



**NORTH TAHOE PUBLIC UTILITY DISTRICT  
Board of Directors Regular Meeting Agenda**

**North Tahoe Event Center  
8318 North Lake Boulevard, Kings Beach, CA**

**Tuesday, April 9, 2024, at 2:00 P.M.**

**Welcome to a meeting of the North Tahoe Public Utility District Board of Directors**

The District welcomes you to its meetings. Your opinions and suggestions are encouraged. With a few exceptions, all meetings are recorded and available online after the meeting has concluded. The meeting is accessible to people with disabilities. In compliance with Section 202 of the Americans with Disabilities Act of 1990 and in compliance with the Ralph M. Brown Act, anyone requiring reasonable accommodation to participate in the meeting should contact the North Tahoe Public Utility District office at (530) 546-4212, at least two days prior to the meeting.

In addition, all written public comments received by 1:00 p.m. on April 9, 2024 will be distributed to the District Board Members for their consideration and all written comments will be included in the minutes. Pictures, graphics, or other non-written comments may be included in the minutes at the discretion of the Board of Directors. Written comments may be emailed to [mmoga@ntpud.org](mailto:mmoga@ntpud.org), mailed or dropped-off at NTPUD's Administrative Offices located at 875 National Ave., Tahoe Vista, CA. 96148.

The Board of Directors may take action upon any item listed on the agenda at any time during the meeting. Scheduled items will be heard at or after the time noted, but the Directors may interrupt or defer discussion in order to deal with other matters. No action will be taken at the meeting on any business not appearing on the posted agenda except as permitted by Government Code Section 54954.2.

**TIMED ITEMS ON THIS AGENDA**

*2:00 P.M. Public Comment and Questions*

*2:30 P.M. Item G-1 – Appeal of Connection Fees and Service Charges*

- A. CALL TO ORDER/OPEN SESSION/PLEDGE OF ALLEGIANCE**
- B. REVIEW AGENDA** - *Agenda Items may be taken off the agenda or taken out of order.*
- C. PUBLIC COMMENT AND QUESTIONS (2:00 P.M.):** *Any person wishing to address the Board of Directors on items on the agenda or matters of interest to the District not listed elsewhere on the agenda may do so at this time. Please limit comments and questions to three (3) minutes since no action can be taken on items presented under Public Comment.*
- D. EMPLOYEE ANNIVERSARY AWARDS:**
  - Christopher Cannizzaro – Equipment Operator II – 35 Years of Service
- E. REPORTS TO THE BOARD OF DIRECTORS:** *Reports are informational only, and no action will be taken.*
  - 1. [Tahoe-Truckee Sanitation Agency \(T-TSA\) Report \(Pages 4-11\)](#)
  - 2. [Recreation & Parks Commission Report \(Pages 12-15\)](#)
  - 3. Board Committee Reports
- F. CONSENT CALENDAR:** *Consent Calendar items are routine items which are approved without discussion or comment. If an item requires discussion, it may be removed from the Consent Calendar prior to action.*

1. Approve Accounts Paid and Payable for the Period from February 13, 2024 – April 8, 2024 (Page 16)
2. Approve the Special Meeting Minutes of March 7, 2024 and March 26, 2024 (Pages 17-22)
3. Award a Construction Contract and Authorize the General Manager to Execute an Agreement and Purchase Order with West Coast Paving, Inc. for the Replacement of Asphalt Concrete in Various Locations (Pages 23-24)
4. Award a Construction Contract and Authorize the General Manager to Execute the Agreement with Vinciguerra Construction, Inc. for the Brockway Fire Protection Water Infrastructure 2024 Project (Pages 25-28)
5. Approve the Utility Operations Compliance Inspector Job Description and Wage Range and Modifications to the Organizational Chart and Incentive Certification Program (Pages 29-36)
6. Authorize the General Manager to Execute a Professional Services Agreement for Safety Consulting and Training Services (Pages 37-41)

**G. GENERAL BUSINESS**

1. Appeal of Connection Fees and Service Charges for Accessory Dwelling Unit at 299 West Agatam Avenue (Timed Item) (Pages 42-154)
2. Review, Discuss, and Possibly Approve Resolution 2024-08 – Approving the Rate Relief Policy, Authorizing a Rate Relief Program, and Funding the Program for the Fiscal Year 2024-25 (Pages 155-180)
3. Review, Discuss, and Select One (1) Candidate from the List of Nominees for Regular Voting Special District Representative, and Select Up to Two (2) Candidates for Alternate Special District Representative on Local Agency Formation Commissioner (LAFCO) and Authorize the Board President to Cast the District's Ballot (Pages 181-194)

**H. MANAGEMENT TEAM INFORMATIONAL UPDATES:** *Reports are informational only, and no action will be taken.*

1. General Manager/CEO Report (Pages 195-220)
2. Public Information Officer Report (Pages 221-233)
3. Accounting Department Report for the month ending February 29, 2024 (Pages 234-269)
  - a. Monthly Financial Report
  - b. Treasurer's Report
4. Recreation, Parks, and Facilities Department Report (Pages 270-274)
5. Planning and Engineering Department Report (Pages 275-281)
6. Utility Operations Department Report (Pages 282-285)
7. Legal Report (Pages 286-288)

**I. BOARD COMMENTS**

**J. LONG RANGE CALENDAR (Pages 289-290)**

**K. PUBLIC COMMENT AND QUESTIONS:** *See protocol established under Agenda Item C, Public Comment and Questions.*

**L. CLOSED SESSION:**

1. **CONFERENCE WITH LABOR NEGOTIATORS** – *Pursuant to Section 54957.6.*  
*Agency Designated Representative: Sarah Coolidge, President, and Phil Thompson, Director. Unrepresented Employees: General Manager/CEO and Chief Financial Officer*

**M. ADJOURNMENT**



**NORTH TAHOE  
PUBLIC UTILITY DISTRICT**

**DATE:** April 9, 2024

**ITEM:** E-1

**FROM:** Tahoe-Truckee Sanitation Agency (T-TSA) Representative

**SUBJECT:** T-TSA Regular Board of Directors Meeting Summary for March 20, 2024

**1) The March 20, 2024 Board meeting was held in person and via Zoom:**

- T-TSA Board Meeting Videos available at: <https://vimeo.com/user183648821>

**2) Public Comment (provided during Public Comment or Agenda items):**

- Jeff Navarrete
- Tobin Fuchs

**3) No Sanitary Sewer Overflows.**

**4) Status Report:**

a) Operations Report:

- All plant waste discharge requirements were met, and the plant performed well in February.
- In February, three (3) well static water levels were missed for the Monitoring and Reporting Program (MRP). Non-compliance with the MRP has been reported to the Lahontan Regional Water Quality Control Board.
- Received a response from the Lahontan Water Board pertaining to the Agency WDR revision requesting more information.

b) Laboratory Report:

- Lab staff performed research testing related to the methanol reduction study.
  - Special thanks to Bill Pindar for setting up and performing the Sampling
- Ongoing recruitment for Lab Director.
- Missed static water level on three (3) wells. Corrective action has been initiated.

c) Capital Projects Report:

- Sodium Hypochlorite Foundation Project: The concrete work was completed and accepted. Tanks pending delivery in late March. The Digestion Improvements project awarding RFP to Brown and Caldwell. The TRI Alpine Meadows to Olympic Valley Rehabilitation Project (MH33-MH35) is being

awarded to Brown and Caldwell. Finally, the Front Parking & Landscaping Improvements Project is in design and intends to go out for bid on construction in early April 2024.

- Please visit the new page on the Agency website for updates on ongoing projects by using the following link:  
<https://www.tsa.ca.gov/home/pages/construction-projects>

d) Other Items Report: The Board Approved:

- Approval of the Regular Board meeting minutes from February 21, 2024.
- Approval of payment of General Fund warrants and Financial Statements.
- Approval of Gallagher Consulting's selected List of Comparative Agencies and Selection of PEPRA as a quantitative comparison for the Agency Classification and Compensation Study.
- Approval of Agreement with Brown and Caldwell to perform the final design of the TRI Alpine Meadows to Olympic Valley Rehabilitation Project (MH33-MH35).
- Approval of Agreement with Carollo Engineering for Nutrient Removal Alternative Evaluation Process Study.
- Approval of Agreement with Brown and Caldwell to perform the final design of the Digestion Improvements Project.
  
- Additionally:
  - Discussion and staff direction regarding California Special Districts Association Call for Support.
  - Placer County LAFCO Ballot Selection Voting for Regular and Alternate Special District Representative.

**LINKS:**


[March 20, 2024 Agenda and Packet](#)  
[February 21, 2023 Minutes](#)

**ATTACHMENTS:**

- February 2024 Flow Report

**REVIEW TRACKING:**

Submitted By:   
\_\_\_\_\_  
Scott Wilson  
T-TSA Representative

Approved By:   
\_\_\_\_\_  
Bradley A. Johnson, P.E.  
General Manager/CEO

**Tahoe-Truckee Sanitation Agency**  
**Monitoring and Reporting Program No. 2002-0030**  
**WDID Number 6A290011000**  
**Flow Monitoring Within collection System: Flow Measurement**  
**North Tahoe Public Utility District**  
*February, 2024*

DATE	NTPUD Daily Flow MG	NTPUD 7 Day Avg Flow MGD	NTPUD Peak Flow MGD
2/1/2024	0.608	0.645	1.582
2/2/2024	0.656	0.641	1.589
2/3/2024	0.656	0.628	1.589
2/4/2024	0.656	0.623	1.589
2/5/2024	0.636	0.628	1.620
2/6/2024	0.611	0.633	1.597
2/7/2024	0.607	0.633	1.605
2/8/2024	0.609	0.633	1.607
2/9/2024	0.670	0.635	1.606
2/10/2024	0.780	0.653	1.589
2/11/2024	0.730	0.663	1.586
2/12/2024	0.621	0.661	1.589
2/13/2024	0.589	0.658	1.587
2/14/2024	0.575	0.653	1.589
2/15/2024	0.623	0.655	1.612
2/16/2024	0.707	0.661	1.597
2/17/2024	0.872	0.674	1.551
2/18/2024	0.949	0.705	1.605
2/19/2024	0.967	0.755	1.574
2/20/2024	0.903	0.799	1.566
2/21/2024	0.855	0.839	1.574
2/22/2024	0.848	0.872	1.560
2/23/2024	0.886	0.897	1.612
2/24/2024	0.889	0.900	1.558
2/25/2024	0.816	0.881	1.596
2/26/2024	0.712	0.844	1.581
2/27/2024	0.656	0.809	1.581
2/28/2024	0.660	0.781	1.607
2/29/2024	0.678	0.757	2.314
<b>SUMMARY</b>			
AVG	0.725	0.718	1.614
MAX	0.967	0.900	2.314
MIN	0.575	0.623	1.551

**Tahoe-Truckee Sanitation Agency**  
**Monitoring and Reporting Program No. 2002-0030**  
**WDID Number 6A290011000**  
**Flow Monitoring Within collection System: Flow Measurement**  
**Tahoe City Public Utility District**  
*February, 2024*

DATE	TCPUD Daily Flow MG	TCPUD 7 Day Avg Flow MGD	TCPUD Peak Flow MGD
2/1/2024	0.621	0.599	1.898
2/2/2024	0.630	0.605	1.666
2/3/2024	0.721	0.614	1.866
2/4/2024	0.615	0.608	1.604
2/5/2024	0.597	0.610	1.663
2/6/2024	0.580	0.615	1.543
2/7/2024	0.571	0.619	1.566
2/8/2024	0.596	0.616	1.543
2/9/2024	0.658	0.620	1.774
2/10/2024	0.687	0.615	2.175
2/11/2024	0.647	0.619	1.959
2/12/2024	0.620	0.623	1.635
2/13/2024	0.599	0.625	1.574
2/14/2024	0.597	0.629	1.520
2/15/2024	0.586	0.628	1.620
2/16/2024	0.576	0.616	1.758
2/17/2024	0.862	0.641	5.416
2/18/2024	0.797	0.662	2.499
2/19/2024	0.795	0.687	2.438
2/20/2024	0.751	0.709	2.277
2/21/2024	0.763	0.733	2.191
2/22/2024	0.725	0.753	2.221
2/23/2024	0.728	0.774	2.253
2/24/2024	0.766	0.761	2.221
2/25/2024	0.765	0.756	2.160
2/26/2024	0.720	0.745	1.735
2/27/2024	0.681	0.735	1.620
2/28/2024	0.658	0.720	1.666
2/29/2024	0.721	0.720	1.712
<b>SUMMARY</b>			
AVG	0.677	0.664	1.992
MAX	0.862	0.774	5.416
MIN	0.571	0.599	1.520

**Tahoe-Truckee Sanitation Agency**  
**Monitoring and Reporting Program No. 2002-0030**  
**WDID Number 6A290011000**  
**Flow Monitoring Within collection System: Flow Measurement**  
**Alpine Springs County Water District**  
*February, 2024*

DATE	ASCWD Daily Flow MG	ASCWD 7 Day Avg Flow MGD	ASCWD Peak Flow MGD
2/1/2024	0.097	0.092	0.133
2/2/2024	0.109	0.096	0.162
2/3/2024	0.109	0.097	0.162
2/4/2024	0.109	0.098	0.162
2/5/2024	0.095	0.099	0.140
2/6/2024	0.089	0.100	0.132
2/7/2024	0.081	0.098	0.109
2/8/2024	0.080	0.096	0.117
2/9/2024	0.090	0.093	0.153
2/10/2024	0.108	0.093	0.189
2/11/2024	0.092	0.091	0.180
2/12/2024	0.074	0.088	0.122
2/13/2024	0.072	0.085	0.104
2/14/2024	0.074	0.084	0.105
2/15/2024	0.076	0.084	0.117
2/16/2024	0.085	0.083	0.127
2/17/2024	0.102	0.082	0.165
2/18/2024	0.110	0.085	0.200
2/19/2024	0.110	0.090	0.176
2/20/2024	0.106	0.095	0.170
2/21/2024	0.101	0.099	0.150
2/22/2024	0.099	0.102	0.154
2/23/2024	0.102	0.104	0.175
2/24/2024	0.105	0.105	0.197
2/25/2024	0.095	0.103	0.199
2/26/2024	0.072	0.097	0.109
2/27/2024	0.076	0.093	0.115
2/28/2024	0.082	0.090	0.110
2/29/2024	0.084	0.088	0.119
<b>SUMMARY</b>			
AVG	0.093	0.093	0.147
MAX	0.110	0.105	0.200
MIN	0.072	0.082	0.104



**Tahoe-Truckee Sanitation Agency**  
**Monitoring and Reporting Program No. 2002-0030**  
**WDID Number 6A290011000**  
**Flow Monitoring Within collection System: Flow Measurement**  
**Olympic Valley Public Service District**  
*February, 2024*

DATE	OVPSD Daily Flow MG	OVPSD 7 Day Avg Flow MGD	OVPSD Peak Flow MGD
2/1/2024	0.265	0.284	0.540
2/2/2024	0.301	0.283	0.543
2/3/2024	0.352	0.278	0.764
2/4/2024	0.248	0.269	0.416
2/5/2024	0.238	0.267	0.523
2/6/2024	0.230	0.267	0.416
2/7/2024	0.234	0.267	0.430
2/8/2024	0.244	0.264	0.416
2/9/2024	0.286	0.262	0.629
2/10/2024	0.398	0.268	0.788
2/11/2024	0.353	0.283	0.764
2/12/2024	0.251	0.285	0.601
2/13/2024	0.231	0.285	0.458
2/14/2024	0.227	0.284	0.421
2/15/2024	0.241	0.284	0.491
2/16/2024	0.305	0.287	0.574
2/17/2024	0.445	0.293	0.833
2/18/2024	0.471	0.310	0.838
2/19/2024	0.488	0.344	0.805
2/20/2024	0.412	0.370	0.759
2/21/2024	0.402	0.395	0.764
2/22/2024	0.426	0.421	0.773
2/23/2024	0.478	0.446	0.773
2/24/2024	0.525	0.457	0.879
2/25/2024	0.393	0.446	0.773
2/26/2024	0.245	0.412	0.405
2/27/2024	0.271	0.391	0.708
2/28/2024	0.276	0.373	0.708
2/29/2024	0.235	0.346	0.486
<b>SUMMARY</b>			
AVG	0.327	0.325	0.630
MAX	0.525	0.457	0.879
MIN	0.227	0.262	0.405

**Tahoe-Truckee Sanitation Agency**  
**Monitoring and Reporting Program No. 2002-0030**  
**WDID Number 6A290011000**  
**Flow Monitoring Within collection System: Flow Measurement**  
**Truckee Sanitary District**  
*February, 2024*

DATE	TSD Calc Daily Flow MG	TSD Calc Daily Flow 7 Day Avg	TSD Peak Flow MGD
2/1/2024	1.553	1.641	2.034
2/2/2024	1.653	1.637	2.128
2/3/2024	1.779	1.616	2.381
2/4/2024	1.670	1.598	2.231
2/5/2024	1.614	1.607	2.083
2/6/2024	1.548	1.617	1.927
2/7/2024	1.512	1.618	1.944
2/8/2024	1.563	1.620	2.049
2/9/2024	1.736	1.632	2.183
2/10/2024	1.967	1.659	2.668
2/11/2024	1.837	1.682	2.397
2/12/2024	1.591	1.679	2.046
2/13/2024	1.523	1.676	1.972
2/14/2024	1.485	1.672	1.925
2/15/2024	1.543	1.669	2.035
2/16/2024	1.814	1.680	2.333
2/17/2024	2.172	1.709	2.605
2/18/2024	2.326	1.779	3.035
2/19/2024	2.297	1.880	3.147
2/20/2024	2.087	1.961	2.748
2/21/2024	2.077	2.045	2.841
2/22/2024	2.111	2.126	2.848
2/23/2024	2.171	2.177	2.710
2/24/2024	2.178	2.178	2.844
2/25/2024	1.994	2.131	2.431
2/26/2024	1.737	2.051	2.145
2/27/2024	1.615	1.983	2.280
2/28/2024	1.664	1.924	1.985
2/29/2024	1.718	1.868	2.098
<b>SUMMARY</b>			
AVG	1.812	1.797	2.347
MAX	2.326	2.178	3.147
MIN	1.485	1.598	1.925

Tahoe-Truckee Sanitation Agency  
Monitoring and Reporting Program No. 2002-0030  
WDID Number 6A290011000  
Flow Monitoring Within collection System: Flow Monitoring  
February, 2024

DATE	T-TSA Influent Daily Flow Combined MG	T-TSA Influent Daily Flow Main Line MG	T-TSA Influent Daily Flow Parallel Line MG	T-TSA Influent 7 Day Avg Flow MGD	T-TSA Influent Peak Flow MGD	T-TSA Effluent Daily Flow MG	T-TSA 2-Water Daily Flow MG	T-TSA Effluent Flow To Disposal Fields Calc MG	Flow To ERB MG	Flow From ERB MG	Flow To Emergency Storage MG	Flow From Emergency Storage MG
2/1/2024	3.144	3.146	0.000	3.262	4.024	4.196	0.630	3.566	0.025	0.025	0.000	0.000
2/2/2024	3.349	3.351	0.000	3.262	4.257	4.316	0.716	3.600	0.026	0.026	0.000	0.000
2/3/2024	3.617	3.618	0.000	3.233	4.726	4.823	0.713	4.110	0.025	0.025	0.000	0.000
2/4/2024	3.298	3.301	0.000	3.195	4.267	4.398	0.717	3.681	0.025	0.025	0.000	0.000
2/5/2024	3.180	3.182	0.000	3.211	4.028	4.424	0.733	3.691	0.056	0.056	0.000	0.000
2/6/2024	3.058	3.058	0.000	3.230	3.854	4.330	0.757	3.573	0.042	0.042	0.000	0.000
2/7/2024	3.005	2.997	0.000	3.236	3.819	4.130	0.802	3.328	0.029	0.029	0.000	0.000
2/8/2024	3.092	3.094	0.000	3.228	3.976	4.025	0.836	3.189	0.030	0.030	0.000	0.000
2/9/2024	3.440	3.441	0.000	3.241	4.358	4.762	0.759	4.003	0.030	0.030	0.000	0.000
2/10/2024	3.940	3.943	0.000	3.288	5.368	4.852	0.760	4.092	0.045	0.045	0.000	0.000
2/11/2024	3.659	3.660	0.000	3.339	4.896	4.669	0.744	3.925	0.040	0.040	0.000	0.000
2/12/2024	3.157	3.158	0.000	3.336	4.115	4.166	0.711	3.455	0.027	0.027	0.000	0.000
2/13/2024	3.014	3.015	0.000	3.330	3.885	4.258	0.711	3.547	0.026	0.026	0.000	0.000
2/14/2024	2.958	2.961	0.000	3.323	3.799	3.892	0.705	3.187	0.026	0.026	0.000	0.000
2/15/2024	3.069	3.072	0.000	3.320	3.948	4.343	0.720	3.623	0.027	0.027	0.000	0.000
2/16/2024	3.487	3.487	0.000	3.326	4.462	4.734	0.713	4.021	0.034	0.034	0.000	0.000
2/17/2024	4.453	4.459	0.000	3.400	7.993	5.143	0.722	4.421	0.045	0.045	0.000	0.000
2/18/2024	4.653	4.656	0.000	3.542	6.167	5.584	0.725	4.859	0.114	0.114	0.000	0.000
2/19/2024	4.657	4.660	0.000	3.756	6.233	5.935	0.721	5.214	0.124	0.124	0.000	0.000
2/20/2024	4.259	4.259	0.000	3.934	5.587	5.272	0.733	4.539	0.079	0.079	0.000	0.000
2/21/2024	4.198	4.200	0.000	4.111	5.587	5.189	0.709	4.480	0.053	0.053	0.000	0.000
2/22/2024	4.209	4.213	0.000	4.274	5.594	5.356	0.708	4.648	0.030	0.030	0.000	0.000
2/23/2024	4.365	4.367	0.000	4.399	5.580	5.122	0.722	4.400	0.033	0.033	0.000	0.000
2/24/2024	4.463	4.464	0.000	4.401	5.729	5.126	0.724	4.402	0.042	0.042	0.000	0.000
2/25/2024	4.063	4.064	0.000	4.316	5.316	5.318	0.738	4.580	0.048	0.048	0.000	0.000
2/26/2024	3.486	3.487	0.000	4.149	4.340	4.515	0.743	3.772	0.096	0.096	0.000	0.000
2/27/2024	3.299	3.301	0.000	4.012	4.347	4.591	0.698	3.893	0.051	0.051	0.000	0.000
2/28/2024	3.340	3.341	0.000	3.889	4.083	4.056	0.788	3.268	0.026	0.026	0.000	0.000
2/29/2024	3.436	3.436	0.000	3.779	4.181	4.122	0.810	3.312	0.052	0.052	0.000	0.000
<b>SUMMARY</b>												
AVG	3.633	3.634	0.000	3.597	4.777	4.677	0.733	3.944	0.045	0.045	0.000	0.000
MAX	4.657	4.660	0.000	4.401	7.993	5.935	0.836	5.214	0.124	0.124	0.000	0.000
MIN	2.958	2.961	0.000	3.195	3.799	3.892	0.630	3.187	0.025	0.025	0.000	0.000
<b>LIMITS</b>												
AVG												
MAX				9.600								
MIN												



**NORTH TAHOE  
PUBLIC UTILITY DISTRICT**

**DATE:** April 9, 2024

**ITEM:** E-2

**FROM:** Recreation and Parks Commission

**SUBJECT:** Recreation and Parks Commission Report from February 15, 2024 Meeting

### **North Tahoe Regional Park Multi-Purpose Trail Connection**

In response to insights gathered the Commission expressed enthusiasm for a capital improvement project aimed at extending the Pam Emmerich Memorial Pinedrop trail. Recognizing the potential for increased mobility and enhanced recreational opportunities in the park, the Commissioners welcomed the initiative with optimism.

### **North Tahoe Event Center Revenue for 2023 and 2024 Projections**

While NTEC revenue is running at budget expectations, there is an opportunity for the Commission to engage in constructive dialogue. They are encouraged to have the Chief Financial Officer provide a high-level report and explanation during discussions. This will offer a deeper understanding of revenue streams from private, conference sales/corporate, and community events, as well as room rentals and other operating revenue. By fostering transparency and open communication, the Commission can collaboratively address any challenges and explore strategies to optimize revenue generation in the upcoming months.

### **Parks and Recreation & Facilities-Rental Rates**

Amanda introduced and discussed proposed rental rates for field and facility usage across four renter categories: resident, non-resident/non-profit, commercial, and regional partner rates. This pricing formula has already yielded positive outcomes, notably contributing to increased reservations in specific areas such as picnic areas and corporate disc golf (including tournaments). This success is attributed to enhanced marketing efforts and a more streamlined rental structure.

However, it was acknowledged that there is still room for improvement in marketing strategies to further boost rental bookings. Additionally, the Commission reviewed proposals for increased rates, indicating a commitment to ensuring the sustainability and continued enhancement of recreational facilities and services. It was noted that these fees and rate structure need to be reviewed annually to remain competitive and that many of these fees were set based upon analysis of other regional recreational centers.

### **North Lake Tahoe Recreation and Aquatic Center Feasibility Update**

Despite falling slightly short of the supermajority threshold of 67% required to pass the initiative, the recent voter survey results have provided valuable insights. While the initiative will not be on the ballot for 2024, the close results suggest that there is significant support for the Center. As we explore Phase 3, it's possible that adjustments may be needed to make the Center more feasible, perhaps by scaling back the concept and footprint.

There remains a sense of optimism as we continue public outreach efforts and seek additional funding avenues. The polling data indicates a positive sentiment towards the Center, and both the commissioners and the community can play a vital role in promoting it through outreach initiatives. To ensure opportunities to support the initiative, we need to add names of ourselves and community to the email list. I am not certain how to add our names.

Discussions have also touched upon potential strategies to lower the threshold to a 55% majority, including being prepared for changes, downsizing if necessary, and finding creative solutions for operations and maintenance. It's important to note that the district has yet to take a formal stance, and further polling may occur if ACAT passes. The polling company's exceptional performance has been recognized.

In addition, it's worth mentioning that the land for the center was acquired in 1980 by the Tahoe Conservancy, highlighting the longstanding commitment to this project. Together, we can continue to work towards making the North Lake Tahoe Recreation and Aquatic Center a reality that benefits our community for generations.

### **Commemorative Naming/Seating Program**

During recent discussions, the Park's current naming program has been thoroughly examined, leading to the development of a positive solution for naming seating within the Park. It's crucial to approach this program with sensitivity, considering the generations and individuals/families impacted by previous commemorations as well as future opportunities.

We delved into the concept of permanent recognition and explored various aspects, including discounts for additional terms, placement of plaques and benches, and considerations for wear and tear on the benches and their eventual replacement. Additionally, we discussed how the revenue generated from this program would be utilized, emphasizing the importance of allocating funds towards specific purposes through endowments. We discussed lowering discounts for extended terms.

After careful consideration, it appears that the direction for the program will involve 10-year terms, with up to 3 terms. It's worth noting that the original purpose of the program was to benefit the Friends of the Park, highlighting the community-driven nature of this initiative.

Moving forward, we are committed to implementing this program in a thoughtful and inclusive manner, ensuring that it honors the legacy of past commemorations while also embracing opportunities for future recognition within the Park.

### **Resident Parking Pass**

The topic of the Resident Parking Pass annual program was discussed. This was a new to me. It is evidently funded by parcel tax assessment, this program offers residents complimentary access to parking at both the North Tahoe Regional Park and Tahoe Vista Recreation areas. This benefit serves as a gesture of appreciation to our residents and deserves heightened<sup>13</sup>

communication efforts, especially considering that not all property owners have mailboxes in the area.

***Rec & Parks Administration:***

A 7-year contract renewal, to include payments by CalTrans to NTPUD of \$65,000/year, for storage of snow at the North Tahoe Regional Park that CalTrans clears from roads in the Tahoe City and Kings Beach core areas, was on the December board agenda for approval.

Manager Oberacker made sure that commissioners are aware that the invasive species, New Zealand mud snail, was newly detected in Lake Tahoe in October. Staff awaits news of TRPA’s response plan and whether NTPUD could have a role in helping to prevent further invasive species introduction or spread.

Manager Oberacker and Supervisor Visnyei attended the annual National Recreation & Parks Association conference in October. Manager Oberacker contributed to the event by delivering her presentation, *Read the Room: Dynamics for Effective Communication*, to >200 attendees.

**Public Information & Community Outreach update** (from the written report submitted by Justin Broglio, PIO, and updates provided by NTPUD General Manager, Brad Johnson)

***General:***

November focus was on promoting event center holiday events, communicating updates on construction projects, and promoting fall recreation programs. Data continue to be collected from the “Customer Service Experience” survey.

***Grants:***

On December 12, Placer County awarded \$100,000 to NTPUD that will be used to create a final design of a westward extension of the Pam Emmerich Memorial Pinedrop Trail. It will be a dedicated pathway to improve pedestrian safety in the lower parking lot, including while crossing from field side to restrooms/playground.

Staff is considering several projects to submit for NTCA’s Community Vitality and Economic Health Investment Program annual 1-year grant. The application period is open until January 10, 2024.

***Event Center Marketing:***

In addition to its usual activities, staff is excited to have begun design of the event center’s first ever formal marketing kit (brochures and promotional videos).

***Community and Regional Partner Connections:***

PIO Broglio attended the usual partner meetings and he reported on the completion of the Tennis & Pickleball Project at the Placer County Parks Commission meeting.

**Planning & Engineering** (as reported by Engineering Manager, Nathan Chorey):

Manager Chorey reported that the construction season has mostly drawn to a close. The tennis/ pickleball courts project was completed, including new stairs between that area and the lower parking lot.

Contracts have been issued for installation of shade sails for the pickleball court area (est. completion: spring 2024) and tennis gazebo roof replacement (est. completion: December 2023). Installation of the interpretive signs at the trailhead is still pending.

Design/bid preparation-phase projects include...

- architects revising their study of possible event center redesign, based on feedback from when it was presented to commission and board at prior meetings
- event center emergency generator project (est. completion 2024)

**Financial Reports** (through October, as reported by CFO, Vanetta Van Cleave, and presented by GM Johnson):

We are four months (one-third) into the current fiscal year. Greater than 70% of the Rec & Parks enterprise’s capital improvement projects budget had been expended as of October and the majority of the anticipated grant funding to be received this fiscal year has already been received as well. NTEC revenue is running below budget so far this year.

**Office of the General Manager** (as reported by GM Johnson)

Commission meeting dates for 2024 will continue on the fourth Thursday of every other month (Feb, Apr, Jun, Aug, Oct, and Nov/Dec) at 6 pm at the NTEC.


The Commission’s Chair and Vice Chair both finished their maximum 2-year terms as officers. For 2024, Michael Stoltzman will move to the position of Chair and Sean O’Brien will take over as Vice Chair. Commission and committee members and NTPUD staff thanked Chair Heggen for her service as Chair these past two years. All commissioners’ appointments continue into 2024.

