subsection 81.5.13 that is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcels on which, and the surrounding area in which, it is located.

(B) Modifying the point of intake of lake water 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. Results from water quality monitoring conducted in compliance with the Nevada Department of Environmental Protection's Bureau of Safe Drinking Water requirements indicate that source waters at the proposed intake location are comparable to source waters at the existing intake location, with both intake sites continuing to test negative for coliform and cryptosporidium.

(C) Edgewood Companies, the Applicant, has taken reasonable steps to protect against such injury and to protect the land, water, and air resources of both the Applicant's property and that of surrounding property owners. The construction methodology includes methods appropriate to the project type and project area. The proposal includes temporary BMPs to prevent impacts to lake water quality. The duration of work will be temporary and will not negatively impact the environment, the shorezone or the adjacent property owners.

(D) The Project scope of extending the existing intake line and removing the abandoned intake line will not change the character of the neighborhood or detrimentally affect or alter the purpose of the South Shore Area Plan.

#### **5.4 Finding 67.7 Historic Resources Demolition**

##### *67.7.3. Demolition*

*Historic resources shall not be demolished, disturbed, or removed unless TRPA finds that:*

- A. The action will not be detrimental to the historic significance of the resource;*
- B. The action is pursuant to a recovery plan approved by the applicable state historic preservation officer; or*
- C. It is the only feasible alternative to protect the health and safety of the public.*

##### **Finding Rationale**

The Project will not demolish, knowingly disturb, remove, or be detrimental to historic resources or historic resource significance. The Project proposal includes measures for cultural resource protection in accordance with the National Historic Preservation Act of 1966, (16 U.S.C. 470).

#### **5.5 Finding 80.4 Shorezone and Lakezone Project – Required Findings**

*A project in the shorezone or lakezone shall not be approved unless TRPA finds that:*

##### *80.4.1. Significant Harm*

*The project will not adversely impact:*

- A. Littoral processes;*
- B. Fish spawning;*
- C. Backshore stability; or*
- D. On-shore wildlife habitat, including wildfowl nesting areas;*

### **Finding Rationale**

The Project must by its very nature be located in the shorezone and lakezone. Staging will occur in the backshore and will be located within the existing paved parking area with construction access limited to an approximately 50 foot wide corridor from the parking area.

Fish spawning habitat does not occur within or in the vicinity of the project area. The existing intake crosses mapped marginal fish habitat according to the TRPA fisheries maps. The installation of the 3,000 linear foot extension will occur in the lake zone at depths between 25 feet and 600 feet. The Project will not significantly adversely impact littoral processes because of the location of the extension pipe and the limitations of the pipe diameter. The lake bed substrate in the project area consists of coarse sands that have been transported via littoral processes and exposed to wave-wash in areas close to shore. The pipeline will be engineered to absorb the force of the wave rather than working against the wave, allowing the littoral process of the area to remain the same.

The area of the abandoned intake line that is proposed for removal is below 6229.1 (LTD, designated legal high water for Lake Tahoe). This area is also composed of coarse sands and provides marginal fish habitat during times of higher water levels. The Project as proposed will not impact Lake Tahoe fisheries. Habitat is not present within and adjacent to the project area that would support nesting migratory birds or species protected under the endangered species act. The Project is located within and surrounded to the west by open water (Lake Tahoe). The Edgewood Golf Course abuts the project area to the east.

#### *80.4.2. Accessory Facilities*

*There are sufficient accessory facilities to accommodate the project;*

### **Finding Rationale**

The existing accessory facilities are sufficient to accommodate the intake extension. Head loss within the proposed system has been addressed by increasing the pipe diameter.

#### *80.4.3. Compatibility*

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

### **Finding Rationale**

The Project will extend the location of an existing intake, a conforming use that is compatible with the existing shorezone and lakezone uses and structures on, or in the immediate vicinity of, APN 1318-27-001-001. This modification to the Edgewood Water Company's existing water supply system is being undertaken to assure continued compatibility with existing uses and the demands of the permitted Edgewood Tahoe Lodge.

#### *80.4.4. Use*

*The use proposed in the foreshore or nearshore is water dependent;*

#### **Finding Rationale**

The Project components proposed in the foreshore and nearshore (i.e., optional power conduit installation to supply power to a new value, if automated, and the removal of an exposed, abandoned intake line from the backshore, foreshore and nearshore) support the intake extension, an existing water dependent use.

