



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

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

HOURS  
Monday-Friday  
9:00 am-5:00 pm  
New Applications Until 4:00 pm  
trpa@trpa.org

## PROJECT REVIEW APPLICATION FORM

☒ NEW APPLICATION    ☐ PLAN REVISION    ☐ NEW DEVELOPMENT    ☐ REBUILD, ADDITION, REMODEL

- ☐ Banking/Verification of Coverage and Uses
- ☐ Single Family Residential Addition/Modification
- ☐ New Single Family Residential
- ☐ Multi-Family Residential
- ☐ Commercial
- ☐ Sign
- ☐ Grading
- ☐ Transfer of Bankable Rights
- ☐ Shorezone and/or Lakezone Project

- ☐ Tourist Accommodation
- ☐ Linear Public Service Facility
- ☐ Public Service Facility
- ☐ Allocation Assignment
- ☐ Lot Line Adjustment/ROW Abandonment
- ☐ Subdivision of Existing Structures
- ☒ Recreation
- ☐ Resources
- ☐ Buoy Project

Applicant CREW Tahoe, LLC

Mailing Address PO Box 2537 City Truckee State CA  
Zip Code 96160 Email kkrieg@mountainsidepartners.com Phone 530.550.2673 FAX \_\_\_\_\_

Representative or Agent Feldman McLaughlin Thiel LLP ☐ Same as Applicant  
Mailing Address PO Box 1309 City \_\_\_\_\_ State \_\_\_\_\_  
Zip Code 89448 Email kara@fmonttahoe.com Phone 775.580.7431 FAX 775.580.7436

Owner Sierra Pacific Industries, Inc. ☐ Same as Applicant  
Mailing Address PO Box 496014 City Redding State CA  
Zip Code 96049 Email \_\_\_\_\_ Phone 530.378.8149 FAX \_\_\_\_\_

Project Location/Assessor's Parcel Number (APN) 110-050-029, 030 and 031  
Street Address Fibreboard Freeway/SR 267 Subdivision \_\_\_\_\_ Lot # \_\_\_\_\_  
County Placer Previous APN \_\_\_\_\_  
(if changed by county assessor since 1987)

Brief Description of Project: \_\_\_\_\_

Plan Area Statement/Community Plan: Watson Creek - PAS 013 and Martis Peak - PAS 019

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

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.  
Roadway easement and electrical easement

Prior Approvals (List any prior CTRPA/TRPA approvals/permits for the subject property): ☐ None

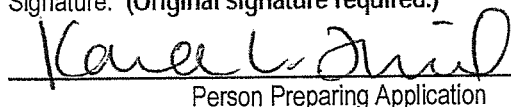
Description: LCV TRPA File No: LCAP2013-0028, 29, 30 Date: 08/30/2013  
Description: \_\_\_\_\_ TRPA File No: \_\_\_\_\_ Date: JUL 21 2015



**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.)



Person Preparing Application

At Douglas

County

Date: 7/29/2015**AUTHORIZATION FOR REPRESENTATION (Original signatures required):**

The following person(s) own the subject property (Assessor's Parcel Number(s) 110-050-029, 030, 031 or have sufficient interest therein to make application to TRPA:

Print Owner(s) Name(s):

Sierra Pacific Industries, LLC

I/We authorize Feldman McLaughlin Thiel LLP to 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: \_\_\_\_\_

**FOR OFFICE USE ONLY**Date Received: 7/31/15 By: DLInitial Filing Fee: \$ \_\_\_\_\_ Receipt No: \_\_\_\_\_  
Per the TRPA Filing Fee Schedule, additional costs/fees may apply

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

\_\_\_\_\_



**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.)

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

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

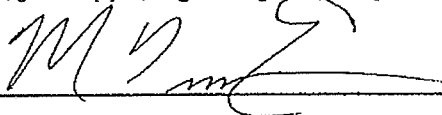
The following person(s) own the subject property (Assessor's Parcel Number(s) 110-050-029, 030, 031) or have sufficient interest therein to make application to TRPA:

Print Owner(s) Name(s):

Sierra Pacific Industries, LLC \_\_\_\_\_  
\_\_\_\_\_

I/We authorize Feldman McLaughlin Thiel LLP to 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: 7/29/15  
\_\_\_\_\_  
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**TRPA SCENIC IMPACT ASSESSMENT FORM**

Assessor's Parcel Number (APN) 110-050-029, 030 and 031 County Placer  
 Previous APN \_\_\_\_\_ (if changed by county assessor since 1987)

Owner Sierra Pacific Industries, Inc.

Mailing Address PO Box 496014 City Redding State CA

Zip Code 96049 Email \_\_\_\_\_ Phone 530.378.8149 FAX \_\_\_\_\_

Representative or Agent Feldman McLaughlin Thiel LLP

Mailing Address PO Box 1309 City Zephyr Cove State NV

Zip Code 89448 Email kara@fimmtahoe.com Phone 775.580.7431 FAX 775.580.7431

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):

☒ x 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). Information and maps for these items are available on the Scenic Resources page of the TRPA website and at the TRPA main office. List all unit numbers the parcel(s) is located in. Then list any scenic points from which the parcel(s) can be seen.

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

Shoreline Character Type \_\_\_\_\_

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) shall be tied to the stakes. The address must be posted on the property.*

Print Name: Kara L. Thiel Date: 07/30/15

Signature of Property Owner or Authorized Agent: Kara L. Thiel

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)

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## CHANGE IN OPERATION FORM

Name of Project:

Location of Project:

Assessor's Parcel Number:

### Previous Use at Proposed Project Site

Previous Project Description:

Informal cross-country skiing, snowmobiling, snowshoeing, downhill skiing, mountain biking, hiking by members of the public.

Gross Floor Area:  sq. ft.

Business Days and Hours:

# of Employees:

# of Business Vehicles:

# of Vehicle Trips Associated With Project:

Date Previous Use Terminated:

### Proposed Use at Project Site

Proposed Project Description:

Seasonal 550-site campground with accessory amenities.

Gross Floor Area:  sq. ft.

Business Days and Hours:

# of Employees:

# of Business Vehicles:

# of Vehicle Trips Associated With Project:

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Checklist numl 5 correspond to provided tabs

**Brockway Campground Project**

**TRPA Recreation Application Submittal**

1. Fire protection agency pre-approval.

Submitted plans, not yet approved  
Fire & Life Safety proposed site plan

Access to the campground will be provided by a paved connection to Fibreboard Freeway. An internal loop road will provide access to the individual campsites. A Fire-life Safety plan has been discussed with the North Tahoe Fire Protection District (NTFPD and will need to be studied). The NTFPD services the majority of the Tahoe Basin's North and Northwestern campgrounds. Initial plans have been created encompassing emergency vehicle access roads, areas of refuge, redundant water supply systems, seasonal fire apparatus parking and more. See Sheet C12.1 in the enclosed plan set.

2. Complete Application with original signed authorization and checklist. ✓

Enclosed.

3. Application Fee. ✓

A check for \$9,088 is enclosed.

4. Proof of land capability verification and backshore boundary verification. ✓

A copy of the Land Capability Verification, dated August 30, 2013, is enclosed.

5. Scenic Impact Assessment form. ✓

Enclosed.

6. Site plan. ✓

Enclosed.

7. Preliminary Building Elevations. ✓

Enclosed

8. Preliminary Floor Plans. ✓ (see #7)

Enclosed.

9. For projects requiring Hearings Office 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).

Enclosed.

list included w/ owners  
& addresses; NO envelopes  
included

- b. 8 1/2" x 11" plan reductions of site plan, building elevations and floor plans. ✓

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11" x 17" plans, folded to 8.5" x 11", are enclosed.

10. Initial Environmental Checklist. ✓

Enclosed.

11. Change in Operation form. ✓

Enclosed.

12. Results of Soils/Hydrologic Application (if excavating beyond 5 feet in depth). ✓

Soils report enclosed.

LCAP 2015-0305

13. Commercial allocation letter or location of commercial transfer.

N/A (primary use is recreation – no commercial floor area is required).

14. Applicable findings with written explanation. ✓

Any Project

4.4.1 Findings Necessary to Approve Any Project. To approve any project, TRPA must find 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.

*The Project includes a 550-site campground with a mix of tent sites, camper sites and eco shelters, and accessory amenities. The Project is located within Plan Area Statements Martis Peak (019) and Watson Creek (013) wherein developed campgrounds are a permissible as a special recreation use. The Project will be developed on Class 4 and Class 6 high capability lands. While the permissible density for developed campgrounds is 8 sites per acre, the Project's proposed density is 5 sites per acre. The campground will provide opportunities for a high quality camping experience in North Tahoe close to miles of hiking and mountain biking trails. The project is consistent with the Agency's goals and policies to increase public recreation opportunities and will not adversely affect implementation of the Regional Plan.*

- B. The project will not cause the environmental threshold carrying capacities thresholds to be exceeded.

*The proposed campground is a permissible use within the applicable plan area statements and will accelerate attainment of TRPA's Recreation Threshold to ensure a fair share of the total Basin capacity for outdoor recreation is available to the general public. Since the first Regional Plan was adopted in 1987, only 6.4*



*percent of the Region's overnight PAOTs has been assigned. The 2001 Threshold Report concludes that overnight PAOTs are under-represented, likely due to the fact that the major public landholders have not pursued construction of developed campgrounds. The Project will be the first new campground in Tahoe in over 20 years, providing a significant increase in high quality recreation opportunities available to the general public.*

*Moreover, the Project will be developed on high capability land well below the properties' allowable land coverage. Storm water runoff will be infiltrated onsite. No SEZ, wetlands or surface water bodies exist within the project site which is situated 6.6 miles hydrologically from Lake Tahoe. The Project will not impact views from scenic roads, the Lake or public recreation areas. Neither noise nor substantial air emissions will be generated by the Project, and any potential transportation impacts resulting from new trips to the site will be studied and mitigated.*

- 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.

*The Project will comply with the applicable air and water quality standards.*

### **Special Uses**

- 21.2.2. Before issuing an approval for a special use, 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;

*The proposed seasonal campground has been designed at a density lower than the allowable in the applicable plan area statements and to integrate the natural forested environment into the layout. Similarly, the Project's proposed coverage is substantially less than its allowable coverage under Bailey. Close to miles of hiking and biking trails, a campground with onsite amenities is an ideal use for the site.*

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

*The Project is not located near any neighborhood or other development that it could potentially impact. Surrounding properties include public and private forested land. The Project will be developed within the properties' allowable*



*land coverage on high capability land. Storm water runoff will be infiltrated onsite, and no SEZ, wetlands or surface water bodies exist within the project site which is located 6.6 miles hydrologically from Lake Tahoe. The Project will eliminate existing dirt roads that PAS 013 identifies and PAS 019 describes as contributing to erosion and water quality problems. The campground will include shared gas fire pits to reduce impacts to air quality.*

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

*The Project will not change the character of area and incorporates the site's natural features into the layout and design of the campground. The Project is consistent with both PAS 013 and PAS 019.*

### **Allocation of Development**

- 50.9.1 Required Findings for Approval of Additional Recreation Facilities. Approval of additional recreation facilities shall only be permitted for projects for which the sponsoring entity demonstrates and TRPA finds that:

- A. There is a need for the project;

*The proposed Brockway Campground will be the first new campground in Tahoe in over 20 years, and existing campsites in North Tahoe comprise just 2 percent of the Basin's campsites. (Compare to South Lake Tahoe's 58 percent). The Project will provide seasonal high quality and diverse camping experiences in close proximity to miles of hiking and biking trails. The campground will also provide Tahoe Rim trail users with access to water, supplies, showers and camping. Camping is for everyone.*

- B. The project complies with the Goals and Policies, the applicable plan area statements, and Code;

*See Response to Finding 4.4.1.A, above.*

- C. The project is consistent with the following TRPA maximum allowances for outdoor recreation:

1. 6,114 people at one time ("PAOT") in overnight facilities;

*As of the 2011 Threshold Evaluation, 5,720 of the Regional Plan's initial allocation of 6,114 overnight PAOTs, or 93.7 percent, remain unassigned. Between the 2006 and 2011 Threshold Evaluations, zero overnight PAOTs were assigned. PAS 013 – Watson Creek has an allocation of 400 overnight PAOTs and PAS 019 – Martis Peak has an allocation of 124 overnight PAOTs for a total of 524 overnight PAOTs. The applicant*



*requests an assignment of an additional 796 overnight PAOTs, based on the Conservative Annual Calculation in the table below. Following such assignment, nearly 72 percent of the initial overnight PAOT allocation will remain available for future campgrounds, group facilities and/or recreational vehicle parks.*

PAOT Calculation Table						
	Sites	PPL	Avg. Occupancy	Total	Seasonal Use (160 days)	PAOTs
Conservative Seasonal Calculation	550	4	60%	1320	44%	579
					PAOTs available	524
						55
Conservative Annual Calculation	550	4	60%	1320	100%	1320
					PAOTs available	524
						796
Realistic Seasonal Calculation	550	2.5	60%	825	44%	362
					PAOTs available	524
						-162
Realistic Annual Calculation	550	2.5	60%	825	100%	825
					PAOTs available	524
						301

2. 6,761 PAOT in summer day-use facilities;

*N/A*

3. 12,400 PAOT in winter day-use facilities; and

*N/A*

4. Plus the allocations set forth in the plan area statements, or the pools of reserved PAOT capacity;

*PAS 013 – Watson Creek has an allocation of 400 overnight PAOTs and PAS 019 – Martis Peak has an allocation of 124 overnight PAOTs for a total of 524 overnight PAOTs.*



- D. The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 3, as they are applicable to the project's recreational service capacity; and

*The Project will have a beneficial impact on recreation.*

- E. If the project requires PAOT allocations, it is consistent with the TRPA Environmental Improvement Program.