**Parking Fees at NTRP:** Rec & Parks staffed an entrance kiosk at the NTRP, collecting and analyzing park use and parking fees earned during summer 2023. Staff recommends raising the parking fee as a winter pilot program, only on peak-use days (Dec 23-Jan 1, and weekends/holidays from Jan 6-Mar 3). The commission discussed the proposal at length. The fee could be implemented immediately. Commissioners generally felt the increase from \$5 to \$20 for this peak-days-only pilot to be fair, aligning reasonably closely with comparable facilities (e.g., Sno-Parks, which charge \$15/vehicle but have fewer amenities). Commissioners agreed with Rec & Parks Manager Oberacker that she may adjust the fee modestly in response to factors like demand, kiosk-staff availability, snow conditions and customer feedback. The fee would be reassessed in Spring 2024.

**Recreation/Aquatic Center:** A joint board meeting with Tahoe City Public Utilities District to discuss community input from the Active Recreation Assessment has been scheduled for January 3, 2024. Commissioners have been invited to attend.

**REVIEW TRACKING:**

Submitted By: Jill Amen  
 Jill Amen  
 Recreation & Parks Alt. Commissioner

Approved By:   
 Bradley A. Johnson, P.E.  
 General Manager/CEO



**NORTH TAHOE  
PUBLIC UTILITY DISTRICT**

**DATE:** April 9, 2024

**ITEM:** F-1

**FROM:** Accounting Department

**SUBJECT:** Approve Accounts Paid and Payable for the Period from February 13<sup>th</sup>, 2024 – April 8<sup>th</sup>, 2024

**RECOMMENDATION:**

Approve accounts paid and payable from February 13<sup>th</sup>, 2024, through April 8<sup>th</sup>, 2024.

**DISCUSSION:**

Pursuant to California Public Utilities Code 16116, "The Accountant ... shall draw all warrants to pay demands made against the District when the demands have been first approved by a majority of the Board present at the meeting at which the demands are acted upon." The Chief Financial Officer presents the Finance Committee with both Accounts Paid (warrants or checks written) and Accounts Payable (warrants or checks to be written or demands) for its review.

**FISCAL ANALYSIS:**


Sufficient funds are included in the 2023-2024 Fiscal Year budget. District Staff and the Finance Committee have reviewed and recommended these accounts paid and payable as appropriate District expenditures.

**ATTACHMENTS:** N/A

**MOTION:** Approve Staff Recommendation.

**REVIEW TRACKING:**

Submitted By:   
Vanetta N. Van Cleave  
Chief Financial Officer

Approved By:   
Bradley A. Johnson, P.E.  
General Manager/CEO





**NORTH TAHOE  
PUBLIC UTILITY DISTRICT**

**DATE:** April 9, 2024

**ITEM:** F-2

**FROM:** Office of the General Manager

**SUBJECT:** Approve the Special Meeting Minutes of March 7 and March 26, 2024

**RECOMMENDATION:**

Approve Special Meeting Minutes of March 7 and March 26, 2024

**DISCUSSION:**

At the regular Board meeting and any special Board meetings, draft minutes from meeting(s) held during the previous month are presented to the Board of Directors for review and approval. Meeting minutes represent the official record of the District's actions. Minutes are considered to be a vital and historical record of the District.

**FISCAL ANALYSIS:** No Fiscal Impact

**ATTACHMENTS:** Draft Minutes from March 7 and 26, 2024

**MOTION:** Approve Staff Recommendation

**REVIEW TRACKING:**

Submitted By: \_\_\_\_\_

Misty Moga  
Administrative Liaison

Approved By: \_\_\_\_\_

Bradley A. Johnson, P.E.  
General Manager/CEO



## DRAFT MINUTES

**NORTH TAHOE PUBLIC UTILITY DISTRICT**  
**The Special Meeting and Public Hearing was held at the**  
**North Tahoe Event Center and via teleconference (Zoom)**

**Thursday, March 7, 2024, at 5:00 p.m.**

### **CALL TO ORDER/ESTABLISH QUORUM**

The special meeting of the North Tahoe Public Utility District Board of Directors was held on Thursday, March 7, 2024, at 5:00 p.m. at the North Tahoe Event Center and via teleconference. In attendance were Directors Thompson, Hughes, Mourelatos, Daniels, and President Coolidge. District Staff in attendance included General Manager Johnson, Chief Financial Officer Van Cleave, Engineering and Operations Manager Pomroy, Public Information Officer Broglio, Utility Operations Manager Fischer, Human Resources Manager Harris, Recreation, Parks, and Facilities Manager Oberacker, and Administrative Liaison/Board Secretary Moga. District Legal Counsel Nelson was also present via Zoom. The Pledge of Allegiance was recited. President Coolidge announced there were no changes to the agenda. 6 members of the public were present in-person. 4 members of the public attended via Zoom.

**PUBLIC COMMENT AND QUESTIONS (5:00 P.M.)** – There were no requests for public comment.

**CONSENT CALENDAR:** *Consent Calendar items are routine items which are approved without discussion or comment. If an item requires discussion, it may be removed from the Consent Calendar prior to action.*

- Approve Minutes of the February 13, 2024 Regular Board Meeting

**MOTION:** Director Thompson moved to approve the consent calendar. Director Hughes seconded the motion which carried unanimously in favor.

**PUBLIC HEARING (*Timed item 5:00 p.m.*)** – **Conduct Proposition 218 Majority Protest Public Hearing for Increases and Adjustments to Rates for Water and Wastewater Service Charge. For more information regarding the proposed rate increases and adjustments, please see [ntpud.org/rates](http://ntpud.org/rates).**

President Coolidge opened the public hearing. GM Johnson introduced the item and introduced Shawn Koorn, HDR Consultant, who provided a PowerPoint slideshow.

In response to Director Mourelatos' statement, GM Johnson confirmed that Proposition 218 explicitly states that revenues generated in water can only be used to fund water, and revenues generated for wastewater can only be used to fund wastewater, per state law.

The Board and Staff discussed utility infrastructure needs, priorities, the current bid environment, and continued supply chain challenges. They also discussed funding

mechanisms for future projects through rate revenue, property tax, grant funding, and reconsidering potential debt issuance.

GM Johnson reported that 26 protest letters were received, 24 of which were valid.

Director Daniels shared that she understands the frustration of all the cost increases that are impacting all of us, and we take this very seriously. We are responsible for removing the sewage safely from the basin. We are looking for grants to help support project costs. Director Thompson stated that he echoed what Director Daniels had stated.

President Coolidge opened the public hearing:

In-person:

Marshall Saxe, a Tahoe Vista resident and business owner, addressed the Board regarding the rate increase. He suggested communicating about how NTPUD is researching grants to help fund infrastructure replacement. He asked what incentive is there for single-family residents to conserve water and incentivize those with smaller meters. He requested that the District create more tiers in the water usage consumption for those customers who conserve water.

Megan Bain addressed the board and stated she wanted to piggyback on the idea of adding additional tiers for water consumption. She added that many of us make an effort to conserve water. Create a lower threshold with a lower rate of water consumption or charge more for those who exceed that.

No public comments were requested via Zoom. And there were no more requests for public comments in person.

President Coolidge closed the public hearing and public comments. GM Johnson provided the next steps.

## **GENERAL BUSINESS**

### **Review, Discuss, and Consider Adoption of Resolution 2024-07 – Adopting Increases and Adjustments to Rates for Water and Wastewater Service Charges - Director**

Thompson stated that everyone on this board lives in this community, and are also affected by this. He explained that we need to address the leaking and undersized watermains and make proper fire flow and hydrants available in case of a wildfire. He added that it was hard to discuss and raise rates, but we don't have a choice. We have been discussing how to keep the rates as low as possible for a year.

In response to President Coolidge's inquiry about incentives for conservation, GM Johnson noted Proposition 218 is designed to protect the ratepayer and prevents us from incentivizing or disincentivizing conservation. Larger homes with larger meters pay more in their connection fees. NTPUD District is 70% second homeowners. We have a large base rate to ensure that our year-round homeowners aren't subsidizing the second homeowners.

Director Hughes appreciated Marshall's comment and added that we work with the legislature on grants and leverage partnerships for resources. Rates will be discussed every year, and we hope to acquire grant funds to reduce rates in those outer years. She agreed with Director Thompson; this impacts all of us, too.

Director Mourelatos stated there is a significant amount of capital work from the decades of deferred rate increases and deferred maintenance. It's going to cost us more now to complete the work. We have matured our financial compliance and reporting, engineering and project management, transparency, and communication.

**MOTION: Director Daniels moved to adopt Resolution 2024-07, Adopting Increases and Adjustments to Rates for Water and Wastewater Service Charges. President Coolidge seconded the motion, which carried unanimously in favor per roll call vote (5-0).**

**BOARD COMMENTS** – Director Daniels thanked Shawn Koorn and PIO Broglio. President Coolidge thanked the staff, board, and community as this is a big deal.

**PUBLIC COMMENT AND QUESTIONS:**

In response to Mr. Saxe's inquiry, Mr. Koorn provided a brief background of Proposition 218. In 2018, NTPUD conducted the last rate study, and before that, the last adjustment was considered in 2007.

**ADJOURNMENT** – With no further business to come before the Board, the meeting was adjourned at 6:51 p.m.



## DRAFT MINUTES

**NORTH TAHOE PUBLIC UTILITY DISTRICT**  
**Special Regular Meetings are held at**  
**the North Tahoe Event Center and via teleconference**

**Tuesday, March 26, 2024, at 11:00 a.m.**

### **CALL TO ORDER/ESTABLISH QUORUM**

The special meeting of the North Tahoe Public Utility District Board of Directors was held on Tuesday, March 26, 2024, at 11:00 a.m. at the North Tahoe Event Center. The Directors in attendance were Thompson, Hughes, Mourelatos, Daniels, and President Coolidge. District Staff in attendance included General Manager Johnson, Engineering and Operations Manager Pomroy, Public Information Officer Broglio, Utility Operations Manager Fischer, Human Resources Manager Harris, Recreation, Parks, and Facilities Manager Oberacker, and Administrative Liaison/Board Secretary Moga. District Legal Counsel Nelson was also present via teleconference. The Pledge of Allegiance was recited. President Coolidge announced there were no changes to the agenda.

**PUBLIC COMMENT AND QUESTIONS (11:00 a.m.):** There were no requests for public comment.

### **GENERAL BUSINESS**

**North Tahoe Event Center Status Update and Strategic Review** – GM Johnson introduced the item. NTEC Manager Cathy Becker provided a PowerPoint presentation.

Director Hughes initiated a discussion on corporate bookings. The Board and Staff exchanged ideas about collaborating with local and drive-in corporate markets, exploring new opportunities, and finding solutions to the lack of lodging options. NTEC Manager Becker agreed to provide the statistics on local corporate bookings. Director Hughes suggested that NTEC should make a presentation to NTBA's Economic Vitality Group to share their vision for the potential opportunities.

Director Hughes discussed the potential for future opportunities with the NTEC Architectural study, as well as the possibility of seeking grant funding to improve building energy efficiencies. GM Johnson confirmed that the staff is actively pursuing local and state grants and that the NTEC architectural study will be updated accordingly. Director Daniels raised concerns about potential business losses during any building construction and suggested planning ahead sooner rather than later.

GM Johnson addressed questions about the challenges with a government entity acquiring a liquor license, prime dates, and flex pricing to entice corporate bookings on non-prime days.

The Board members expressed their gratitude for Cathy's hard work and applauded her and the staff for accomplishing the advisory committee's mission.

Public Comment:

Dan Daniels thanked Cathy. He suggested bundling corporate bookings and local rental properties to get more corporations to book at the Event Center.

**Fiscal Year 2024/2025 Strategic Focus and Draft Budget Parameters Discussion** – GM Johnson provided a PowerPoint presentation. GM Johnson addressed questions about workforce housing, fleet asset management, and electrification requirements. EOM Pomroy spoke about addressing water loss.

Director Hughes left the meeting at 12:58 p.m. President Coolidge left the meeting at 1:07 p.m. Vice President Daniels took over chairing the meeting.

In response to Director Daniels, GM Johnson noted that low-budget work will be performed on the Active Recreation Needs Assessment before the November results of ACA-1.

GM Johnson discussed beach maintenance contracts and potential opportunities with CTC in response to Director Mourelatos' questions.

**Approve General Liability, Property, and Cyber Insurance Program for 2024/2025 (effective April 1, 2024)** – GM Johnson introduced the item. GM Johnson addressed Director Thompson's question about replacement costs. He stated that Administrative Liaison Moga works with the engineering team to estimate the cost of replacing the asset.

Director Daniels inquired about wildfire risk and its impact on water quality and business continuity. GM Johnson stated that insurance companies are still wrestling with wildfire impacts and coverage. He added that staff continues to research parametric insurance coverage to help support business operations and make the necessary ordinance updates to be in a good position from a policy standpoint.

**MOTION: Director Mourelatos moved to approve the general liability, property, and cyber insurance program for 2024/2025. Director Daniels seconded the motion. The Board held a brief discussion about wildfire coverage and business continuity. The motion carried unanimously in favor by roll call vote (3-0). President Coolidge and Director Hughes were not in attendance and absent from voting.**

**PUBLIC COMMENTS AND QUESTIONS** – There were no requests for public comment.

**ADJOURNMENT** – With no further business to come before the Board, the meeting was adjourned at 1:47 p.m.



**NORTH TAHOE  
PUBLIC UTILITY DISTRICT**

**DATE:** April 9, 2024

**ITEM:** F-3

**FROM:** Planning and Engineering Department

**SUBJECT:** Award a Construction Contract and Authorize the General Manager to Execute an Agreement and Purchase Order with West Coast Paving, Inc. for the Replacement of Asphalt Concrete in Various Locations

**RECOMMENDATION:**

1. Award a construction contract and authorize the General Manager to execute the agreement with West Coast Paving, Inc. for the Replacement of Asphalt Concrete in Various Locations; and
2. Authorize the General Manager to execute a new purchase order with West Coast Paving Inc. in the amount of \$25,000 for expenses through June 30, 2024.

**DISCUSSION:**

This project consists of replacing asphalt concrete (AC) in various locations, also referred to as patch paving, for pavement restoration following the repair of the District's sewer and water facilities. The County requires this work as part of our encroachment permit for water and sewer mains in the County right-of-way. The term of the contract, if awarded by the Board of Directors, is from May 1 to December 31, 2024. The contract may also be used for other miscellaneous patch paving projects.

This project was publicly advertised for bidding, and two responsive bids were received. The lowest responsive and responsible bidder is West Coast Paving Inc. The total unit price is based on the sum of one square foot unit price for a 3-inch AC patch, two square feet of additional 1-in AC thicknesses to patch, and one square foot of fog seal in the County right of way.

The summary of the bids is provided in the following table:

Item #	Description	Unit	Contractor Name	
			West Coast Paving, Inc.	F. W. Carson Co.
1	3-inch AC Patch	S.F.	\$28.00	\$31.63
2	Additional 1-inch AC Thickness to Patch	S.F.	\$0.50	\$3.07
3	Fog Seal in County R/W	S.F.	\$4.00	\$1.95
4	AC Grind and Cap (Exercised at Discretion of District)	S.F.	\$10.00	\$27.20
5	Pavement Striping (Exercised at Discretion of District)	L.F.	\$10.00	\$1,020.53
6	Traffic Control in State R/W (Exercised at Discretion of District)	HR	\$750.00	\$704.67
<b>Basis of Award:</b>			<b>\$33.00</b>	<b>\$39.72</b>

The 2023 patch paving contract was completed by West Coast Paving, Inc., under a contract awarded by the Board of Directors at their April 11, 2023 meeting. The volatility of asphalt pricing requires an annual contract which is bid and awarded prior to the start of the construction season.

**FISCAL ANALYSIS:**

Staff is requesting to issue a new purchase order for \$25,000 with West Coast Paving Inc. for anticipated paving costs through June 30, 2024. A new purchase order for Fiscal Year (FY) 2024-25 will be part of the Annual Purchase Orders that are brought for Board Approval in June 2024 for Vendors where the amount included in the FY 2024-25 Operating Budget exceeds \$60,000. The tentatively budgeted amount in FY 2024-25 for West Coast Paving Inc. is \$100,000.

**STRATEGIC PLAN ALIGNMENT:**

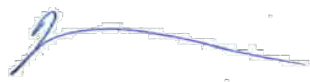
Goal 1: Provide safe, efficient, sustainable water and wastewater services focusing on industry best practices and continuous improvement – Objective C: Maintain District utility system up-time with a focus on redundancy and reliability.

**ATTACHMENTS:** None.

**MOTION:** Approve Staff Recommendation.

**REVIEW TRACKING:**

Submitted By:  Approved By:   
Joseph J. Pomroy, P.E. Bradley A. Johnson, P.E.  
Engineering & Operations Manager General Manager/CEO

Reviewed By:   
Vanetta Van Cleave  
Chief Financial Officer





## **NORTH TAHOE PUBLIC UTILITY DISTRICT**

**DATE:** April 9, 2024

**ITEM:** F-4

**FROM:** Planning and Engineering Department

**SUBJECT:** Award a Construction Contract and Authorize the General Manager to Execute the Agreement with Vinciguerra Construction, Inc. for the Brockway Fire Protection Water Infrastructure 2024 Project

### **RECOMMENDATION:**

Award a construction contract and authorize the General Manager to execute the agreement with Vinciguerra Construction, Inc. for the Brockway Fire Protection Water Infrastructure 2024 Project in the amount of \$2,134,850; and authorize up to 10% of the construction contract, \$213,000 as construction reserves executable by the General Manager.

### **DISCUSSION:**

The Brockway Fire Protection Water Infrastructure 2024 Project includes two (2) projects identified in the District's 5-year Capital Improvement Plan; the

- Brockway Drinking Water and Fire Protection Infrastructure
- Dollar Cove SR28 Watermain Crossing

The Brockway Drinking Water and Fire Protection Infrastructure Project will construct 1,782 linear feet of 8-inch and 155 linear feet of 4-inch watermain in State Route 28 to replace aging and undersized watermains. The project will also construct 431 linear feet of 8-inch watermain in Lake Vista Drive to connect existing watermains which will increase fire flows and improve water quality. Additionally, the project includes the installation of four (4) fire hydrants and new water services and meters to the front of the parcels along State Route 28.

The Dollar Cove SR28 Watermain Crossing will replace 60 linear feet of aging and undersized watermain across State Route 28 in NTPUD's Dollar Cove Water System. This segment of watermain replacement is part of a future watermain replacement project in the Dollar Cove Water System currently planned for Fiscal Year 2028/2029. By replacing the watermain across State Route 28 this construction season, the future project will not interfere with Caltrans' pavement replacement project or damage new asphalt.

The Brockway Fire Protection Water Infrastructure 2024 Project was designed by District Staff, and construction will also be managed by District Staff. The project will begin construction in mid-August and be complete by October 15, 2024.

Construction Contract:

The project was advertised for bids on February 16 & 23, 2024, and bids were opened on March 26, 2024. The bid results are shown below.

- Bid Period: 2/9/2024 – 3/26/2024
- Bids Received: 5
- Bid Range: \$2,134,850- \$3,131,313 (see table below)
- Engineer’s Construction Estimate: \$2,386,040

<b>Contractor</b>	<b>Bid Amount</b>
Vinciguerra Construction, Inc.	\$2,134,850
Ruppert, Inc.	\$2,293,933
F.W. Carson Co.	\$2,323,797
JPB Designs, Inc.	\$2,328,860
Burdick Excavating Co, Inc.	\$3,131,313

The bids were reviewed by District Staff. Vinciguerra Construction, Inc. is the low responsive bidder at \$2,134,850. We have also determined that Vinciguerra has met the requirements of the Contract Documents to comply with Disadvantaged Business outreach requirement of State and Federal Funding under the Contract Documents Section, Grant Conditions, 2.04 Disadvantaged Business Enterprise (DBE) Requirements. Vinciguerra Construction Inc. has completed the 2022 NTPUD Waterline Improvements Project, Dolly Varden Watermain Project, Grey and Toyon Watermain Project and the N-1 Lift Station Rehabilitation Project.

The construction cost per mile of watermain replacement for the Brockway Fire Protection Water Infrastructure 2024 Project is approximately \$3.5 million. This cost per mile represents a 5.3% increase over the price per mile NTPUD received in 2023. This represents a substantial decrease from the average 14% annual inflation NTPUD experienced between 2018 and 2023.

Professional Services Contracts:

Multiple professional support services have been identified to ensure the successful delivery of the proposed project. These consultants provide industry-specific expertise, that the District does not have internally, to facilitate project completion. The professional services agreements proposed are time and materials contracts with not to exceed amounts and are executable within the General Manager’s authority.

During construction, Staff’s primary duties are to over see day-to-day construction activities, ensure the project meets the District’s specifications and objectives, and

provide general project management. The specific roles and responsibilities of each consultant are as follows:

<b>Vendor</b>	<b>Role/Responsibility</b>	
Lizzie Bennett	Archaeological Monitor	Permit Compliance
Washoe Tribe (if available)	Tribal Monitor	Permit Compliance
NV5, Inc.	Special Inspection – Soil Compaction and Materials Testing	QA/QC

Construction Phase Costs:

The following tables provide a project-level estimate to complete the construction phase of the project. The tables include the capitalization of Staff costs involved in the execution of the project.

**Total Construction Phase Costs**

Vinciguerra Construction, Inc.	\$2,134,850	<u>Construction:</u> \$2,347,850 (95.6%)
10% Construction Reserve	\$213,000	
Geotechnical Material Testing	\$30,000	<u>Professional Services</u> \$50,000 (2.0%)
Archaeological Monitor	\$10,000	
Tribal Monitor	\$10,000	
Water Meters	\$10,000	<u>District Furnished Material:</u> \$10,000 (0.4%)
NTPUD Staff	\$50,000	<u>Staff Time</u> \$50,000 (2.0%)
<b>Total</b>	<b>\$2,457,850</b>	

The total projected construction cost is estimated to be \$2,457,850.

If awarded, the project will begin immediately with the issuance of contracts and review of material submittals from the Contractor. Construction will begin in mid-August and be completed no later than October 15, 2023.

**FISCAL ANALYSIS:**


The Fiscal Year (FY) 2023-2024 Capital Budget includes \$250,000 for Dollar Cove SR28 Watermain Crossing which will be rolled forward to FY 2024-2025. Additionally, the proposed FY 2024-2025 Capital Budget includes \$2,550,000 for Brockway Drinking Water and Fire Protection Infrastructure Project in the Water Fund. As such, \$2,800,000 is available to fund the Brockway Fire Protection Water Infrastructure 2024 Project. All remaining funds will be returned to the District reserves.


**STRATEGIC PLAN ALIGNMENT:**

Goal 1: Provide safe, efficient, sustainable water and wastewater services focusing on industry best practices and continuous improvement – Objective D: Prioritize Capital Project planning and delivery toward uniform service using industry standards, asset condition data, and a focus on climate resilience and emergency preparedness – Tactic 1: Improve the comprehensive fire suppression capability of the water system in all three water systems – Activity a: Replace aging and undersized watermains with new watermains design for fire flow capacity; and – Activity b: Increase the number of installed fire hydrants; and – Activity c: Reduce the spacing between fire hydrants; and – Activity d: Improve watermain looping.

**MOTION:** Approve Staff Recommendation

**REVIEW TRACKING:**

Submitted By:   
Joseph J. Pomroy, P.E.  
Engineering & Operations Manager

Approved By:   
Bradley A. Johnson, P.E.  
General Manager/CEO

Reviewed By:   
Vanetta N. Van Cleave  
Chief Financial Officer



**NORTH TAHOE  
PUBLIC UTILITY DISTRICT**

**DATE:** April 9, 2024

**ITEM:** F-5

**FROM:** Office of the General Manager

**SUBJECT:** Approve the Utility Operations Compliance Inspector Job Description and Wage Range and Modifications to the Organizational Chart and Incentive Certification Program

**RECOMMENDATION:**

Approve the Utility Operations Compliance Inspector job description and associated wage range, as well as an updated organizational chart and incentive certification program, and authorize the General Manager to execute a side-letter with Local 39, as necessary.

**BACKGROUND:**

To ensure compliance with District Ordinances and applicable regulations and codes, the District has assigned a Utility Operations Maintenance Worker II, via a special assignment over the past summers, to handle field inspection responsibilities. This position performs services such as inspections of the construction of commercial and residential water and wastewater facilities and underground utility location work for USA (Underground Service Alert) and other public works projects. The demand for inspections and underground utility location work for construction has increased over the past few years. There is enough work available in the District to reclass an existing Utility Operations Maintenance Worker position into a full-time Utility Operations Compliance Inspector position. Importantly, the proposed job description includes traditional Utility Operations Maintenance Worker responsibilities and, depending on workload demands and time of year, the proposed position will float between duties as required.

The position and its wages and benefits expenses are included, as proposed, in the approved Fiscal Year (FY) 2023/24 Budget and will be included in the proposed FY 2024/25 Budget. Based on market comparisons and internal equity analysis, the proposed wage schedule for this position would be the same as an Equipment Operator II position. The wage is outlined in the table below. The rate steps will be adjusted with the appropriate cost of living adjustment in July in accordance with the District’s Memorandum of Understanding.

Utility Operations Compliance Inspector – Proposed Bi-weekly Wage Range					
Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
\$2,774.40	\$ 2,912.80	\$ 3,058.40	\$ 3,211.20	\$ 3,371.20	\$ 3,539.20

The proposed incentive certification program for the new position is identical to that of the existing Utility Operations Maintenance Worker, Crew Chief, Equipment Operator, and Water Quality Control Technician classifications.

By approving the proposed position, the Utility Operations department will see improved service to District ratepayers and streamlined processing for construction projects.

The proposed job description and wage range for the Utility Operations Compliance Inspector was discussed with Local 39 during a Labor Management Committee meeting. Management considered recommended changes to the proposed job description, and a final version was drafted in March 2024. The proposed position was also discussed with the District's Personnel Committee.

If approved by the Board of Directors, internal recruitment for the position would begin immediately with the expectation of having the position filled in May for the start of the summer construction season.

**FISCAL ANALYSIS:**

The proposed Utility Operations Compliance Inspector position is included in the approved FY 2023/24 Operating Budget and, if approved, will be included in the proposed FY 2024/25 Operating Budget.

**STRATEGIC PLAN ALIGNMENT:**

Goal 1: Provide safe, efficient, sustainable water and wastewater services with a focus on industry best practices and continuous improvement – Objective A: Comply with all regulatory mandates and environmental standards.

Goal 3: Enhance District governance and partnerships – Objective A: Maintain best practices in public agency governance throughout all levels of the District.


Goal 4: Sustain and strengthen organizational resources, expertise, and culture – Objective A: Ensure the District can recruit and retain a qualified and skilled workforce – Tactic 4: Annually review organization chart and evaluate personnel gaps, technical needs and skills to meet District core function and priorities.


**ATTACHMENTS:**

- Proposed Job Description – Utility Operations Compliance Inspector
- Proposed Organizational Chart
- Proposed Incentive Certification Program

**MOTION:** Approve Staff Recommendation

**REVIEW TRACKING:**

Submitted By:   
Joseph J. Pomroy, P.E.  
Engineering & Operations Manager

Approved By:   
Bradley A. Johnson, P.E.  
General Manager/CEO

Reviewed By:   
Kim Harris  
Human Resources Manager



## Utility Operations Compliance Inspector

### DEFINITION:

Under general supervision, assists with performance of building plan application review and inspection of construction of commercial, and residential water and wastewater facilities to ensure compliance with District Ordinances and applicable regulations and codes. Oversees field responsibilities of the Fats, Oil and Grease (FOG) Program and the District's sewer lateral testing program. Performs underground utility location work for USA (Underground Service Alert) and other public works projects and programs. Performs a variety of semi-skilled and/or skilled tasks in maintenance, operation, repair, replacement, construction, and system(s) improvements work on District wastewater and potable water systems as a Utility Operations Maintenance Worker II.

### SUPERVISION RECEIVED AND EXERCISED:

Receives general supervision from assigned supervisory or management staff. Exercises no direct supervision over staff. Exercises technical and functional direction within assigned areas.

### CLASS CHARACTERISTICS:

This is the fully qualified journey-level classification. Positions at this level perform the full range of duties as assigned, working independently and exercising judgment and initiative. Positions at this level receive only occasional instruction or assistance as new or unusual situations arise and are fully aware of the operating procedures of the work unit. This position flexes between the duties of Compliance Inspector and Utility Operations Maintenance Worker II based on need and workload requirements and seasonal demands.

### EXAMPLES OF ESSENTIAL FUNCTIONS (Illustrative Only):

*Reasonable accommodations may be made, on a case-by-case basis, to enable individuals with disabilities to perform the essential functions of the job.*

- Provides oversight and inspection for commercial and residential utility projects to ensure compliance with District Ordinances, applicable Regulations and Codes, and construction specifications and design plans
- Assists Engineering with plan review on all new construction, remodels and demolitions of commercial and residential properties for Placer County building permit submittals for conformance to District Ordinances and applicable codes and regulations.
- Inspects sewer laterals installations, repairs, and testing from the building to the sewer main for compliance with District Ordinances.
- Inspects water service installations, repairs, and testing from the building to the water main for compliance with District Ordinances.
- Performs USA (Underground Service Alert) locations for District facilities. Uses underground location equipment to identify the locations of underground sewer, water, and stormwater facilities.
- Oversees field responsibilities of the District's FOG Control program by assisting in plan review, performing inspections, record keeping, permit issuance and enforcement of the waste pretreatment program.

- Ensure that customer grease and sand/oil interceptors are regularly maintained and properly cleaned. This includes measuring grease and solids and witnessing interceptor pumping and documenting activities.
- Inspect private development sewer pump stations for compliance with District Ordinances.
- Respond to inquiries from District staff, developers, contractors, architects, and the general public regarding District regulations related to installation, repairs and testing of water and sewer lines and grease interceptors.
- Effectively coordinates inspection schedules with Staff and utilizes software scheduling programs.
- Issue correction notices, document deficiencies and perform follow-up that results in compliance with District Ordinances permit conditions and applicable regulations and codes.
- Collects field data for documenting as-builts of water and sewer line construction.
- Utilizes measuring rods, tapes, survey instruments, calculators, metering devices, test equipment, etc., to determine distance, location, dimension, depth, grade and calculate volumes.
- Follows safety regulations and procedures.
- Organizes and maintains assigned water, sewer and property information records and reports.
- Performs diverse duties in servicing water supply and distribution systems and wastewater collection systems; maintains, inspects, repairs, and operates distribution and collection systems.
- Performs required labor involved in construction and maintenance of projects as part of a crew or as an individual; including pavement cutting, ditch digging, trenching, repairing or installing pipe, water and sewer taps and back filling.
- Hydro clean and CCTV sewer mains and services.
- Installs, maintains, inspects, removes, and/or repairs: pipe, valves, fire hydrants, connections, manholes, service lines, clean-outs, vaults, etc.
- Assists in shutting off and turning on of water services.
- Prepares, updates, and maintains records, files, reports, work orders relating to inspections and maintenance including daily work order tracking logs.
- Assists with training of seasonal workers assigned to job sites.
- Responds, investigates, troubleshoots, and/or repairs found issues and/or public complaints as applicable.
- Required to drive and operate trucks and equipment of various sizes and weights in the loading, hauling, and unloading of equipment and construction materials.
- Required to drive and operate a hydro flushing / excavating truck.
- Ensures the proper use, inspection and preventive maintenance of equipment and tools prior to and after use by cleaning and checking equipment and tools, reports defects or needed repairs to supervisor
- Is expected to work standby duty on a rotational basis.
- Performs other related duties as assigned.