#### *80.4.5. Hazardous Materials*

*Measures will be taken to prevent spills or discharges of hazardous materials;*

#### **Finding Rationale**

The Project proposal includes measures to prevent spills or discharges of hazardous materials, with access, staging, and pipe assembly proposed to take place within a portion of the existing paved parking area.

#### *80.4.6. Construction*

*Construction and access techniques will be used to minimize disturbance to the ground and vegetation;*

#### **Finding Rationale**

The Project proposal includes measures to minimize disturbance to the ground and vegetation, with access, staging, and pipe assembly proposed to take place within a portion of the existing paved parking area. Construction access will occur within a 50-foot wide access corridor between the parking area and the waterline. No vegetation will be disturbed and Tahoe yellow cress, which is known to occur in the shorezone, will be identified during pre-construction surveys, protected with exclusion fencing if necessary, and avoided.

#### *80.4.7. Navigation and Safety*

*The project will not adversely impact navigation or create a threat to public safety as determined by those agencies with jurisdiction over a lake's navigable waters; and*

#### **Finding Rationale**

The Project will not adversely impact navigation or create a threat to public safety. Communications with the US Coast Guard will occur prior to project commencement. The US Coast Guard will include the Project in the agency's maritime alerts announced to boaters on

Lake Tahoe. Additionally, the Project will ideally be constructed during winter months 2016 and prior to peak boating months.

#### 80.4.8. Other Agency Comments

*TRPA has solicited comments from those public agencies having jurisdiction over the nearshore and foreshore and all such comments received were considered by TRPA prior to action being taken on the project.*

### Finding Rationale

In addition to the TRPA Shorezone Project permit, the Raw Water Intake Extension Project requires permits and approvals from NDEP (401 Water Quality Certification), Nevada Division of State Lands (Lease for use of submerged lands), and USACE (Letter of Permission), which have been applied for concurrently. The Nevada Department of Wildlife and Nevada State Historic Preservation Office must approve the Project before a State Lands easement by be granted. Additionally, the Project requires review and approval by the Nevada Division of Water Resources and the Public Utility Commission of Nevada to change the point of the diversion.

## 5.6 Finding 82.4.4 Major Structural Repair and Expansion

### 82.4.4. Major Structural Repair and Expansion

*Major structural repair to, and expansion of, existing structures in the nearshore or foreshore shall comply with the following standards:*

#### A. Structures that Comply with all Development Standards

*Major structural repair and expansions to existing structures that comply with all development standards may be allowed provided the TRPA finds that:*

- 1. The structure, including any expansion, remains in compliance with applicable development standards;*
- 2. The repair and any expansion conform to the design standards in Section 83.11;*
- 3. The project complies with the requirements to install BMPs as set forth in subsection 60.4.3.*

#### B. Structures that Comply with Certain Development Standards

*Major structural repair and expansions to existing structures that comply with the length standard for piers set forth in subparagraph 85.5.1.D; the setback standard for piers set forth in subparagraph 85.5.1.E; the 90 percent open foundation standard for piers set forth in subparagraph 85.5.2.C; the location standards for jetties, breakwaters and fences set forth in subsection 84.12.1; and the standards for openings in jetties, breakwaters and fences set forth in subparagraphs 84.12.2.A through D; but do not comply with other applicable development standards, may be allowed if TRPA finds that:*

- 1. The repair does not increase the extent to which the structure does not comply with the development standards;*

2. *The expansion decreases the extent to which the structure does not comply with the development standards and/or improves the ability to attain or maintain the environmental thresholds;*
3. *The project complies with the requirements to install BMPs as set forth in Section 60.4;*
4. *The project complies with the design standards in Section 83.11; and*
5. *The structure has not been unserviceable for more than five years.*

### **Finding Rationale**

These findings are not applicable to the Project because the intake extension does not involve piers or the construction of new or modification of existing structures in the nearshore or foreshore. Design Standards outlined in Code Section 83.11 would not apply.