*The project is consistent with and will not impede implementation of the EIP. The project will increase outdoor recreation opportunities in the Basin consistent with the Regional Plan and EIP. Moreover, the Project will eliminate approximately 36,000 sf of existing dirt roads which, according to Plan Area Statement 019 – Martis Peak, contribute to erosion and water quality problems in the area.*

15. Copy of the CEQA document.

*IEC included*

*Environmental Questionnaire is enclosed.*

16. Project description.

*Enclosed.*

17. PAOT Calculations.

*See pg. 5 of this checklist*

*Refer to Response to 50.9.1.C.1 and PAOT Calculation Table, above.*

---

### *Additional Information Provided:*

18. *BMP calculations*

19. *Utilities details; Sewer and Solid waste Projections*

20. *Placer County Application*

21. *"Campground Comparison Exhibit" - other campgrounds in the basin*





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**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](http://www.trpa.org)

August 30, 2013

David Hagen  
Telesto Nevada  
5490 Longley Lane  
Reno, NV 89511

**LAND CAPABILITY VERIFICATION – SIERRA PACIFIC INDUSTRIES  
ADDRESS UNKNOWN, PLACER COUNTY, CALIFORNIA,**

<b>APN:</b>	<b>TRPA FILE NUMBER:</b>
<b>110-050-029</b>	<b>LCAP2013-0030</b>
<b>110-050-030</b>	<b>LCAP2013-0028</b>
<b>110-050-031</b>	<b>LCAP2013-0029</b>
<b>110-050-034</b>	<b>LCAP2013-0027</b>

Dear Mr. Hagen:

At your request, a Land Capability Verification (LCV) was recently conducted at the above-referenced property. Based on a site visit conducted in June of 2013 and subsequent slope-phase analysis, land capability on the above-referenced parcels was determined to be Classes 2, 4 and 6 (Jorge-Tahoma soil series). Land capability verifications are necessary for TRPA's review of development applications, but it is not the sole determining factor for whether or not a proposed project will be approved.

<u>Capability District</u>	<u>Allowable Coverage</u>
Class 1a, 1b, 1c	1%
Class 2	1%
Class 3	5%
Class 4	20%
Class 5	25%
Class 6	30%
Class 7	30%

Should you have any questions regarding this matter, please feel free to call me at 775-589-5271, or email at [hbeckman@trpa.org](mailto:hbeckman@trpa.org).

Sincerely,

Heather Beckman  
Senior Planner – IPES & Land Capability Program Manager  
Planning Department

Cc. Sierra Pacific Industries, PO Box 496014, Redding CA, 96049



*To confirm maximum excavation depth.*

- g. Minimum of five photographs of the existing slope, any adjacent cut slopes and the proposed location(s) of the test pit(s).

*Photos of proposed test pit locations are enclosed. There are no cut slopes next to the proposed test pits.*

- 6. Copy of current Assessor's parcel map.

*Enclosed.*

**COPY**



**Properties within 300' of Project Area**

APNs 110-050-022, 110-050-028, 110-060-004

United States of America  
35 College Drive  
South Lake Tahoe, CA 96150

APN 110-050-026

Trimont Land Company  
c/o VR Acquisition Inc.  
Fixed Assets Department  
390 Interlocken Crescent  
Suite 1000  
Broomfield, CO 80021

APNs 110-050-034

Sierra Pacific Industries  
P.O. Box 496014  
Redding, CA 96049



## Brockway Campground Vision

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The Brockway Campground is the first new seasonal campground to be proposed in the Tahoe Basin in over 20 years. The primary focus of the campground is to provide a high-quality, diverse camping experience in North Lake Tahoe to meet existing and future demand for outdoor recreation. A campground is a permissible use under the applicable zoning ordinances, and aligns with the Tahoe Regional Planning Agency (TRPA)'s Regional Plan Update mission. It will also support the Tahoe/Truckee region's destination tourism efforts by offering a new opportunity for visitors to experience North Lake Tahoe.

Located near Brockway Summit off of SR 267, the Brockway Campground is situated between Northstar Resort and the Fibreboard Freeway, a paved, seasonal road that provides access to the Watson Lake Campground and nearby recreational trails. The campground will provide convenient access to the Tahoe Rim Trail (TRT) and other existing mountain biking and hiking trails that are open for public use and recreation in the area.

The Brockway Campground application as submitted proposes 550 campsites, which is 282 campsites less than what is allowable for the project. This represents a 34 percent reduction from the number of allowable campsites. Campground amenities are anticipated to include restrooms and showers, guest registration, gathering areas, family pavilions, a swimming pool, a general store, recreational sports rental, dining, and other features.

Currently, only two percent of the campsites located within the Tahoe Basin are in North Lake Tahoe. The Brockway Campground will serve to correct the imbalance of campsites within the Tahoe Basin, as well as offer families the ability to enjoy a variety of outdoor recreational activities available in North Lake Tahoe while providing a range of camping experiences including campsites for traditional tents, campers and eco-shelters.



## **APPLICATION SUBMITTAL**

Brockway Campground

July 2015

Mountainside Partners on behalf of Sierra Pacific Industries and CREW Tahoe, LLC submit applications to Placer County and the Tahoe Regional Planning Agency (TRPA) for the Brockway Campground. A permissible use under Plan Area Statements; Watson Creek (013) and Martis Peak (019).

The Brockway Campground submittal is for a Minor Use Permit and new Recreational Project on privately owned land under APNs 110-050-29, -030 and -031.



## Permissible Use, Permits and Environmental

### a. Permissible Use

**Watson Creek (013) and Martis peak (019)**

Recreation: **Developed Campground (S)**

Maximum Densities: **Recreation**

- Developed Campgrounds 8 sites per acre
- Group Facilities 25 persons per acre

### b. Permits

Placer County: **Minor Use Permit**

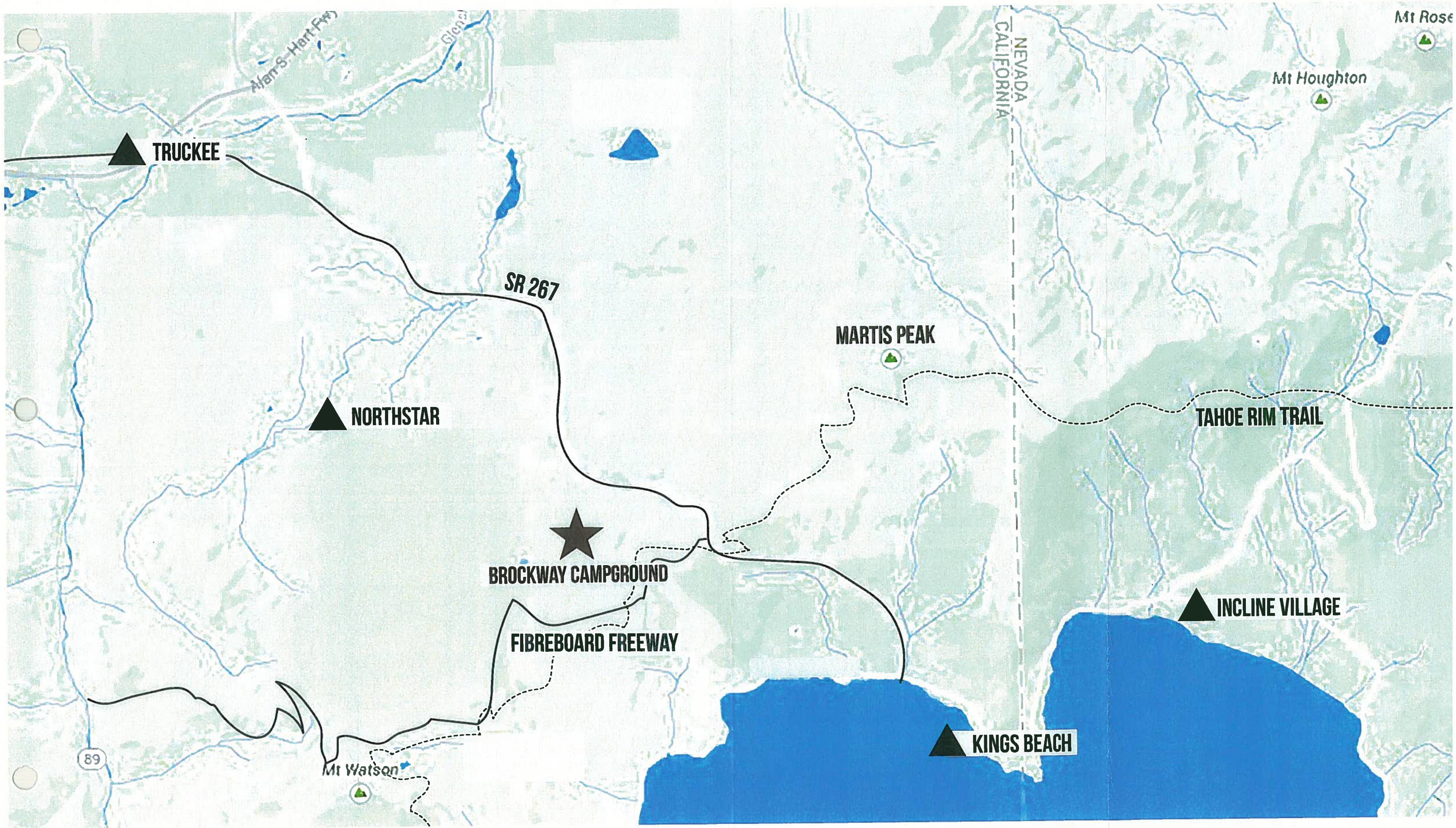
TRPA: new **Recreational Project**

### c. Anticipated Environmental Studies

Placer County: **Focused Environmental Impact Report**

TRPA: **Environmental Assessment**







**Brockway Campground Minor Use Permit  
Project Description  
July 2015**

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## **Introduction**

The proposed Brockway Campground will be the first new campground in North Lake Tahoe in over 20 years. The Brockway Campground will provide a wide range of camping options and associated amenities on 104 acres in a forested area near Brockway. Up to 550 campsites would include a mix of traditional tent-camping sites, camper sites and eco-shelters. The Brockway Campground has been meticulously designed to accentuate the lands' natural characteristics, ultimately maximizing tree retention, eliminating visibility, day or night, when viewed from Lake Tahoe or from travel routes within the Lake Tahoe basin. A more detailed description is provided below.