**MINIMUM QUALIFICATIONS:**

*Any Combination of education and/or experience that provides the required knowledge, skills, and abilities to perform the essential functions of the position. A typical combination includes:*

**EDUCATION AND EXPERIENCE:**

Equivalent to completion of the twelfth (12<sup>th</sup>) grade. Three (3) years of increasingly responsible experience in inspection, construction, repair, and operation and maintenance of water and sewer systems, or currently working as a District Utility Operations Maintenance Worker II with demonstrated ability and knowledge.

**KNOWLEDGE OF:**

- Operations and services of a potable water distribution and wastewater collection agency.



- Principles and practices of system inspection.
- Principles of preventive maintenance.
- Methods and techniques of troubleshoot water distribution and wastewater collection systems issues.
- Equipment, methods, procedures, and materials used in the construction, installation, repair, maintenance, and/or cleaning of wastewater and water mains, lines, water meters, and related facilities; pipefitting and cement work.
- Properties of backfill materials, construction materials, concrete, and a variety of other materials used in maintenance work.
- Principles of cross-connection control (backflow prevention).
- Basic mathematics and mathematics related chlorine dosing and hydraulics.
- Operational characteristics of a variety of vehicles, equipment, power tools and hand tools including motorized, pneumatic, and hydraulic equipment.
- Pertinent federal, state, and local laws, codes and safety regulations. Including the California Plumbing Code, Placer County Building Permit regulations, and District regulations.
- District and mandated safety rules, regulations, and protocols.
- Record-keeping principles and procedures.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and District staff.

**ABILITY TO:**

- Communicate with contractors, homeowners and business owners while enforcing District Ordinances.
- Read and understand building permit applications, construction drawings, plan sets, and technical specifications associated with residential and commercial development.
- Perform semi-skilled to skilled maintenance, construction, and repair work in support of the District's water and wastewater systems.
- Operate and maintain a diverse range of water distribution and wastewater collection systems, components, and devices.
- Inspect, troubleshoot, and diagnose system issues and malfunctions.
- Operate a variety of vehicles and equipment in a safe and effective manner.
- Maintain accurate records and prepare appropriate reports.
- Make accurate arithmetic computations.
- Organize own work, set priorities, and meet critical time deadlines.
- Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.
- Effectively use computer systems, software applications relevant to work performed, and modern business equipment to perform a variety of work tasks.
- Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.
- Establish, maintain, and foster positive and effective working relationships with those contacted during work.

**LICENSES AND CERTIFICATIONS:**

Required

- Possession of a valid Class B or higher Commercial Driver License with a Manual Transmission and Tanker endorsement; acceptable driving record to the District and District's insurance carrier at the time of appointment and throughout employment.
- Possession of a California State Water Resources Control Board (SWRCB) Water Distribution Operator Grade 1 (D1) certification.

Desirable

- Possession of a California State Water Resources Control Board (SWRCB) Water Distribution Operator Grade 2 (D2) certification desirable.
- Possession of a CWEA Collection System Operator Grade 1 (C1) certification desirable
- Possession of a CWEA Collection System Operator Grade 2 (C2) Certification desirable.

**TOOLS AND EQUIPMENT USED:**

Motorized vehicles such as crane trucks and back hoes; light and heavy-duty tools and equipment such as and jackhammers; hand and power tools such as saws and sledgehammers, ladders, telephones, cell phones, two-way radio; traffic control devices; personal computers, word processing, and other office support systems and various related hand, electronic, and/or power tools used in utility operations maintenance, data gathering, and/or record keeping.

**PHYSICAL DEMANDS:**

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job in compliance with the Americans with Disabilities Act (ADA) requirements. Reasonable accommodation may be made, on a case-by-case basis, to enable individuals with disabilities to perform the essential functions.

Must possess mobility to work in the field; strength, stamina, and mobility to perform medium to heavy physical work; to sit, stand, and walk on level, uneven, or slippery surfaces; frequently reach, twist, turn, kneel, bend, stoop, squat, crouch, grasp and make repetitive hand movement in the performance of daily duties; possible entry into confined workspaces, to climb and descend ladders, to operate varied hand and power tools and construction equipment, and to operate a motor vehicle and visit various District sites; and vision to inspect and operate equipment. The job involves fieldwork requiring frequent walking in operational areas to identify problems or hazards. Finger dexterity is needed to operate and repair tools and equipment. Employees must possess the ability to lift, carry, push, and pull materials and objects averaging a weight up to 50 pounds and frequently in excess of 75 pounds to a maximum of 100 pounds, all cases with the use of proper equipment and/or assistance from other staff.

Requires the ability to get and maintain an airtight seal with Self-Contained Breathing Apparatus for confined space entry.

**ENVIRONMENTAL CONDITIONS:**

Employees work in the field and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibration, confining workspace, chemicals, vermin, insects, and parasites, mechanical and/or electrical hazards, and hazardous physical substances and fumes. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.



**FISCAL YEAR 2024/2025  
ORGANIZATIONAL CHART**  
Proposed April 9, 2024

**Color Legend**

- Management
- Union
- Temporary / Seasonal / Consultant & Unpaid Workers



North Tahoe Public Utility District  
Incentive Certification Program

Classifications  
*Utility Operations Crew Chief & CCTV/Hydro Flush Crew Chief*  
*Equipment Operator I/II*  
*Maintenance Worker I/II*  
*Lead Water Quality Control Technician*  
*Water Quality Control Technician*  
*Utility Operations Compliance Inspector*

Description	Incentive
S.W.R.C.B. Water Distribution Operator Grade 2	1.5%
S.W.R.C.B. Water Distribution Operator Grade 3	2.5%
S.W.R.C.B. Water Treatment Facility Operator Grade 1 (a)	1%
S.W.R.C.B. Water Treatment Facility Operator Grade 2	2.5%
S.W.R.C.B. Water Treatment Facility Operator Grade 3	3.5%
C.W.E.A. Collection System Maintenance Grade 1 (b)	1%
C.W.E.A. Collection System Maintenance Grade 2	2.5%
C.W.E.A. Collection System Maintenance Grade 3	3.5%
C.W.E.A. Collection System Maintenance Grade 4	4.5%
C.W.E.A. Mechanical Technologist Grade 2	2.5%
C.W.E.A. Mechanical Technologist Grade 3	3.5%
C.W.E.A. Electrical/Instrumentation Grade 2	2.5%
C.W.E.A. Electrical/Instrumentation Grade 3	3.5%
NASSCO – Pipeline and Lateral Assessment Program (PACP & LACP) ( c )	1.5%
Backflow Prevention Assembly Testing Certification	2.5%
Cross Connection Control Specialist (supersedes Backflow Prevention Assembly Testing Certification)	3.5%
Specialized Individual Welding Certification	1%
Basic Welding Certification	1.5%
CA or NV Commercial Driver’s License, Class B	2.5%
CA or NV Commercial Driver’s License, Class A	5%
Bilingual Incentive: Speaking – requires passing test through a contracted professional initially and every three (3) years thereafter.	1%
Bilingual Incentive: Writing – requires passing test through a contracted professional initially and every three (3) years thereafter.	1%
College Accredited Courses, Classroom or Online: Successful completion of 3 Unit course or approved certification at an accredited college or university in job-related subject. Each course requires prior approval and must be completed on employee’s time or during approved leave under Section 1.22.B of this MOU, at employee’s expense. Upon successful completion, costs of exam, registration fee, and course materials will be reimbursed to the EMPLOYEE.	1.5%
North Lake Tahoe-Truckee Leadership Program	1.5%
(a) Grade 1 shall be granted a 1% incentive bonus if a written test was required for certification.	
(b) Grade 1 shall be limited to Maintenance Worker I and Water Quality Control Technician.	
(c) Limited to Maintenance Worker I/II, Equipment Operator, Crew Chief & CCTV / Hydro Flush Crew Chief	



**NORTH TAHOE  
PUBLIC UTILITY DISTRICT**

**DATE:** April 9, 2024

**ITEM:** F-6

**FROM:** Planning and Engineering Department

**SUBJECT:** Authorize the General Manager to Execute a Professional Services Agreement for Safety Consulting and Training Services

**RECOMMENDATION:**

Authorize the General Manager to execute a two-year Professional Services Agreement in the amount of \$115,000 with Kilburg Safety Services for Safety Consulting and Training Services along with three one-year extensions executable by the General Manager.

**DISCUSSION:**

The District strives to maintain a safe and productive workforce and working environment and contracts with a Safety Professional for Consulting and Training Services to achieve this important Strategic Plan Objective. The Consultant's tasks include providing safety-related training, assisting in performing facility safety inspections, being a part of the District's safety committee, maintaining and updating current safety programs, developing new safety procedures in response to regulations or identified issues, updating and maintaining the District's safety manuals, and recordkeeping of training and activities for compliance with State and Federal safety requirements. The services to be provided are as follows:

1. Provide approximately eight monthly safety consulting and training services on-site for the District. These eight scheduled safety consulting and training dates will be a full day of trainings, safety meetings and site inspections.
2. Maintain records and documentation of safety program participants, as well as personal training records and certifications, including coordination of records with the District's Human Resources/Risk Manager.
3. Annually prepare North Tahoe Public Utility District Safety Manual updates and incorporate new regulations or changes in Federal or State of California OSHA requirements.
4. Assist the District in implementing the Injury and Illness Prevention Program that establishes an organized approach to employee accident prevention that will help protect the safety of North Tahoe Public Utility District (District) employees and meet the requirements of Title 8 California Code of Regulations.
5. Assist as requested with District accident investigations by providing corrective recommendations in accordance with the Injury and Illness Prevention Plan.
6. Review, recommend, and update as necessary all current District Safety Programs, which also include the Injury and Illness Prevention Program.
7. Review and recommend Personal Protective Equipment (PPE) requirements to the District.

8. Recommend safety equipment purchases when deemed necessary.
9. Consult with the General Manager/CEO to improve work environment safety for all District personnel.
10. Be available to attend annual emergency response training at the request of the District if necessary.

Staff advertised a Request for Qualifications (RFQ) to solicit qualifications from interested Safety Consulting firms and received four (4) responses. A selection committee comprised of District Management reviewed all the responses and interviewed all four teams. Through this process, Kilburg Safety Services was identified as the most qualified to provide Safety Consulting and Training Services.

**FISCAL ANALYSIS:**

The proposed Fiscal Year 2024/25 Operational Budget includes \$55,000 under the General & Administrative and Base Fund, Employee Services Department for Safety Consulting and Training Services. The base cost proposal for the work is \$49,460 in year one. The District expects to request additional Safety Services at the published rates on an as-needed basis, such as accident investigations or emergency drills. The Professional Services Agreement is a two-year agreement with three one-year extensions.

**STRATEGIC PLAN ALIGNMENT:**

Goal 4: Sustain and strengthen organizational resources, expertise, and culture – Objective B: Maintain a culture of an empowered and professional workforce – Tactic 4: Prioritize employee safety through the development of a safety-focused culture, ongoing education and training, and regular Safety Manual updates – Activity b: Evaluate the District’s third-party safety consultant contract and engagement with partner agencies.

**ATTACHMENTS:**

Kilburg Safety Services Scope of Work

**MOTION:**

Approve Staff Recommendation

**REVIEW TRACKING:**

Submitted By:  Approved By:   
Joseph J. Pomroy, P.E. Bradley A. Johnson, P.E.  
Engineering & Operations Manager General Manager/CEO

Reviewed By:   
Vanetta Van Cleave  
Chief Financial Officer

**SAFETY CONSULTING AND TRAINING SERVICES  
COST PROPOSAL  
SUBMITTED BY KILBURG SAFETY SERVICES**

**COST PROPOSAL FOR REQUESTED SERVICES**

Kilburg Safety Services (KSS) cost proposal for the requested services is based on an all-inclusive rate of \$170.00 per hour. Ronald Kilburg, will perform a minimum of 12 monthly scheduled tasks per year. The fee for each 8-hour on-site visit would be \$1,360; all inclusive, and the fee for each monthly off-site day will range based on the hours indicated.

Assuming 12 monthly scheduled tasks per year to conduct safety training, safety committee meetings, safety inspections, other services as described in the District’s RFP, and including the established of the Vector Solutions portal, the annual fee would be \$49,640.

Additional fees are included below to structure Vector Solutions as a training management portal is based on an all-inclusive rate of \$60 per hour, totaling \$1,440, as identified in the rates provided on the 2024 Rate Schedule. Please refer to the next page. Additional fees would be incurred only on written approval of the District.

The fee for each 8-hour task described in the District’s RFQ would be applicable for the duration of contract period for KSS’s services for the District. Further, the 2024 Rate Schedule would be applicable for the duration of contract period for additional KSS services if requested and approved in writing by the District.

No.	Month/ Total Hours	Task(s)	Commitment
1.	July 2024 36 Hours	Day 1: On-Site Program Assessment, Site Visits Day 2: On-Site Program Assessment, Site Visits Days 3-4: Off-Site Vector Solutions Training Management Project Day 5: Off-Site Workplace Violence Program Development	Day 1: 8 hours Day 2: 8 hours Day 3-4: 12 hours Day 5: 8 hours
2.	August 2024 36 Hours	Day 1: On-Site Recordkeeping, Safety Committee, Inspection Day 2: On-Site Program and Recordkeeping Assessment Days 3-4: Off-Site Vector Solutions Training Management Project Day 5: Off-Site Workplace Violence Program Development	Day 1: 8 hours Day 2: 8 hours Days 3-4: 12 hours Day 5: 8 hours
3.	September 2024 28 Hours	Day 1: On-Site Training Meetings and Preparation Day 2-3: Off-Site Training Preparation and Logistics Day 4: Off-Site Workplace Violence Program Development	Day 1: 8 hours Day 2-3: 12 hours Day 4: 8 Hours
4.	October 2024 22 Hours	Day 1: Off-Site Training Preparation, Logistics, Coordination Day 2: On-Site Training, Safety Committee, Inspection Day 3: Off-Site Safety Program Development, Logistics	Day 1: 10 hours Day 2: 8 hours Day 3: 4 hours
5.	November 2024 24 Hours	Day 1: Off-Site Training Preparation, Logistics, Coordination Day 2: On-Site Training, Safety Committee, Inspection Day 3: Off-Site Safety Program Development, Logistics	Day 1: 12 hours Day 2: 8 hours Day 3: 4 hours
6.	December 2024 20 Hours	Day 1: Off-Site Training Preparation, Logistics Day 2: On-Site Training, Program Development Day 3: Off-Site Safety Program Development, Logistics	Day 1: 8 hours Day 2: 8 hours Day 3: 4 hours
7.	January 2025 20 Hours	Day 1: Off-Site Training Preparation, Logistics Day 2: On-Site Training, Safety Committee Day 3: Off-Site Safety Program Development, Logistics	Day 1: 8 hours Day 2: 8 hours Day 3: 4 hours
8.	February 2025 20 Hours	Day 1: Off-Site Training Preparation, Logistics Day 2: On-Site Training, Inspection Day 3: Off-Site Safety Program Development, Logistics	Day 1: 8 hours Day 2: 8 hours Day 3: 4 hours

No.	Month/ Total Hours	Task(s)	Commitment
9.	March 2025 28 Hours	Day 1: Off-Site Training Preparation, Logistics, Coordination Day 2: On-Site Training, Safety Committee Day 3: Off-Site Safety Program Development, Logistics	Day 1: 16 hours Day 2: 8 hours Day 3: 4 hours
10.	April 2025 28 Hours	Day 1: Off-Site Training Preparation, Logistics, Coordination Day 2: On-Site Training, Inspection Day 3: Off-Site Safety Program Development, Logistics	Day 1: 16 hours Day 2: 8 hours Day 3: 4 hours
11.	May 2025 36 Hours	Day 1: Off-Site Training Preparation, Logistics, Coordination Day 2: On-Site Training, Safety Committee Day 3: Off-Site Safety Program Development, Logistics	Day 1: 20 hours Day 2: 8 hours Day 3: 8 hours
12.	June 2025 18 Hours	Day 1: On-Site Training Preparation Meetings, Safety Committee Day 2: Off-Site Safety Program Updates	Day 1: 8 hours Day 2: 10 hours
<b>Total Hours:</b>			<b>316 Hours</b>

**KILBURG SAFETY SERVICES  
2024 RATE SCHEDULE**

<b>Table One [Private] Billing Rates for Labor</b>	
<b>Level of Staff</b>	<b>Rate</b>
Senior Consultant	\$170.00 per hour
Expert witness for case consultation and preparation	\$200.00 per hour
Expert witness for deposition or court appearance	\$1,600 daily
Training Instructor	Quote per class
Off-site assistance structuring Vector Solutions for training management	\$60.00 per hour
Travel time (only with client authorization)	\$75.00 per hour

<b>Table Two [Private] Other Pricing Information</b>	
<b>Activity</b>	<b>Rate</b>
Production of program manuals, training materials, or other reports and information*	Cost plus 10%
Mileage between KSS office and client office or airport	Current IRS rate
Travel expenses	Cost
Other direct charges**	5% of labor
* Based on materials being developed as a task without KSS providing the training. For training provided by KSS, audiovisual materials and written training materials are included in the training labor rates.	
** Other direct charges include telephone calls, computer use, miscellaneous reproduction costs, postage and other costs directly chargeable to the project.	

**Attachments**

1. Sample – FY 2024-2025 Safety Training Calendar
2. Sample – Safety Management Matrix





# NORTH TAHOE PUBLIC UTILITY DISTRICT FY 2024-2025 SAFETY CALENDAR



July	August	September	October	November	December	January	February	March	April	May	June
<b>Annual and Regular Training</b>											
			Office Ergonomics	Hazard Communication & Emergency Response Plan	Personal Protective Equipment Use	Bloodborne Pathogens	Fall Protection	Respiratory Protection	Confined Space Entry	Heat Illness Prevention	
			General Safety	Emergency Evacuation & Response	Asbestos-Cement Pipe Certification	Winter and Defensive Driving	Equipment Training: Heavy Equipment	Silica Exposure Prevention	Excavation Safety	Lockout/Tagout	
			Workplace Violence Prevention	Safety Manual Updates			Equipment Training: High-Risk Operation		Hot Work: Welding, Cutting, Grinding Operations		
<b>Managed Trainings on Other Days</b>											
			Fire Extinguisher Inspection and Use Training	Electrical Safety, NFPA 70E Qualified Person Training				Respirator Medical Clearances and Fit Testing	CPR, First Aid, AED (5.00x2)	Forklift Certification (4.50)	
				Traffic Control and Certified Flagger						Hearing Training & Testing (1.25)	
<b>Safety Committee Meetings &amp; Inspections</b>											
	Safety Committee Meeting & Inspection		Safety Committee Meeting & Inspection	Safety Committee Meeting		Safety Committee Meeting	Safety Inspection	Safety Committee Meeting	Safety Inspection	Safety Committee Meeting	

Training topics are approved by the Human Resources Manager to meet Cal-OSHA and NTPUD hazard control requirements to support and maintain a safe workplace. Please contact [humanresources@ntpud.org](mailto:humanresources@ntpud.org) if you have any questions.



## NORTH TAHOE PUBLIC UTILITY DISTRICT

**DATE:** April 9, 2024

**ITEM:** G-1

**FROM:** Office of the General Manager

**SUBJECT:** Appeal of Connection Fees and Service Charges for Accessory Dwelling Unit at 299 West Agatam Avenue

### **RECOMMENDATION:**

That the Board of Directors consider the appeal of staff's decision to require the owner (Owner) of 299 West Agatam Avenue (Property) to (1) pay wastewater connection fees for the construction of a new one-bedroom accessory dwelling unit (ADU) at the Property under the Sewer Ordinance<sup>1</sup> and (2) treat the Property as multi-family for monthly water service fees under the Water Ordinance. Staff recommends denying both appeals.

### **DISCUSSION:**

The Owner of the Property is in the process of adding a garage and other space to the Property. In part, this includes a new ADU located above the proposed garage addition. Under the NTPUD Water and Sewer Ordinances, the ADU triggers two important requirements: (1) wastewater connection fees for the ADU and (2) reclassification of the Property as multi-family for water service charges. The owner of the Property has appealed these requirements as set forth in the enclosed letter.

#### *Wastewater Connection Fees*

Under the Sewer Ordinance, any new or expanded use requires the payment of connection fees. (See Sewer Ordinance, §§ 3.2.1(f), 3.3.) This would generally include an accessory dwelling unit. However, Government Code section 65852.2 prevents NTPUD from requiring connection or capacity charges for some accessory dwelling units and limits the amount and methodology of fees for other types of units.

There are three different types of accessory dwelling units under section 65852.2:

- Exempt ADUs: These ADUs are “converted” from existing space in a single family residence or accessory dwelling unit and meet the requirements of section

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<sup>1</sup> For background, NTPUD is not imposing water connection fees on the ADU because the upgrade does not require an increased meter under current NTPUD Ordinances and policies.

65852.2(e)(1)(a). These ADUs generally cannot be required to have a separate utility connection or be charged connection fees.

- ADUs with New Single Family Residences: If an ADU is constructed as part of a new single family residence, NTPUD can treat the ADU as a “new residential use” subject to all applicable requirements and fees.
- Other ADUs: All other ADUs can require a separate utility connection. In addition, any connection fees must “... be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or wastewater system. This fee or charge shall not exceed the reasonable cost of providing this service.”

Here, the ADU is subject to wastewater connection fees because these fees are imposed on all modified uses in the district. For residential uses, the fees are charged based on a base charge modified by the proposed square footage of additional space. The Owner has argued that the ADU is not subject to connection fees because it is not a “new residential use.” This is true but does not exempt the ADU from connection fees. NTPUD charges all modified uses connection fees. (Sewer Ordinance, § 3.3.) They are not limited to “new” residential uses or construction.

### *Water Service Charges*

The Owner also argues that treating the Property as multi-family for water service charges is illegal.<sup>2</sup> This is not accurate. The Water Ordinance and accompanying rates distinguish between single family residential and multi-family residential based on the number of dwelling units. (Water Ordinance, § 1.4.15, Attachment A-1.) Single Family is one dwelling unit; multifamily is greater than one dwelling unit. (See Water Ordinance, § 1.4.15.) A one-bedroom ADU is assigned one dwelling unit so the Property has two dwelling units and must be charged according to meter size under the Multi-Residential service rates.

### *Appeal Procedures*

Under the Water and Sewer Ordinances, the Board is the final decision-maker regarding interpretations of the Ordinances. (Sewer Ordinance, § 11.1; Water Ordinance, § 12.1.) These appeals are not adversarial proceedings but an evaluative process to ensure the Board can make a decision based on all available information. (Sewer Ordinance, § 11.2.2; Water Ordinance, § 12.2.2.) The Owner will have the opportunity to address the Board at the hearing and has submitted the enclosed documents in support of his appeal.

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<sup>2</sup> Please note that the Owner will also be charged wastewater service charges for two residential units under the Sewer Ordinance. The Owner has not appealed this, and it is not part of the item before the Board.

**FISCAL ANALYSIS:**

The ADU has been assessed \$3,122.88 in wastewater connection fees.

**STRATEGIC PLAN ALIGNMENT:**


Goal 1: Provide safe, efficient, sustainable water and wastewater services with a focus on industry best practices and continuous improvement – Objective E: Actively advance the District’s consumer-facing public utility initiatives through community engagement.


**ATTACHMENTS:**


- 299 West Agatam Avenue Appeal Letter with attachments
- NTPUD Sewer Ordinance
- NTPUD Water Ordinance
- Ordinance Attachment: Technical Specifications – General Conditions

**MOTION:** Approve Staff Recommendation

**REVIEW TRACKING:**

Submitted By:   
\_\_\_\_\_  
Joshua Nelson/BB&K  
General Counsel

Approved By:   
\_\_\_\_\_  
Bradley A. Johnson, P.E.  
General Manager/CEO

Reviewed By:   
\_\_\_\_\_  
Joseph J. Pomroy, P.E.  
Engineering & Operations Manager

To NTPUD Board of Directors:

I am writing to you today to reconsider the NTPUD's position on connections fees & capacity charges for Accessory Dwelling Units (ADU's). Per numerous conversations with the NTPUD I am being charged connections fees which I believe to be illegal or at a minimum against the intent of the California ADU Laws. I've also been told that my water bill will double once we have the Certificate of Occupancy, which I believe is also illegal. I've had the Department of Housing and Community Development reach out to the NTPUD on my behalf as well to address these issues with the NTPUD as well.

At issue is a new ADU unit that I am constructing over a garage addition at my personal residence, 299 W Agatam Ave., in Tahoe Vista, CA. The new unit is a 672 square foot one-bedroom apartment over a new attached two-car garage. I followed all the ADU rules when designing this new unit and I've paid the applicable fees. However, the NTPUD are attempting to charge "connection" fees for this new ADU (NTPUD fees = \$3,122.88). I know that if I were to omit the cook top in the ADU unit these connection fees would not be charged and I could simply install / permit a cook top at a later date. This would not trigger the fees as I would be converting existing space into an ADU. However, I believe this drastically misses the point of the new California ADU rules / laws.

Per the attached email, the NTPUD is considering this a new residential use, which is not allowed for the purpose of assessing connection fees or capacity charges. In my last correspondence with the Department of Housing and Community Development I was told to ask specifically if the NTPUD was considering the ADU as a new residential use for the calculation of the connection fees. Below is a screenshot of section (f)(2) of GOV code 65852.2 below:

(2) An accessory dwelling unit shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.

I've attached this code / law to this letter for your review. Please note two things, (1) this in an addition to an existing house in Tahoe Vista and not a "new single-family dwelling" and (2) as an ADU the unit shall not be considered as a new residential use per the law above. Below is correspondence with Suzi Gibbons confirming that the NTPUD is considering this ADU as a new residential use:

**Billy Jantunen** <bj@gabbartandwoods.com>  
to Suzi, Nathan, Joe  
Hi Suzi,  
So the connection fee is being applied because the ADU over the garage is being considered as a new residential use, is that correct?  
Thanks,  
Billy Jantunen / SE  
530 500.9354  
GABBART & WOODS TAHOE PARTNERS  
"gab bart and woods.com" <<http://gab bart and woods.com/>>  
\*\*\*

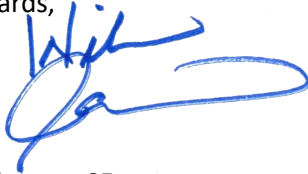
**Suzi Gibbons** <SGibbons@ntpud.org>  
to me, Nathan, Joe  
That is correct, because it is not an existing space being converted into an ADU.  
\*\*\*

In addition, Placer County and TRPA do not consider this ADU to be a new residential use. Per TRPA this unit is being permitted under their Bonus Unit program and is Deed Restricted to Achievable Income limits for the area. Per the Deed Restriction (also attached) the unit can never be rented as a short-term rental and must either be used for private use or as a long-term rental. Our intention with building this unit is to help provide much needed housing for locals in the area. With all that in mind I urge the NTPUD to reconsider their positions on these fees.

I know that Emily Setzer from Placer County has also reached out on my behalf to discuss these fees with the NTPUD board.

I appreciate your consideration and I look forward to discussing this matter further with you at your next board meeting on April 9<sup>th</sup>, 2024.

Best regards,



Billy Janhunen, SE

805.441.6378

Attachments:

- GOV\_65852.2 (2023)
- Janhunen Architectural Plans for new attached garage and ADU
- Deed Restriction with Placer County – Required by TRPA

**State of California**

**GOVERNMENT CODE**

**Section 65852.2**

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65852.2. (a) (1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The ordinance shall do all of the following:

(A) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. A local agency that does not provide water or sewer services shall consult with the local water or sewer service provider regarding the adequacy of water and sewer services before designating an area where accessory dwelling units may be permitted.

(B) (i) Impose objective standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. These standards shall not include requirements on minimum lot size.

(ii) Notwithstanding clause (i), a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.

(C) Provide that accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.

(D) Require the accessory dwelling units to comply with all of the following:

(i) Except as provided in Section 65852.26, the accessory dwelling unit may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.

(ii) The lot is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.

(iii) The accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages.

(iv) If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling.

(v) The total floor area for a detached accessory dwelling unit shall not exceed 1,200 square feet.

(vi) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

(vii) No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

(viii) Local building code requirements that apply to detached dwellings, except that the construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the building official or enforcement agency of the local agency makes a written finding based on substantial evidence in the record that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety. Nothing in this clause shall be interpreted to prevent a local agency from changing the occupancy code of a space that was uninhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this section.

(ix) Approval by the local health officer where a private sewage disposal system is being used, if required.

(x) (I) Parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.

(II) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(III) This clause shall not apply to an accessory dwelling unit that is described in subdivision (d).

(xi) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the local agency shall not require that those offstreet parking spaces be replaced.

(xii) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(2) The ordinance shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(3) (A) A permit application for an accessory dwelling unit or a junior accessory dwelling unit shall be considered and approved ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance



regulating the issuance of variances or special use permits. The permitting agency shall either approve or deny the application to create or serve an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the permitting agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the permitting agency may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency approves or denies the permit application to create the new single-family or multifamily dwelling, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the local agency has not approved or denied the completed application within 60 days, the application shall be deemed approved. A local agency may charge a fee to reimburse it for costs incurred to implement this paragraph, including the costs of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

(B) If a permitting agency denies an application for an accessory dwelling unit or junior accessory dwelling unit pursuant to subparagraph (A), the permitting agency shall, within the time period described in subparagraph (A), return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

(4) The ordinance shall require that a demolition permit for a detached garage that is to be replaced with an accessory dwelling unit be reviewed with the application for the accessory dwelling unit and issued at the same time.

(5) The ordinance shall not require, and the applicant shall not be otherwise required, to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an accessory dwelling unit, unless the property is located within an architecturally and historically significant historic district.

(6) An existing ordinance governing the creation of an accessory dwelling unit by a local agency or an accessory dwelling ordinance adopted by a local agency shall provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes, provisions, or requirements for those units, except as otherwise provided in this subdivision. If a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this subdivision, that ordinance shall be null and void and that agency shall thereafter apply the standards established in this subdivision for the approval of accessory dwelling units, unless and until the agency adopts an ordinance that complies with this section.

(7) No other local ordinance, policy, or regulation shall be the basis for the delay or denial of a building permit or a use permit under this subdivision.

(8) (A) This subdivision establishes the maximum standards that local agencies shall use to evaluate a proposed accessory dwelling unit on a lot that includes a

proposed or existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be used or imposed, except that, subject to subparagraphs (B) and (C), a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant.

(B) (i) Notwithstanding subparagraph (A), a local agency shall not impose an owner-occupant requirement on an accessory dwelling unit before January 1, 2025.

(ii) Notwithstanding subparagraph (A), a local agency shall not impose an owner-occupant requirement on an accessory dwelling unit that was permitted between January 1, 2020, and January 1, 2025.

(C) Notwithstanding subparagraphs (A) and (B), a local agency may require that an accessory dwelling unit be used for rentals of terms longer than 30 days.

(9) A local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of an accessory dwelling unit if these provisions are consistent with the limitations of this subdivision.