#### *82.4.5. Modification or Removal of Structures*

*Modification or removal of structures shall be pursuant to the following provisions:*

*A. Removal or Modification Due to Navigation Problem or Shoreline Impacts By December 31, 1990, TRPA shall prepare an EA, in accordance with subparagraph 82.4.4.C, for existing structures that do not comply with the development standards cited in subparagraph 82.4.4.B and for which an assessment has not been prepared. TRPA shall determine, based on the EA, which existing structures are; (a) not causing a significant impact of a nature described in paragraph (a)(f) of subparagraph 82.4.4.C; (b) causing a significant impact that can be reduced to a less than significant level by modifying the structure; (c) causing a significant impact that can only be reduced to a less than significant level by removing the structure. TRPA shall notify the owners of such structures, in accordance with TRPA's Rules of Procedure of the determinations made under this subsection no later than December 31, 1994. Structures requiring modifications or removal pursuant to this subsection shall be so modified or removed by December 31, 1999. Removal of such structures shall be required only if the Governing Board finds that removal is the only feasible method to mitigate the impacts to a less than significant level.*

### **Finding Rationale**

This finding does not apply to the Project. The abandoned intake line will be removed from the shorezone because the pipe has no function and is exposed and visible across the beach. The abandoned intake does not pose navigational problems.

## **5.7 Finding 83.10 Development in Shorezone Tolerance Districts 6, 7 & 8**

### *83.10. SHOREZONE TOLERANCE DISTRICTS 6, 7, AND 8*

*Shorezone Tolerance Districts 6, 7, and 8 are described and regulated as follows:*

#### *83.10.1. Nature of Districts*

*The natures of the districts are:*

*A. Tolerance District 6*

*Tolerance District 6 is underlain by weathered volcanic or morainic debris with slopes of five to 15percent.*

*B. Tolerance District 7*

*Tolerance District 7 is comparatively level shorezone underlain by morainic and alluvial materials with slopes of zero to nine percent.*

*C. Tolerance District 8*

*Tolerance District 8 is gently sloping, armored granite shorezone with high capability for development. Shorelines are in equilibrium and potential for erosion in foreshore and nearshore is low. Backshore possesses a moderate erosion potential in some cases.*

*83.10.2. Development Standards*

*In addition to the standards set forth in Chapters 84 and 85, the standards set forth in subsection 83.9.2 for Tolerance Districts 4 and 5 shall be applicable to Tolerance Districts 6, 7, and 8. The following standards also shall apply:*

*A. Vehicular access to the shoreline shall not be permitted except where TRPA finds that such access will not cause environmental harm.*

*B. Boat launching facilities and marinas shall be located where the nearshore shelf is of sufficient width to enable construction and use without potential for significant shelf erosion.*

**Finding Rationale**

Construction vehicle access to the project area will occur via the Edgewood golf Course main entrance gate and driveway.

**5.8 Finding 84.15 Filling and Dredging**

**84.15. FILLING AND DREDGING**

*Filling and dredging are permitted as follows:*

**84.15.1. Artificial Beach Replenishment**

*If beaches are to be artificially replenished, only non-organic, chemically, and biologically inert material shall be used. The preferred method of beach replenishment is bypass dredging.*

**84.15.2. Filling**

*There shall be no fill placed in the lakezone or shorezone, except as otherwise associated with approved bypass dredging, shoreline protective structures, or beach replenishment projects, or as otherwise found by TRPA to be beneficial to existing shorezone conditions or water quality and clarity.*

**84.15.3. Dredging**

*There shall be no removal of materials within the lakezone or shorezone, except at those locations where such removal or rearrangement is found by TRPA to be beneficial to existing shorezone conditions, and water quality and clarity. Maintenance dredging may be permitted where TRPA finds it is necessary to continue an existing use.*

#### *84.15.4. Temporary Structures in Lieu of Dredging*

*Where it is found that low lake levels prevent or significantly reduce access to open water recreation and that dredging cannot be permitted pursuant to subsection 84.15.3, temporary structures that extend beyond lake bottom elevation 6,219 feet or the pier headline may be permitted to facilitate lake access. Permits for the temporary use of structures shall be subject to the provisions outlined in Chapter 22, with the exception that the temporary use of a structure may be extended indefinitely provided that TRPA finds that lake levels remain at or below a level that prevents or significantly reduces lake access. The use of temporary structures in conjunction with single use piers shall not be allowed.*

