



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

MEMORANDUM

Date: March 16, 2017
To: TRPA Hearings Officer
From: TRPA Staff
Subject: Southwest Gas Corporation, Gas Line Replacement, State Route 89 and State Route 28 in Tahoe City, California, Assessor's Parcel No: 530-201-00, TRPA File No: ERSP2016-1113

Requested Action: Hearings Officer action on the proposed project and a finding of no significant environmental effect.

Staff Recommendation: Staff recommends the Hearings Officer make the required findings (Attachment A) and approve the proposed project based on this staff summary and the evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit (see Attachment B).

Project Description/Background: The proposed project will replace and relocate 10,970 linear feet of distribution and high pressure gas mains and service piping on State Route 89 and State Route 28 near Tahoe City, CA. The work is being performed in conjunction with the State Route 89/Fanny Bridge Community Revitalization Project (TRPA Project Number EIPC2014-0017). The gas piping will be installed using open trench methods with a maximum depth of 13 feet where necessary, but typical depth of 5 feet. The entire project will be within previously developed areas or areas approved for development as part of the State Route 89/Fanny Bridge Community Revitalization Project.

Site Description: The project area is located on State Route 89 and State Route 28 in Tahoe City, CA (See enclosed Site Plan). All work will be within the Caltrans right-of-way.

Issues/Concerns: The project is located within portions of the Tahoe City Community Plan, Plan Area Statement 174 64 Acre Tract, and Plan Area Statement 171 Tavern Heights. Pipelines and Power Transmissions is a special use in Plan Area Statements 174 and 171, and therefore requires Hearings Officer review in accordance with Chapter 2 of the TRPA Code of Ordinances.

Regional Plan Compliance: The proposed project complies with all requirements of the TRPA Goals and Policies, Plan Area Statements, and Code of Ordinances, and there is support for all required findings in Chapters 4, 21, and 33 of the TRPA Code of Ordinances (see Attachments A for details).

Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. TRPA staff has completed the "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Subsection 4.4.2 of the

TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. Copies of the completed IEC and V(g) checklist will be made available at the Hearings Officer hearing and at TRPA.

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

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

Contact Information: If you have any questions, please contact Shannon Friedman, Senior Planner at sfriedman@trpa.org or (775) 589-5205.

Attachments:

- A. Required Findings/Rationale
- B. Draft Permit
- C. Site Plan

Attachment A

Required Findings/Rationale

Required Findings/Rationale

The following is a list of the required findings as set forth in Chapters 4, 21, and 33 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

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

Based on the findings provided on the Initial Environmental Checklist and the Article V(g) Findings Checklist, there is sufficient evidence in the project file to make this finding. The proposed project is compatible with surrounding linear public facilities, is not growth inducing, and with the special permit conditions will meet all TRPA Codes and Ordinances.

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

TRPA staff has completed the “Project Review Conformance Checklist and Article V(g) Findings” in accordance with Chapter 4, subsection 4.4 of the TRPA Code of Ordinances. All responses on said checklist indicate compliance with the environmental threshold carrying capacities. Also, no significant environmental impacts were identified on the Initial Environmental Checklist (IEC) prepared by the applicant. Staff has concluded that the project will not have a significant effect on the environment.

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

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

2. Chapter 21 – Special use Findings:

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

The proposed gas line replacement and relocation is consistent with uses in the project area and is required for public health and safety. The existing gas line facilities are being upgraded, and no change to the use or capacity will result from this project.

- (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.

This public health and safety project will directly enhance the health, safety, and enjoyment of property and general welfare of persons in these neighborhoods. This project will improve the reliability of gas service by replacing aging and undersized gas lines. Traffic will be controlled and temporarily routed around the project area during construction to provide safety for residents and travelers through the area.

- (c) The project, to which the use pertains, will not change the character of the neighborhood, 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 is an upgrade to existing gas service lines, and therefore will not adversely affect the character of the neighborhoods or impact any aspect of the Community Plan or Plan Area Statements.

3. Chapter 33 – Excavation Limitations:

- (a) Groundwater Interception: Groundwater interception or interference is prohibited except as set forth below:

- i. TRPA may approve exceptions to the prohibition of groundwater interception or interference if TRPA find that:

1. It is necessary for public health and safety;

This public health and safety project is necessary for continued distribution of gas service to residents. A portion of the existing gas line is located within areas mapped as Land Capability Class 1b. It is unknown until construction begins whether groundwater will be encountered during excavation and replacement of the gas line. A dewatering plan is included in the Storm Water Pollution Prevention Plan, to be employed if groundwater is encountered, that will mitigate any impacts associated with groundwater interception.