(10) An accessory dwelling unit that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling unit shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(b) (1) When a local agency that has not adopted an ordinance governing accessory dwelling units in accordance with subdivision (a) receives an application for a permit to create or serve an accessory dwelling unit pursuant to this subdivision, the local agency shall approve or disapprove the application ministerially without discretionary review pursuant to subdivision (a). The permitting agency shall either approve or deny the application to create or serve an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the permitting agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create or serve a new single-family or multifamily dwelling on the lot, the permitting agency may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency approves or denies the permit application to create or serve the new single-family or multifamily dwelling, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall still be considered ministerially without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the local agency has not approved or denied the completed application within 60 days, the application shall be deemed approved.

(2) If a permitting agency denies an application for an accessory dwelling unit or junior accessory dwelling unit pursuant to paragraph (1), the permitting agency shall, within the time period described in paragraph (1), return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

(c) (1) Subject to paragraph (2), a local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units.

(2) Notwithstanding paragraph (1), a local agency shall not establish by ordinance any of the following:

(A) A minimum square footage requirement for either an attached or detached accessory dwelling unit that prohibits an efficiency unit.

(B) A maximum square footage requirement for either an attached or detached accessory dwelling unit that is less than either of the following:

(i) 850 square feet.

(ii) 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.

(C) Any requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.

(D) Any height limitation that does not allow at least the following, as applicable:

(i) A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.

(ii) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. A local agency shall also allow an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

(iii) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

(iv) A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require a local agency to allow an accessory dwelling unit to exceed two stories.

(d) Notwithstanding any other law, and whether or not the local agency has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), all of the following shall apply:

(1) The local agency shall not impose any parking standards for an accessory dwelling unit in any of the following instances:

(A) Where the accessory dwelling unit is located within one-half mile walking distance of public transit.

(B) Where the accessory dwelling unit is located within an architecturally and historically significant historic district.

(C) Where the accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.

(D) When onstreet parking permits are required but not offered to the occupant of the accessory dwelling unit.

(E) When there is a car share vehicle located within one block of the accessory dwelling unit.

(F) When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this paragraph.

(2) The local agency shall not deny an application for a permit to create an accessory dwelling unit due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.

(e) (1) Notwithstanding subdivisions (a) to (d), inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following:

(A) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:

(i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(ii) The space has exterior access from the proposed or existing single-family dwelling.

(iii) The side and rear setbacks are sufficient for fire and safety.

(iv) The junior accessory dwelling unit complies with the requirements of Section 65852.22.

(B) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in subparagraph (A). A local agency may impose the following conditions on the accessory dwelling unit:

(i) A total floor area limitation of not more than 800 square feet.

(ii) A height limitation as provided in clause (i), (ii), or (iii) as applicable, of subparagraph (D) of paragraph (2) of subdivision (c).

(C) (i) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

(ii) A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.

(D) (i) Not more than two accessory dwelling units that are located on a lot that has an existing or proposed multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limitation in clause (i), (ii), or (iii), as applicable, of subparagraph (D) of paragraph (2) of subdivision (c) and rear yard and side setbacks of no more than four feet.

(ii) If the existing multifamily dwelling has a rear or side setback of less than four feet, the local agency shall not require any modification of the existing multifamily dwelling as a condition of approving the application to construct an accessory dwelling unit that satisfies the requirements of this subparagraph.

(2) A local agency shall not require, as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or a junior accessory dwelling unit, the correction of nonconforming zoning conditions.

(3) The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing multifamily dwelling.

(4) A local agency may require owner-occupancy for either the primary dwelling or the accessory dwelling unit on a single-family lot, subject to the requirements of paragraph (8) of subdivision (a).

(5) A local agency shall require that a rental of the accessory dwelling unit created pursuant to this subdivision be for a term longer than 30 days.

(6) A local agency may require, as part of the application for a permit to create an accessory dwelling unit connected to an onsite wastewater treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.

(7) Notwithstanding subdivision (c) and paragraph (1) a local agency that has adopted an ordinance by July 1, 2018, providing for the approval of accessory dwelling units in multifamily dwelling structures shall ministerially consider a permit application to construct an accessory dwelling unit that is described in paragraph (1), and may impose objective standards including, but not limited to, design, development, and historic standards on said accessory dwelling units. These standards shall not include requirements on minimum lot size.

(f) (1) Fees charged for the construction of accessory dwelling units shall be determined in accordance with Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).

(2) An accessory dwelling unit shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(3) (A) A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square

feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

(B) For purposes of this paragraph, “impact fee” has the same meaning as the term “fee” is defined in subdivision (b) of Section 66000, except that it also includes fees specified in Section 66477. “Impact fee” does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

(4) For an accessory dwelling unit described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(5) For an accessory dwelling unit that is not described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility. Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

(g) This section shall supersede a conflicting local ordinance. This section does not limit the authority of local agencies to adopt less restrictive requirements for the creation of an accessory dwelling unit.

(h) (1) A local agency shall submit a copy of the ordinance adopted pursuant to subdivision (a) to the Department of Housing and Community Development within 60 days after adoption. After adoption of an ordinance, the department may submit written findings to the local agency as to whether the ordinance complies with this section.

(2) (A) If the department finds that the local agency’s ordinance does not comply with this section, the department shall notify the local agency and shall provide the local agency with a reasonable time, no longer than 30 days, to respond to the findings before taking any other action authorized by this section.

(B) The local agency shall consider the findings made by the department pursuant to subparagraph (A) and shall do one of the following:

(i) Amend the ordinance to comply with this section.

(ii) Adopt the ordinance without changes. The local agency shall include findings in its resolution adopting the ordinance that explain the reasons the local agency believes that the ordinance complies with this section despite the findings of the department.

(3) (A) If the local agency does not amend its ordinance in response to the department’s findings or does not adopt a resolution with findings explaining the

reason the ordinance complies with this section and addressing the department's findings, the department shall notify the local agency and may notify the Attorney General that the local agency is in violation of state law.

(B) Before notifying the Attorney General that the local agency is in violation of state law, the department may consider whether a local agency adopted an ordinance in compliance with this section between January 1, 2017, and January 1, 2020.

(i) The department may review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, and standards set forth in this section. The guidelines adopted pursuant to this subdivision are not subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2.

(j) As used in this section, the following terms mean:

(1) "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

(A) An efficiency unit.

(B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(2) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

(3) "Efficiency unit" has the same meaning as defined in Section 17958.1 of the Health and Safety Code.

(4) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(5) "Local agency" means a city, county, or city and county, whether general law or chartered.

(6) "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.

(7) "Objective standards" means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

(8) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(9) "Permitting agency" means any entity that is involved in the review of a permit for an accessory dwelling unit or junior accessory dwelling unit and for which there is no substitute, including, but not limited to, applicable planning departments, building departments, utilities, and special districts.

(10) "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

(11) “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

(12) “Tandem parking” means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(k) A local agency shall not issue a certificate of occupancy for an accessory dwelling unit before the local agency issues a certificate of occupancy for the primary dwelling.

(l) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.

(m) A local agency may count an accessory dwelling unit for purposes of identifying adequate sites for housing, as specified in subdivision (a) of Section 65583.1, subject to authorization by the department and compliance with this division.

(n) In enforcing building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code for an accessory dwelling unit described in paragraph (1) or (2), a local agency, upon request of an owner of an accessory dwelling unit for a delay in enforcement, shall delay enforcement of a building standard, subject to compliance with Section 17980.12 of the Health and Safety Code:

(1) The accessory dwelling unit was built before January 1, 2020.

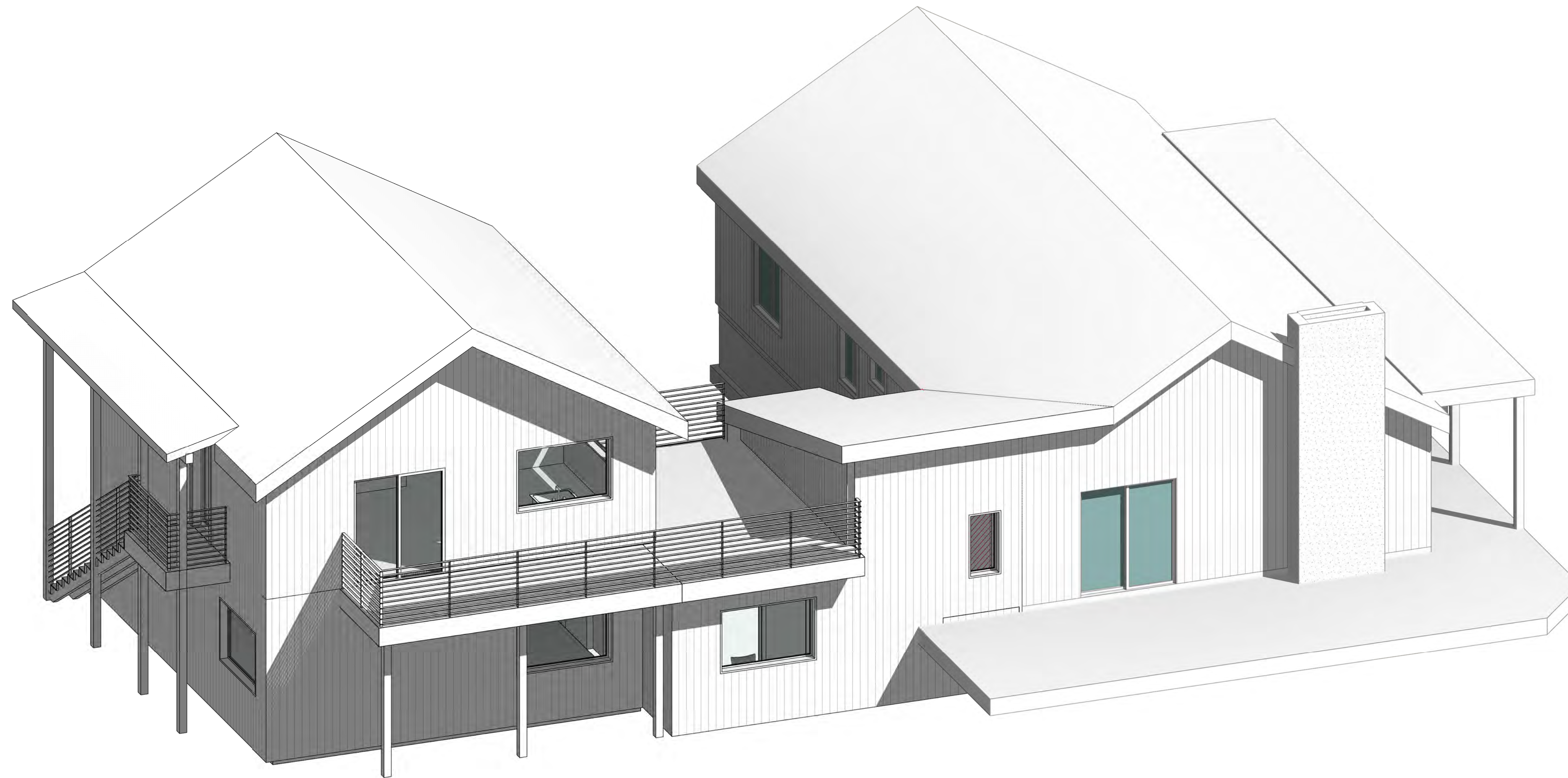
(2) The accessory dwelling unit was built on or after January 1, 2020, in a local jurisdiction that, at the time the accessory dwelling unit was built, had a noncompliant accessory dwelling unit ordinance, but the ordinance is compliant at the time the request is made.

(Amended (as amended by Stats. 2021, Ch. 343, Sec. 1) by Stats. 2022, Ch. 664, Sec. 2.5. (SB 897) Effective January 1, 2023.)



**RECEIVED**  
**01/27/2023**  
**BLDG. SVCS.**

2019 California Building Code  
2019 California Residential Code  
2019 California Electrical Code  
2019 California Plumbing Code  
2019 California Mechanical Code  
2019 California Energy Code  
2019 California Green Building Standards Code  
2019 California Fire Code



APN: 117-100-088 (PREVIOUSLY 117-100-004)  
**Janhunen Garage Addition**  
299 West Agatam Ave, Tahoe Vista, CA  
Placer County

**REVIEWED FOR CODE COMPLIANCE**  
**PLACER COUNTY BUILDING SERVICES DIVISION**  
01/27/2023  
Permit # **TRP22-90204**  
Plans and specifications shall not be changed without REVIEW from the Building Services Division

ISSUE:	DATE:
PERMIT SET	11/29/22
REV: 1 PLAN CHECK RESPONSE	01/03/23
REV: 2 PLAN CHECK RESPONSE	01/23/23

DRAWN BY: BJ  
SCALE:  
CONTENTS:  
3d Cover

# Janhunen Addition

SHEET NUMBER

# A000

## wui notes

### WILDLAND URBAN INTERFACE (WUI) NOTES:

Note: All materials must be listed approved by OSFM BML label per CBC Chapter 7A & CRC R327

- A. ROOFING COVERINGS: CLASS A ASPHALT SHINGLE
- B. ATTIC VENTS: PERFORATED METAL OR METAL SCREEN
- C. GUTTERS: BREAK METAL WITH SCREENS
- D. EXTERIOR SIDING: FIRE TREATED WOOD, METAL
- E. EXTERIOR WALL VENTS: PERFORATED METAL OR METAL SCREEN
- F. EXTERIOR DOORS: CLAD ALUMINUM/GLASS
- G. WINDOWS: CLAD ALUMINUM/GLASS
- H. DECKING SURFACES: WOOD DECKING FIRE TREATED

**Roofing:** Roofs shall comply with the requirements Chapter 7A and Chapter 15. Roofs shall have roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

**Roof coverings.** Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

**Roof valleys.** When provided, valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 3/4-inch-wide (19.1 mm) underlayment consisting of one layer of 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.

**Roof gutters.** Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

**Attic ventilation.** When required by Chapter 15, roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with openings a minimum of 1/8-inch (3.2 mm) and shall not exceed 1/4-inch (6 mm) or its equivalent.

**Eave or cornice vents.** Vents shall not be installed in eaves and cornices. **Exception:** Eave and cornice vents may be used provided they resist the intrusion of flame and burning embers into the attic area of the structure. **Eave protection.** Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside.

**Exterior Walls**  
Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

**Exterior wall openings**  
**Exterior wall vents** - Unless otherwise prohibited by other provisions of this code, vent openings in exterior walls shall resist the intrusion of flame and embers into the structure or vents shall be screened with a corrosion-resistant, noncombustible wire mesh with 1/4-inch (6 mm) openings or its equivalent. **Exterior glazing and window walls** - Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes, when tested according to NFPA 257, or in accordance with Section 715, or conform to the performance requirements of SFM 12-7A-2.

**Exterior door assemblies** shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252, or in accordance with Section 715. **Exception:** Noncombustible or exterior fire-retardant treated wood vehicle access doors are not required to comply with this chapter.

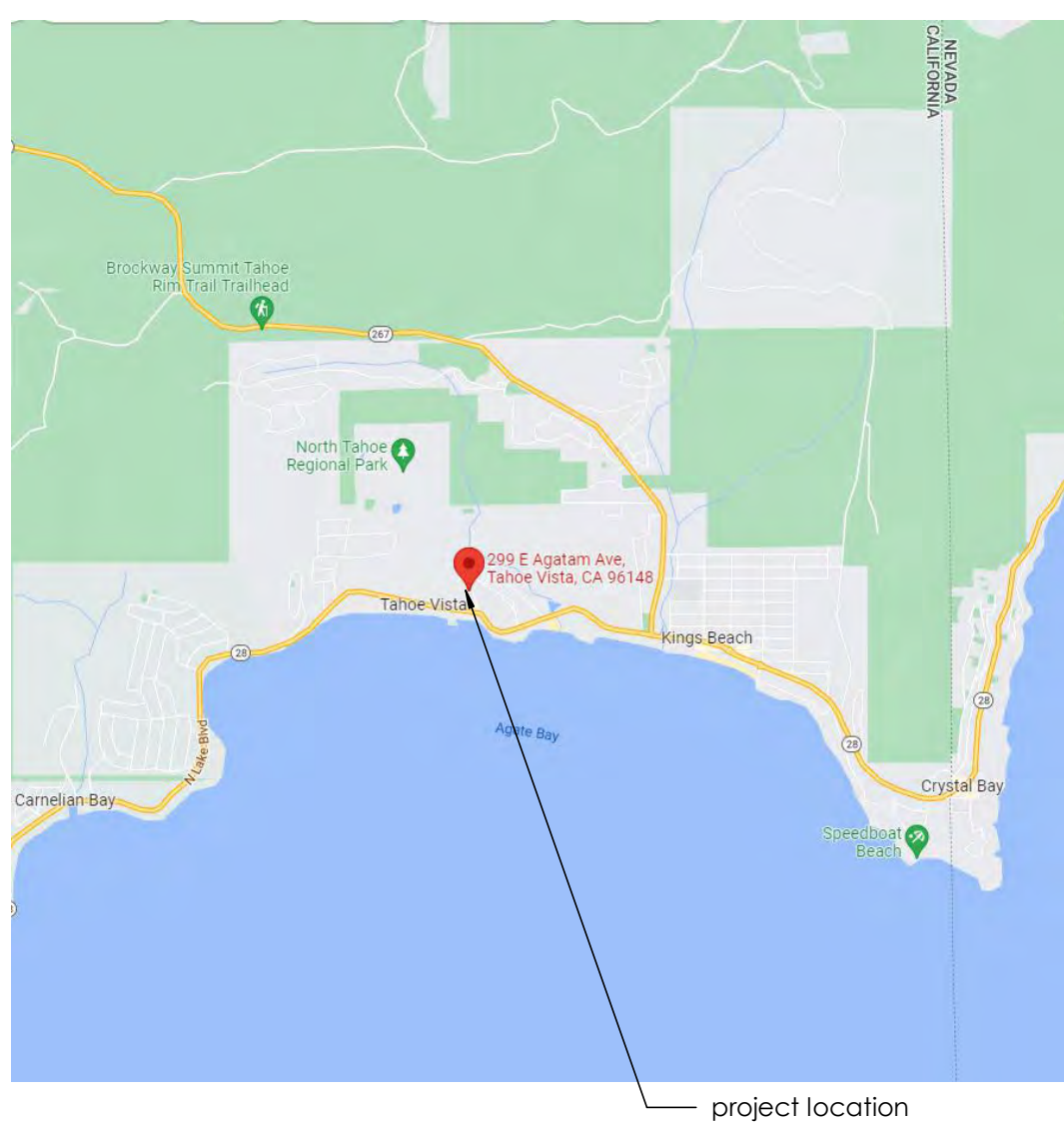
**Decking, floors and underfloor protection.**  
**Decking, surfaces, stair treads, risers, and landings** of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall comply with one of the following methods:  
1. Shall be constructed of ignition-resistant materials and pass the performance requirements of SFM 12-7A-4, Parts A and B.  
2. Shall be constructed with heavy timber, exterior fire-retardant-treated wood or approved noncombustible materials.  
3. Shall pass the performance requirements of SFM 12-7A-4, Part A, 12-7A-4.7.5.1 only with a net peak heat release rate of 25kW/sq.ft for a 40-minute observation period and:  
a. Decking surface material shall pass the accelerated weathering test and be identified as exterior type, in accordance with ASTM D 2898 and ASTM D 3201 and;  
b. The exterior wall covering to which it the deck is attached and within 10 (3048 mm) feet of the deck shall be constructed of approved noncombustible or ignition resistant material.

**Exception:** Walls are not required to comply with this subsection if the decking surface material conforms to ASTM E-84 Class B flame spread. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection as required in this chapter.

**Underfloor and appendages protection.**  
Underside of appendages and floor projections. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projection shall be enclosed to the grade.  
Unenclosed underfloor protection. Buildings shall have all underfloor areas enclosed to the grade with exterior walls in accordance with Section 704A.3.

**Exception:** The complete enclosure of under floor areas may be omitted where the underside of all exposed floors, exposed structural columns, beams and supporting walls are protected as required with exterior ignition-resistant material construction or be heavy timber.

## vicinity map



project location

## project data:

apn: 117-100-088-000 (previously 117-100-004-00)

**address:**  
299 West Agatam Avenue  
Tahoe Vista, CA 96148  
Placer County

## code summary:

**regulatory codes**  
2019 California Building Code  
2019 California Residential Code  
2019 California Energy Code  
2019 California Electrical Code  
2019 California Mechanical Code  
2019 California Plumbing Code  
2019 Cal Green  
2019 Building Energy Efficiency Standards  
2019 California Fire Code

**occupancy group:** R3 and U  
**construction type:** VB

**number of stories:** 1 story

**fire sprinklers:** not required

**solar:** not required

## zoning summary:

**Zoning:** Residential

**Setbacks:**

**Front Yard = 20-ft**  
**Side Yard = 25-ft**  
**Rear Yard = 10-ft**

**Allowable height = 32'-5"**  
**Proposed height = 26'-6"**

**Coverage:**

**allowable building coverage = 3,874 sf**  
**proposed building coverage = 3,706 sf**

## project description:

existing 3 bed, 2 bath residence addition to include attached 2 car garage with ADU "bonus" unit above (1 bed, 1 bath) and new main floor mud/laundry and office

**Floor Area Breakdown:**

Existing House (Conditioned) = 1320 sf  
Existing Deck (Exterior Unconditioned) = 748 sf

New Added Area:  
Main Floor (Conditioned) = 353 sf  
Main Floor (Unconditioned/Garage) = 672 sf

Upper Floor (Conditioned) = 672 sf  
Upper Floor Deck/Stairs = 377 sf

Total Conditioned Area = 1273 + 353 + 672 = 2298 sf  
Total Unconditioned Area (Garage) = 672 sf  
Total Decks = 748 + 377 = 1125 sf

## project team:

**owner:**  
Billy Janhunen  
299 West Agatam Avenue  
Tahoe Vista, CA 96148

**structural engineer:**  
Gabbart and Woods  
Truckee Studio  
10775 Pioneer Trail, Suite 214  
Truckee, CA 96161

Billy Janhunen, SE  
530.300.9354

**surveyor:**

## general notes:

- These general notes pertain to work described on all contract documents.
- The contract documents consist of the owner-contractor agreement, the conditions of the contract (general, supplementary and other conditions), the drawings, the specifications, and all addenda issued prior to and all modifications issued after execution of the contract.
- The work comprises the completed construction required by the contract documents and includes all labor necessary to produce such construction, and all materials and equipment incorporated or to be incorporated in such construction.
- Shop drawings, product data and samples are not a part of the contract documents. The architect/contractor will review them, but only for conformance with the design concept of the work and with the information given in the contract documents. The Contractor shall not be relieved of responsibility for any deviation from the requirements of the contract documents by the owner's review of shop drawings, product data or samples.
- The Contractor shall carefully study and compare the contract documents and shall at once report to the architect any error, inconsistency or omission he may discover. The Contractor shall perform no portion of the work at any time without contract documents or, where required, approved shop drawings, product data or samples for such portion of the work.
- All work is to conform with the contract documents. Drawings are NOT to be scaled for information. If unable to locate dimensions for any item of work, consult with the architect before proceeding with construction.
- In the event certain features of the construction are not fully shown on the contract documents, then their construction shall be of the same character as for similar conditions that are shown or called for and shall be reviewed by the architect.
- All work shall be performed within strict conformance to the minimum standards of the current edition of the adopted building codes of the authority having jurisdiction and all applicable national, state, and local laws, regulations, and ordinances.
- The Contractor shall be responsible for the general safety during construction, and all work shall conform to pertinent safety regulations.
- The Contractor shall coordinate locations of any and all mechanical, telephone, electrical, lighting and plumbing including all piping, ductwork and conduit. Coordinate all required clearances for installation and maintenance of the above equipment.
- The Contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract.
- The Contractor shall be responsible for the acts and omissions of his employees, subcontractors, and their agents and employees, and other persons performing any work under a contract with the Contractor.
- The Contractor shall pursue work in a continuous and diligent manner to ensure a timely completion of the project.
- The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of the work he shall remove all his waste materials and rubbish from and about the project as well as all his tools, construction equipment, machinery, and surplus materials.
- The Contractor shall be responsible for the location and/or protection of all existing and proposed piping, utilities, structures, adjacent streets and improvements during the period of construction.
- Unless otherwise provided in the contract documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the work.
- Where conflicts occur, coordinate the layout and exact location of all partitions, doors, telephones, and electrical/communication outlets and switches with the architect in the field before proceeding with construction.
- Where conflict is encountered between the contract documents that will materially affect the quality or extent of the work, such conflict shall be resolved to the satisfaction of the architect before the affected items and/or material are purchased, fabricated and/or installed.
- Where pre-manufactured or prefabricated items and/or materials are to be installed - the Contractor shall verify rough or finished dimensions in the field prior to purchase or fabrication.
- The Contractor shall guarantee all work and materials to be free from defects for a minimum of one year from date of final acceptance, and promptly remedy such defects and any subsequent damage caused by the defects or repair thereof, at no expense to the owner. Guarantee periods of greater than one year may be required and contained within the contract documents.
- Where any item and/or material is indicated in the contract documents, and not necessarily detailed in each specific case, but is required for a complete and professional installation - such item and/or material shall provided as if shown and detailed in full. Provide means to furnish and install.
- Contractor is requested to visit the site as part of the pre-bid site visit to compare the drawings and specifications with any work in place, and inform himself of all conditions, including the work, if any, being performed. Failure to visit the site will in no way relieve the Contractor from necessity of furnishing any materials or performing any work in accordance with the drawings and specifications that may be required to complete the work without additional cost to the owner.
- Existing conditions including material sizes, configurations, and locations as shown on the drawings may not be an exact illustration of existing as-built conditions. The Contractor shall include in his bid the cost of furnishing, installing, modifying, existing and/or new materials (minor in nature) required for a complete and professional installation that may be required by minor variations between as-built conditions as shown, and actual as-built conditions.

**REVIEWED FOR CODE COMPLIANCE**  
**PLACER COUNTY BUILDING SERVICES DIVISION**  
01/27/2023  
Permit #: TRP22-80204  
Plans and specifications shall not be changed without REVIEW from the Building Services Division

24. The General Contractor shall be responsible for providing all necessary blocking throughout the project.  
25. Provide in wall backing or blocking as required to install all wall mounted or wall supported items.

27. The survey prepared by XXX dated XXX shall be considered part of the construction documents. Contours were assumed to be accurate to existing field conditions and finished floors were set accordingly. GC shall verify field conditions and notify architect of any discrepancies observed prior to setting finish floor heights in field. All finish floors shall allow for positive drainage away from home.

## sheet index

Sheet Index	
Sheet Number	Sheet Name
Architectural	
A000	3d Cover
A001	Cover Sheet
A002	Cal Green
A003	Cal Green
A010	Assemblies
A100	Site Plan
A201	Main Floor Plan
A202	Upper Floor Plan
A203	Roof Plan
A301	Elevations
A302	Elevations
A401	Sections
E100	MEP General Notes
E101	Main Floor Lighting/Power/HVAC
E102	Upper Floor Lighting/Power HVAC
T24-1	Title 24
T24-2	Title 24
T24-3	Title 24
Structural	
S1.1	Structural General Notes
S1.2	Typical Framing Details
S1.3	Typical Shearwall Schedules & Details
S2.1	Main Floor / Foundation Plan
S2.2	Upper Floor Framing Plan
S2.3	Roof Framing Plan
S3.1	Foundation Details
S5.1	Floor Framing Details
S6.1	Roof Framing Details

## symbol legend:

	acoustical tile		sound attenuation blanket		glass		building section reference
	asphalt		wood framing (cont. member)		glass (in elevation)		interior elev. reference
	batt insulation		wood framing (interrupted member)		gravel/rock fill		detail reference
	brick		carpet		gypsum board		elevation marker
	brick (in elevation)		compacted backfill		metal studs (in plan)		room title
	brick veneer over brick over wood studs		earth		particle board		door #
	brick veneer over cmu		finish lumber		plywood		window #
	ceramic tile (in elevation)		concrete masonry units (in plan)		rigid insulation		
	concrete		concrete/plaster (in elevation)		steel		

APN: 117-100-088 (PREVIOUSLY 117-100-004)

**Janhunen Garage Addition**

299 West Agatam Ave, Tahoe Vista, CA  
Placer County

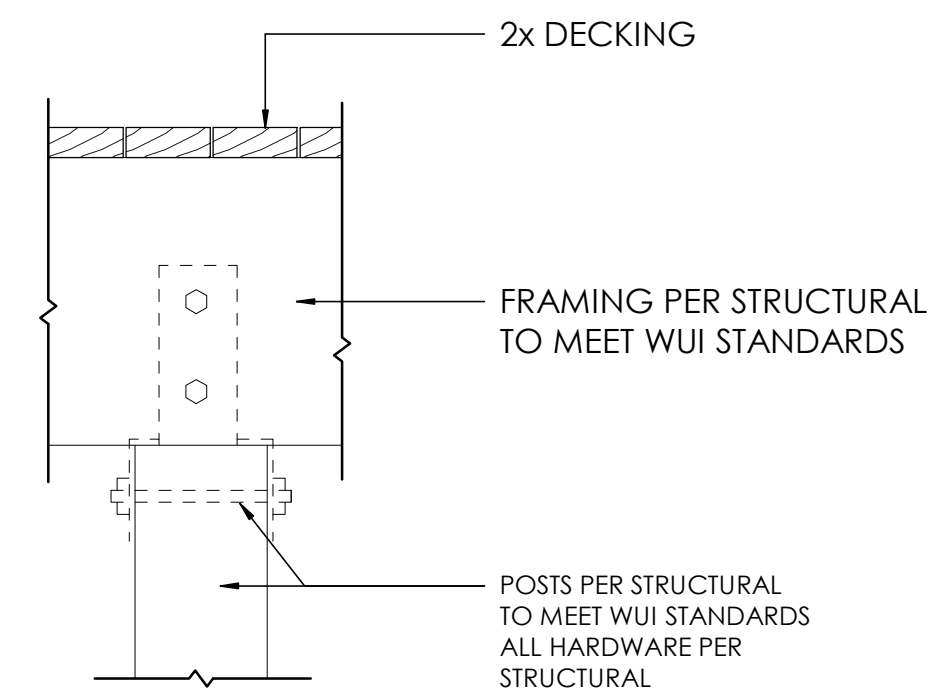
ISSUE:	DATE:
PERMIT SET	11/29/22
REV: 1 PLAN CHECK RESPONSE	01/03/23
REV: 2 PLAN CHECK RESPONSE	01/23/23

DRAWN BY: BJ  
SCALE: 1/4" = 1'-0"