#### *84.15.5. Disposal of Dredged Material*

*Where dredging, other than bypass dredging, is permitted, spoil materials shall not be deposited in the lakezone or shorezone, in wetlands or within the 100 year flood plain of any tributary to a lake except as provided under subsection 84.15.2.*

#### *84.15.6. Prohibition of Siltation of Spawning Habitat*

*No dredging, filling, or other project may be permitted which results in the permanent siltation of spawning habitat. Temporary siltation associated with construction activities may be permitted provided that the spawning area disturbed is subsequently restored within 60 days or before September 15 when the spawning season begins, whichever is sooner.*

### **Finding Rationale**

The Project will create temporary disturbance in the shorezone during removal of the abandoned intake line. Disturbance must occur across the beach to expose the pipe for removal. Beach sands will be returned upon removal of the pipe to result in no permanent change to the beach profile. No temporary or permanent fill materials (beyond the extension pipe infrastructure, which is considered fill by USACE) will be placed in the lakezone or shorezone and no removal of materials within the lakezone or shorezone will occur. Spawning habitat does not occur within or in the vicinity of the project area.

## **5.9 Finding 33.3.1 Grading Season Exceptions**

### *33.3.1. Seasonal Limitations*

*The following seasonal limitations shall apply:*

#### *A. Grading Season*

*Excavation, filling, and clearing of vegetation or other disturbance of the soil shall not occur between October 15 and May 1 of each year, unless approval has been granted by TRPA pursuant to subparagraph B below. Prior to October 15, all construction sites shall be winterized pursuant to subparagraph D below.*

#### *B. Grading Season Exceptions*

*TRPA may approve grading after October 15 if TRPA finds either that an emergency exists and the grading is necessary for the protection of public health or safety, or that the grading is for erosion control purposes or protection of water quality.*

### **Finding Rationale**

Ideally, the Project will be constructed during winter months 2016 and outside of Edgewood Golf Course's primary tourist months to avoid conflicts with recreation and commercial uses. Upon receipt of project approvals, an application for such a grading exception will be submitted.

#### **5.10 Finding 33.3.6 Excavation Limits**

*The following limitations to excavation shall apply:*

##### *A. Groundwater Interception*

*Groundwater interception or interference is prohibited except as set forth below:*

- 1. Excavation is prohibited that interferes with or intercepts the seasonal high water table by:
  - a. Altering the direction of groundwater flow;*
  - b. Altering the rate of flow of ground water;*
  - c. Intercepting ground water;*
  - d. Adding or withdrawing ground water; or*
  - e. Raising or lowering the water table.**
- 2. TRPA may approve exceptions to the prohibition of groundwater interception or interference if TRPA finds that:
  - a. Excavation is required by the International Building Code (IBC) or local building code for minimum depth below natural ground for above ground structures;*
  - b. Retaining walls are necessary to stabilize an existing unstable cut or fill slope;*
  - c. Drainage structures are necessary to protect the structural integrity of an existing structure;*
  - d. It is necessary for the public safety and health;*
  - e. It is a necessary measure for the protection or improvement of water quality;*
  - f. It is for a water well;*
  - g. There are no feasible alternatives for locating mechanical equipment, and measures are included in the project to prevent groundwater from leaving the project area as**

*surface flow, and any groundwater that is interfered with is rerouted in the groundwater flow to avoid adverse impacts to riparian vegetation;*

*h. It is necessary to provide two off-street parking spaces, there is no less environmentally harmful alternative, and measures are taken to prevent groundwater from leaving the project area as surface flow;*

*i. It is necessary to provide below grade parking for projects that qualify for additional height under subsection 37.5.4 or 37.5.9 to achieve environmental goals, including scenic improvements, land coverage reduction, and area-wide drainage systems. Measures shall also be included in the project to prevent ground water from leaving the project area as surface flow and that any groundwater, that is interfered with is rerouted into the groundwater flow to avoid adverse impacts to hydrologic conditions, SEZ vegetation, and mature trees; or*

*j. It is necessary for a marina expansion approved pursuant to Chapter 14: Specific and Master Plans, and the environmental documentation demonstrates that there will be no adverse effect on water quality.*

#### **B. Excavations**

*Excavations in excess of five feet in depth or where there exists a reasonable possibility of interference or interception of a water table shall be prohibited unless TRPA finds that:*