Attachment B

Draft Permit

Draft Permit

PROJECT DESCRIPTION: Gas Line Replacement and Relocation APN: 530-201-00

PERMITTEE: Southwest Gas Corporation FILE #: ERSP2016-1113

COUNTY/LOCATION: Placer / State Route 89 and State Route 28 in Tahoe City, CA

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on **March 15, 2017**, subject to the standard conditions of approval attached hereto (Attachments Q) and the special conditions found in this permit.

This permit shall expire on **March 15, 2020** without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS APPROPRIATE COUNTY PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee

Date

PERMITTEES' ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) _____ Date _____

(PERMIT CONTINUED ON NEXT PAGE)

APN 530-201-00
FILE NO. ERSP2016-1113

Security Posted (1): Amount \$ 5,000 Posted _____ Type _____ Receipt No. _____

Security Administrative Fee (2): Amount \$ _____ Paid _____ Receipt No. _____

Notes:

- (1) See Special Condition 3.A, below.
- (2) \$152 if a cash security is posted or \$135 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The Permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit specifically approves replacement and relocation of 10,970 linear feet of distribution and high pressure gas mains using open trench methods. The maximum excavation depth is 13 feet where necessary, however the typical depth will be 5 feet. The work is located within the Caltrans right-of-way on State Route 28 and State Route 89 in Tahoe City, CA. No new coverage will be created because of the project.
2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
 - A. The security required under Standard Condition I.B of Attachment Q shall be \$5,000.00. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
 - B. Permittee shall pay the remaining \$755.00 owed from the application fee.
4. Prior to commencement of construction, the following conditions of approval must be satisfied:
 - A. All staging areas shall be identified and approved by TRPA.
 - B. Submit a construction schedule for review and approval.
5. All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of mulch may enhance vegetative establishment.

7. If groundwater is encountered during excavation, dewatering shall occur in accordance with the dewatering plan described in the Storm Water Pollution Prevention Plan.
8. Drop inlets and storm water conveyance and treatment facilities located downslope of excavated material shall be protected by using drop inlet inserts or fiber rolls.
9. Dust control in the way of sweeping of dirt tracked onto pavement at the end of each day is required.
10. Temporary and permanent BMPs may be field fit by the TRPA Compliance Inspector where appropriate.
11. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.
12. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
13. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or the Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