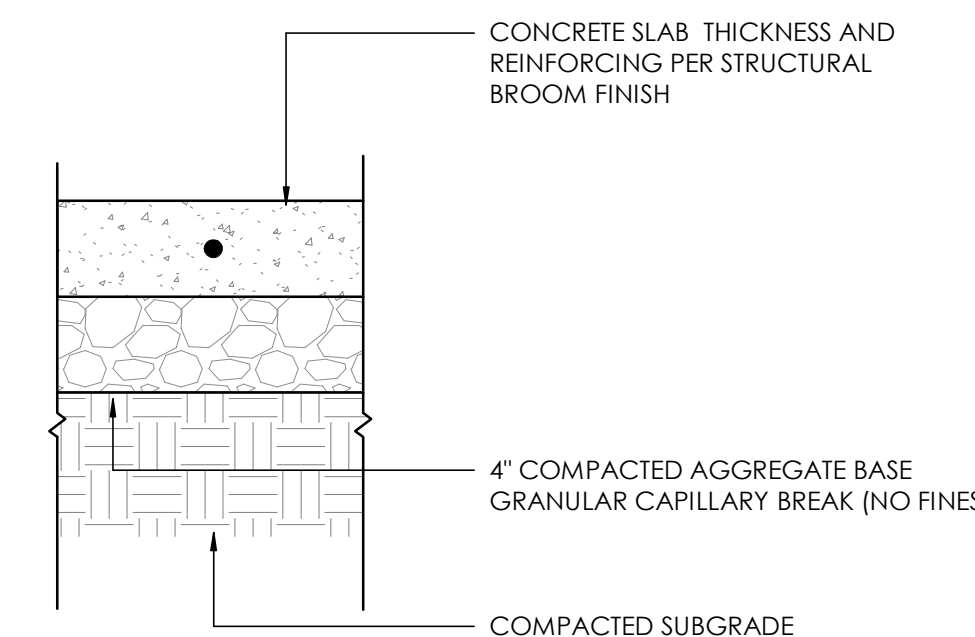
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Cover Sheet

SHEET NUMBER

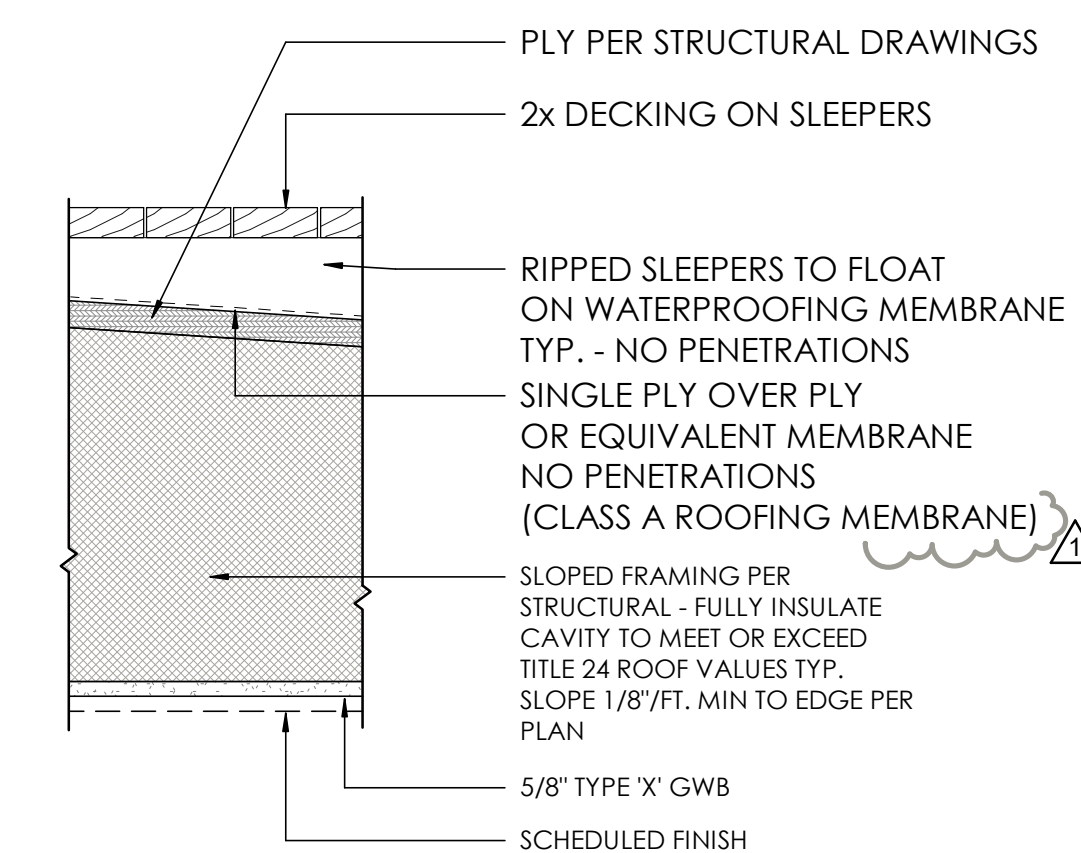
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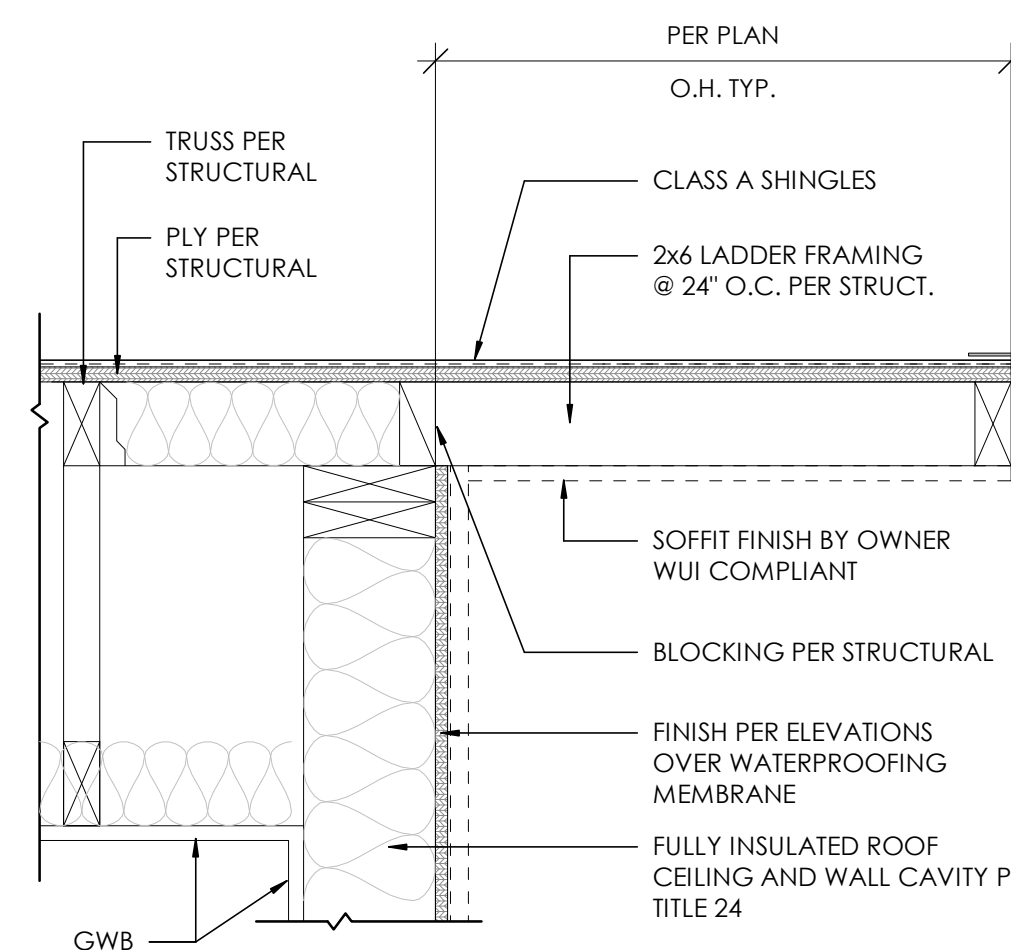
**L OPEN WOOD DECK**



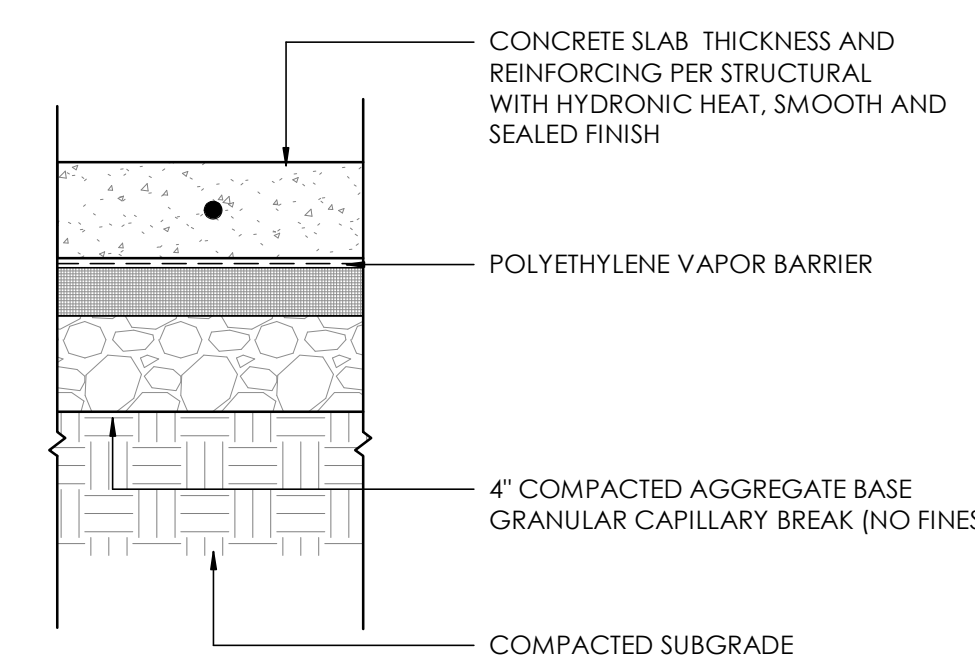
**D SLAB ON GRADE - EXTERIOR**



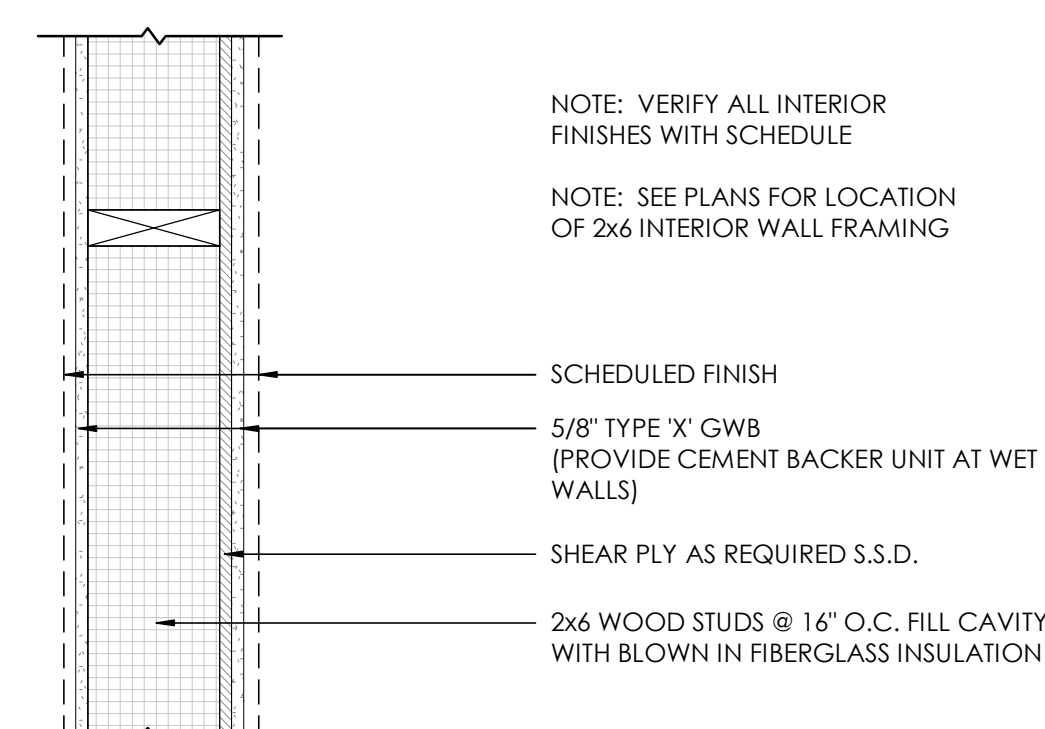
**K DRY DECK - OVER INTERIOR**



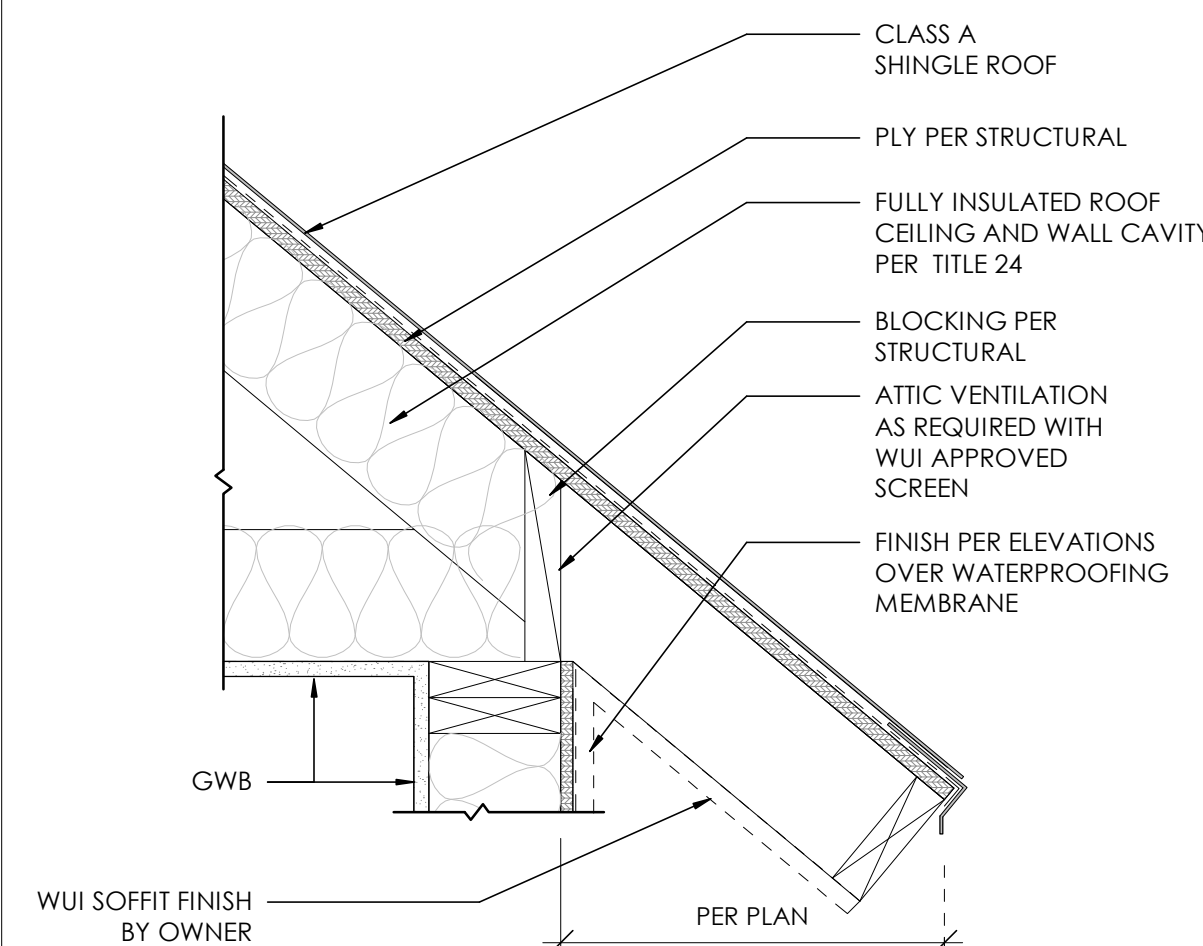
**G TYPICAL GABLE ROOF**



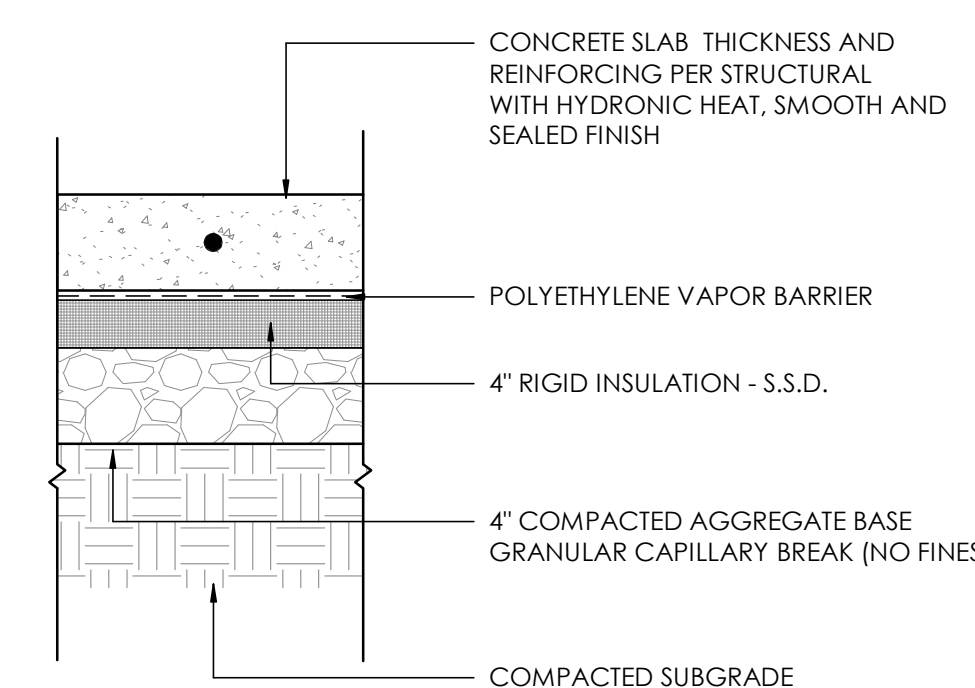
**C SLAB ON GRADE - GARAGE**



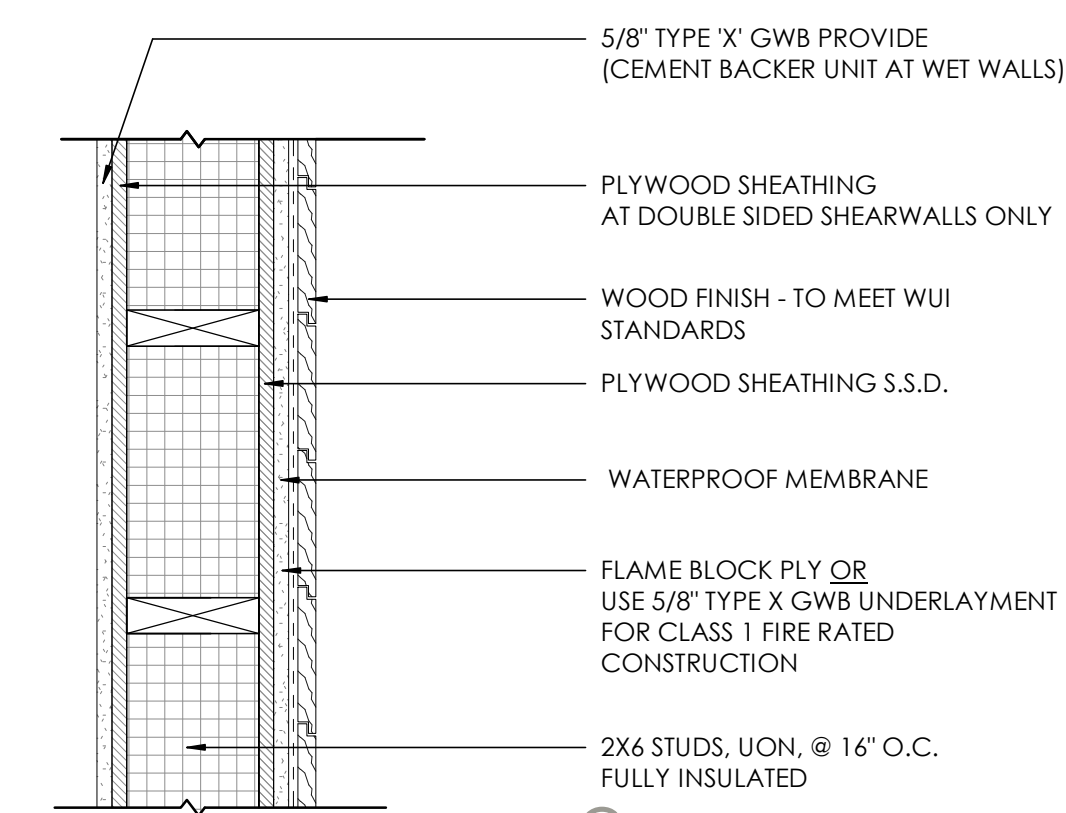
**J INTERIOR 2X6/2X4 PARTITION**



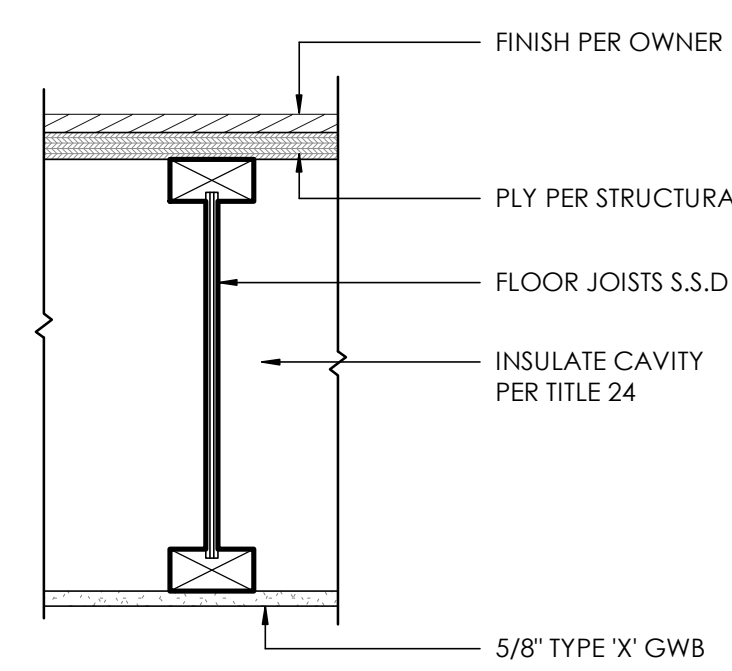
**F TYPICAL SHED ROOF EDGE**



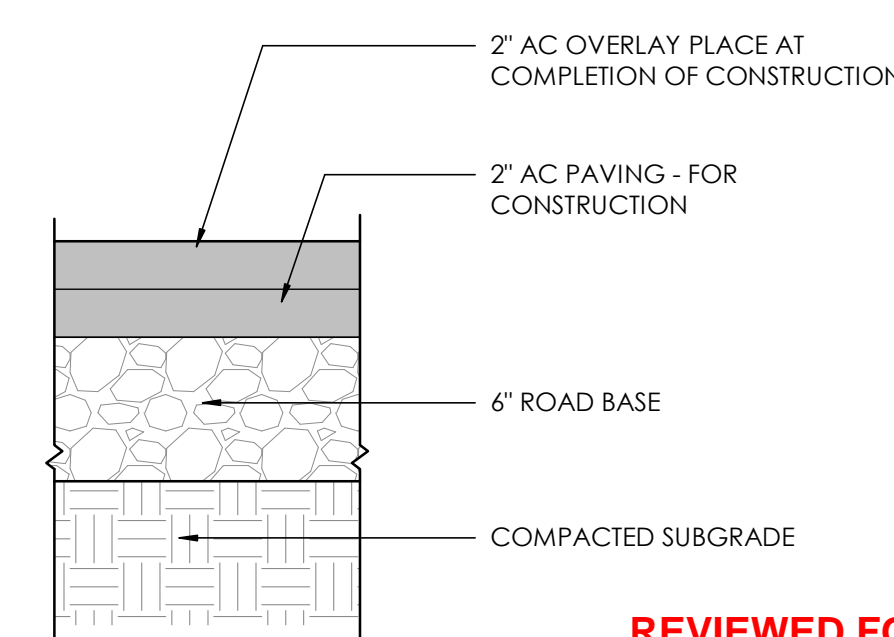
**B SLAB ON GRADE - INTERIOR**



**H EXTERIOR WALL - WOOD FINISH**



**E TYPICAL FRAMED FLOOR**



**A TYPICAL AC PAVING**



ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PERMIT SET 11/16/22

DRAWN BY: BJ  
SCALE: 1 1/2" = 1'-0"