## **Project Location and Setting**

The project site is approximately 120.4 +/- acres located in Placer County within the Tahoe Basin, west of Brockway Summit. 104 +/- acres are within the Martis Peak (019) and Watson Creek (013) Plan Area Statements. The remaining acreage is within the Northstar (015) Plan Area Statement, no development is proposed on this land, however the land would be available to campers for recreation; hiking and biking. The project site is currently accessed via a dirt road connecting to Fibreboard Freeway, a paved road, which connects to SR 267 at Brockway.

The project site consists of coniferous forest that has been regularly maintained through harvest procedures. Historically, the site has been used for mining, logging and cross-country skiing, snowmobiling, snowshoeing, mountain biking, hiking and other outdoor pursuits.

The project site supports several habitat types, predominately Sierran mixed conifer, White Fir/Red fir forest and white fir forest. A recent wetland delineation did not identify any wetlands within the project area.

The majority of slopes fall between a minimum of 10% and 20%. Slopes greater than 25% occur in northeast portion of the site. The parcel's elevation varies from approximately 7,180 to 7,780 feet in elevation, a rise of roughly 600 feet.

The project site falls within the Tahoe Basin watershed.

Existing roads within the project site are dirt logging roads. There are no public or private utility facilities within the site, although Calpeco transmission lines do cross the project site.

## **Surrounding Uses**

The project site is surrounded by forest and timberland. The proposed Martis Valley West Parcel Specific Plan (MVWPSP) is located immediately to the north. If approved, the MVWPSP would include a mix of single-family residences, townhomes and condos and associated homeowner amenities, along with neighborhood serving commercial uses. The Northstar ski resort is located northwest of the MVWPSP site. Tahoe City and Kings Beach are located to the



south. The Martis Valley, Truckee Airport, Town of Truckee and residential and resort communities are located to the north.

### **Existing Ownership**

Sierra Pacific Industries (SPI) is the sole owner of the project site. The project site currently occupies portions of parcels with Assessor Parcel Numbers 110-050-290, -030 and -031. A lot line adjustment has been requested of the County as a separate action, and if approved, it is anticipated the project site would fully encompass two APNs—110-050-030 and 031.

### **Project's Relationship to Adopted Plans**

The proposed project is within the jurisdiction of both Placer County and the Tahoe Regional Planning Authority (TRPA). The majority of the project site is designated Conservation in the North Tahoe Area General Plan and applicable TRPA Plan Area Statements (PAS)—Watson Creek (PAS-013) and Martis Peak (PAS-019).

### **Placer County General Plan**

On August 16, 1994, the County Board of Supervisors adopted the Placer County General Plan. The Placer County General Plan established an overall framework for the development of the County and the protection of its natural and cultural resources, whereas community plans address characteristics unique to each community and identify specific goals, policies, and programs appropriate to the local area. In addition, community plans address land use, circulation, housing, public services, and other community-specific issues. The goals and policies contained in the Placer County General Plan are applicable throughout the unincorporated areas of the county. The Placer County General Plan establishes assumptions, goals, and planning principles that provide a framework for land use decisions throughout the county and is based on the belief that Placer County will experience continued growth and economic development because of its desirable climate, physical setting, plentiful resources, and proximity to the Sacramento metropolitan area. The General Plan acknowledges that public services and recreational facilities will need to be expanded to accommodate this growth and offers a number of planning principles as guidelines.

#### *North Tahoe Area General Plan*

The Placer County North Tahoe Area General Plan (NTAGP) serves as the community plan for several Placer County communities located in the Tahoe Basin, including King's Beach and Tahoe Vista. The NTAGP provides the County's goals, policies and development standards for these communities within the framework of the TRPA Regional Plan. Plan Area Statements (PAS) for each community or planning area specify allowable uses, densities, development standards and special policies. The project site is part of two PAS—Watson Creek 013 and Martis Peak 019. One of the permitted uses within these PAS is a campground, at a density of 8 sites per acre.

### **TRPA Regional Plan**

The TRPA was formed in 1969 as a bi-state compact charged with overseeing development at Lake Tahoe. The Regional Plan was first adopted in 1984, and used environmental thresholds and Plan Area Statements to guide development within specific areas of the Tahoe Basin. The



Plan Area Statements were also adopted by Placer County and incorporated into County Community Plans, such as the North Tahoe Area General Plan, as discussed above. In December 2012, the most recent Regional Plan was adopted. The Regional Plan is “a blueprint for Lake Tahoe’s sustainable future” intended to accelerate environmental gains while supporting the health of Basin communities. The Plan regulates development in the Basin, and provides incentives for property owners to restore Lake Tahoe’s environment. The key primary objective of the Plan is to further recreation and wean away from a gaming based economy. Additional priorities include accelerating water quality restoration, creating walkable communities with alternative transportation options, streamlining the permitting process, and integrating Area Plans with the Regional Plan. The proposed project would comply with the applicable policies and regulations of the Regional Plan and further the objective of a recreation based economy.

### **Project Objectives**

The objectives of the proposed project are:

- Provide a new seasonal opportunity for the public to enjoy the outdoors in North Lake Tahoe.
- Advance the Tahoe Regional Planning Agency’s Recreation Threshold.
- Provide a basecamp with easy access to surrounding outdoor activities, including miles of hiking and mountain bike trails.
- Provide a high-quality, diverse camping experience in North Tahoe to enhance and meet existing and future demand for outdoor recreation.
- Provide opportunities for families to connect with nature and one another.
- Create a range of camping opportunities that can serve a variety of ages and interests, including youth, families and seniors as well as community groups.
- Integrate the natural environment into project layout and design.
- Address Tahoe Basin campsite imbalance by providing camping in North Lake Tahoe.
- Construct energy and water efficient facilities that incorporate sustainable materials where feasible.
- Offer a new opportunity for group assembly for local and regional Boy Scouts, Girl Scouts, Boys & Girls Club members, youth groups and other similar organizations.
- Provide opportunities to experience nearby shopping, dining and activities.
- Provide Tahoe Rim Trail users with access to water, supplies, showers and camping.
- Integrate the natural environment into project layout and design.
- Reduce reliance on automobiles by providing onsite services and amenities, connections to existing trails and shuttle service to local communities and attractions.
- Reinforce the North Lake Tahoe region as a four-season destination.
- Meet the Tahoe Regional Planning Agency’s Regional Plan Update mission.

### **Project Characteristics**

The proposed project will provide a range of camping experiences including tent sites, campers/RVs and eco-shelters. The existing zoning allows up to 8 camp sites per acre, for a

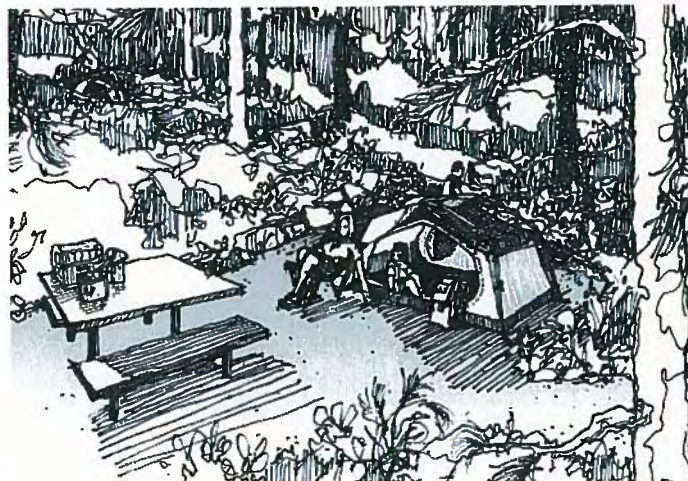


total maximum of 832 campsites. The project proposes 550 campsites, approximately 33% less than the maximum allowed. The expected combination of different camping types is shown in Table 1. The various site types will be clustered together throughout the campground. The design of campground amenities will be consistent with the TRPA Regional Plan and Code of Ordinances.

Table 1 - Mix of Camp Sites	
Permissible Use	
Permissible Sites	832
Site Reduction (over 33%)	282
Proposed Use	
Site Type	Anticipated
Tents	362
Campers	92
Eco-shelters	96
Total Sites	550
Sites Per Acre	
Permissible	8
Brockway Campground	5

Each type of campsite is described below.

**Tent Sites.** Tent sites will be designed consistent with the traditional family camping experience. Each site will have a place for pitching each camper's tent with a picnic table and cooking area. Parking spaces will be provided for each site so that campers may hike or drive to the site. To further promote green camping, clusters or pods of sites will share a common gas fire pit.





**Campers/RVs sites.** Camper and recreational vehicle sites will be very similar to the tent sites. These sites will have a picnic table, cooking area and common gas fire pits throughout. In addition, the camper and recreational vehicle sites will have asphalt pads for camper placement. The pads will be designed to have back-in sites as is typical in campgrounds. Eco-friendly/green utilities will be incorporated into these sites.



**Eco-shelters.** Eco-shelters will be a mix of cabin tents, yurts and other temporary structures. Eco-shelters are popular with families that desire a turnkey camping experience. The Eco-shelters will be clustered throughout the campground. Eco-friendly/green utilities will be incorporated into shared or clustered services.



**Amenities.** Basic shared amenities, like restrooms, will be included throughout the campground.





The primary focus of the campground will be recreation and outdoor activities. Proximity to regional trails and resorts will provide immediate access to the regions vast recreational amenities. The site design of the campground will include paths and one-way roads throughout to promote walking. As with most campgrounds, speed limits will be substantially reduced allowing and encouraging bicycle and foot-traffic throughout.

The campground will have a variety of amenities that may include restrooms and showers, guest registration and offices, gathering areas, family pavilions, recreation facilities, swimming pools, sundry shop, general store, coffee shop, deli and cafe among other facilities. Pocket parks with children's play-equipment and family games; volleyball, basketball, shuffleboard and horseshoes, will be appropriately placed throughout the campground.

The development of the campground is anticipated to occur in phases.

Eco-friendly/green camping will be a key focus with design and operations. Some of the eco-friendly elements to be considered include solar power, low-flow showers, recycling and composting.

The campground operator will work with regional transit to encourage reduced single vehicle day trips. A shuttle service will be created for peak days, encouraging guests to visit nearby towns and services without worrying about traffic or parking.

It is anticipated that the majority of the campground will be operational from May through mid-October with some level of reduced non-automobile winter operation (i.e., tent camping accessed by snowmobiling, snow shoeing).

Working in collaboration with the Tahoe Rim Trail (TRT) Association, the campground could include a section to serve the TRT backpacker by providing access to water, supplies, showers, parking and/or camping in an area easily accessed from the TRT.

## **Circulation**

The project site is currently accessed from SR 267 by Fibreboard Freeway, a paved road, which connects to dirt roads that provide access to the project site. There are no public or paved roads within the project site. The Tahoe Rim Trail is located near the southern portion of the project site, and there is an extensive network of hiking, biking and cross-country skiing trails adjacent to and within the project site.

Access to the campground will be provided by a paved connection to Fibreboard Freeway. An internal loop road will provide access to the individual campsites. A preliminary fire-life Safety plan has been discussed with the North Tahoe Fire Protection District (NTFPD). The NTFPD services the majority of the Tahoe Basin's North and Northwestern campgrounds. Initial plans have been created encompassing; emergency vehicle access roads, areas of refuge, redundant water supply systems, seasonal fire apparatus parking and more.

## **Infrastructure and Utilities**

There are no public utilities within the project site at this time.



## Water

Potable water will be provided by one or more onsite wells and will comply with the Truckee River Operating Agreement and Placer County regulations. Water storage will be provided as required for backup and fire suppression.

## Wastewater

Sewage will be collected from restrooms, amenities and camper sites and will drain by gravity to the low point of the site where it will be conveyed to a septic system located off site, outside of the Tahoe Basin. The sewage collection system will contemplate a possible future connection to sewer infrastructure outside and adjacent to the project site.

## Drainage

Drainage from new impervious surfaces will be collected in a project drainage system, treated and ultimately conveyed to meet historical drainage; retaining and infiltrating on site. In an extreme storm event storm water run-off would follow its natural historical drainage course.