*1. A soils/hydrologic report prepared by a qualified professional, which proposed content and methodology has been reviewed and approved in advance by TRPA, demonstrates that no interference or interception of groundwater will occur as a result of the excavation;*

*2. The excavation is designed such that no damage occurs to mature trees, except where tree removal is allowed pursuant to subsection 33.6.5: Tree Removal, including root systems and hydrologic conditions of the soil. To ensure the protection of vegetation necessary for screening, a special vegetation protection report shall be prepared by a qualified professional identifying measures necessary to ensure damage will not occur as a result of the excavation; and*

*3. Excavated material is disposed of pursuant to subsection 33.3.4: Disposal of Materials, and the project area's natural topography is maintained pursuant to subparagraph 36.5.1.A. If groundwater interception or interference will occur as demonstrated by a soils/hydrologic report prepared by a qualified professional, then the excavation can be made as an exception pursuant to subparagraph 33.3.6.A.2, provided measures are included in the project to maintain groundwater flows to avoid adverse impacts to SEZ vegetation and to prevent any groundwater or subsurface water flow from leaving the project area as surface flow.*

#### **Finding Rationale**

In order to remove the abandoned intake pipe disturbance of beach sands to approximately 5 feet in depth must occur to expose the pipeline. Such temporary disturbance will not interfere with the seasonal high water table by altering the direction of groundwater flow; altering the rate of flow of ground water; adding or withdrawing ground water; or raising or lowering the water table. However, excavations will likely encounter groundwater in this location within the shorezone. TRPA may approve an exception to the prohibition based on the short duration of the removal actions and the long term benefits of removing an abandoned pipe from the shores of Lake Tahoe. Additionally, because of the project area location and the linear nature of the pipeline, there is no feasible alternative that would completely avoid the potential for groundwater interception.

This disturbance will result in no damage to mature trees. Sands will be returned upon removal of the pipe and the project area's natural topography would be maintained pursuant to subparagraph 36.5.1.A.

A construction dewatering plan is included in the Project (See Plan Sheet C02 and Attachment 1, Project Description). The construction dewatering plan outlines measures to maintain groundwater flows to avoid adverse impacts to vegetation and to prevent any groundwater or subsurface water flow from leaving the project area as surface flow.

### **5.11 Finding 60.2.2.B Water Quality Mitigation**

#### *B. Exemptions*

*The projects and activities provided below that create impervious coverage shall be exempt from water quality mitigation requirements:*

*1. Transfer*

*Impervious coverage permitted as a result of transfer of coverage.*

*2. 208 EIP Projects*

*Capital Environmental Improvement Program projects for erosion and runoff control and stream environment zone protection and restoration projects as described in TRPA's Water Quality Management Plan for the Lake Tahoe Region.*

*3. Limited Exception for Additional or Transferred Development Within Adopted Community Plans*

*Additional or transferred development located within an adopted community plan, the water quality impacts of which were evaluated in the EIS for the community plan and mitigated by the provisions of the community plan, shall be exempt from the requirement of subsection 60.2.3 provided TRPA finds that the implementation element of the community plan, as a whole, meets the standards of subsection 60.2.3.*

#### **Finding Rationale**

The Project will create no new permanent land coverage within APN 1318-27-001-001 and would be exempt from water quality mitigation requirements.

#### **5.12 Finding 60.3.4 Source Water Assessment**

*An inventory of wells, springs, and lake intakes that serve five or more user service connections shall be prepared for the Lake Tahoe Region. An inventory shall be prepared in consultation with local and state environmental health agencies. Sources omitted from the inventory due to a lack of information provided by local and state environmental health agencies shall be added as appropriate if additional source information is received by TRPA. Source water protection zones delineated on the source water assessment maps shall be modified pursuant to subparagraph 60.3.3.C.1.*

#### **Finding Rationale**

The Project will extend the location of Edgewood Water Company's existing intake to relocate the point of drawn water to deeper depths in Lake Tahoe. The Project would not create adverse effects to source water zones.