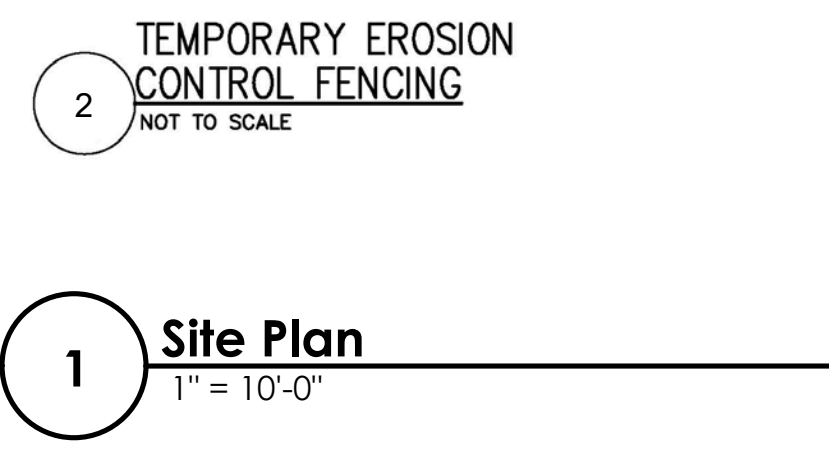
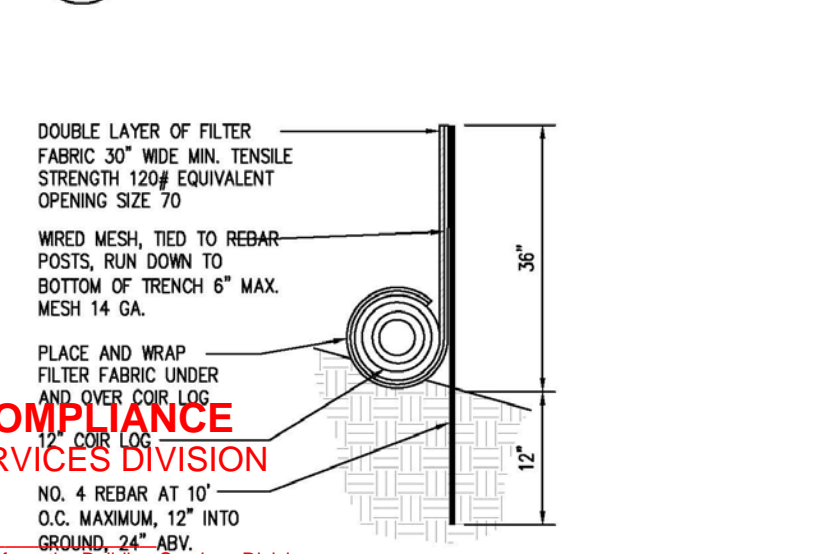
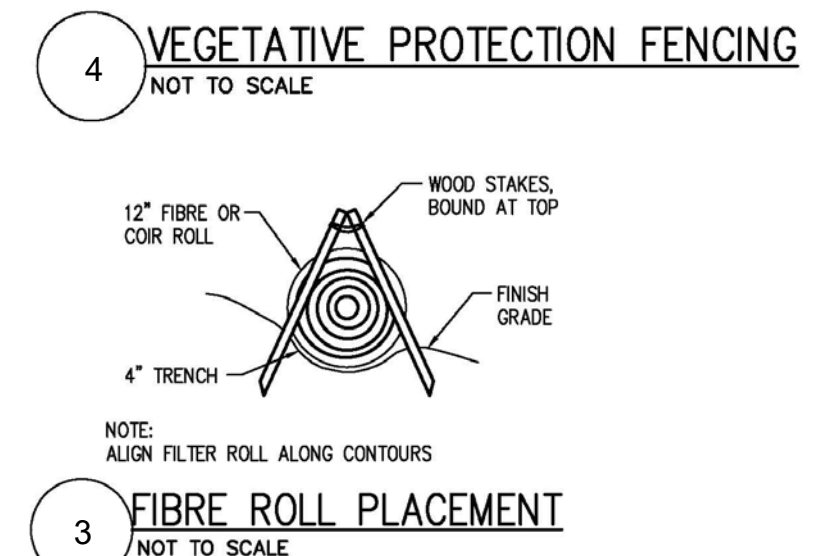
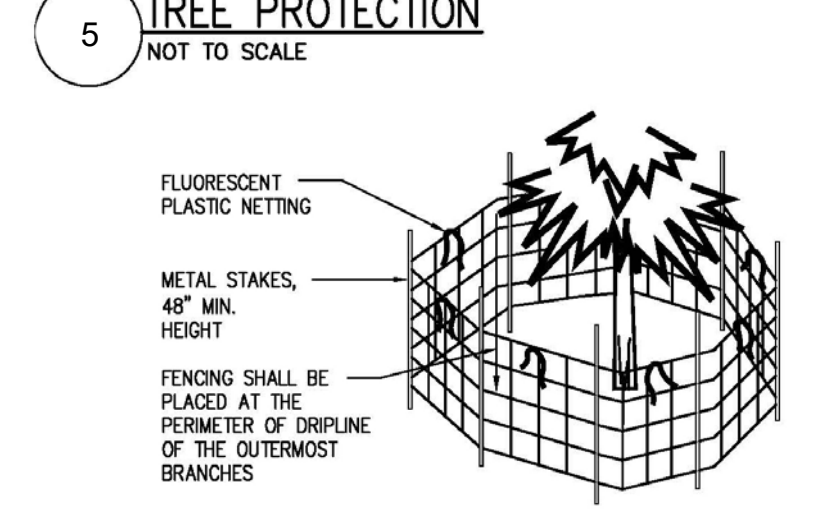
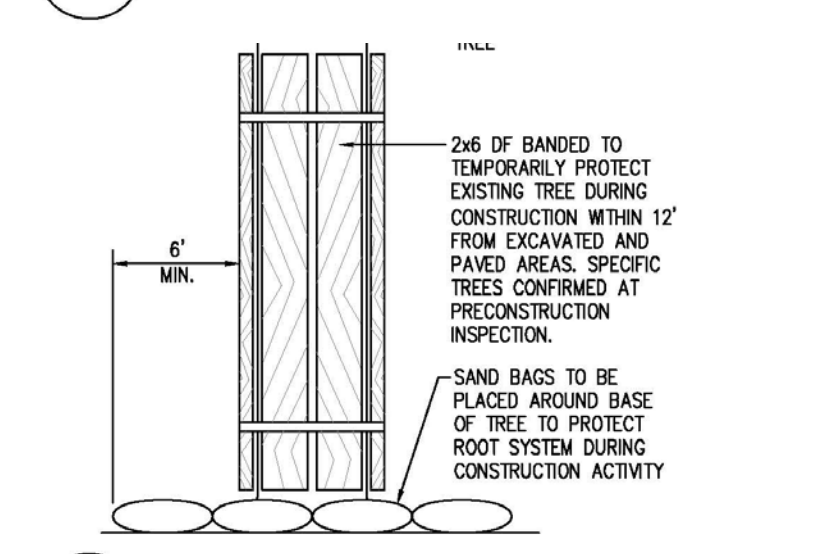
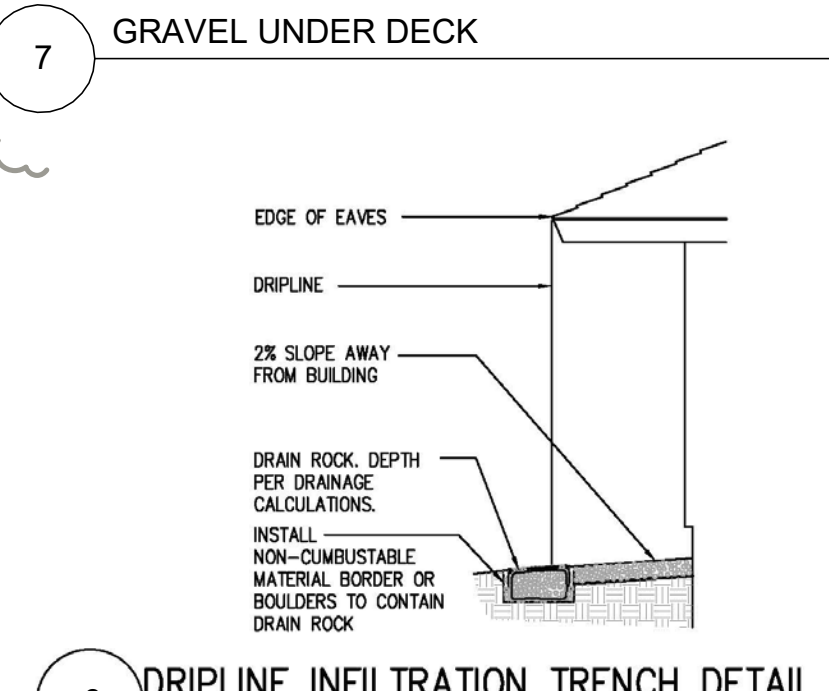
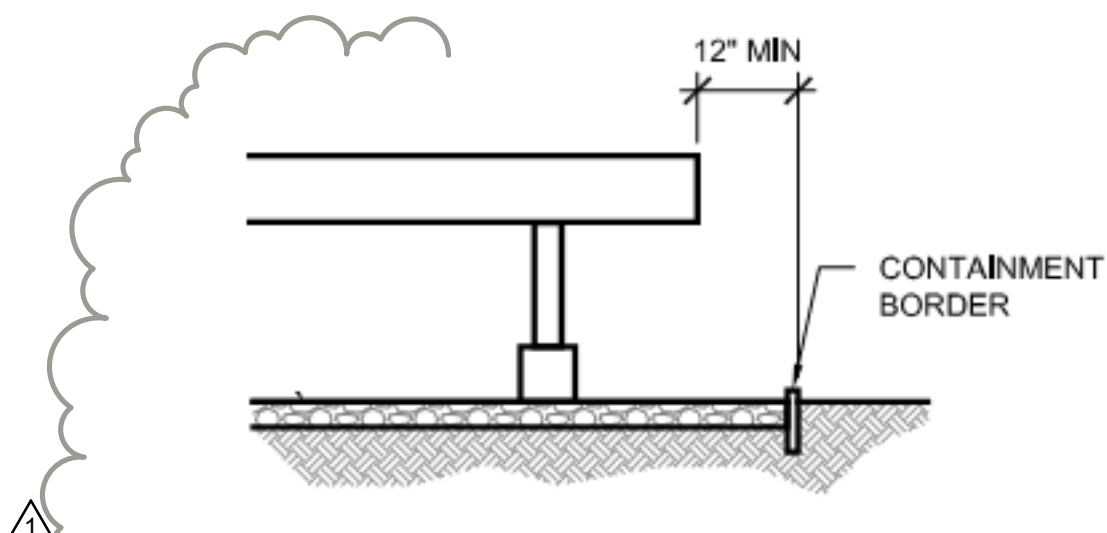
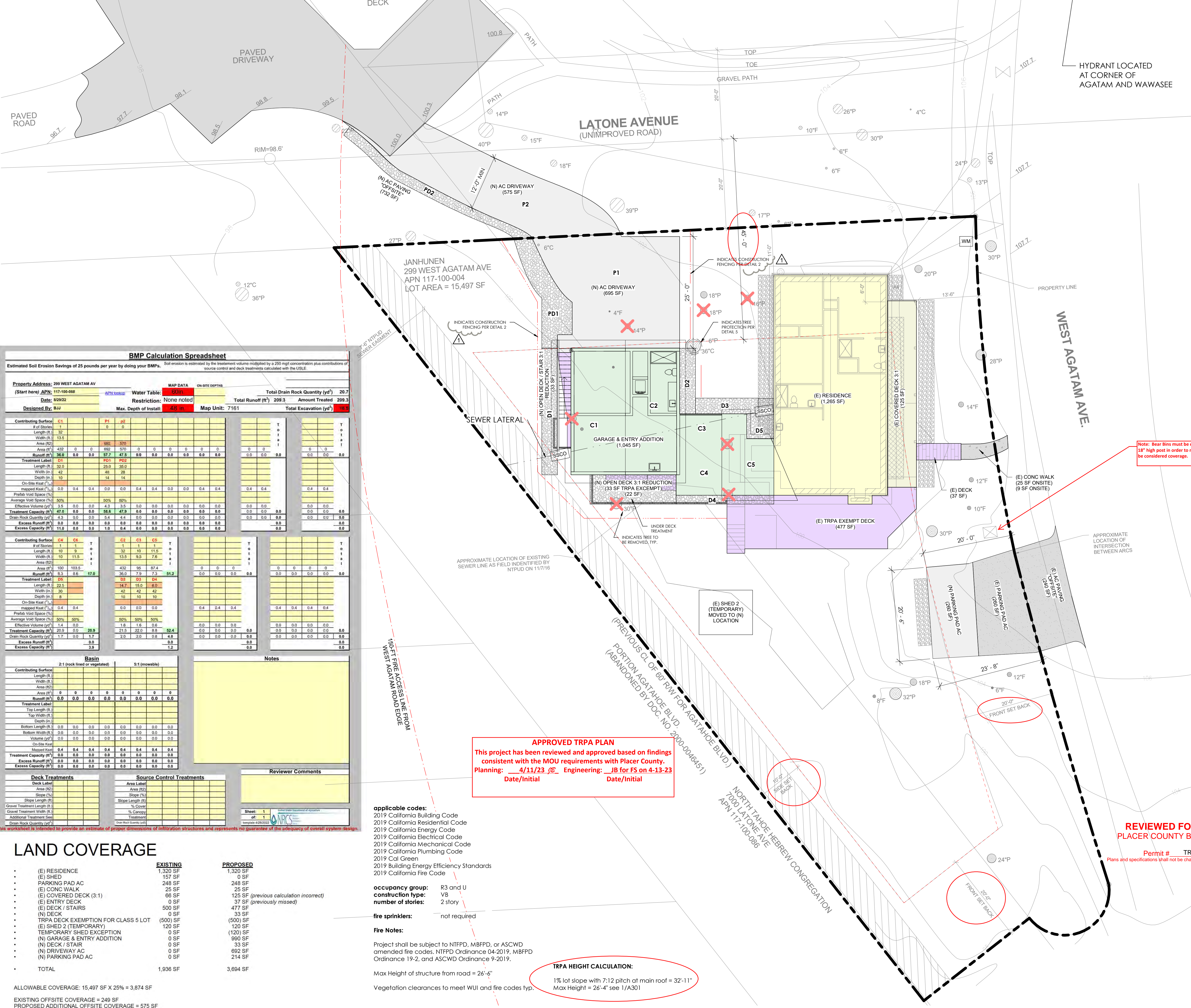
CONTENTS:  
Assemblies

SHEET NUMBER

**A010**

REVIEWED FOR CODE COMPLIANCE  
PLACER COUNTY BUILDING SERVICES DIVISION  
01/27/2023

Permit # TRP22-90204  
Plans and specifications shall not be changed without REVIEW from the Building Services Division



NOTE: G.C. TO CONFIRM ALL FINISH FLOOR ELEVATIONS, GRADING AND DRAINAGE WITH SURVEY AND FIELD CONDITIONS PRIOR TO EXECUTION OF WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. ELEVATION OF FINISH FLOORS SHALL BE SET TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM BUILDING TYPICAL.

NOTE: SEE A100g FOR ADDITIONAL BMP DETAILS

BMP Calculation Spreadsheet																																															
Estimated Soil Erosion Savings of 25 pounds per year by doing your BMPs. Soil erosion is estimated by the treatment volume multiplied by a 250 mg/l concentration plus contribution of source control and deck treatments calculated with the USLE.																																															
Property Address: 299 WEST AGATAM AVE				MAP DATA		Total Drain Rock Quantity (yd <sup>3</sup> ): 20.7																																									
APN: 117-100-088				Water Table: None noted		Total Runoff (ft <sup>3</sup> ): 209.3		Amount Treated: 209.3																																							
Date: 9/29/22				Restriction: None noted		Total Excavation (yd <sup>3</sup> ): 15.5																																									
Designed By: BJJ				Max. Depth of Install: 48.5 in.		Map Unit: 7161																																									
Contributing Surface			P1			P2			P3																																						
Area (ft <sup>2</sup> )	Runoff (ft <sup>3</sup> )	Excess Runoff (ft <sup>3</sup> )	Area (ft <sup>2</sup> )	Runoff (ft <sup>3</sup> )	Excess Runoff (ft <sup>3</sup> )	Area (ft <sup>2</sup> )	Runoff (ft <sup>3</sup> )	Excess Runoff (ft <sup>3</sup> )	Area (ft <sup>2</sup> )	Runoff (ft <sup>3</sup> )	Excess Runoff (ft <sup>3</sup> )																																				
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<table border="1"> <thead> <tr> <th colspan="3">Basin</th> <th colspan="3">S1</th> <th colspan="3">S2</th> <th colspan="3">S3</th> </tr> <tr> <td>Area (ft<sup>2</sup>)</td> <td>Runoff (ft<sup>3</sup>)</td> <td>Excess Runoff (ft<sup>3</sup>)</td> <td>Area (ft<sup>2</sup>)</td> <td>Runoff (ft<sup>3</sup>)</td> <td>Excess Runoff (ft<sup>3</sup>)</td> <td>Area (ft<sup>2</sup>)</td> <td>Runoff (ft<sup>3</sup>)</td> <td>Excess Runoff (ft<sup>3</sup>)</td> <td>Area (ft<sup>2</sup>)</td> <td>Runoff (ft<sup>3</sup>)</td> <td>Excess Runoff (ft<sup>3</sup>)</td> </tr> <tr> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </thead></table>												Basin			S1			S2			S3			Area (ft <sup>2</sup> )	Runoff (ft <sup>3</sup> )	Excess Runoff (ft <sup>3</sup> )	Area (ft <sup>2</sup> )	Runoff (ft <sup>3</sup> )	Excess Runoff (ft <sup>3</sup> )	Area (ft <sup>2</sup> )	Runoff (ft <sup>3</sup> )	Excess Runoff (ft <sup>3</sup> )	Area (ft <sup>2</sup> )	Runoff (ft <sup>3</sup> )	Excess Runoff (ft <sup>3</sup> )	0	0	0	0	0	0	0	0	0	0	0	0
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**APPROVED TRPA PLAN**  
 This project has been reviewed and approved based on findings consistent with the MOU requirements with Placer County.  
 Planning: 4/11/23 / JB Engineering: JB for FS on 4-13-23  
 Date/Initial Date/Initial

**applicable codes:**  
 2019 California Building Code  
 2019 California Residential Code  
 2019 California Energy Code  
 2019 California Electrical Code  
 2019 California Mechanical Code  
 2019 California Plumbing Code  
 2019 Cal Green  
 2019 Building Energy Efficiency Standards  
 2019 California Fire Code

**occupancy group:** R3 and U  
**construction type:** V8  
**number of stories:** 2 story

**fire sprinklers:** not required

**Fire Notes:**  
 Project shall be subject to NTFPD, MBFPD, or ASCWD amended fire codes, NTFPD Ordinance 04-2019, MBFPD Ordinance 19-2, and ASCWD Ordinance 9-2019.

Max Height of structure from road = 26'-6"  
 Vegetation clearances to meet WUI and fire codes typ.

**TRPA HEIGHT CALCULATION:**  
 1% lot slope with 7:12 pitch at main roof = 32'-11"  
 Max Height = 26'-4" see 1/A301

LAND COVERAGE		
	EXISTING	PROPOSED
(E) RESIDENCE	1,320 SF	1,320 SF
(E) SHED	157 SF	0 SF
(E) PARKING PAD AC	248 SF	248 SF
(E) CONC WALK	25 SF	25 SF
(E) COVERED DECK (3:1)	66 SF	125 SF (previous calculation incorrect)
(E) ENTRY DECK	0 SF	37 SF (previously missed)
(E) DECK / STAIRS	500 SF	477 SF
(N) DECK	0 SF	33 SF
TRPA DECK EXEMPTION FOR CLASS 5 LOT	500 SF	500 SF
(E) SHED 2 (TEMPORARY)	120 SF	120 SF
TEMPORARY SHED EXCEPTION	0 SF	0 SF
(N) GARAGE & ENTRY ADDITION	0 SF	960 SF
(N) DECK / STAIR	0 SF	33 SF
(N) DRIVEWAY AC	0 SF	692 SF
(N) PARKING PAD AC	0 SF	214 SF
<b>TOTAL</b>	<b>1,936 SF</b>	<b>3,664 SF</b>

ALLOWABLE COVERAGE: 15,497 SF X 25% = 3,874 SF  
 EXISTING OFFSITE COVERAGE = 249 SF  
 PROPOSED ADDITIONAL OFFSITE COVERAGE = 575 SF

APN: 117-100-088 (PREVIOUSLY 117-100-004)  
**Janhunen Garage Addition**  
 299 West Agatam Ave, Tahoe Vista, CA  
 Placer County

ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_  
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 REV: 1 PLAN CHECK RESPONSE 01/03/23  
 REV: 2 PLAN CHECK RESPONSE 01/23/23

DRAWN BY: BJJ  
 SCALE: As indicated

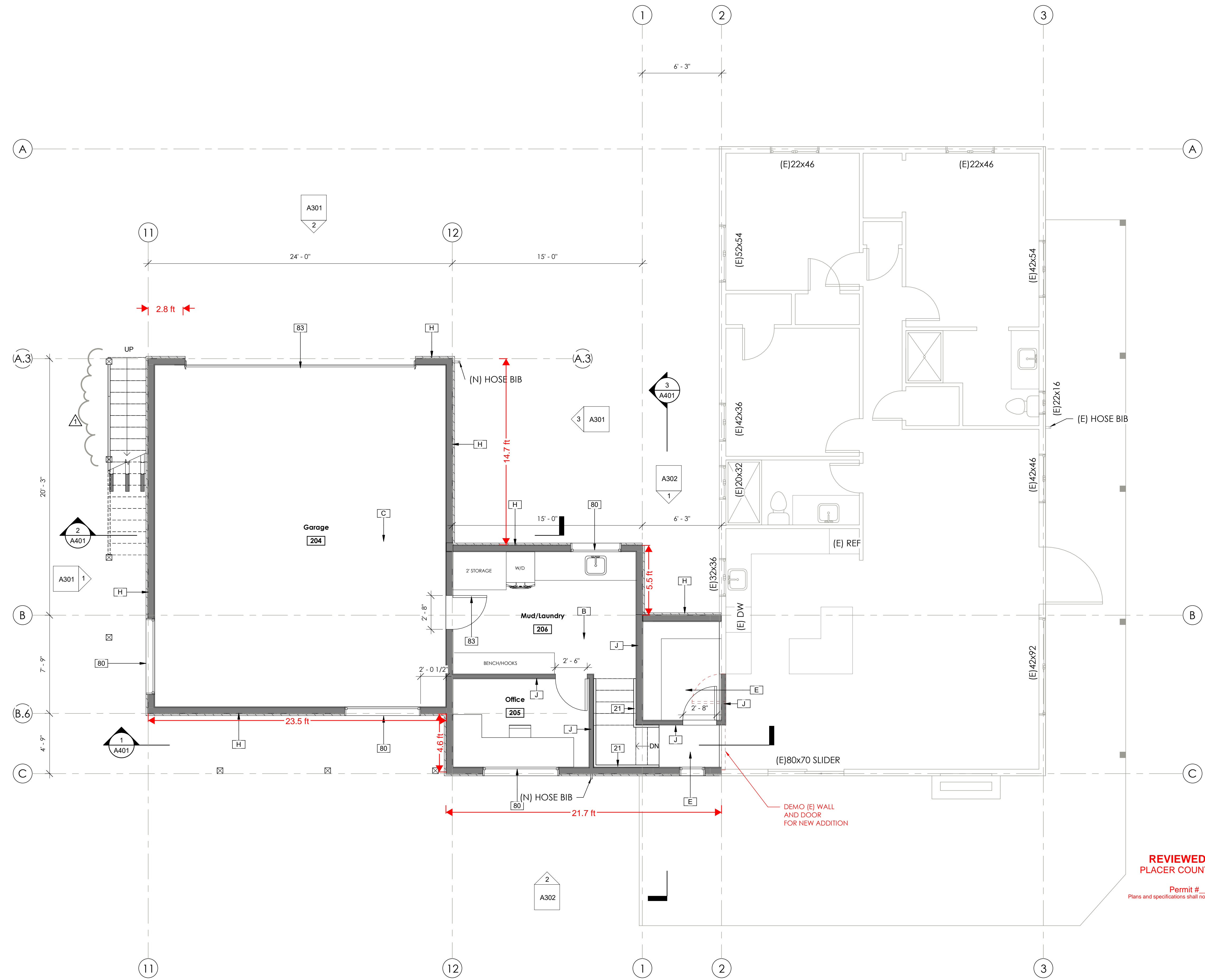
CONTENTS:  
 Site Plan

SHEET NUMBER

**A100**

Keynote Legend Vertical	
Key Value	Keynote Text
21	Handrail/guardrail per §311.7.8
80	Door glazed window to meet life 24
81	Door glazed sliding glass door to meet life 24
83	SCWD - wood door - 20 min self closer at garage
84	See A10 - Slab on Grade - Interior
B	See A10 - Slab on Grade - Garage
C	See A10 - Typical Framed Floor
E	See A10 - Roof/Eave
F	See A10 - Roof/Gable
G	See A10 - Exterior Wall - Wood Finish
H	See A10 - Interior 2x4/2x4 Partition
J	See A10 - Dry Deck - Over Interior
K	See A10 - Wood Deck

**APPROVED TRPA PLAN**  
This project has been reviewed and approved based on findings consistent with the MOU requirements with Placer County.  
Planning: 4/11/23 /JE Engineering: N/A  
Date/Initial Date/Initial



**REVIEWED FOR CODE COMPLIANCE**  
**PLACER COUNTY BUILDING SERVICES DIVISION**  
01/27/2023  
Permit # TRP22-80204  
Plans and specifications shall not be changed without REVIEW from the Building Services Division

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REV: 2 PLAN CHECK RESPONSE	01/23/23

DRAWN BY: BJ  
SCALE: 1/4" = 1'-0"  
CONTENTS:  
Main Floor Plan

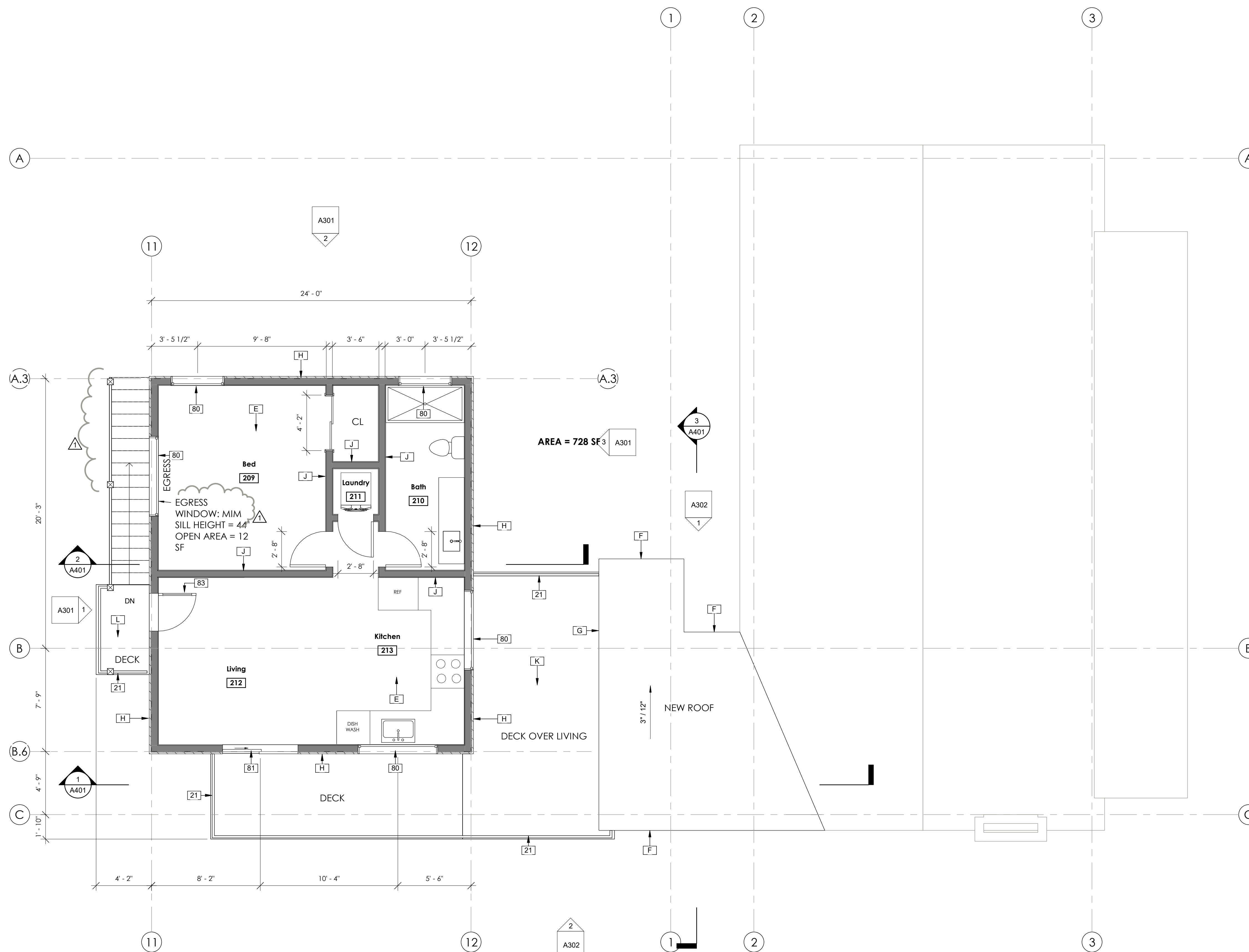
**1 Garage Floor Sheet**  
1/4" = 1'-0" SHEET NUMBER

**A201**

Keynote Legend Vertical	
Key Value	Keynote Text
Z1	Handrail/guardrail per 831.7.8
B0	Door glazed window to meet title 24
B1	Door glazed sliding glass door to meet title 24
B3	SCWD - wood door - 20 min self closer at garage
B4	
B	See A10 - Slab on Grade - Interior
C	See A10 - Slab on Grade - Garage
E	See A10 - Typical framed floor
F	See A10 - Roof/Eave
G	See A10 - Roof/Gable
H	See A10 - Exterior Wall - Wood Finish
J	See A10 - Interior 2x4/2x4 Partition
K	See A10 - Dry Deck - Over Interior
L	See A10 - Wood Deck

**NOTES:**  
 1. LAUNDRY APPLIANCE  
 INSTALLATION SPECIFICATIONS  
 SHALL BE ON SITE FOR FINAL  
 INSPECTION.

**APPROVED TRPA PLAN**  
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 consistent with the MOU requirements with Placer County.  
 Planning: 4/11/23 /JS Engineering: N/A  
 Date/Initial Date/Initial



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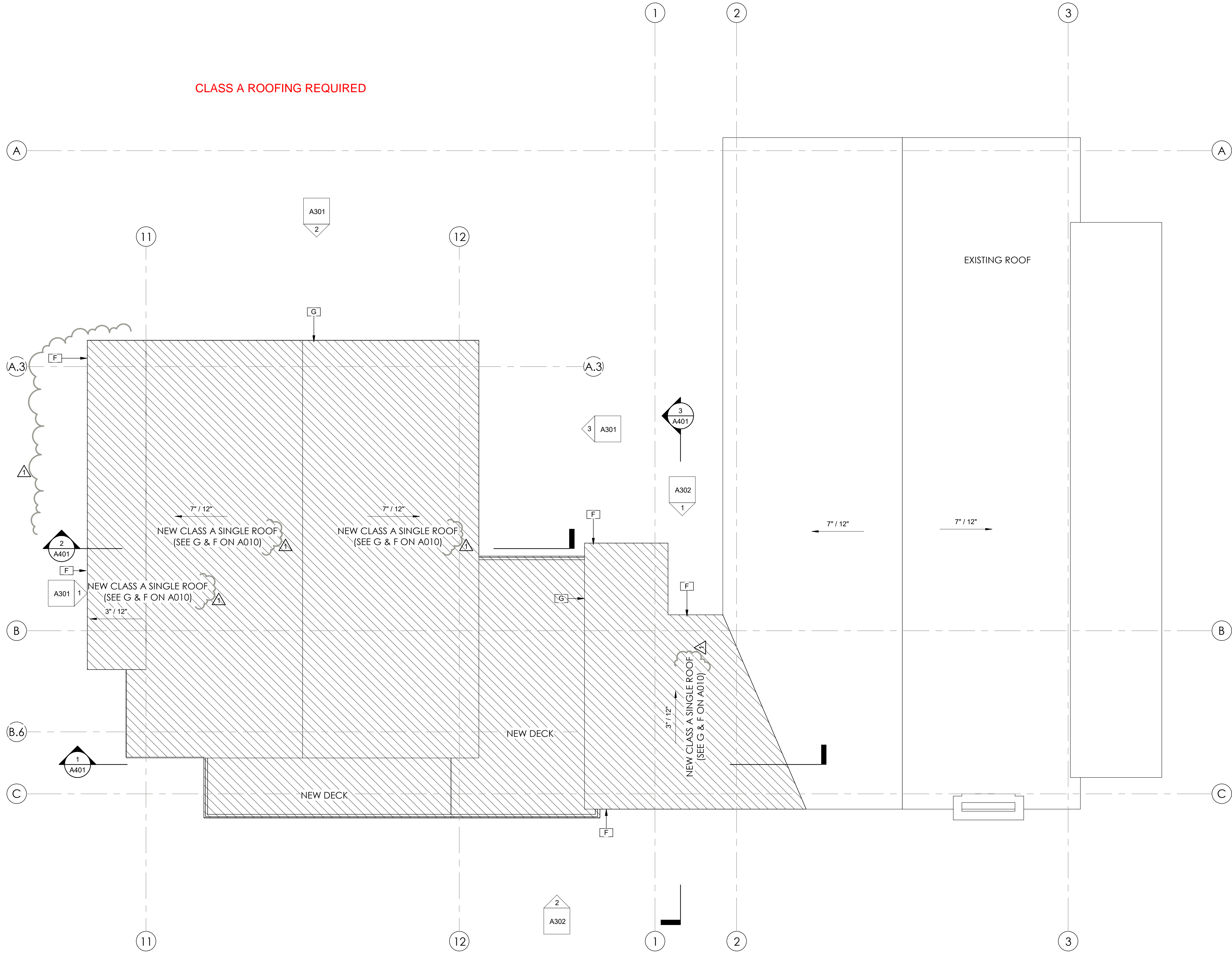
ISSUE:	DATE:
PERMIT SET	11/29/22
REV: 1 PLAN CHECK RESPONSE	01/03/23
REV: 2 PLAN CHECK RESPONSE	01/23/23

DRAWN BY: BJ  
 SCALE: 1/4" = 1'-0"  
 CONTENTS:  
 Upper Floor Plan

**1 Second Floor Sheet**  
 1/4" = 1'-0" SHEET NUMBER

**A202**

CLASS A ROOFING REQUIRED



Keynote Legend Vertical	
Key Value	Keynote Text
Z1	handrail/guardrail per 831.7.8
B0	Door glazed window to meet life 24
B1	Door glazed sliding glass door to meet life 24
B3	SCWD - wood door - 20 min self closer at garage
5a	
B	See A010 - Slab on Grade - Interior
C	See A010 - Slab on Grade - Garage
E	See A010 - Typical framed floor
F	See A010 - Roof/Eave
G	See A010 - Roof/Gable
H	See A010 - Exterior Wall - Wood Finish
J	See A010 - Interior 2x4/2x4 Partition
K	See A010 - Dry Deck - Over Interior
L	See A010 - Wood Deck

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DRAWN BY: BJ  
 SCALE: 1/4" = 1'-0"  
 CONTENTS:  
 Roof Plan