Low Impact Development techniques will be used during the engineering design of the project. Temporary Best Management Practices (BMPs) will be used extensively during construction, such as silt fence and tree protection, and a Storm Water Pollution Prevention Plan (SWPPP) will be prepared and submitted to the California Water Quality Control Board (Lahontan Region). Permanent BMPs, such as storm water treatment and infiltration facilities, will be implemented as required.

## Dry Utilities

Electrical lines, natural gas lines and communications lines will be installed in or adjacent to the internal loop road.

## **Public Services**

Fire-life safety services will be provided by the North Tahoe Fire Protection District.

Law enforcement will be provided by the Placer County Sheriff's Department.

## **Off-Site Improvements**

The following offsite improvements are anticipated:

- Access to/from SR 267
- Connection to Fibreboard Freeway
- Emergency Access
- Septic System and Leach Field

## **Construction Activities**

### Staging Areas



Construction staging areas will be established during project development. These fenced staging areas will be located on disturbed sites and would be used for vehicles, equipment, materials, fuels, lubricants, and solvent storage. The stockpiling or vehicle staging areas will be identified in the improvement plans and would be located as far as practical from existing dwellings and protected resources in the area.

### Grading

As excavation activities occur in the proposed project site, excavated materials totaling approximately 75,000 cubic yards will be moved within the project site. The roads will be designed to balance earthwork, so that cut and fill material will not need to be imported or exported. Rocks that are removed during excavation will be stored onsite for use in retaining walls.

### Schedule

Build out of the overall proposed project is anticipated to occur over 2 to 5 years.

### Requested Actions

The following actions would need to be undertaken by Placer County in order to implement the proposed project:

- Certify the Brockway Campground Environmental Impact Report and adopt the Mitigation Monitoring Program (MMP), and
- Approve the Minor Use Permit for the proposed project.

Because the project site is within the Tahoe Basin, TRPA must also take action on the proposed project, including:

- Certify the Brockway Campground Environmental Assessment and adopt the MMP, and
- Approve Recreational Permit.

Additional permits and approvals that might be required for the proposed project from federal, state, and local agencies, for which this EIR may be used during the decision-making process, include, but are not limited to, the following:

- Lahontan Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System permit and approval of the Storm Water Pollution Prevention Plan (SWPPP),
- State Water Resources Control Board filing of Notice of Intent to obtain a General Construction Activity Storm Water Permit before project construction, and
- Annexation of the project site into NTFD, and
- CalTrans encroachment permit.







## Sewer and Solid Waste Projections

### Sewer Projections

	Sites	PPL	GPD	Daily Est. Max GPD	Daily Est. Avg GPD
				<i>Occupancy 100%</i>	<i>Occupancy 60%</i>
<b>Campsites</b>					
Campsites w/ central comfort stations	458	4	35	64,120	38,472
Recreational Vehicle Sites	92	n/a	100	9,200	5,520
			<b>Daily GPD</b>	<b>73,320</b>	<b>43,992</b>
<b>Amenities</b>					
Parks/Pavilions	11	20	5	1,100	- 1
Retail - Outdoor Sports and Sundries	3	3	15	135	135 2
Operations/Maintenance - Campground	1	8	15	120	120 3
Food and Beverage - Restaurant	1	200	25	5,000	- 4
Pool/Bath House	1	60	10	600	- 5
			<b>Daily GPD</b>	<b>6,955</b>	<b>255</b>
				<b>Conservative Est. Daily GPD</b>	<b>44,247</b>

### Solid Waste Projections

	Sites	People	Daily Pounds	Daily Est. Max	Daily Est. Avg
<b>Campground</b>					
Campsites (4 ppl per site)	550	4	4.5	9,900	2,970
Employees	1	14	10.5	147	74
				<b>Conservative Est. Daily Pounds</b>	<b>3,044</b> 6

#### Notes:

- 1) Will be used by campground guests, thus not applicable or increase in sewer
- 2) Retail is intended for campground guests, thus retail GPD is based on staff projections
- 3) Operations and maintenance is based on staff projections
- 4) Will be used by campground guests, thus not applicable or increase in sewer
- 5) Will be used by campground guests, thus not applicable or increase in sewer
- 6) Solid waste numbers are based on California's 2014 Per Capita Disposal Rate per person per day. The numbers include estimated 50% recycling, however California's goal is 75%.

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JUL 31 2015

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PLANNING AGENCY



**Table 2. Sewer and Solid Waste Projections**

**Sewer Projections**

	Sites	PPL	GPD	Daily Est. Max GPD	Daily Est. Avg GPD
<b>Campsites</b>				<i>Occupancy 100%</i>	<i>Occupancy 60%</i>
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- 7) Values computed in compliance with Placer County on-site Sewage Manual, December 2004.



WELSH HAGEN  
ASSOCIATES

Sierra Pacific Industries  
P.O. Box 496028  
Redding, California

July 29, 2015

Re: Preliminary Septic System Leach Field Design Parameters  
Brockway Campground, Placer County, California

Gentlemen:

This letter contains a discussion and preliminary sizing calculations for the proposed Brockway Campground. It is recommended that once a site layout has been finalized, test pits be excavated and percolation test conducted to more reliably determine the size of the sanitary leach field which may be required to serve the campground.

**Design Sewage Leach Field Application Rates**

Absent site-specific test pit/percolation test data, the National Resource Conservation Service (NRCS) soil mapping and classification data for soil adsorption capacity was used as a reference ([websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov)) for leach field sizing.

The proposed leachfield site is underlain by Jorge-Tahoma complex soils. As per the attached NRCS soils report (Appendix A), the Jorge-Tahoma complex soil consists of locally fine sandy loam with gravel. Components are 68% sand, 9% silt and clay and 23% gravel and cobbles. The soil is typically more than 6 feet thick and belongs to Hydrologic Soil Group B. It has a saturated permeability ( $K_{sat}$ ) of 9.0 micrometers per second ( $\mu$ /sec).

Placer County's current "On-Site Sewage Manual, December 2004" does not provide for leach field sizing on the basis of  $K_{sat}$ , relying instead upon the results of conventional percolation testing. However, the NRCS has accepted and adopted correlations between  $K_{sat}$  and percolation rates developed and published by the Department of Health for the States of Virginia and Vermont for the design of sewage systems on public lands (Appendix B, Table 4). As per Appendix B, Table 4, the JTE soil complex  $K_{sat}$  of 9.0  $\mu$ /sec ( $\sim 2.55$  ft/day) corresponds with a design percolation rate of 5 minutes per inch.

For "Pressure-Distribution Trenches", applying the formula  $5/\sqrt{5}$  yields a design sewage application rate of 2.24 gpd/ft<sup>2</sup> for Jorge-Tahoma soil. Alternatively, a table on Page 13 of the Placer County On-site Sewage Manual lists a "Rate of Sewage Application" of 0.6 gpd/ft<sup>2</sup> for Sandy Loam." That same table cites an application rate of 1.2 gpd/ft<sup>2</sup> for Loamy Coarse Sand, suggesting that JTE soils bear characteristics closer to those of a Loamy Coarse Sand than a Sandy Loam, possibly because of the high sand plus gravel content.

For gravity-fed leach trenches the design sewage application rate for soil with a percolation rate of 5 minutes per inch may be calculated as  $3.5/\sqrt{5}$ . This equates to 1.57 gpd/ft<sup>2</sup>.

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PLANNING AGENCY



**WELSH HAGEN**  
ASSOCIATES

Final sizing of leach field trenches, a leach field area or mound must await a decision by the project planners and Placer County regarding the appropriate sewage adsorption field type and dosing rate.

**Design Sewage Flows**

Design flows based upon the Placer County On-Site Sewage Manual (December 2004) are contained in Table 2. Estimated daily sewage flow to a leach field is 44,247 gallons.

**Total Leach Field Area**

Leach field trenches may be a minimum 24 wide and a maximum 36 inches in width. A maximum length of 100 feet is assumed. Six feet of undisturbed soil must lie between trench sides. Required adsorption surface, trench lengths and leachfield areas for both gravity-fed and pressure distribution systems are summarized in Table 1.

Table 1. Leach Field Sizing				
System Type	Dosing Rate, gpd/ft <sup>2</sup>	Required Absorption Surface, ft <sup>2</sup>	Length of 6-ft Deep Trench <sup>(1)</sup>	Leachfield Area, acres <sup>(2)</sup>
Gravity	1.57	28,182	3,522	0.65 acres
Pressure	2.24	19,753	2,469	0.46 acres

- 1) Assumes trench 6-ft deep with 4 -ft of effective sidewall beneath distribution pipe, both trench side walls; 8 feet of absorption area per linear foot of trench.
- 2) Assumes trenches 24 inches wide with 6 feet of clearance, side to side. Trenches 8-ft center-to-center; maximum 100 LF per trench.

Sincerely,  
**Welsh Hagen Associates**

**Dave Hagen**  
**Principal and Senior Engineer**

cc: Kurt Krig



**Table 2. Sewer and Solid Waste Projections**

**Sewer Projections**

	Sites	PPL	GPD	Daily Est. Max GPD	Daily Est. Avg GPD
<b>Campsites</b>				<i>Occupancy 100%</i>	<i>Occupancy 60%</i>
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**Solid Waste Projections**

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- 6) Solid waste numbers are based on California's 2014 Per Capita Disposal Rate per person per day. The numbers include estimated 50% recycling, however California's goal is 75%.
- 7) Values computed in compliance with Placer County on-site Sewage Manual, December 2004.



**APPENDIX D**

**EXCERPTS FROM PLACER COUNTY  
ON-SITE SEWAGE MANUAL**



xii. Soil horizon boundary—smooth, wavy, irregular, or broken; abrupt, clear, gradual, or distinct.

xiii. Soil moisture—dry, damp, moist, saturated, or seepage.

3. The percolation data sheet(s), correction factor calculation, and average percolation rate. Or, the soil type(s) utilized for determining the sizing if percolation tests were not used for sizing.
4. The proposed type of system (e.g., Standard, Capping Fill, Pressurized Distribution, Pump, Deep Trench, Seepage Pit, Steep Slope, Intermittent Sand Filter, Mound, or Experimental System) and location with respect to specific soil test pit locations.
5. The business name, address and telephone number of the consultant.
6. The date that the testing was conducted.

**D. Criteria for System Sizing**

1. **Single-family dwellings.** Systems serving single-family dwellings shall be sized at minimum Three hundred (300) gallons per day (gpd) projected daily sewage flow. Projected daily sewage flow shall be calculated at one hundred and fifty (150) gallons per day per bedroom.
2. **Disposal trench sizing for single-family dwellings and commercial facilities.** The effective absorption area required, shall be based upon the projected daily sewage flow and one of the following:

a. Rate of sewage application based on soil group in chart below.

Soil Group	Rate of Sewage Application
A* – sand, loamy coarse sand	1.2 gpd/ft <sup>2</sup>
B – loamy sand	0.8 gpd/ft <sup>2</sup>
C – sandy loam	0.6 gpd/ft <sup>2</sup>
D – sandy clay loam, porous silt loam, clay loam, non-expansive clay	0.45 gpd/ft <sup>2</sup>
E* – sandy clay, silty clay, silty clay loam	0.2 gpd/ft <sup>2</sup>

\*Soil Groups A and E are not suitable for a standard system.

b. Effective absorption area required, when given the design percolation rate, shall be calculated using the following formulas:

i. For gravity-fed trenches:  $3.5/\sqrt{t}$

ii. For pressure-distribution trenches\*:  $5/\sqrt{t}$

Where "t" is the percolation rate in minutes per inch. Percolation rates of less than six (6) minutes per inch (mpi) and greater than sixty (60) mpi, are unsuitable for a standard system.

\*Note: When a pressure-distribution trench is utilized, the sewage disposal system is an alternative system, as described in Chapter 9.



- All construction modifications required by the Division and the affected utility company(ies) are instituted to carry out the purposes of this Manual.