**NOTICE OF APPLICATION FOR PERMIT  
UNDER UTILITY ENVIRONMENTAL PROTECTION ACT  
FOR CONSTRUCTION OF EXTENSION OF RAW WATER INTAKE LINE  
AND RELATED FACILITIES**

PLEASE TAKE NOTICE THAT EDGEWOOD COMPANIES (“EDGEWOOD”) will file an Application with the Public Utilities Commission of Nevada (“Commission”) for a Permit Under the Utility Environmental Protection Act for construction of a Raw Water Intake Line Extension in Lake Tahoe and Related Facilities to allow the Edgewood Water Company (“EWC”) to pump water cold enough to provide cooling via heat exchange for the lodge which Edgewood has under construction on the Edgewood Golf Course at Stateline, Lake Tahoe, Nevada. EWC is a public utility which provides water service at Stateline, Lake Tahoe, Nevada. Upon completion of construction, the raw water intake extension and related facilities will be dedicated to EWC.

Edgewood Companies has commenced construction of a resort lodge on the Edgewood Tahoe Golf Course consisting of 154 hotel rooms and related facilities (the “Lodge”). The Lodge is within EWC’s Water Service Area.

EWC’s existing water intake line and Lake Tahoe pump station are also located on the Edgewood Golf Course. The location of the Lodge and EWC’s existing water intake line and pump station present a unique opportunity for cooling for the Lodge to be provided by heat exchange from water pumped from Lake Tahoe to meet the water demands of EWC’s water customers, while at the same time providing long term and indirect benefits to EWC as a water utility. This unique opportunity requires the extension of EWC’s raw water intake line in Lake Tahoe and some related facilities.

**EXHIBIT H**

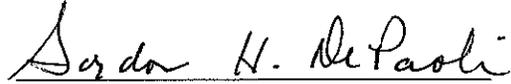
The temperature of water drawn from an extended and deeper intake will be approximately 43° F, and likely will not vary with the season. Water temperatures from EWC's existing intake line vary seasonally from approximately 50 to 65° F. Colder water temperatures will allow the raw, untreated water to be used for cooling purposes at the Lodge. To achieve what is a considerable energy savings from the use of colder water temperatures, rather than the conventional chiller and cooling tower, water pumped from the Lake would be passed through a heat exchanger at the Lodge, and then continue to EWC treatment plant, which is located approximately 1.2 miles east of the shore of Lake Tahoe. The extended line will reduce the risk from pathogens to the EWC water supply, and will eliminate algae growth on the intake screen. The extended line will be much less susceptible to vandalism or a terrorist act.

The application will be for a permit under the Utility Environmental Protection Act (UEPA) to extend EWC's existing water intake line approximately 3,000 lineal feet, which will place the depth of the intake screen about 600 feet below the surface of Lake Tahoe. At the proposed location, the intake will be located about 3,300 feet off of the shoreline. By contrast, EWC's existing intake screen is located approximately 1,600 feet from the shore at a depth of approximately 25 feet.

## Submission to Nevada State Clearinghouse

This Application was provided in electronic format to the Nevada State Clearinghouse on December 24, 2015. A copy of confirmation of receipt and distribution of the Application by the Clearinghouse has not yet been received. Proof of that submission will be provided under separate cover.

Dated: December 24, 2015



Gordon H. DePaoli



**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  
www.trpa.org

December 22, 2015

Coleen Shade  
RO Anderson Engineering  
595 Tahoe Keys Blvd. Ste. #A2  
South Lake Tahoe, CA 96150

**RAW WATER INTAKE LINE EXTENSION/REMOVAL OF ABANDONED LINE, 180 LAKE PARKWAY,  
DOUGLAS COUNTY, NEVADA, ASSESSOR'S PARCEL NUMBER (APN) 1318-27-001-001, TRPA FILE  
NUMBER ERSP2015-1272**

Dear Ms. Shade:

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

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

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of this correspondence, (January 12, 2016).

Thank you very much for your patience in this matter. Please feel free to call me if you have any questions regarding this letter or your permit in general.

Sincerely,

Tiffany Good  
Senior Planner  
Planning Department

Cc: Edgewood Companies, P.O. Box 2249, Stateline, NV 89449

**EXHIBIT J**

*Imagine. Plan. Achieve.*



**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  
www.trpa.org

PERMIT

PROJECT DESCRIPTION: Water Intake Line Extension

APN: 1318-27-001-001

PERMITTEE(S): Edgewood Companies

FILE: #ERSP2015-1272

COUNTY/LOCATION: Douglas/180 Lake Parkway

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on December 22, 2015 subject to the standard conditions of approval attached hereto (Attachment R) and the special conditions found in this permit.