**1 Roof Plan Sheet**  
 1/4" = 1'-0"

SHEET NUMBER

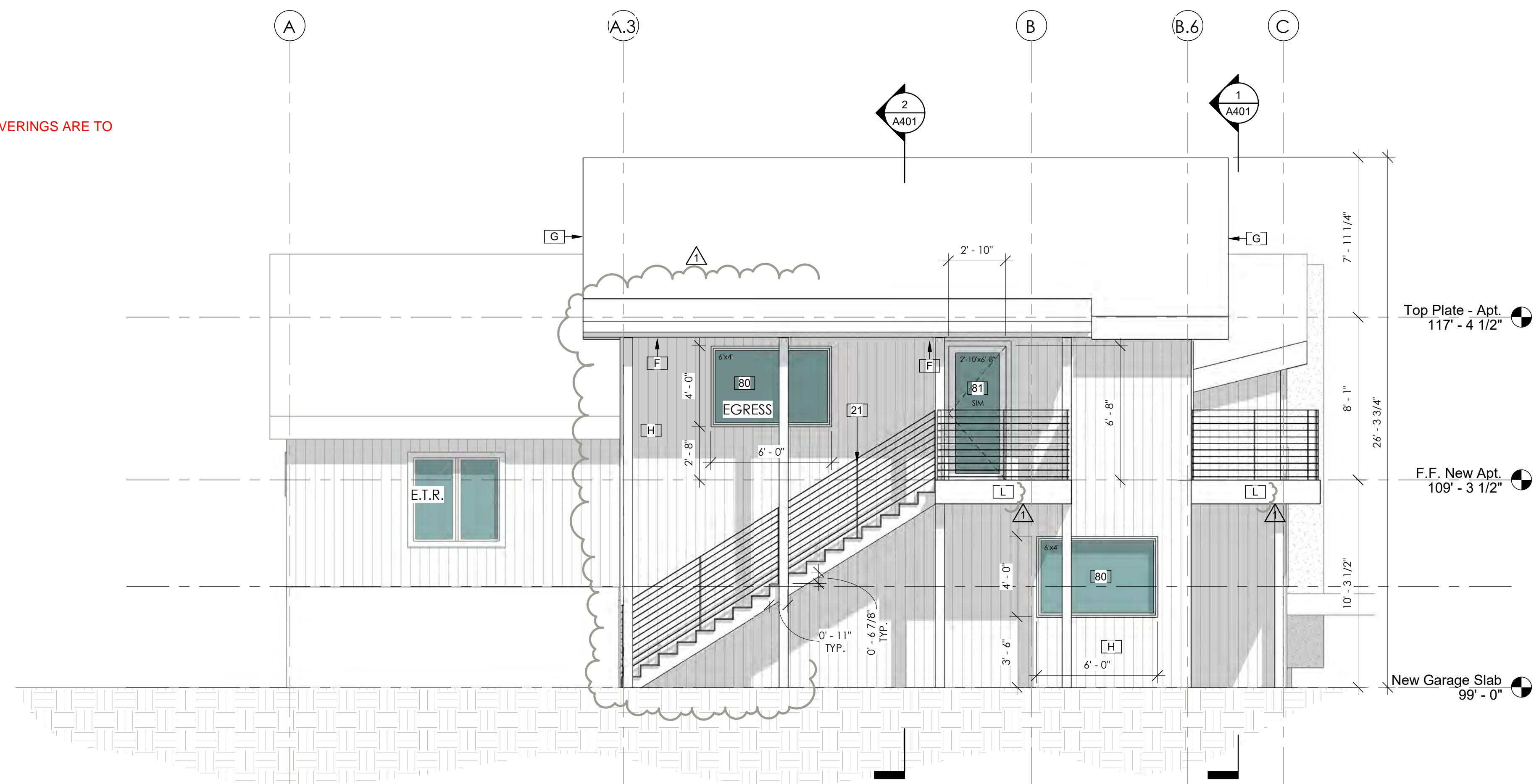
**A203**

WUI REQUIRED. ALL SIDING, VENTS AND EXTERIOR COVERINGS ARE TO COMPLY WITH 2019 CRC SEC 337

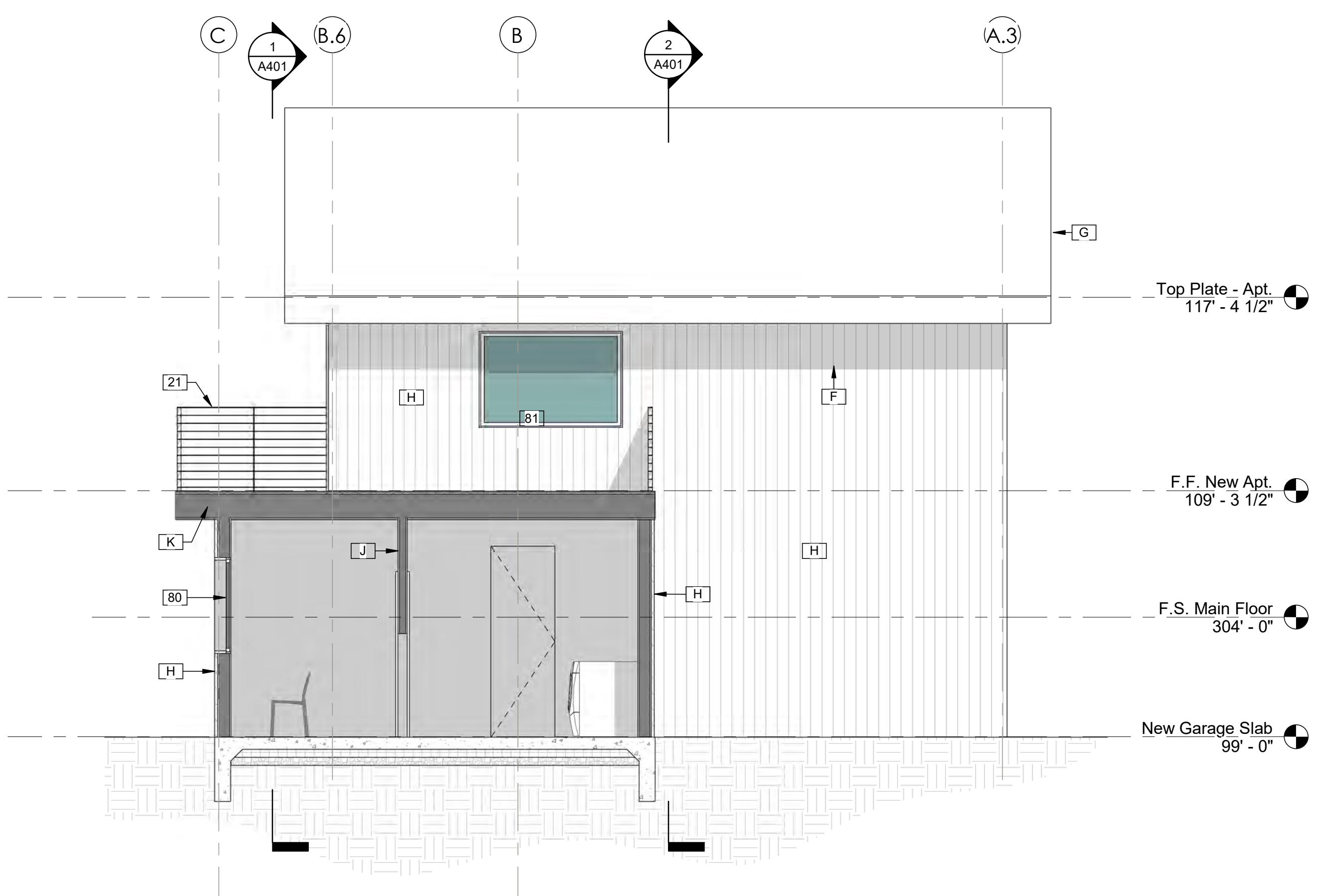
PROJECT SHALL COMPLY WITH TRPA GUIDELINES (TRPA CODE CH.36):  
 (1) **COLOR:** The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthtone and woodtone ranges shall be used for the primary color of the structure. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earthtone colors are considered to be shades of reddish brown, tan, ochre, and umber.  
 (2) **ROOFS:** Roof shall be composed of non-glare earthtone or woodtone materials that minimize reflectivity.  
 (3) **FENCES:** Wooden fences shall be used whenever possible. If cyclone fence must be used, it shall be coated with brown or black vinyl, including fence poles.  
 (4) All exterior lighting must be "night sky compliant" and to conform to TRPA lighting standards (Tahoe Basin Area Plan Implementing Regulations - Section 3.09.)

Key Value	Keynote Text
B1	Handrail/casual per 9311.7.8
B0	Dust glazed window to meet title 24
B1	Dust glazed sliding glass door to meet title 24
B3	SCWD - wood door - 20 min. self-closer at garage
B4	
B	See A410 - Slab on Grade - Interior
C	See A410 - Slab on Grade - Garage
E	See A410 - Typical Framed Floor
F	See A410 - Roof/Floor
G	See A410 - Roof/Casual
H	See A410 - Exterior Wall - Wood Finish
J	See A410 - Interior 2x4/2x4 Partition
K	See A410 - Dry Deck - Over Interior
L	See A410 - Wood Deck

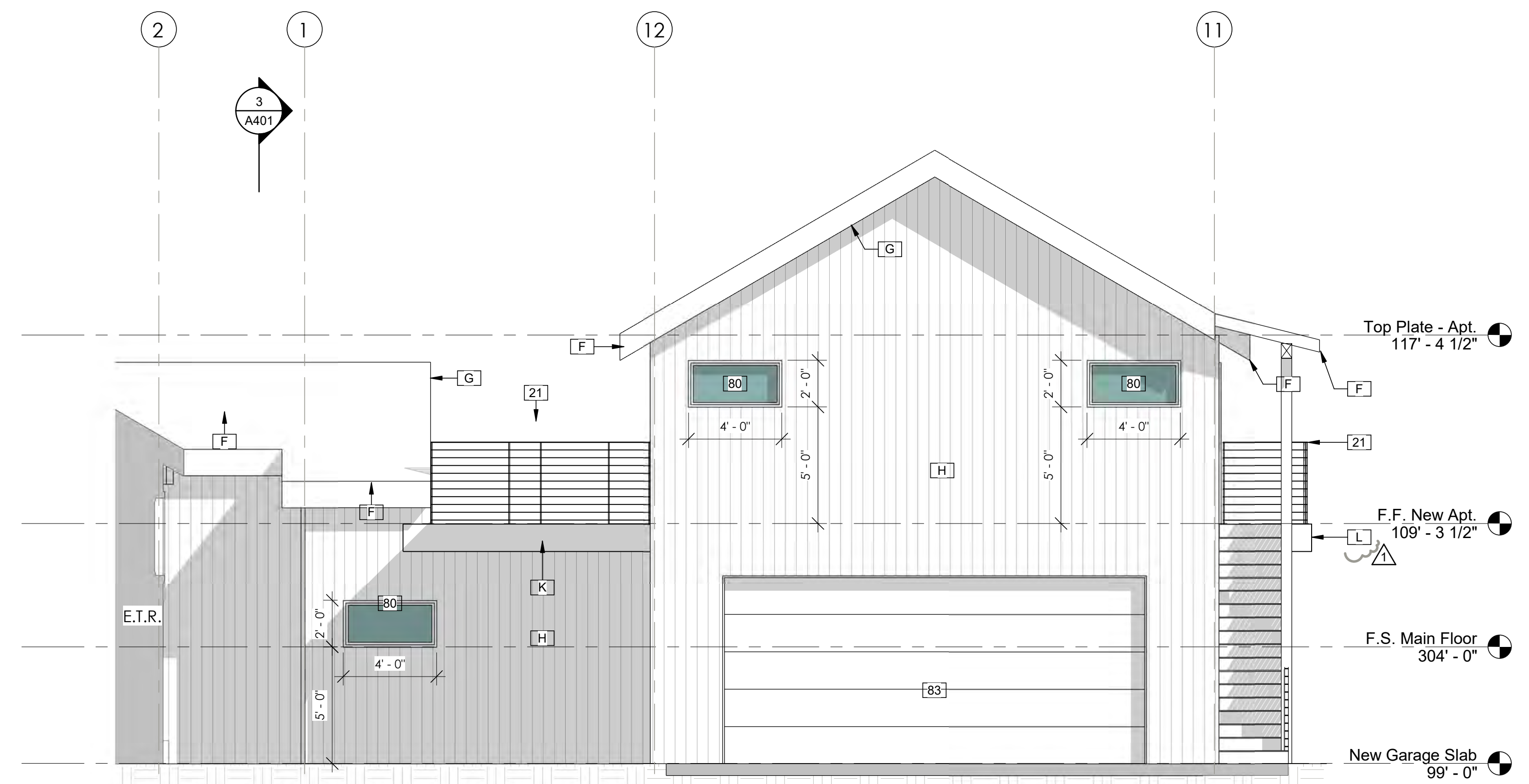
**APPROVED TRPA PLAN**  
 This project has been reviewed and approved based on findings consistent with the MOU requirements with Placer County.  
 Planning: 4/11/23 /ES Engineering: N/A  
 Date/Initial Date/Initial



1 Elevation 1 - a  
 1/4" = 1'-0"



3 Elevation 3 - a  
 1/4" = 1'-0"



2 Elevation 2 - a  
 1/4" = 1'-0"

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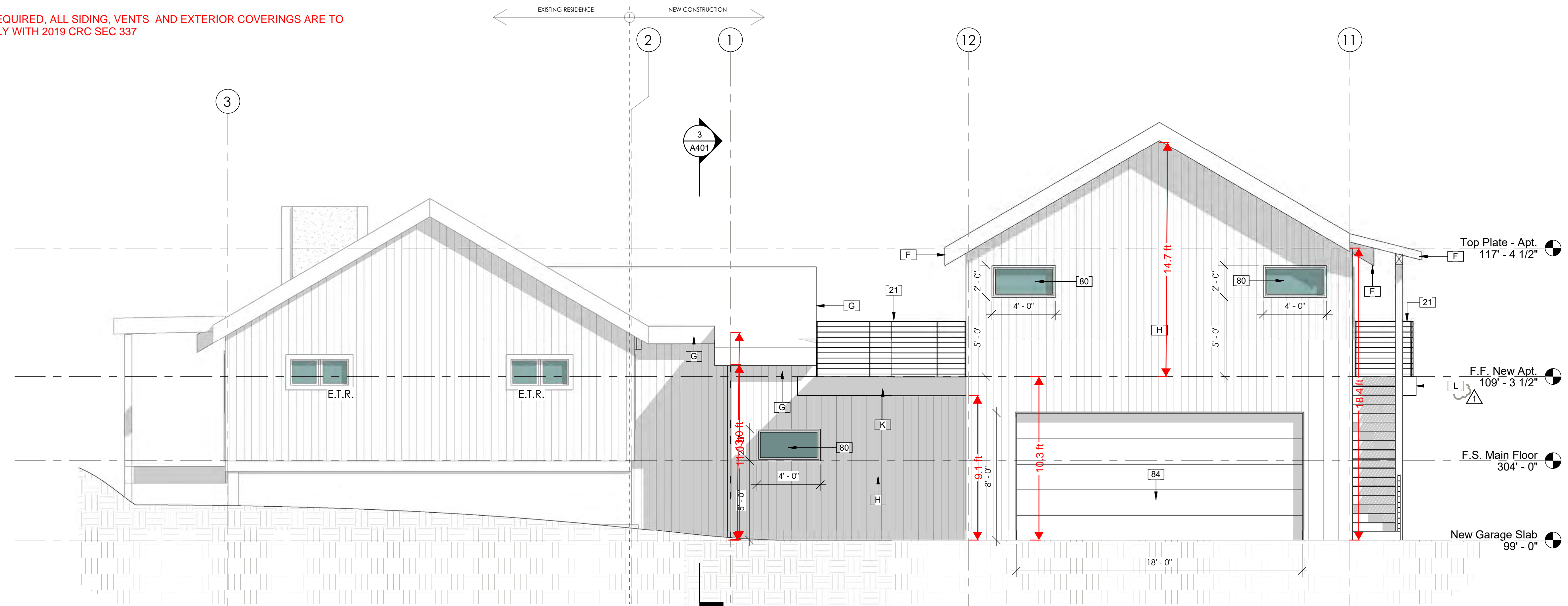
DRAWN BY: BJ  
 SCALE: 1/4" = 1'-0"  
 CONTENTS:  
 Elevations

SHEET NUMBER

**A301**



WUI REQUIRED, ALL SIDING, VENTS AND EXTERIOR COVERINGS ARE TO COMPLY WITH 2019 CRC SEC 337

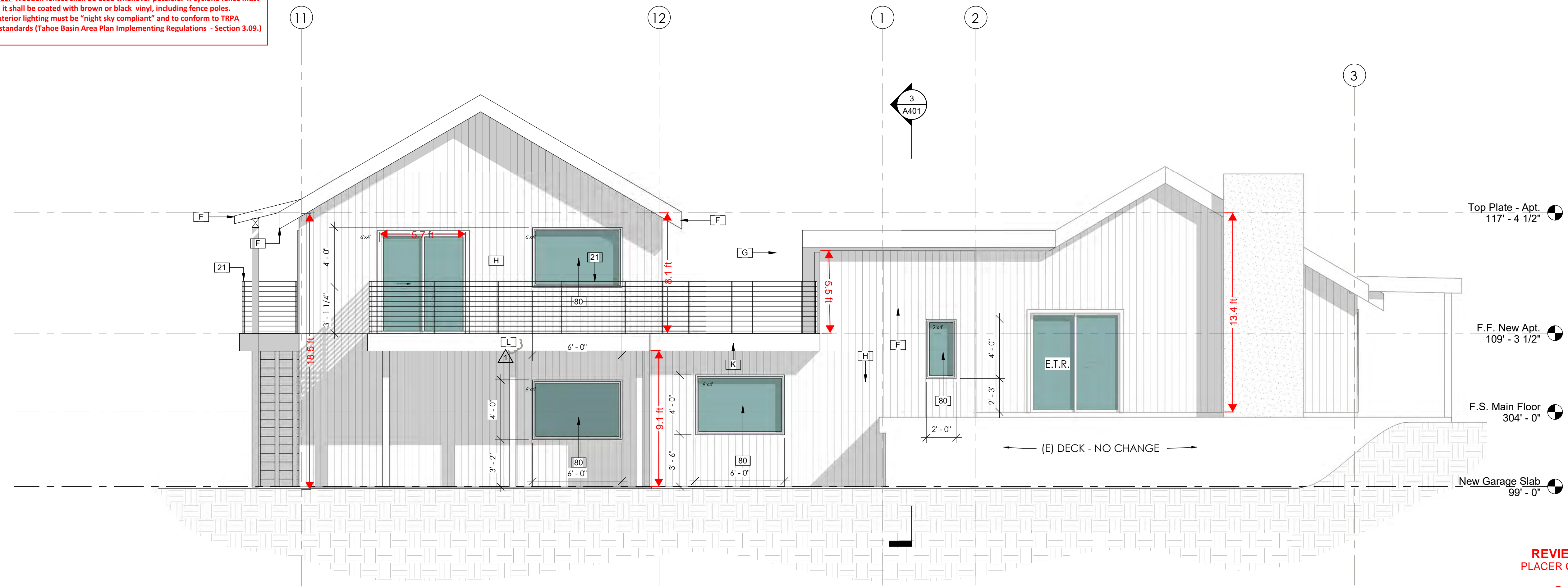


1 Elevation 4 - a  
1/4" = 1'-0"

Key Value	Keynote Text
B1	horizontal/vertical per 4311.7.8
B0	Dust glazed window to meet title 24
B1	Dust glazed sliding glass door to meet title 24
B3	SCWD - wood door - 20 min. self-closer at garage
B4	
B	See A101 - Slab on Grade - Interior
C	See A101 - Slab on Grade - Garage
E	See A101 - Typical Framed Floor
F	See A101 - Roof/Foam
G	See A101 - Roof/Gables
H	See A101 - Exterior Wall - Wood Finish
J	See A101 - Interior 2x4/2x4 Partition
K	See A101 - Dry Deck - Over Interior
L	See A101 - Wood Deck

**APPROVED TRPA PLAN**  
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Planning: 4/11/23 / JS Engineering: N/A  
Date/Initial Date/Initial

PROJECT SHALL COMPLY WITH TRPA GUIDELINES (TRPA CODE CH.36):  
(1) COLOR: The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthtone and woodtone ranges shall be used for the primary color of the structure. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earthtone colors are considered to be shades of reddish brown, tan, ochre, and umber.  
(2) ROOFS: Roof shall be composed of non-glare earthtone or woodtone materials that minimize reflectivity.  
(3) FENCES: Wooden fences shall be used whenever possible. If cyclone fence must be used, it shall be coated with brown or black vinyl, including fence poles.  
(4) All exterior lighting must be "night sky compliant" and to conform to TRPA lighting standards (Tahoe Basin Area Plan Implementing Regulations - Section 3.09.)



2 Elevation 5 - a  
1/4" = 1'-0"

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**Janhunen Garage Addition**  
299 West Agatam Ave, Tahoe Vista, CA  
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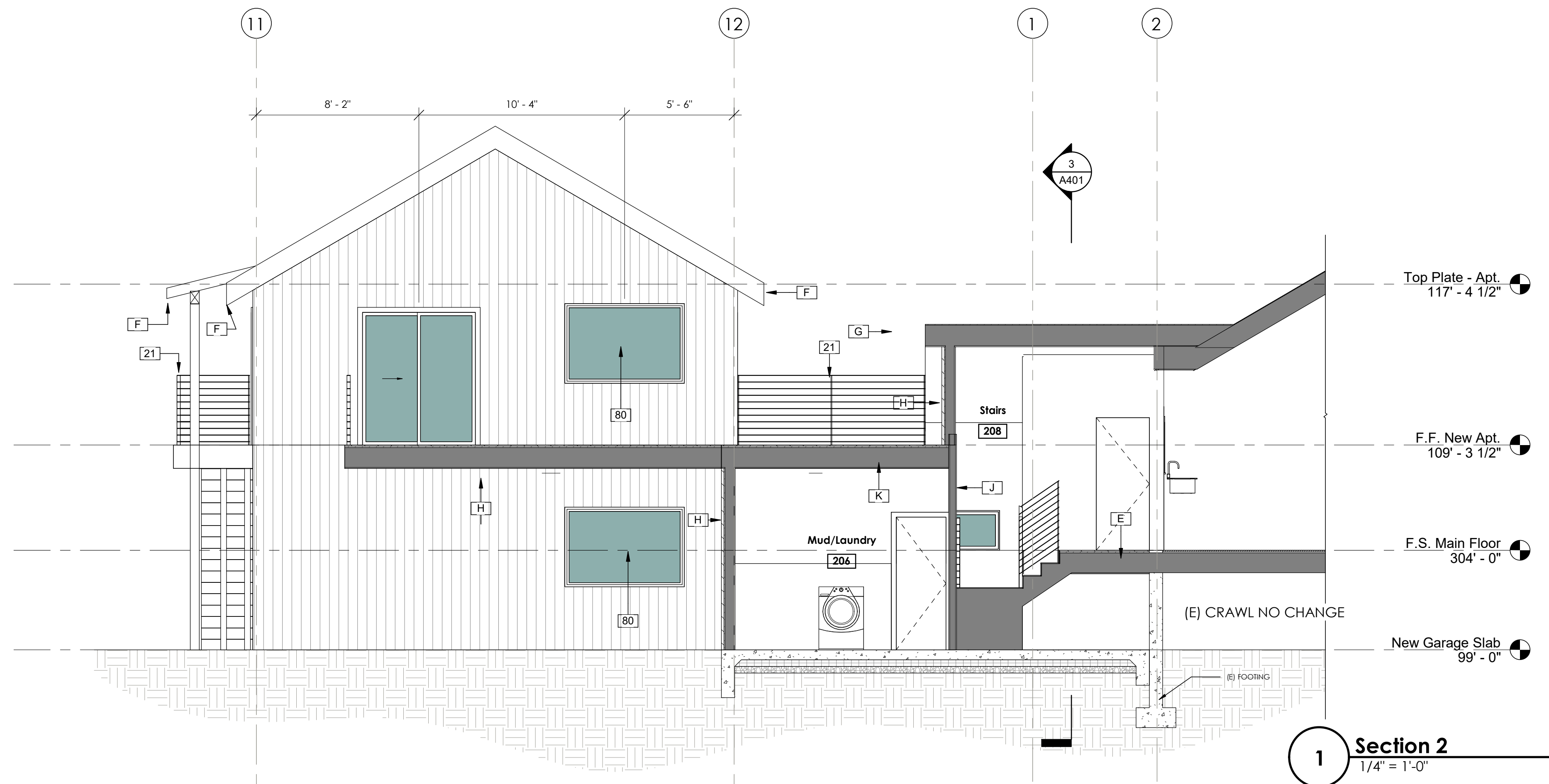
ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_  
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REV: 2 PLAN CHECK RESPONSE 01/23/23

DRAWN BY: BJ  
SCALE: 1/4" = 1'-0"  
CONTENTS:  
Elevations

SHEET NUMBER

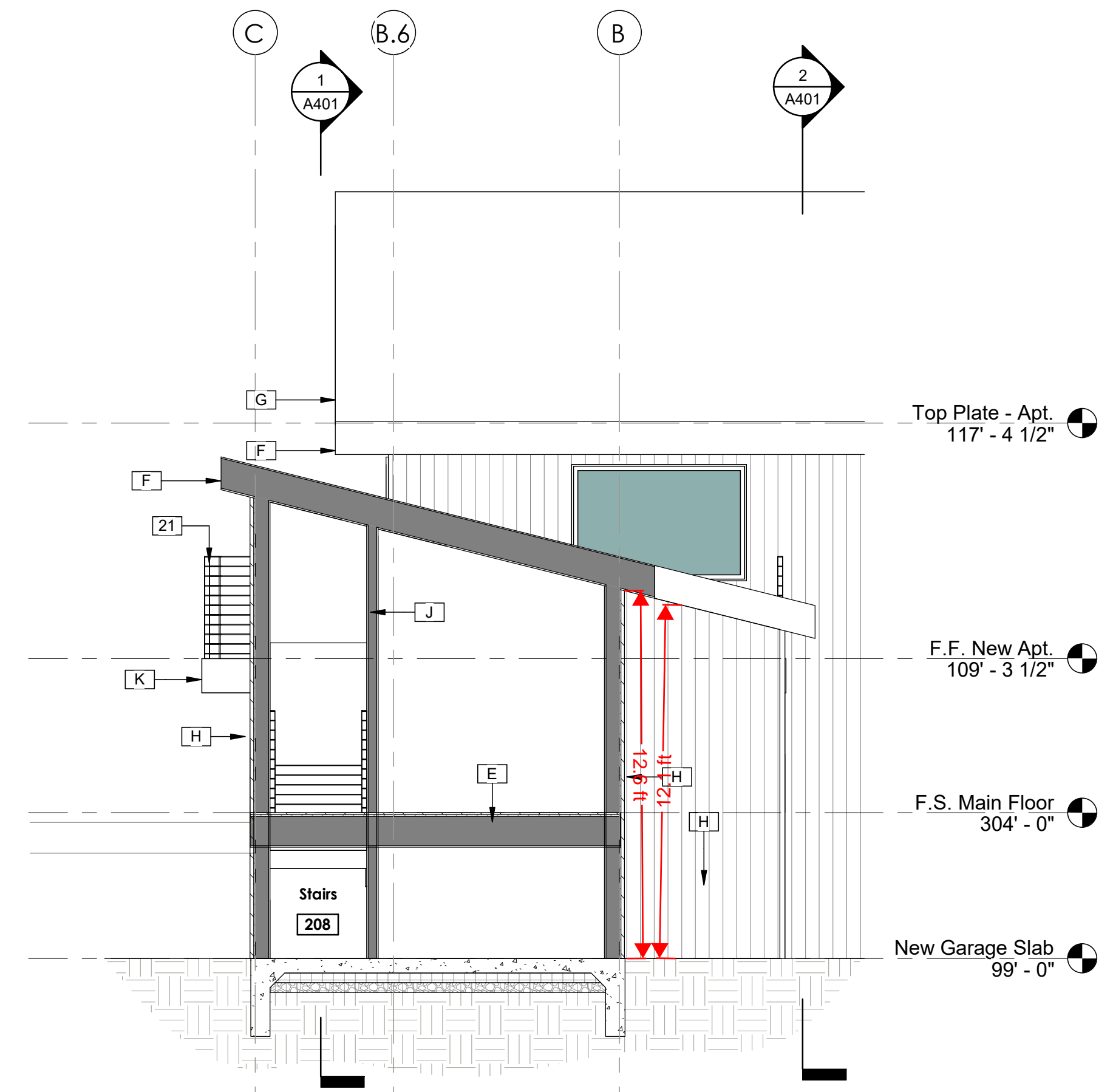
**A302**

Keynote Legend Vertical	
Key Value	Keynote Text
B1	Horizontal/vertical per R311.7.8
B0	Dust glazed window to meet title 24
B1	Dust glazed sliding glass door to meet title 24
B3	SCWD - wood door - 20 min wall closer at garage
B4	
B	See A401 - Slab on Grade - Interior
C	See A401 - Slab on Grade - Garage
E	See A401 - Typical Framed Floor
F	See A401 - Roof/Ceiling
G	See A401 - Roof/Ceiling
H	See A401 - Exterior Wall - Wood Finish
J	See A401 - Interior 2x4/2x4 Partition
K	See A401 - Dry Deck - Over Interior
L	See A401 - Wood Deck

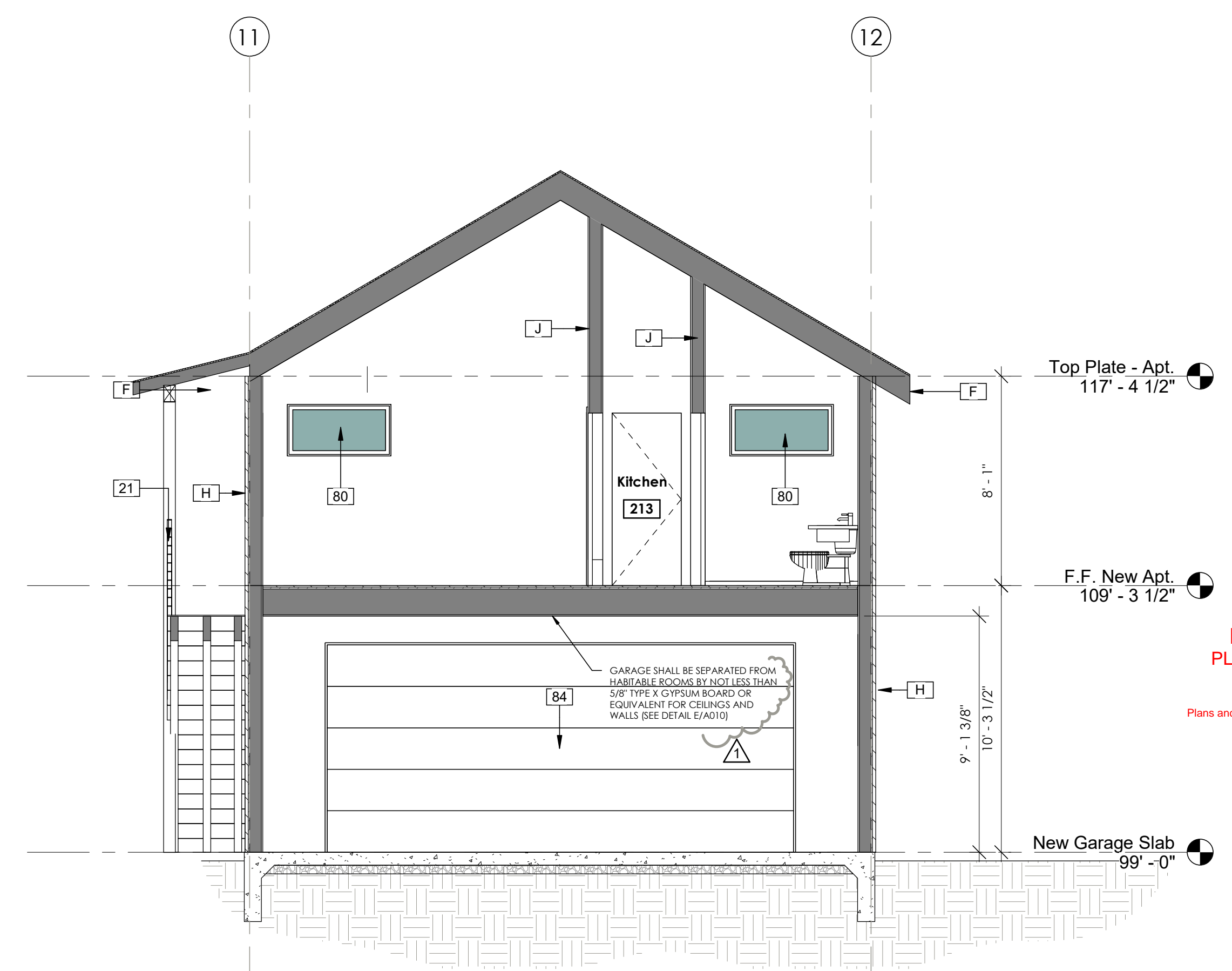


**1 Section 2**  
1/4" = 1'-0"

**APPROVED TRPA PLAN**  
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 Planning: 4/11/23 /RE Engineering: N/A  
 Date/Initial Date/Initial



**3 Section 5**  
1/4" = 1'-0"



**2 Section 4**  
1/4" = 1'-0"

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DRAWN BY:	BJ
SCALE:	1/4" = 1'-0"
CONTENTS:	
Sections	

SHEET NUMBER

**A401**

PROJECT STRUCTURAL GENERAL NOTES

01. GENERAL

- A. These general notes shall apply to the structural drawings unless otherwise shown or noted.
B. Unless otherwise indicated all details of design, workmanship and materials shall conform to the 2019 Edition of the California Building Code (CBC) and the Minimum Design Loads for Buildings and Other Structures (ASCE/SEI 7-16).
C. Any discrepancies, errors, or omissions found by the Builder regarding the Structural Construction Documents, the Architectural Construction Documents, and actual Site Conditions shall be reported to the Architect.
D. The Builder shall verify and coordinate all dimensions among all drawings prior to proceeding with any work or fabrication.
E. The Builder is responsible for all bracing and shoring during construction.
F. DEFINITION OF SPECIAL INSPECTION: Inspection as herein required of the materials, installation, fabrication, erection or placement of components and connections requiring special expertise to ensure compliance with approved construction documents and referenced standards (see Section IBC/CBC 1704).
G. DEFINITION OF SPECIAL INSPECTION, CONTINUOUS: The full-time observation of work requiring special inspection by an approved special inspector who is present in the area where the work is being performed.
H. DEFINITION OF SPECIAL INSPECTION, PERIODIC: The part-time or intermittent observation of work requiring special inspection by an approved special inspector who is present in the area where the work has been or is being performed and at the completion of the work.
I. DEFINITION OF STRUCTURAL OBSERVATION: The visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at the completion of the structural system. Structural observation does not include or waive the responsibility for the inspection required by Section 110, 1705 or other sections of the code.