Table Two: Design Flows

Type of Business or Facility	Minimum Flow (Gallons per Day)
Airports, bus terminals, train stations	8 (per employee)
Bathhouses and swimming pools	10 (per person)
Camps (4 persons per campsite, where applicable)	
-with central comfort stations	35 (per person)
-with flush toilets, no showers	25 (per person)
-construction camps (semi-permanent)	50 (per person)
-day camps (no meals served)	15 (per person)
-resort camps (night and day) with limited plumbing	50 (per person)
-luxury camps	100 (per person)
Churches	
-with kitchen	15 (per seat)
-without kitchen	5 (per seat)
Country clubs	
-per resident member	100
-add per nonresident member present	25
-add per employee	20 (per 8 hour shift)
Dentist office	
-per wet chair	200
-add per non-wet chair	50
Dwellings	
Guest house, for authorization notice approval (one bedroom)	200
Guest house, for connection to new system (more than 1 bedroom)	300 min or 150/bedroom
Boarding houses	150 (per bedroom)
-additional for non-residential boarders	10 (per person)
Rooming houses	80 (per person)
Condominiums, apartments and other dwellings except for single-family dwellings	300 (per unit)
Single family dwellings, 1-2 bedrooms	300
-with more than 2 bedrooms	150 each additional bedroom
Secondary dwelling with individual system, 1-2 bedrooms	300
-with more than 2 bedrooms	150 each additional bedroom
Secondary dwelling, for authorization notice approval (requires separate septic tank)	200
Factories	
-with shower facilities, no food service or industrial wastes	35 (per person, per shift)
-without shower facilities, no food, service or industrial wastes	15 (per person, per shift)



**On-Site Sewage Manual  
December 1, 2004**

Type of Business or Facility	Minimum Flow (Gallons per Day)
Hospitals	250 (per bed space)
Hotels or motels	
-with private baths	120 (per room)
-without private baths	100 (per room)
Institutions other than hospitals	125 (per bed)
Laundries, self-service washing machines	800 (per machine)
Mobile home parks	250 (per space)
Parks, public picnic areas	
-with toilet wastes only	5 (per person)
-with bathhouses, showers and flush toilets	10 (per person)
Restaurants	
-with multi-use utensils	50 (per seat)
-with single service utensils	25 (per seat)
-with bars and/or cocktail lounges	50 (per seat)
-drive-in restaurant	50 (per car space)
Retail stores	
-for customer	650 (per toilet)
-add for each employee	15 (per shift)
(add 100 gallons/day for each utility sink)	
Schools	
-boarding	100 (per person)
-day (without gyms, cafeterias or showers)	15 (per person)
-day (with gyms, cafeterias and showers)	25 (per person)
-day (with cafeteria, no gym or showers)	20 (per person)
Service stations	10 (per vehicle served)
Swimming pools and bathhouses	10 (per person)
Theaters	
-movie	5 (per seat)
-drive-in	20 (per car space)
Recreational vehicle parks	
-without individual water and sewer hookups	50 (per space)
-with individual water sewer hookups	100 (per space)
Workers	
-Construction (temporary camps)	50 (per person)
-day, at schools and offices	15 (per shift)





## PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

### AUBURN OFFICE

3091 County Center Drive  
Auburn, CA 95603  
530-745-3000/FAX 530-745-3080  
Website: [www.placer.ca.gov/planning](http://www.placer.ca.gov/planning)

### TAHOE OFFICE

565 W. Lake Blvd./P. O. Box 1909  
Tahoe City CA 96145  
530-581-6280/FAX 530-581-6282  
E-Mail : [planning@placer.ca.gov](mailto:planning@placer.ca.gov)

## INITIAL PROJECT APPLICATION

(For Office Use Only)

G.P. Designation \_\_\_\_\_ Posters \_\_\_\_\_ File #'s \_\_\_\_\_  
\_\_\_\_\_ Affordable Housing \_\_\_\_\_  
General Plan/Community Plan \_\_\_\_\_ Taxes \_\_\_\_\_ Accepted by \_\_\_\_\_  
\_\_\_\_\_ Tax Rate Area \_\_\_\_\_ Date filed \_\_\_\_\_  
Zoning \_\_\_\_\_  
Major Project: Yes \_\_\_\_\_ No \_\_\_\_\_ Geographic Team: \_\_\_\_\_ Hearing Body \_\_\_\_\_  
Pre-Development Meeting Date \_\_\_\_\_ Acceptable for EQ Filing \_\_\_\_\_

Planner Signature

### -- TO BE COMPLETED BY THE APPLICANT --

1. Project Name Brockway Campground
2. Property Owner Sierra Pacific Industries  
Mailing Address PO Box 496014, Redding, CA, 96049-6028  
Telephone 530-378-8149 Fax n/a E-Mail gblanc@spi-ind.com
3. Applicant CREW Tahoe, LLC  
Mailing Address PO Box 2537, Truckee, CA 96160  
Telephone 530-550-2673 Fax n/a E-Mail kkrieg@mountainsidepartners.com
4. Size of Property (acreage or square footage) Approximately 114 acres
5. Assessor's Parcel Number(s) 110-050-029, -030, and -031
6. Project Location West of Brockway Summit @ SR 267 (see attached exhibit)

(Be specific: cross streets, distance and direction from nearest intersection, etc.)

7. What actions, approvals, or permits by Placer County does the proposed project require?
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Additional Building Site     | <input checked="" type="checkbox"/> Environmental Questionnaire  | <input type="checkbox"/> Minor Use Permit                         |
| <input type="checkbox"/> Administrative Approval      | <input type="checkbox"/> Extension of Time                       | <input type="checkbox"/> Project undertaken by County             |
| <input type="checkbox"/> Administrative Review Permit | <input type="checkbox"/> General Plan Amendment                  | <input type="checkbox"/> Rezoning                                 |
| <input type="checkbox"/> Certificate of Compliance    | <input type="checkbox"/> Major Subdivision (5+ parcels)          | <input type="checkbox"/> Variance                                 |
| <input type="checkbox"/> Conditional Use Permit       | <input type="checkbox"/> Minor Boundary Adjustment               | <input checked="" type="checkbox"/> Other (Explain) Initiation of |
| preliminary planning and environmental review _____   |  |   |
| <input type="checkbox"/> Design Review                | <input type="checkbox"/> Minor Subdivision (4 and under parcels) | _____   |

Does the proposed project need approval by other governmental agencies? ☒ Yes \_\_\_\_\_ No. If so, which agencies? TRPA, RWQCB, Caltrans, USFS, others to be determined



8. Which agencies, utility companies provide the following services? **This information must be ACCURATE!**

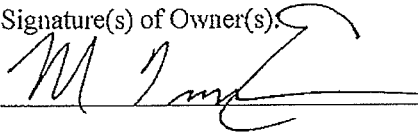
Electricity Liberty Energy Fire Protection North Tahoe FPD Sewer n/a  
Telephone n/a Natural Gas Southwest Gas Water n/a  
High School TTUSD Elementary School TTUSD Other \_\_\_\_\_

9. Describe the project in detail so that a person unfamiliar with the project would understand the purpose, size, phasing, duration and construction activities associated with the project. In response to this question, please attach additional pages, if necessary.

See attached Project Description.

10. I hereby authorize the above-listed applicant to make application for project approvals by Placer County, to act as my agent regarding the above-described project, and to receive all notices, correspondence, etc. from Placer County regarding this project, or
11. As owner I will be acting as applicant. In addition, as owner, I will defend, indemnify, and hold Placer County harmless from any defense costs, including attorneys' fees or other loss connected with any legal challenge, brought as a result of an approval concerning this entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.
12. The signature below authorizes any member of the Placer County Development Review Committee (DRC), and other County personnel as necessary, to enter the property/structure(s) that is (are) the subject of this application.

Signature(s) of Owner(s)



Please Print

M.D. Emerson, CFO

If application is for a Boundary Line Adjustment, signature of both the transferring and acquiring property owners are required. Boundary Line Adjustments shall not be used to create new parcels.

\_\_\_\_\_  
Signature of Transferring Property Owner

\_\_\_\_\_  
Please Print

\_\_\_\_\_  
Signature of Acquiring Property Owner

\_\_\_\_\_  
Please Print

The Planning Department is prohibited from accepting applications on tax delinquent properties pursuant to Board of Supervisors direction.

Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon the entitlements conferred by Placer County permit approval(s), the applicant should consult with the California Department of Fish & Game (DFG) to determine whether or not a Streambed Alteration Agreement [§1603, CA Fish & Game Code] is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. Fees may be required to be paid to the Department of Fish and Game for their participation in the environmental review process as required by State law. **The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.**





## PLACER COUNTY PLANNING SERVICES DIVISION

AUBURN OFFICE  
3091 County Center Dr, Auburn, CA 95603  
530-745-3000/FAX 530-745-3080  
Website : [www.placer.ca.gov](http://www.placer.ca.gov)  
E-mail : [planning@placer.ca.gov](mailto:planning@placer.ca.gov)

TAHOE OFFICE  
775 North Lake Blvd., Tahoe City, CA 96146  
PO Box 1909, Tahoe City, CA 96145  
530-581-6280/FAX 530-581-6282

### CONDITIONAL USE PERMIT/MINOR USE PERMIT

Filing fee: \$ \_\_\_\_\_ Type: \_\_\_\_\_  
Receipt # \_\_\_\_\_

File # \_\_\_\_\_  
Hearing Date \_\_\_\_\_

#### -----TO BE COMPLETED BY THE APPLICANT-----

1. Project Name Brockway Campground
2. Applicant Sierra Pacific Industries and CREW Tahoe, LLC
3. Project Description See attached

**PLEASE SUBMIT A WELL-DETAILED SITE PLAN (see instructions for requirements)**

4. Assessor's Parcel Number(s) 110-050-029, -030, and -031
5. Applicable County Code section requiring Use Permit Section 17.12.010(B)

SIGNATURE OF APPLICANT: \_\_\_\_\_

**INDEMNIFICATION AGREEMENT:** *I, the Applicant, will defend, indemnify, and hold harmless the County from any defense costs, including attorneys' fees or other loss connected with any legal challenge brought as a result of an approval concerning this Entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.*

SIGNATURE OF APPLICANT: \_\_\_\_\_

PERMITS GRANTED FOR AN INDEFINITE PERIOD AUTOMATICALLY EXPIRE 24 MONTHS AFTER DATE OF ISSUANCE IF NOT EXERCISED BY THAT TIME, AS PROVIDED BY SECTION 17.58.160(B)(1) OF THE PLACER COUNTY ZONING ORDINANCE.

#### -----OFFICE USE ONLY-----

DECISION OF HEARING BODY: On \_\_\_\_\_, the Planning Commission / Zoning Administrator approved / denied this application subject to the attached list of \_\_\_\_\_ findings/conditions.

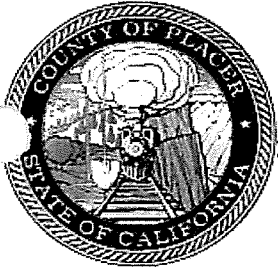
#### -----FOR USE AFTER PUBLIC HEARING-----

I have read the above/attached conditions and will comply:

SIGNATURE OF APPLICANT: \_\_\_\_\_

**PLEASE RETURN ONE SIGNED COPY**





**COUNTY OF PLACER**  
**Community Development Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

E.J. Ivaldi  
Environmental Coordinator

Date Received	Filing Fee	Check No.	Receipt No.
	\$	#	#

## ENVIRONMENTAL QUESTIONNAIRE

Answer all questions that are applicable.

**Please note:** If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Planning Department at 530-745-3000 for scheduling.