This permit shall expire on December 22, 2018 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

**NO DEMOLITION, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:**

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

*S. Flannery Good*  
TRPA Executive Director/Designee

12-22-15  
Date

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

Signature of Permittee(s) \_\_\_\_\_

Date \_\_\_\_\_

PERMIT CONTINUED ON NEXT PAGE

APN: 1318-27-001-001  
FILE NO. ERSP2015-1272

Security Posted (1): Amount \$ \_\_\_\_\_ Posted \_\_\_\_\_ Type \_\_\_\_\_ Receipt No. \_\_\_\_\_

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

Notes:

- (1) See Special Condition 3.C, below
- (2) \$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 and is eligible for a county building permit:

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

\_\_\_\_\_  
Date

***SPECIAL CONDITIONS***

1. This permit specifically authorizes an extension to the existing water intake pipeline and the removal of an old abandoned water intake line. The extension is a 3,000 linear foot, 24-inch pipe extension attached to the existing raw water intake pipeline so that intake occurs approximately 3,300 linear feet from shore and at a depth of 600 feet below the water's surface. A power conduit will run parallel to the new water intake pipeline extension. Approximately 880 linear feet of abandoned pipeline will be removed that will require grading in the shorezone to expose and remove the old line. No change in coverage is permitted as a result of this permit approval.
2. The Standard Conditions of Approval listed in Attachment S 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) Include a notation indicating that there will be no storage of excavated material on site; if excess material results from the removal of the old abandoned pipe it will be disposed of in a TRPA approved location.
    - (2) Include a notation indicating that there will be no storage of construction materials or equipment on any of the beach areas.

- (3) Include a notation indicating that no staging activity is authorized on the shoreline, and that access associated with water line demolition and construction activities shall be limited to the 50-foot wide access corridor and by barge; and that delivery, removal, and staging of all construction equipment and materials shall occur through the access corridor and/or by barge.
  - (4) Indicate the appropriate Tolerance District (Tolerance District 7) on the site plan.
  - (5) Vegetation protective fencing around the entire construction site. The fencing shall be no more than 12 feet from any footprint, driveway, or area of approved disturbance. Trees located within the construction area that are to be retained shall be individually protected by fencing or other means as necessary. Temporary BMPs shall be field fit where necessary.
- B. 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.
  - C. The security required under Standard Condition A.3 of Attachment S shall be \$5,000.00. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
  - D. Permittee shall provide design specifications and details including color for the conduit that will run parallel to the water intake line extension. Efforts should be taken to ensure that the conduit and conduit housing blend with the substrate.
  - E. The permittee shall obtain any and all permits and permissions from the appropriate local jurisdictions including but not limited to Nevada Division of State Lands, and the U.S. Army Corps of Engineers. The permittee shall also provide a copy of said permits and/or permissions to TRPA for final review.
  - F. The permittee shall submit three sets of final construction drawings and site plans to TRPA.
  - G. Should the permittee make any changes to the construction staging area or determine an alternative staging area, the permittee must notify TRPA staff immediately and incorporate any temporary BMPs (Best Management Practices) as determined necessary by TRPA staff.
- 4. Excavation equipment shall be limited to the approved construction staging area, the delineated access corridor, and the delineated areas both for the removal of the abandoned line and the area around the existing line.
  - 5. Prior to commencement of construction, the Permittee shall provide a Spill Prevention Plan for the use of any hazardous materials or equipment (i.e., fuel, epoxy glue, other volatile substances, welding and torch equipment, etc.), for construction activities occurring from a barge, within the lake, or in the shorezone or on the beach for the removal of the abandoned line. The Plan shall require absorbent sheets/pads to be retained on the barge at all times. A

contact list of all emergency response agencies shall be available at the project site at all times during construction.

6. Best practical control technology shall be employed to prevent earthen materials from being re-suspended as a result of either the removal of the abandoned line or construction of the extension and from being transported to adjacent lake waters.
7. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus construction waste materials shall be removed from the project and deposited only at TRPA approved points of disposal.
8. No containers of fuel, paint or other hazardous materials may be stored on the beach.

END OF PERMIT