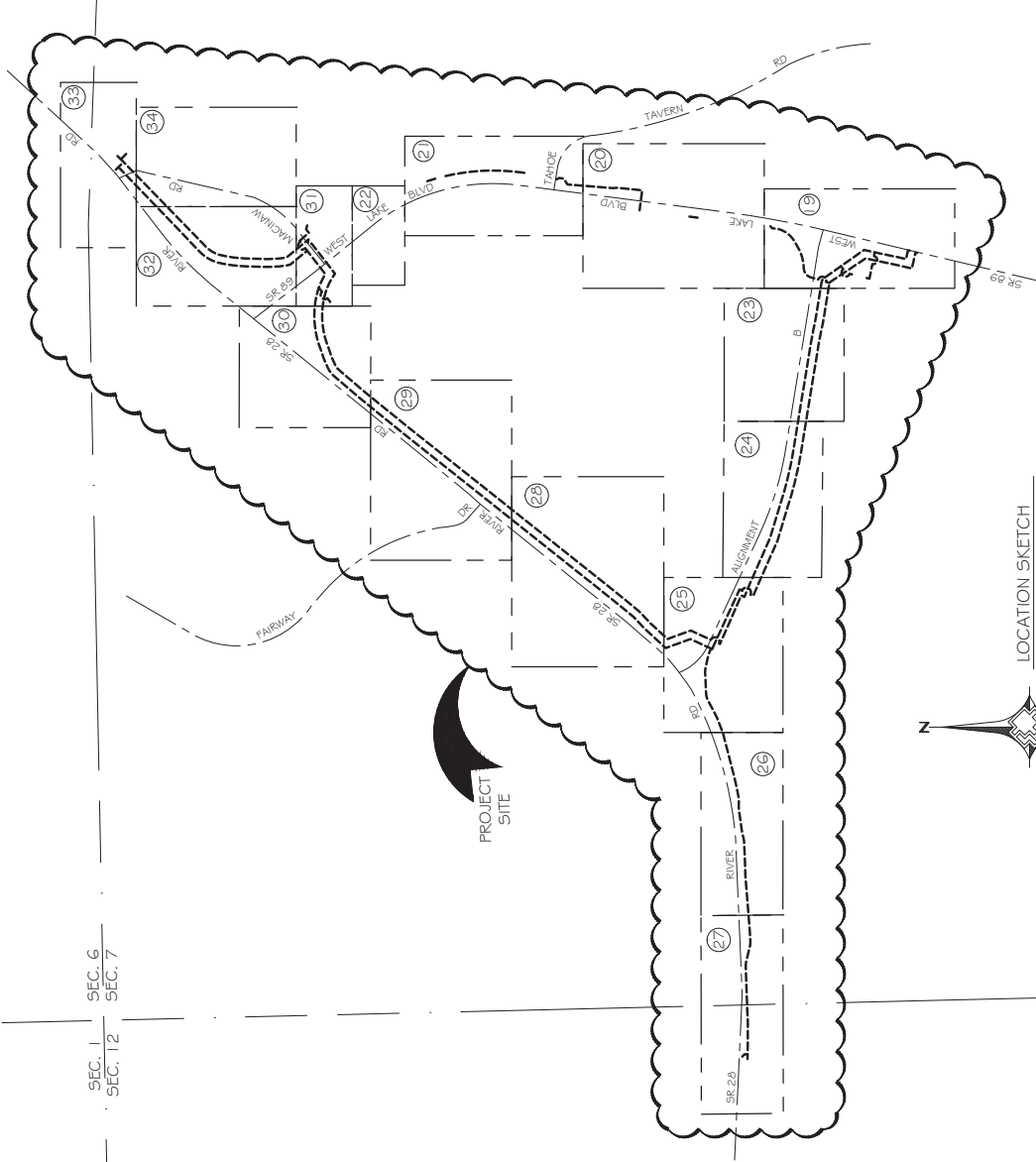
END OF PERMIT

Attachment C

Site Plan

SEC. 1
SEC. 12

SEC. 6
SEC. 7



PROJECT SITE

LOCATION SKETCH
N.T.S.

Southwest Gas Corporation
Confidential and Proprietary
Information

[07/19/2016] This document is the property of Southwest Gas Corporation ("Southwest Gas") and contains information that is confidential and proprietary to Southwest Gas. It may not be copied, distributed, or shared in any manner or form without prior written consent from Southwest Gas. This document is provided for reference only and is not intended for use in any legal proceedings. Please refer to your state's "Call Before You Dig" law before making any excavations. Southwest Gas makes no representations or warranties as to the accuracy, completeness or timeliness of this information. For more information, please contact Southwest Gas Corporation - Engineering Department at 1-775-957-2960.

REVISIONS		NO.	DESCRIPTION	BY	DATE	APPVD

SEE SHEET 1 OF 42
FOR PIPE INFORMATION

TAX CODES	UNIT NO.	UNIT TYPE	INSTL. PROCESSED	REFIED	INSTL. COMPLETED

SOUTHWEST GAS CORPORATION

AS-BUILT DRAWINGS		TEST METHOD	TEST DATE	PERFORMED BY
PIPE DIA.	TEST METHOD	TEST METHOD	TEST DATE	PERFORMED BY
PIPE LENGTH	PIPE DIA.	PIPE DIA.	PIPE DIA.	PIPE DIA.
PIPE DIA.	PIPE DIA.	PIPE DIA.	PIPE DIA.	PIPE DIA.

AS-BUILT DATA		TEST METHOD	TEST DATE	PERFORMED BY
PIPE DIA.	TEST METHOD	TEST METHOD	TEST DATE	PERFORMED BY
PIPE LENGTH	PIPE DIA.	PIPE DIA.	PIPE DIA.	PIPE DIA.
PIPE DIA.	PIPE DIA.	PIPE DIA.	PIPE DIA.	PIPE DIA.

VISUAL INSPECTION CERTIFICATION		NAME	DATE

CONSTRUCTION		INSPECTOR	REVIEWED BY

ISOLATION AREA		W.R. NO.	ENGINEER/TECHNICIAN

ACCOUNT INFO		ACCOUNT NO.	PHONE



TITLE		DATE	SCALE	DATE

F CA FLAP SR89 PROJECT
REPLACE EXISTING MAINS WITH 6" PE AND 8" HP STEEL
TAHOE CITY, CA

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