### I. GENERAL

- Project name (same as on IPA) Brockway Campground  
Project site area +/-120.4 acres, or \_\_\_\_\_ square feet  
General Plan/Community Plan North Tahoe Area General Plan  
Land use description Conservation—currently used for timber and recreation.  
Zoning Conservation
- Project description in detail, including the number of units or gross floor area proposed, site area in acres/square feet (PLN)  
See attached Project Description  
\_\_\_\_\_  
\_\_\_\_\_
- Describe existing uses and facilities onsite (buildings, wells, septic systems, parking, etc) dirt roads are the existing improvements
- Is adjacent property in common ownership? ☐ yes ☒ no  
If yes, indicate acreage \_\_\_\_\_ and Assessor's Parcel Number(s) \_\_\_\_\_
- Indicate all historic uses of the property to its first known use and show areas of such use on site plan (ie. animal enclosures, livestock dipping areas, carcass burial locations, chemical mixing structures, clandestine drug labs or dumpsites, fuel tanks, crop areas, mining shafts, buildings, processing areas, storage, hazardous waste, spoils piles, etc.): Timber harvesting, mining, winter recreation  
a. Residential uses? ☐ yes ☒ no  
If yes, describe uses: \_\_\_\_\_  
b. Commercial agriculture uses? ☐ yes ☒ no  
If yes, what types of uses have occurred? ☐ animal husbandry ☐ crops ☐ other  
Describe use, era/decade, associated pesticides, herbicides, or other hazardous materials storage or use: None. Historically site was grazed, but no intensive agricultural activities occurred.  
c. Mining uses? ☒ yes ☐ no  
If yes, describe types, features, and any related uses: Quartz mining occurred briefly in the project area, but few remnants remain.



d. Physical hazards (i.e. mine audit, air shaft, etc)? ☐ yes ☒ no

If yes, describe hazards: \_\_\_\_\_  
\_\_\_\_\_

e. Commercial uses? ☐ yes ☒ no

If yes, describe types and any related uses: \_\_\_\_\_  
\_\_\_\_\_

6. Is any portion of the site under a Williamson Act contract? ☐ yes ☒ no

If yes, indicate contract name and number: \_\_\_\_\_  
\_\_\_\_\_

## II. GEOLOGY & SOILS

1. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area? ☐ yes ☒ no  
If yes, describe No such hazards identified for the project site in the Preliminary Geotechnical Engineering and Geologic Review (Holdrege & Kull, August 2013).
2. How many cubic yards of material will be moved onsite? Approximately 75,000 yards  
How many cubic yards of material will be imported? N/A Balanced Site  
How many cubic yards of material will be exported? N/A Balanced Site  
Describe material sources or disposal sites, transport methods and haul routes: N/A Balanced Site
3. What is the maximum proposed height and slope of any excavation/cut? 8 feet  
What is the maximum proposed height and slope of any fill? 8 feet
4. Are retaining walls proposed? ☒ yes ☐ no  
If yes, identify location, type, height, etc. See Grading Plans and Rock Wall Details – Rock Walls at 8.0+/- feet.
5. Is there a potential for any blasting during construction? ☐ yes ☒ no  
If yes, explain no, project designed with consideration of natural features
6. How much of the area is to be disturbed by grading activities? Approximately 20 acres.
7. Would the project result in the direct or indirect discharge of sediment into any lakes or streams? ☐ yes ☒ no  
If yes, explain \_\_\_\_\_
8. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? ☒ yes ☐ no  
If yes, describe Onsite rock will be used to the greatest extent possible for retaining walls.
9. Are any frontage or offsite road and/or drainage improvements proposed or required? ☒ yes ☐ no  
If yes, explain and show on site plan The Project Proponent is coordinating with the USFS on improvements to the existing paved access road and connection to SR 267 at Brockway Summit, also known as the Fibreboard Freeway. These improvements may include drainage improvements.
10. What are the current California Department of Conservation Farmland categories for the property? (Contact California Farmland Mapping & Monitoring Division, 916-324-0859, for information) None.  
How many acres of each category? n/a

## III. DRAINAGE, HYDROLOGY & WATER QUALITY

1. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property? ☐ yes ☒ no If yes, name the body of water here and show location on site plan: \_\_\_\_\_
2. If answer to the above is yes, would water be diverted from or into this water body? ☐ yes ☒ no  
If yes, does applicant have an appropriative or riparian water right? ☐ yes ☐ no
3. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name, if applicable The NCSD Reservoir. This is the existing natural course of flow.



4. What percentage of the project site is presently covered by impervious surfaces? Roughly 1.5% to 3%  
 \_\_\_What percentage of the project site will be covered by impervious surfaces after development?Approximately 19%
5. Would any run-off of water from the project enter any offsite canal/stream or watershed drainage? ☐ yes ☒ no  
 If yes, describe\_\_\_\_\_
6. Is stormwater run-off currently being intercepted by an upstream and/or onsite canal? ☐ yes ☒ no  
 If yes, describe\_\_\_\_\_
7. Will there be discharge to surface water of wastewaters other than storm water run-off? ☐ yes ☒ no  
 If yes, a) what materials will be present in the discharge?\_\_\_\_\_  
 b) what contaminants will be contained in storm water run-off?\_\_\_\_\_
8. Would the project result in the physical alteration of a body of water? ☐ yes ☒ no  
 If yes, how?\_\_\_\_\_
9. Will drainage from this project cause or exacerbate any downstream flooding condition? ☐ yes ☒ no  
 If yes, explain:\_\_\_\_\_
10. Are any improvements (streets, building sites, earthwork, etc) proposed within the limits of the 100-year floodplain?  
☐ yes ☒ no  
 If yes, accurately identify the location of the future, fully developed, unmitigated 100-year floodplain on the site plan.
11. Are any areas of the property subject to flooding or inundation? ☐ yes ☒ no  
 If yes, accurately identify the location on the site plan.
12. Would the project alter any on or off site drainage channels or patterns? ☐ yes ☒ no  
 If yes, explain\_\_\_\_\_  
 a. How will drainage be discharged to offsite project boundaries?\_\_\_\_\_  
 b. Are downstream improvements required to upgrade, replace, or mitigate existing facilities? ☐ yes ☐ no  
 If yes, explain\_\_\_\_\_  
 c. Will grading be required for drainage conveyance, either in right of way or on private property? ☐ yes ☐ no  
 If yes, describe\_\_\_\_\_
13. What specific temporary and permanent Best Management Practice (BMP) measures will be provided? Silt Fences and Fiber Rolls would be used for Run-on and Run-off protection during construction, along with a temporary construction entrance to prevent track-off. Tree protection fencing would be used as necessary to protect trees close to construction activities. Permanent BMPs would include, but are not limited to, roadside infiltration trenches, dry wells (underground collection/infiltration basins). In parking lots, curb and gutter, drop inlets and water quality treatment vaults would be utilized.

#### IV. VEGETATION AND WILDLIFE

All projects disturbing wetlands, streams, vernal pools, or marshes are required to notify the U.S. Army Corps of Engineers and federal permits may be required prior to land disturbance activities. In addition, consultation with the California Department of Fish and Game, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the Central Valley Regional Water Quality Control Board may be required depending on the types of vegetation and wildlife resources affected by project-related activities. See attached state and federal natural resource permitting information guidance document for more information.

1. Identify the vegetation communities occurring on the project site:

_____ % alpine	_____ % orchard/vineyard
<u>100</u> % coniferous forest	_____ % perennial stream
_____ % freshwater wetland/marsh	_____ % pond-stock pond



\_\_\_\_\_ % grassland (dry pasture)  
\_\_\_\_\_ % hardwood woodland  
\_\_\_\_\_ % intermittent stream  
\_\_\_\_\_ % riparian (stream zone) woodland  
\_\_\_\_\_ % irrigated pasture

\_\_\_\_\_ % rice  
\_\_\_\_\_ % row crop  
\_\_\_\_\_ % scrub/chaparral  
\_\_\_\_\_ % vernal pool  
\_\_\_\_\_ % meadow (above 3000 ft)

Information specific to western county vegetation types is summarized in the *Placer County Natural Resources Report 2004*, available from the Placer County Planning Department or [www.dfg.ca.gov/whdab/html/wildlife\\_habitats\\_mmtmp1028/wildlife\\_habitats.html](http://www.dfg.ca.gov/whdab/html/wildlife_habitats_mmtmp1028/wildlife_habitats.html)

2. Estimate how many individual trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed: To be determined.  
If oak trees (*Quercus* sp.) are present, estimate how many individual oak trees 5 inches diameter or larger would be removed by ultimate development of this project as proposed. N/A
3. Estimate the percentage of all existing trees that would be removed by the project as proposed Approximately 20%
4. Have any biological surveys been conducted on the property? ☒ yes ☐ no  
If yes, give date of the survey(s) and attach a copy of the survey(s) Reconnaissance-level vegetation and biological surveys were conducted by Ascent Environmental, Inc. biologists in August of 2013 (see Preliminary Biological Resources Assessment, August 28, 2013). These surveys identified habitat types, habitat quality, and the likelihood of occurrence for special-status species. Focused, protocol surveys for individual species were not conducted.
5. List any known endangered species of plants or animals (as defined in Section 15380 a-d of the California Environmental Quality Act Guidelines) found in the project area The project site is composed Sierran mixed conifer with old growth characteristics, which can support sensitive wildlife species, such as northern goshawk, California spotted owl, and American martin. Several special-status plant species may also be present. See *Martis Valley West Parcel Project Baseline Biological Resources Report* (Ascent Environmental, December 2013) for details.
6. What changes to the existing vegetative communities will the project cause as proposed? Approximately 22 acres would be disturbed and graded to accommodate the project, which is about 19 percent of the project site. The project site is composed of coniferous forest, which is common throughout the region. New roads, tent sites, camper sites and campground amenities would be developed within the forest. Tree removal will be minimized to retain as much of the forested character as feasible.

## V. FIRE PROTECTION

1. How distant are the nearest fire protection facilities? Approximately 4.5 miles to the North Tahoe Fire Protection District-Station 52 in Kings Beach
2. What is the nearest emergency source of water for fire protection purposes? Describe the source and location: Project water tanks to be constructed; project pool to be constructed, surrounding lakes.
3. What additional fire hazard and fire protection service needs would the project create? None, the project would be served by the North Tahoe Fire Protection District-Station 52

What facilities are proposed with this project? Water systems that meet NTFPD standards

4. For single access projects, what is the distance from the project to the nearest through road? SR 267 is 1.1 miles away  
Does the fire district require an emergency vehicle access road? ☐ yes ☒ no (winter only) There are several existing Emergency Vehicle Access roads to the project site from the Fibreboard Freeway, which connects to SR267 at Brockway Summit and SR28 at Tahoe City, along with connections to Highlands View Road to the north.  
If yes, show on the project grading plans and site plan. See Fire Life Safety Exhibit.

If yes, show on the project grading plans and site plan.

5. Are there offsite access limitations that might limit fire truck accessibility (ie. steep grades, poor road alignment or



surfacing, substandard bridges, etc.)? ☐ yes ☒ no

If yes, describe: \_\_\_\_\_

## VI. NOISE

Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.

1. Is the project near a major source of noise? ☐ yes ☒ no

If yes, name the source(s): \_\_\_\_\_

2. What noise would result from this project, both during and after construction? Typical construction noise (e.g., employee traffic, heavy equipment). After construction, minimal noise due to traffic and people recreating outdoors. No amplified noise is planned.

3. If noises attenuation measure (ie. berms, walls, special construction) are proposed, please attach noise study, describe measures and include on the site plan and in cross-sectional details. None proposed.

## VII. AIR QUALITY

Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.

1. Are there any sources of air pollution within the vicinity of the project? ☐ yes ☒ no

If yes, name the source(s): \_\_\_\_\_

2. At full buildout of the project, what are the quantities of air pollutants in terms of vehicle and stationary sources (ie. woodstove emissions, etc.)? Include short-term (construction) impacts: To be calculated by EIR consultant for Draft EIR

3. Are there any sensitive receptors of air pollution located within one quarter mile of the project (ie. schools, hospitals, etc.)?

☐ yes ☒ no

If yes, describe \_\_\_\_\_

Will the project generate any toxic/hazardous emissions? ☐ yes ☒ no

If yes, describe \_\_\_\_\_

4. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale. To be calculated by EIR consultant for the Draft EIR

5. Will there be any land clearing of vegetation for this project? ☒ yes ☐ no

If yes, how will vegetation be disposed? Vegetation to be chipped and mulched

## VIII. WATER SUPPLY

1. Define purpose of water currently used on-site No current water use

2. Define existing water source and its location on-site Groundwater aquifer; no surface water

3. List water sources (provider or system) proposed and their projected peak water usage in gallons per day:

Domestic onsite wells and holding tanks. peak gallons/day 87,000 gallons per day

Irrigation onsite wells and holding tanks peak gallons/day 500 gallons per day

Fire Protection onsite wells and holding tanks peak gallons/day N/A, holding tanks and pool can provide 1,500 gpm for 1-hour at a minimum.

4. Is the project site located within a public domestic water district? ☐ yes ☒ no

5. Will there be public water supply for domestic use? ☐ yes ☒ no

If yes, provide district name here \_\_\_\_\_

If no, and the water main is in close proximity, please discuss why not \_\_\_\_\_

If no, give the distance to the closest public water main N/A feet

6. Will there be groundwater for domestic or other uses? ☒ yes ☐ no



If yes, what is the projected daily peak groundwater usage? 88,000 gallons per day

7. Are there any wells, drilled or hand-dug, on the site? ☐ yes ☒ no

If yes, describe approximate year well was constructed, depth, annular seal, yield, contaminants, etc. \_\_\_\_\_

Show existing and proposed well sites and label type of well on the site plan.

8. Will the project potentially impact the surrounding area's use of agricultural water? ☐ yes ☒ no

If yes, describe \_\_\_\_\_

#### IX. AESTHETICS

1. Describe adjacent land use and explain how the proposed project is consistent/compatible with these uses and densities  
The surrounding area is forest. A campground is consistent with this use. A residential development is proposed to the north of the project site (the Martis Valley West Parcel Specific Plan), but has not yet been approved.
2. Is the proposed project consistent/compatible with adjacent architectural styles? ☒ yes ☐ no  
If no, explain \_\_\_\_\_
3. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? ☒ yes ☐ no If yes, by whom (i.e. HOA, ARC)? To be reviewed by TRPA and the County as part of the environmental review and approval process.
4. Describe signs and lighting associated with the project: TBD. Will meet Title 24 requirements, Placer County regulations and TRPA requirements.
5. Is landscaping proposed? ☒ yes ☐ no  
If yes, provide a conceptual landscape plan to describe and indicate types and location of plants. Drought tolerant landscaping plan to be provided.

#### X. ARCHAEOLOGY/HISTORY

1. What is the nearest historic site, state historic monument, national register district, or archaeological site?  
There are prehistoric and historic resources within and near the project site. Only one of the resources within the project site, a historic rock logging chute, may be eligible historically significant. See *Martis Valley West Parcel, Phase 1B: Heritage Resource Preliminary Field Inventory Report* (Lindstrom, August 2013).
2. How far away is it? Within the project site
3. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)? ☒ yes ☐ no  
If yes, explain See above (#1).

#### XI. SEWAGE

1. How much wastewater is presently produced daily? None
2. How is sewage presently disposed of at the site? N/A
3. How much wastewater will be produced daily after the project? During the summer months only, at 60% occupancy, the peak wastewater production is estimated at approximately 44,000 gallons per day.
4. What is the proposed method of sewage disposal? Septic system; see the Draft Septic Report for the project.
5. Is there a plan to protect groundwater from wastewater discharges? ☒ yes ☐ no  
If yes, attach a draft of this plan. See Draft Septic Report
6. List all unusual wastewater characteristics of the project N/A  
What special treatment processes are proposed for these unusual wastes? \_\_\_\_\_



Will pre-treatment of wastewater be available? ☐ yes ☐ no

If yes, attach a description of pre-treatment processes and monitoring system.

7. During the wettest time of the year, is the groundwater level less than 8 feet below the surface of the ground onsite?

☒ yes ☐ no

If no, explain \_\_\_\_\_

8. Is this project located within a sewer district? ☐ yes ☒ no

If yes, provide the district name here: \_\_\_\_\_

9. Is there sewer in the area? ☐ yes ☒ no

If yes, what is the distance to the nearest sewer line? \_\_\_\_\_

10. Will the project be trenching offsite to connect to sewer? ☒ yes ☐ no

If yes, describe distance and impacts to roadways, adjacent properties, etc. Sewer will be connected to a septic system that is proposed on land owned by the project proponent that is outside of the Tahoe Basin.

## XII. HAZARDOUS MATERIALS

"Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, or any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (i.e. oils, lubricants, and fuels).

1. a. Has the site ever stored or used hazardous materials, including pesticides and herbicides? ☐ yes ☒ no

If yes, describe The only activities that might have occurred within the project site and would involve the use of hazardous materials are mining, which took place in the 1800s for a short time. However, the archaeological survey did not identify mining-related artifacts within the project site. No record of chemical ore extraction was encountered during the Phase 1 ESA (Holdrege & Kull, August 2013). No evidence of hazardous materials related to mining or logging were identified. Please see the Phase 1 ESA for more detail. The Phase 1 ESA did state that both the East and West parcels are in an area reported to have moderate potential for naturally occurring radon gas, but the project won't include any inhabited space subsurface.

- b. Are these materials stored in underground tanks? ☐ yes ☒ no

If yes, contact the Environmental Health Division at 530-745-2300 for additional requirements.

2. Will the proposed project involve the handling, storage or transportation of hazardous materials? ☐ yes ☒ no

If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials?

☐ yes ☐ no

If yes, describe \_\_\_\_\_

## XIII. SOLID WASTE

1. What types of solid waste will be produced? Typical camping and commercial waste

How much? TBD in EIR/EA How will it be disposed of? Landfilled by Tahoe Truckee Sierra Disposal

## XIV. PARKS & RECREATION

1. How close is the project to the nearest public park or recreation area? Project site is located within extensive recreation area. No public parks are in the immediate vicinity.

Name the area \_\_\_\_\_

2. Describe any onsite recreational facilities proposed as part of the project Swimming pool, trails, camping.



3. How does this project propose to provide park and recreation facilities to the community? Not applicable as project is not residential.

#### XV. SOCIAL IMPACT

1. How many new residents will the project generate? None
2. Will the project displace or require relocation of any residential units? ☐ yes ☒ no  
If yes, explain \_\_\_\_\_
3. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause? None
4. Would the project create job opportunities? ☒ yes ☐ no  
If yes, explain Short-term: Planning and processing; Construction Long-term: seasonal hospitality services (e.g., registration, maintenance), landscaping, commercial employment
5. Would the project destroy job opportunities? ☐ yes ☒ no  
If yes, explain The site is not currently intensively harvested because landowner has other more viable harvest areas (based on growth, precipitation, etc.)
6. Will the proposed development displace any currently productive use, including agricultural livestock grazing?  
☒ yes ☐ no  
If yes, describe Site would no longer be available for timber harvest.
7. Is your project in a Placer County Redevelopment Area? ☐ yes ☒ no  
If yes, you may be eligible for low interest loans. If your project contains any housing and is located in a Redevelopment Area, it is subject to the 15% inclusionary regulations of Ordinance 15.65. For more information, please contact the Redevelopment Agency at 530-886-4240.
8. Are there any Federal funds helping to finance your project? ☐ yes ☒ no  
If yes, you may have to comply with NEPA, the National Environmental Policy Act.

#### XVI. TRANSPORTATION/CIRCULATION

1. Does the proposed project front on a County road or State Highway? ☐ yes ☒ no  
If yes, what is the name of the road? \_\_\_\_\_  
  
If no, what is the name of the private access road and nearest cross-street? Fibreboard Freeway/USFS 73
2. Would any non-auto traffic, not related to construction activities, result from the project (trucks, trains, etc.)?  
☐ yes ☒ no  
If yes, describe type and volume \_\_\_\_\_
3. What road standards are proposed within the development? See the Placer County approved Design Exception, typically, 20' wide roadways will be used within the Campground to minimize disturbance and tree removals.  
County land Development Manual Standard Plate See the Placer County approved Design Exception  
Show typical street section(s) on the site plan. See the Placer County approved Design Exception
4. Will new roadway/driveway access onto County roads be constructed with the project? ☐ yes ☒ no  
If yes, are the access points proposed in a location in which would provide sufficient sight distance along the roadway for safe entering and exiting vehicles? \_\_\_\_\_
5. Describe any proposed improvements to County roads and/or State Highways (i.e. frontage improvements, bike lanes, curb, sidewalk): N/A
6. Would any form of transit be used for traffic to/from the project site? ☒ yes ☐ no  
If yes, show proposed transit stop locations on site plan. To be determined.



7. How much additional traffic is the project expected to generate? What are the expected peak hours of traffic to be caused by the development (i.e. Churches on Sundays, 8:00am-1:00pm; Offices on Mondays through Fridays, 8:00-9:00am, and 4:00-6:00pm)? Traffic studies will be performed as part of EIR/EA
8. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project Bike and pedestrian paths will be provided. Applicant will work with local transit organizations to ensure shuttle service.

#### XVII. CERTIFICATION

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.

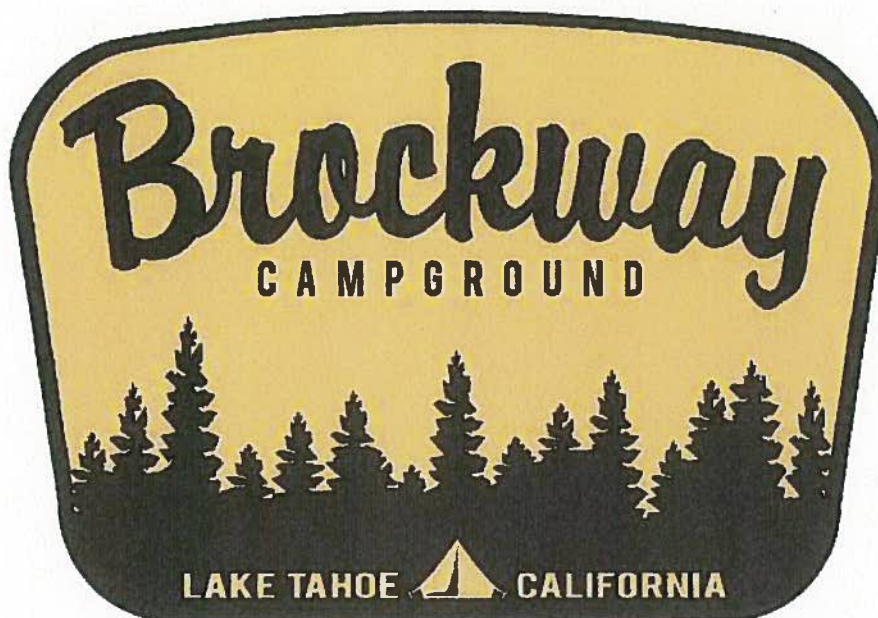
First Name Kurt Last Name Krieg

Signature [Signature] Date: July 29, 2015

Work Phone (530) 550-2673 Cell Phone (530) 448-0380

Email Address kkrieg@mountainsidepartners.com

Camping is for everyone.





## Environmental Questionnaire (EQ) Filing Instructions

Pursuant to the policy of the Board of Supervisors, this office cannot accept applications on tax delinquent property or property with existing County Code violations.

- For information regarding projects with effects that are normally significant, refer to Chapter 18.12.050 of the Placer County Environmental Review Ordinance. Applicants are encouraged to contact the staff planner assigned to the project at the earliest opportunity to determine possible need and scope of additional environmental studies.
- If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan Amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Planning Department at 530-745-3000 for scheduling.

Please submit the following to:

Community Development Resource Agency  
Environmental Coordination Services  
3091 County Center Drive, Suite 190  
Auburn CA 95603

- 20 copies of the Environmental Questionnaire (EQ)
- 1 copy of Initial Project Application
- EQ filing fee
- Maps - Twenty (20) 8.5" x 11" maps (If folded to that size, must include one reduced to 8.5" x 11")
- For subdivisions, all information required by Section 16.12 of the Subdivision Ordinance for tentative map submittals must be included in addition to the information listed below.
  - Boundary lines and dimensions of parcel(s).
  - Existing and proposed structures and their gross floor area in square feet, parking areas with spaces delineated, distance between structures and distance from property lines.
  - Area of the parcel (in square feet or acres).
  - Names, locations and widths of all existing traveled ways, including driveways, streets, and rights-of-way on, or adjacent to the property.
  - Locations and widths of all proposed streets, rights-of-way, driveways, and/or parking areas.
  - Approximate location and dimensions of all proposed and existing easements, wells, leach lines, seepage pits, mining shafts, or other underground structures.
  - Location and dimensions of all proposed easements for utilities and drainage.
  - Location of all creeks, drainage channels, riparian areas, and a general indication of the slope of the land and all trees of significant size.
  - Accurately plot, label, and show exact location of the base and drip lines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). Note: A tree survey prepared by an I.S.A. certified arborist may be required. Verify with the Planning Department prior to submittal of this application.
  - North arrow and approximate scale of drawing.
  - Vicinity map which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
  - Assessor's parcel number, section, township and range, and a copy of the Assessor's map(s) outlining the subject parcel(s).
  - Name(s) of property owner(s) and applicant, if any.
  - An indication of any adjacent lands in the same ownership.





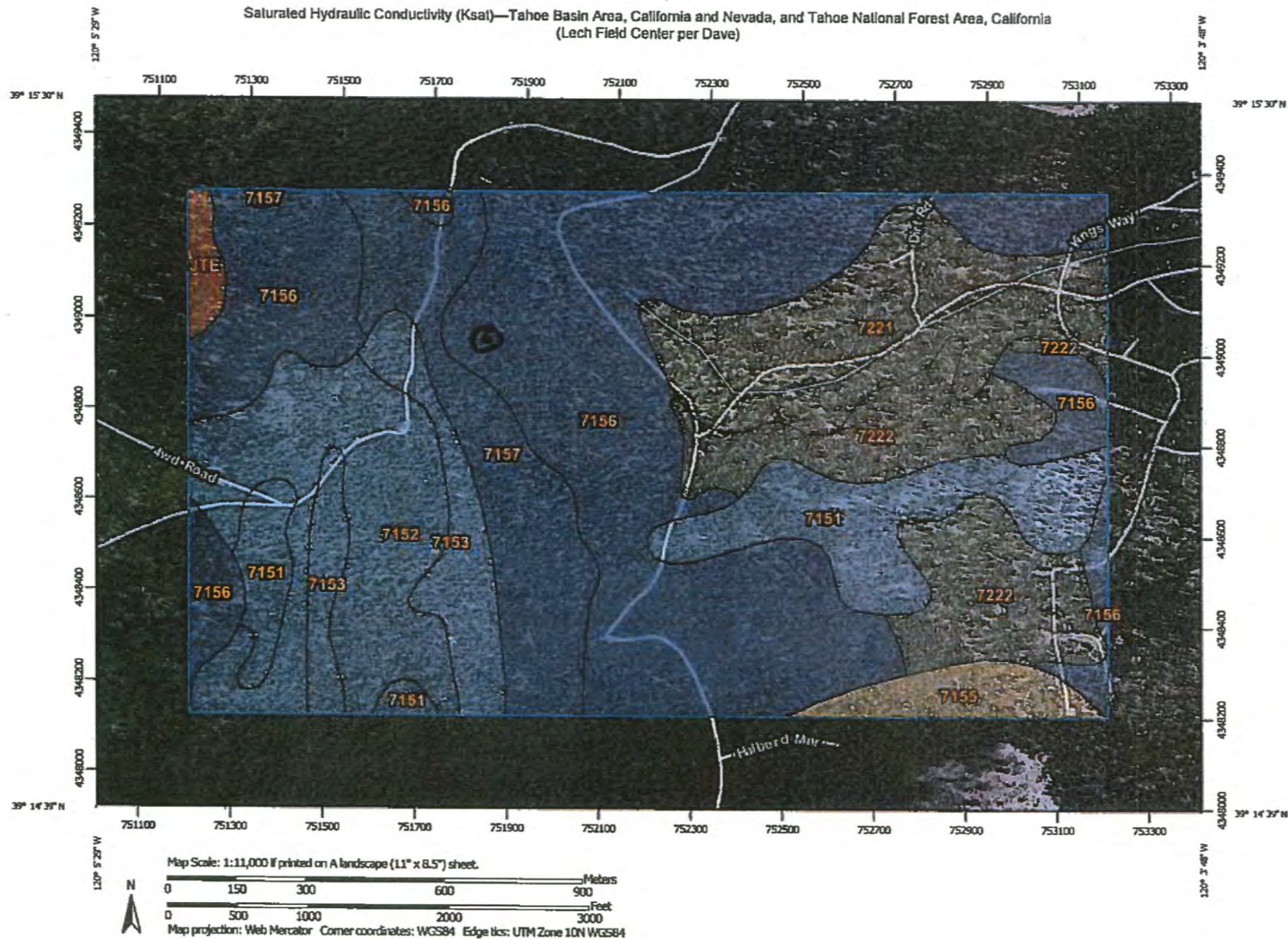
**APPENDIX A**  
**NRCS SOIL REPORT**

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**Welsh Hagen Associates, Inc.**  
5490 Longley Lane  
Reno, Nevada 89511  
775-853-7776/775-853-9191 (FAX)



Saturated Hydraulic Conductivity (Ksat)—Tahoe Basin Area, California and Nevada, and Tahoe National Forest Area, California  
(Lech Field Center per Dave)



Natural Resources  
Conservation Service



























Web Soil Survey  
National Cooperative Soil Survey

7/29/2015  
Page 1 of 4



**Saturated Hydraulic Conductivity (Ksat)—Tahoe Basin Area, California and Nevada, and Tahoe National Forest Area, California  
(Lech Field Center per Dave)**

## MAP LEGEND

<b>Area of Interest (AOI)</b>		<b>Transportation</b>	
	Area of Interest (AOI)		Rails
<b>Soils</b>			Interstate Highways
<b>Soil Rating Polygons</b>			US Routes
	<= 9.6405		Major Roads
	> 9.6405 and <= 12.4783		Local Roads
	> 12.4783 and <= 19.4022	<b>Background</b>	
	> 19.4022 and <= 20.7717		Aerial Photography
	> 20.7717 and <= 38.2935		
	Not rated or not available		
<b>Soil Rating Lines</b>			
	<= 9.6405		
	> 9.6405 and <= 12.4783		
	> 12.4783 and <= 19.4022		
	> 19.4022 and <= 20.7717		
	> 20.7717 and <= 38.2935		
	Not rated or not available		
<b>Soil Rating Points</b>			
	<= 9.6405		
	> 9.6405 and <= 12.4783		
	> 12.4783 and <= 19.4022		
	> 19.4022 and <= 20.7717		
	> 20.7717 and <= 38.2935		
	Not rated or not available		
<b>Water Features</b>			
	Streams and Canals		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tahoe Basin Area, California and Nevada  
Survey Area Data: Version 10, Sep 18, 2014

Soil Survey Area: Tahoe National Forest Area, California  
Survey Area Data: Version 9, Sep 18, 2014

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.





































Date(s) aerial images were photographed: Sep 14, 2010—Aug 15, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



**Soil Map—Tahoe Basin Area, California and Nevada, and Tahoe National Forest Area, California  
(Leach Field Center peer Dave)**

### MAP LEGEND

<b>Area of Interest (AOI)</b>			Spoil Area
	Area of Interest (AOI)		Stony Spot
<b>Soils</b>			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
<b>Special Point Features</b>		<b>Water Features</b>	
	Blowout		Streams and Canals
	Borrow Pit	<b>Transportation</b>	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	<b>Background</b>	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

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This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tahoe Basin Area, California and Nevada  
Survey Area Data: Version 10, Sep 18, 2014

Soil Survey Area: Tahoe National Forest Area, California  
Survey Area Data: Version 9, Sep 18, 2014

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 14, 2010—Aug 15, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.





## Map Unit Legend

Tahoe Basin Area, California and Nevada (CA693)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7151	Jorge very cobbly fine sandy loam, 5 to 15 percent slopes, rubbly	52.4	9.2%
7152	Jorge very cobbly fine sandy loam, 15 to 30 percent slopes, rubbly	68.9	12.0%
7153	Jorge very cobbly fine sandy loam, 30 to 50 percent slopes, rubbly	31.3	5.5%
7155	Jorge very cobbly loam, 15 to 50 percent slopes, extremely stony	14.1	2.5%
7156	Jorge-Tahoma complex, 15 to 30 percent slopes	220.3	38.5%
7157	Jorge-Tahoma complex, 30 to 50 percent slopes	52.0	9.1%
7221	Tahoma very cobbly sandy loam, 2 to 15 percent slopes, very stony	65.5	11.4%
7222	Tahoma-Jorge complex, 2 to 15 percent slopes	62.6	10.9%
Subtotals for Soil Survey Area		567.2	99.1%
Totals for Area of Interest		572.3	100.0%

Tahoe National Forest Area, California (CA719)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
JTE	Jorge-Tahoma complex, 2 to 30 percent slopes	5.1	0.9%
Subtotals for Soil Survey Area		5.1	0.9%
Totals for Area of Interest		572.3	100.0%



## Saturated Hydraulic Conductivity (Ksat)

Saturated Hydraulic Conductivity (Ksat)— Summary by Map Unit — Tahoe Basin Area, California and Nevada (CA693)				
Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
7151	Jorge very cobbly fine sandy loam, 5 to 15 percent slopes, rubbly	20.7717	52.4	9.2%
7152	Jorge very cobbly fine sandy loam, 15 to 30 percent slopes, rubbly	20.7717	68.9	12.0%
7153	Jorge very cobbly fine sandy loam, 30 to 50 percent slopes, rubbly	20.7717	31.3	5.5%
7155	Jorge very cobbly loam, 15 to 50 percent slopes, extremely stony	12.4783	14.1	2.5%
7156	Jorge-Tahoma complex, 15 to 30 percent slopes	38.2935	220.3	38.5%
7157	Jorge-Tahoma complex, 30 to 50 percent slopes	38.2935	52.0	9.1%
7221	Tahoma very cobbly sandy loam, 2 to 15 percent slopes, very stony	19.4022	65.5	11.4%
7222	Tahoma-Jorge complex, 2 to 15 percent slopes	19.4022	62.6	10.9%
Subtotals for Soil Survey Area			567.2	99.1%
Totals for Area of Interest			572.3	100.0%

Saturated Hydraulic Conductivity (Ksat)— Summary by Map Unit — Tahoe National Forest Area, California (CA719)				
Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
JTE	Jorge-Tahoma complex, 2 to 30 percent slopes	9.6405	5.1	0.9%
Subtotals for Soil Survey Area			5.1	0.9%
Totals for Area of Interest			572.3	100.0%



## Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits.

## Rating Options

*Units of Measure:* micrometers per second

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Fastest

*Interpret Nulls as Zero:* No

*Layer Options (Horizon Aggregation Method):* Depth Range (Weighted Average)

*Top Depth:* 12

*Bottom Depth:* 48

*Units of Measure:* Inches





## **APPENDIX B**

### **NRCS ADOPTED $K_{SAT}$ TO PERCOLATION RATE TABLE 4**



**Table 4. Saturated Hydraulic Conductivity and Percolation Rate**

Saturated Hydraulic Conductivity (Ksat)							Percolation Rate
cm/day			cm/hr			$\mu\text{m/sec}$	min/in
>864.0			>36.00			>100.08	<1
50.0	to	864.0	2.08	to	36.00	5.79 to 100.08	5
25.0	to	50.0	1.04	to	2.08	2.90 to 5.79	10
17.4	to	25.0	0.73	to	1.04	2.02 to 2.90	15
15.9	to	17.4	0.66	to	0.73	1.84 to 2.02	20
14.6	to	15.9	0.61	to	0.66	1.69 to 1.84	25
13.3	to	14.6	0.55	to	0.61	1.54 to 1.69	30
12.0	to	13.3	0.50	to	0.55	1.39 to 1.54	35
11.0	to	12.0	0.46	to	0.50	1.27 to 1.39	40
10.0	to	11.0	0.42	to	0.46	1.16 to 1.27	45
9.1	to	10.0	0.38	to	0.42	1.05 to 1.16	50
8.3	to	9.1	0.35	to	0.38	0.96 to 1.05	55
<8.3			<0.35			<0.96	>60

\*\*\* Adapted from the State of Virginia, Virginia Department of Health, September 20, 2001, Footprint Committee Meeting. See references at the end of this document.