02. DESIGN CRITERIA

- A. Governing Jurisdiction: Placer County, CA
B. Risk Category II
C. Live Loads
1. Residential Floor: 40 psf
2. Residential Garage: 60 psf or jack load 3,000 lbs
3. Residential Decks (superseded by snow loads)
4. Residential Roof (superseded by snow loads)
D. Snow Loads
1. Ground snow load (per jurisdiction): Ps = 218 psf
2. Importance Factor: Is = 1.0
3. Flat roof snow load (Cs = 1.0): Ps = 153 psf
E. Wind Loads
1. Basic wind speed: Vsb = 130 mph
2. Importance factor: Vsb = 101 mph (Design Based on Vsb)
3. Wind exposure: Iw = 1.0
4. Internal Pressure Coefficient: +/- 0.18 for main structure
F. Seismic Loads
1. Seismic importance factor: Is = 1.0
2. Mapped spectral response accelerations (0.2 sec): Ss = 1.531
3. Mapped spectral response accelerations (1.0 sec): S1 = 0.518
4. Site Class: D
5. Design spectral response accelerations (0.2 sec): Sds = 1.225
6. Design spectral response accelerations (1.0 sec): Sd1 = N/A
7. Seismic design category: D
8. Response Modification Factor: R = 6.5
9. Basic seismic-force-resisting system: Bearing Wall System; Light-frame walls w/ wood sheathing
10. Analysis procedure used: Equivalent Lateral Force Procedure
G. Soil Loads & Criteria
1. Allowable Bearing Pressure: Pbl = 2,000 psf (assumed)
2. Passive Lateral Resistance Pressure: N/A
3. Coefficient of Friction: 0.35
4. Active Equivalent Fluid Pressure (non-restrained walls): N/A
5. At-rest Fluid Pressure (restrained walls): N/A

03. FOUNDATION

- A. A design soil bearing capacity of 2000 psf is assumed for dead plus long term live loads.
B. All foundation excavation is to be carried to undisturbed native material or placed in an approved engineered fill.
C. Over-excavation of materials shall be backfilled with concrete.
D. All backfill supporting footings and slabs shall be compacted to not less than 95% relative density in accordance with ASTM D 1557 (in lieu of alternate specification per Geotechnical Engineer).
E. Backfilling against foundation walls shall not be permitted until the wall has reached 28-day strength and all supporting structure is in place.
F. Specification of underlayment below interior slabs shall be the responsibility of the Architect, Geotechnical Engineer, Owner, or Contractor and is not the responsibility of the Structural Engineer. As a minimum, interior slabs shall be underlain with 4 inches of aggregate base.
G. Step footings at a ratio of one vertical to two horizontal, with a maximum vertical step of 2'-0", typ uno.
H. Specification of waterproofing for foundations and retaining walls shall be the responsibility of the Architect, Owner, or Contractor and is not the responsibility of the Structural Engineer.
I. Any unusual site conditions (e.g. loose fill, sub-surface water, etc.) shall be immediately reported to the Structural Engineer.
J. VERIFICATION

TABLE 1705.6 VERIFICATION OF SOILS BY GEOTECHNICAL ENGINEER

Table with 4 columns: VERIFICATION, CONT., PERIODIC, RECD FOR THIS PROJECT. Rows include verification of materials below footings, excavations, classification and testing of controlled fill materials, and placement of controlled fill.

04. REINFORCING CONCRETE

- A. Reinforced concrete shall conform to applicable requirements of the CBC/IBC as well as the current edition of the ACI-318.
B. Concrete shall have a 28 day compressive strength of not less than:
- Concrete in walls (exposed/stemwalls/retaining): 4500 psi (ACI318-14 section 19.3.2.1 exposure F2)
- Concrete stemwalls, footings (well drained): 3500 psi (ACI318-14 section 19.3.2.1 exposure F1)
C. Slump shall be 3-4 inches.
D. Aggregate shall conform to ASTM C33 for stone concrete.
E. Provide control joints in all slabs on grade, where indicated. The maximum spacing of control joints shall not be more than 12'-0" O.C.
F. Additives containing calcium chloride shall not be used.
G. Provide water / cementitious materials ratio of 0.45.
H. Provide 4-6% air entrainment for all concrete exposed to freezing.
I. High-strength non-shrink grout below all steel column base plates shall have a minimum compressive strength of 8,000 psi at 28 days, and shall have less than 0.3% shrinkage at 28 days (shrinkage when tested in accordance with ASTM C827 and ASTM C1090).
J. VERIFICATION AND SPECIAL INSPECTION SHALL BE IN ACCORDANCE WITH IBC/CBC TABLE 1705.3.

05. REINFORCING STEEL

- A. All reinforcing steel shall be as follows:
1. No. 3 bars: ASTM A615, Grade 40
2. No. 4 bars and larger: ASTM A615, Grade 60
3. Reinforcing steel to be welded: ASTM A706, Grade 60
4. Welded wire fabric: ASTM A185
B. All reinforcing steel shall be accurately located and adequately secured in position prior to and during placement of concrete.
C. All details of fabrication and installation of reinforcing steel shall be in accordance with the current edition of the ACI Manual of Standard Practice.
D. Standard Hooked Bars straight extension beyond radius section: 12 bar diameters.
E. Lap reinforcing bar splices (U.N.O.):
- Grade 40: 40 bar diameters
- Grade 60: 50 bar diameters
F. Bend all horizontal wall bars 40 bar diameters around all corners, U.N.O.
G. Provide vertical and horizontal reinforcing bars in concrete and masonry walls to conform to the minimum provisions of ACI 318, Section 14.3, U.N.O.

06. ADHESIVE ANCHORS

- A. Use adhesive manufactured for appropriate application and temperature conditions. Adhesive used for bolts placed into existing concrete shall be approved for use in cracked concrete in Seismic Design Category D, such as Hilti HIT-RE 500-SD, Simpson SET-XP, AT-XP, SET-36 or approved equivalent. Provide ICC report to engineer for approval.
B. Follow adhesive manufacturer's directions for proper application.
C. VERIFICATION & SPECIAL INSPECTION.

Table titled 'VERIFICATION AND SPECIAL INSPECTION OF ADHESIVE ANCHORS' with columns for VERIFICATION & SPECIAL INSPECTION, CONT., and PERIODIC. Rows include Temp of Concrete or CMU, Temp of adhesive, Hole Depth & Diameter, Cleanout, and Placement.

07. WOOD FRAMING

- A. All framing lumber shall be Douglas Fir/Larch #2 or better, UNO. Sluds and plates may be construction grade material. 6x material shall be Douglas Fir #1 or better.
B. Preservative-treated wood:
1. SBX/DOT or Zinc Borate treatments may only be used in interior-dry applications.
2. Metal fasteners in contact with preservative-treated wood:
a. SBX/DOT or Zinc Borate treatment requires no special fastener corrosion resistance.
b. All other treatments require hot-dip galvanized (G185 minimum) or stainless steel fasteners.
C. Manufactured wood products shall be as follows, U.N.O.:
- GLE: 24F/V4 E=1.8 Fv=240 psi
- PSL: 2.0E Fv=2,900 psi Fv=290 psi Fv=750 psi (perpendicular to grain)
- LVL: 2.0E Fv=2,800 psi Fv=285 psi Fv=750 psi (perpendicular to grain)
- LSL: 1.3E Fv=1,700 psi Fv=285 psi
D. Sheathing shall be manufactured with exterior glue in accordance with requirements of the IBC/CBC and American Plywood Association. Plywood shall be manufactured in accordance with A.P.A. Std. PS-1. The grade, thickness and panel identification index shall be as shown on the plans.
E. All metal hardware and connectors shall be Simpson 'Strong Tie' or equal. Use nails per Simpson catalog, UNO. Consult Structural Engineer for nail alternates. Use stainless steel as required per Section 09.B.2 above.
F. Trusses, rafters, and joists shall align w/ studs, U.N.O.
G. Minimum nailing for connections not indicated on the plans shall be in accordance with Table 2304.10.1 of the CBC/IBC. (Exception: use (2) 20d box nails @ studs to 3x sill plates).
H. Fill all nail holes in hangers for "MAX" rating, TYP U.N.O.
I. Machine Bolts for wood members are A307 (TYP U.N.O.). Provide standard cut washers at all bolt heads and nuts bearing on wood (TYP U.N.O.).
J. Posts shall have full area bearing to the foundation, unless noted otherwise. A Continuous Parallel to Grain load path is required only where designated "CPG".
K. Timber sizes prescribed are minimum. Larger sizes may be substituted. Detailed connections may require modifications if substitutions are made.
L. Holddown nuts shall be re-tightened just prior to covering the wall framing.
M. NAILS:
1. Metal connectors are designed based upon nails specified in manufacturer's literature.
2. Shearwalls are designed based upon "common" or "box" nail values.
3. Horizontal Diaphragms are designed based upon "common" nail values.
4. Other nailed connections are designed based upon "box" and "sinker" nail values.
5. Use stainless steel nails as required for CCA or CA-B preservative-treated wood.
N. Exposed Hardware & Fasteners:
1. Metal fasteners exposed to weather (such as typical deck conditions): Hardware & Fasteners are required to be hot-dip galvanized (G185 minimum) or Type 316 stainless steel.

Table titled 'NAIL CHART' with columns for Diameter, Min. Penetration, and Capacity. Rows include .099" DIA, .113" DIA, .128" DIA, .135" DIA, .148" DIA, and .162" DIA.

Table titled 'MIN ROOF / FLOOR DIAPHRAGM NAIL SIZES' with columns for Nail Size and Penetration. Rows include 8d COMMON and 10d COMMON.

Table titled 'SEE SHEARWALL SCHEDULE 1 FOR SHEARWALL NAIL SIZE REQUIREMENTS' with columns for Nail Size and Penetration. Rows include 8d COMMON and 10d COMMON.

08. MANUFACTURED WOOD TRUSSES

- A. All manufactured trusses shall be fabricated from stress graded lumber. The truss manufacturer shall design all members and connections. The design shall be by a civil engineer registered in the appropriate state having jurisdiction. Shop drawings and calculations shall be submitted to the architect for review prior to fabrication. Truss drawings and calculations shall be submitted to the Engineer of Record (EOR) for review and approval. Approved truss drawings must be on site prior to calling for any roof nailing or shear inspection.
B. See architectural drawings to determine truss and heel dimensions and profile.
C. Manufactured trusses shall be designed for the following loading conditions:
- Top Chord Dead Load: 20 psf (includes 4 psf for future PV panels)
- Top Chord Snow Load: 183 psf (Cs = 1.1 for ventilated roof)
- Bottom Chord Dead Load: 5 psf
- Bottom Chord Live Load: 10 psf
D. Deflection Criteria
- Dead + Live Load = L240, 1/2" MAX
- Live Load Only = L360
E. Truss layout indicated on plan is schematic only. Builder shall refer to truss shop drawings for precise layout.

09. SUBMITTALS TO ENGINEER OF RECORD

Table titled 'SUBMITTALS TO ENGINEER OF RECORD' with columns for SUBMITTALS TO ENGINEER OF RECORD and RECD FOR THIS PROJECT. Rows include Manufactured roof trusses, Manufactured floor trusses, Structural steel, Geotechnical observation / inspection summary, Concrete mix design (Report), Roof & deck 'build-up' specs, Steel stair shop dwgs, and Snow Retention Systems.

10. STATEMENT OF STRUCTURAL OBSERVATION

- A. IBC/CBC Section 202 and 1704.6. "STRUCTURAL OBSERVATION: The visual observation of the structural system by a registered design professional for general conformance to the approved construction documents. Structural observation does not include or waive the responsibility for the inspection required by Section 110, 1705 or other sections of this code."
B. Required observations shall be performed by GVSE. Contact Engineer of Record with reasonable advanced notice to schedule observations.
C. STRUCTURAL OBSERVATION REQUIREMENTS FOR THIS PROJECT
D. FOR STRUCTURAL OBSERVATIONS INDICATED ABOVE, TYPICAL SEQUENCE OF OBSERVATIONS IS:
- At footing stage
- At stemwall / formed concrete / embedment stage
- At rough framing stage
E. The Engineer of Record may request to perform observations in addition to those required above.

11. STATEMENT OF SPECIAL INSPECTION

- A. When indicated in the table below, the following items shall be inspected in accordance with the IBC/CBC Section 1704 by a certified special inspector from an established testing agency. The testing agency shall send copies of all testing and inspection reports directly to the Architect, Engineer and Building Department. Any materials which fail to meet the project specifications shall immediately be brought to the attention of the Architect.

Table with columns: CODE SECTION, TYPE OF SPECIAL INSPECTION, REQUIRED (X), CONTINUOUS (X), PERIODIC (X). Rows include STRUCTURAL STEEL CONSTRUCTION, CONCRETE CONSTRUCTION, SOILS, SEISMIC RESISTANCE, and various structural components like trusses, diaphragms, and connections.

ABBREVIATIONS

Table listing abbreviations for various construction materials and terms such as ANCHOR BOLT, ASPHALT CONCRETE, AMERICAN CONCRETE INSTITUTE, ADDITIONAL ABOVE FINISH FLOOR, AGGREGATE, ALTERNATE, ALUMINUM ARCHITECTURAL, BOARD, BUILDING BLOCK, BLOCKING, BELOW BEAM, BOTTOM OF BEARING, BOTTOM, BETWEEN BEVELED, BOTH WAYS, CALCULATIONS, CANTILEVER, CENTER TO CENTER CONTROL JOINT, COMPLETE JOINT PENETRATION, CEILING CLEAR, CONCRETE MASONRY UNIT, COUNTERSINK, COUPLER, CONCRETE CONNECTION, CONSTRUCTION, CONTINUED, CONTINUOUS, CONTROL JOINT, CONTINUOUS PARALLEL TO GRAIN, PENNY DESIGNED BY OTHERS, DOUBLE DOUG FIR, DIAMETER, DIAGONAL, DIMENSION, DECKING, DEAD LOAD, DOWN, DOUBLE TOP PLATE, DRAWING, EXISTING, EACH EXPANSION JOINT, END LENGTH, EMBEDMENT, EDGE NAILING, ENGINEER, ENGINEER OF RECORD, EDGE OF SLAB, EQUAL, EQUIPMENT, EDGE OF SLAB, EACH WAY, EXTERIOR, FOUNDATION, FINISH FLOOR, FINISH GRADE, FINISH FLOOR, FACE OF CONCRETE, FACE OF MASONRY, FACE OF STUD, FACE of WALL, FULL PENETRATION, FRAMING, FAR SIDE, FOOTING, FOOTING, GAGE, GALVANIZED GLASS FIBER REINFORCED GLUE LAM, GLU-LAM BEAM, GRADE, GYPSUM BOARD, HOLDOWN, HOT DIP GALVANIZED HEADER, HARDY FRAME, HOOK, HANGER, HORIZONTAL, HOLLOW STRUCTURAL SECTION, HEIGHT, INSIDE DIAMETER, INSIDE FACE, INTERIOR, INVERTED, JOIST, JOINT, KIPS, KNEE BRACE, KING POST, KING STUD, LAM, LDGR, LBS, LF, AFF, LSL, LVL, MATL, MAX, MB, MFR, MFRD, MN, MISC, ML, MSE, NA, NOT APPLICABLE, NIC, NTE, NTS, OVER, ON CENTER, OUTSIDE DIAMETER, OFF FACE, OVERHANG, OUTLOOKER, OPNG, OPPOSITE, PARTITION, PITCH BEAK, PART, PCL, PFT, PLW, PREFAB, PSF, PSI, PSL, PVT, RAD, REDWOOD, REINFORCING BARDS, REF, REQ, RECOM, RET, RETG, REV, RFT, RO, SAD, SCHEDULE, SEC, SF, SHG, SHG, SIM, SOG, SPEC-FCS, STAG, STAGD, STD, STFN, STL, STRUCT, SYMM, T&G, T&B, TBS, THK, THKNS, THRD, THRU, THRU, TOP OF, TRMR, TYP, UNO, UNLESS NOTED OTHERWISE, VERT, VERIFY IN FIELD, W, WITH, WD, WITHN, W/O, WINDOW, WATERPROOF, WF, WWF, YD, YARD

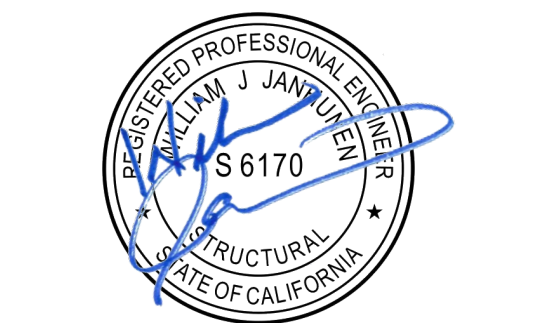
SHEET TITLE

Table with columns: NO., SHEET TITLE. Rows include S1.1 STRUCTURAL GENERAL NOTES, S1.2 TYPICAL FRAMING DETAILS, S1.3 TYPICAL SHEARWALL SCHEDULES & DETAILS, S2.1 MAIN FLOOR FOUNDATION PLAN, S2.2 UPPER FLOOR FRAMING PLAN, S2.3 ROOF FRAMING PLAN, S3.1 FOUNDATION DETAILS, S5.1 FLOOR FRAMING DETAILS, S6.1 ROOF FRAMING DETAILS.

REVIEWED FOR CODE COMPLIANCE PLACER COUNTY BUILDING SERVICES DIVISION 01/27/2023 Permit # TRP22-90204 Plans and specifications shall not be changed without REVIEW from the Building Services Division

GABBART & WOODS TAHOE PARTNERS STRUCTURAL ENGINEERS BILLY JANHUNEN / SE billy@gabbartandwoods.com / (530) 300-9354

APN: 117-100-088 (PREVIOUSLY 117-100-004) Janhunen Garage Addition 299 West Agatam Ave, Tahoe Vista, CA Placer County



ISSUE: DATE: PERMIT SET 11/29/22 REV 1: PLAN CHECK RESPONSE 01/03/23 REV 2: PLAN CHECK RESPONSE 01/23/23

DRAWN BY: BJ SCALE: CONTENTS: STRUCTURAL GENERAL NOTES

SHEET NUMBER

S1.1



APN: 117-100-088 (PREVIOUSLY 117-100-004)  
**Janhunen Garage Addition**  
299 West Agatam Ave, Tahoe Vista, CA  
Placer County



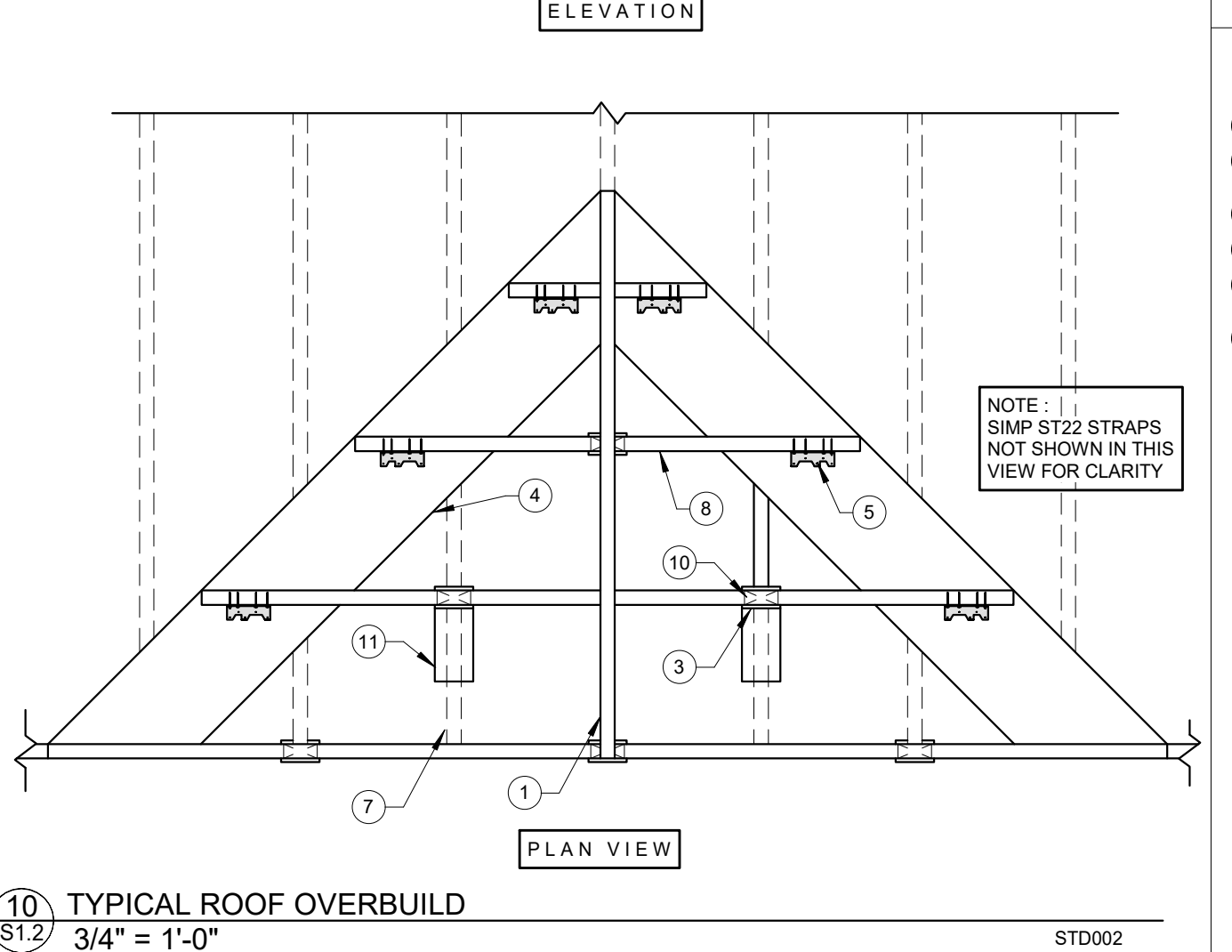
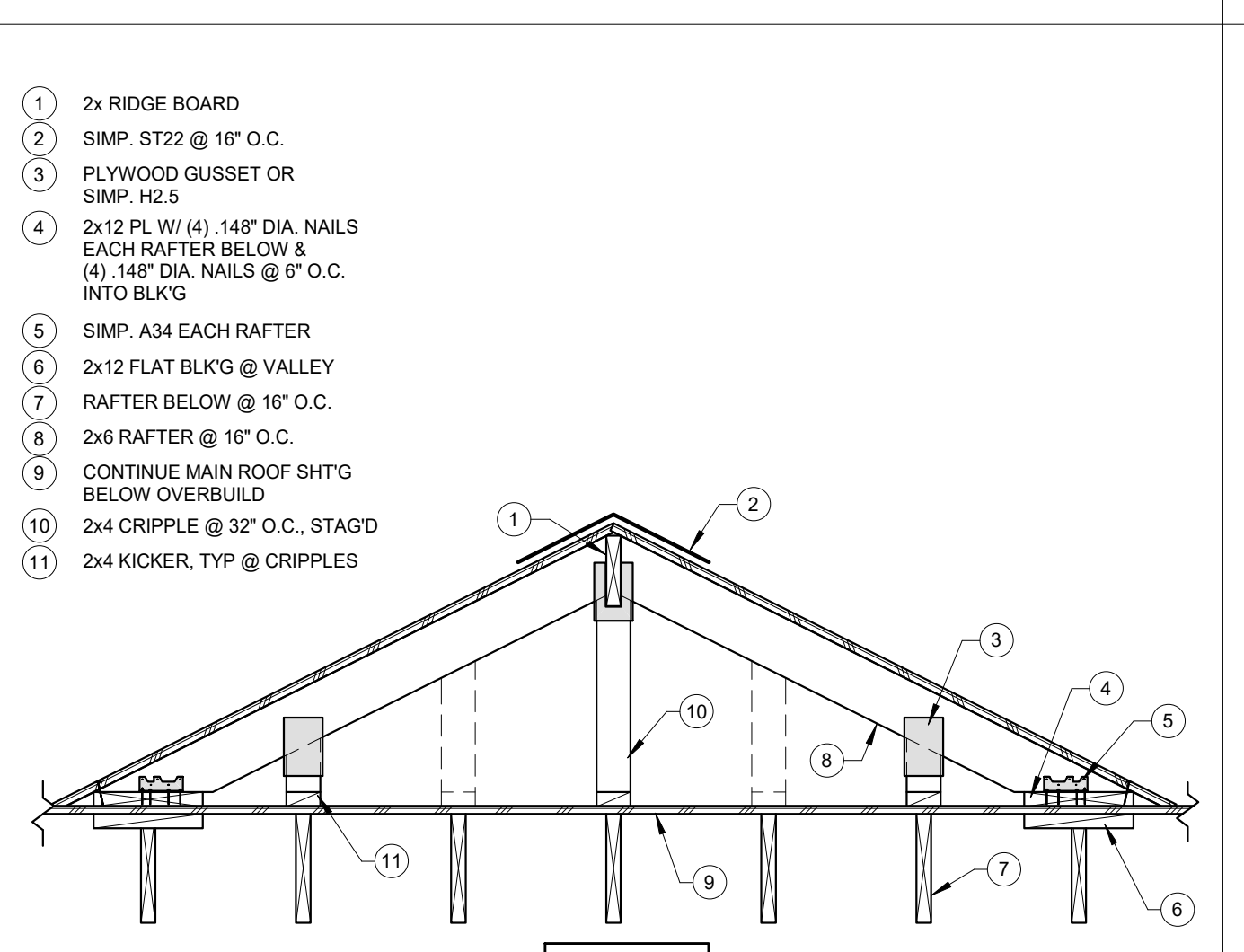
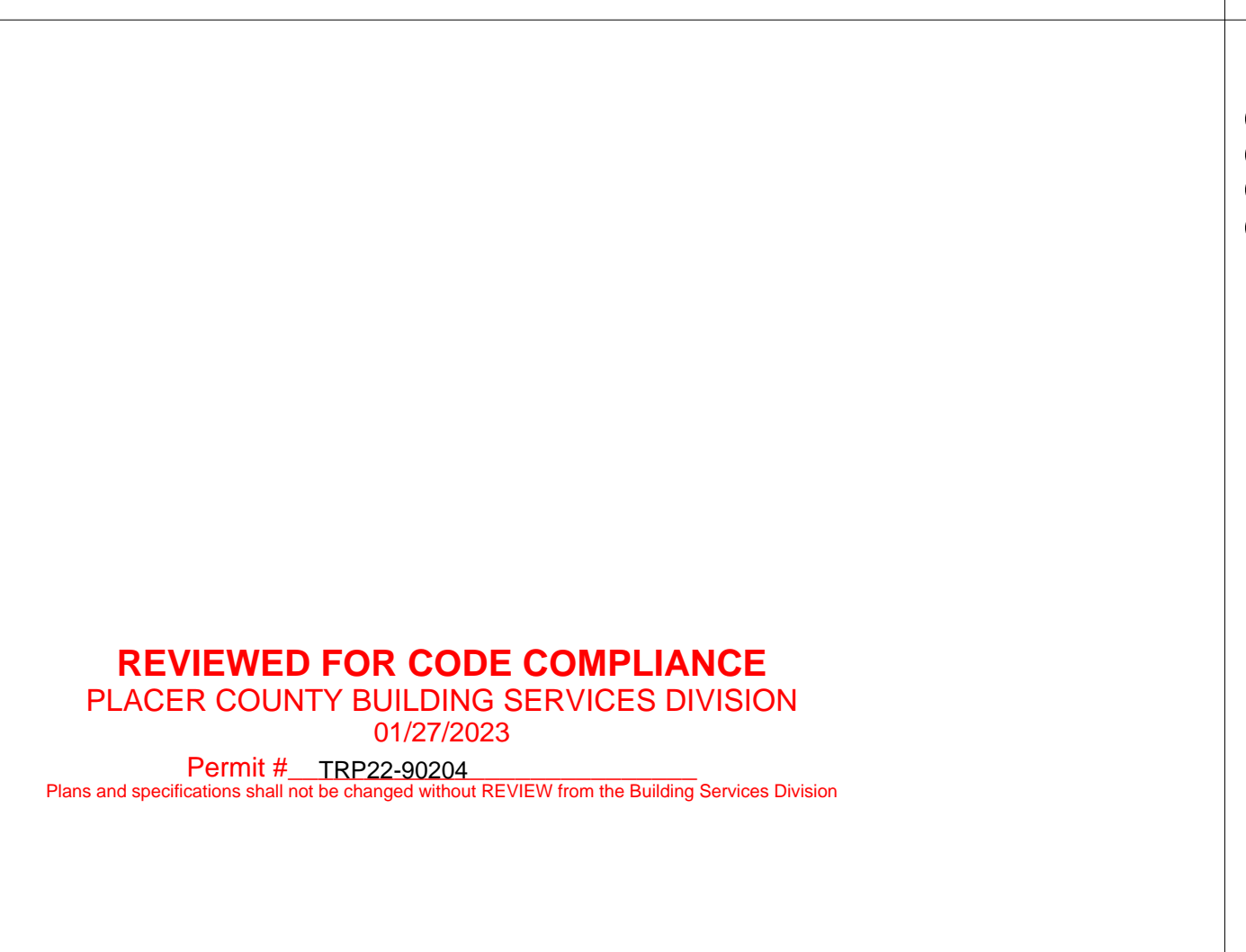
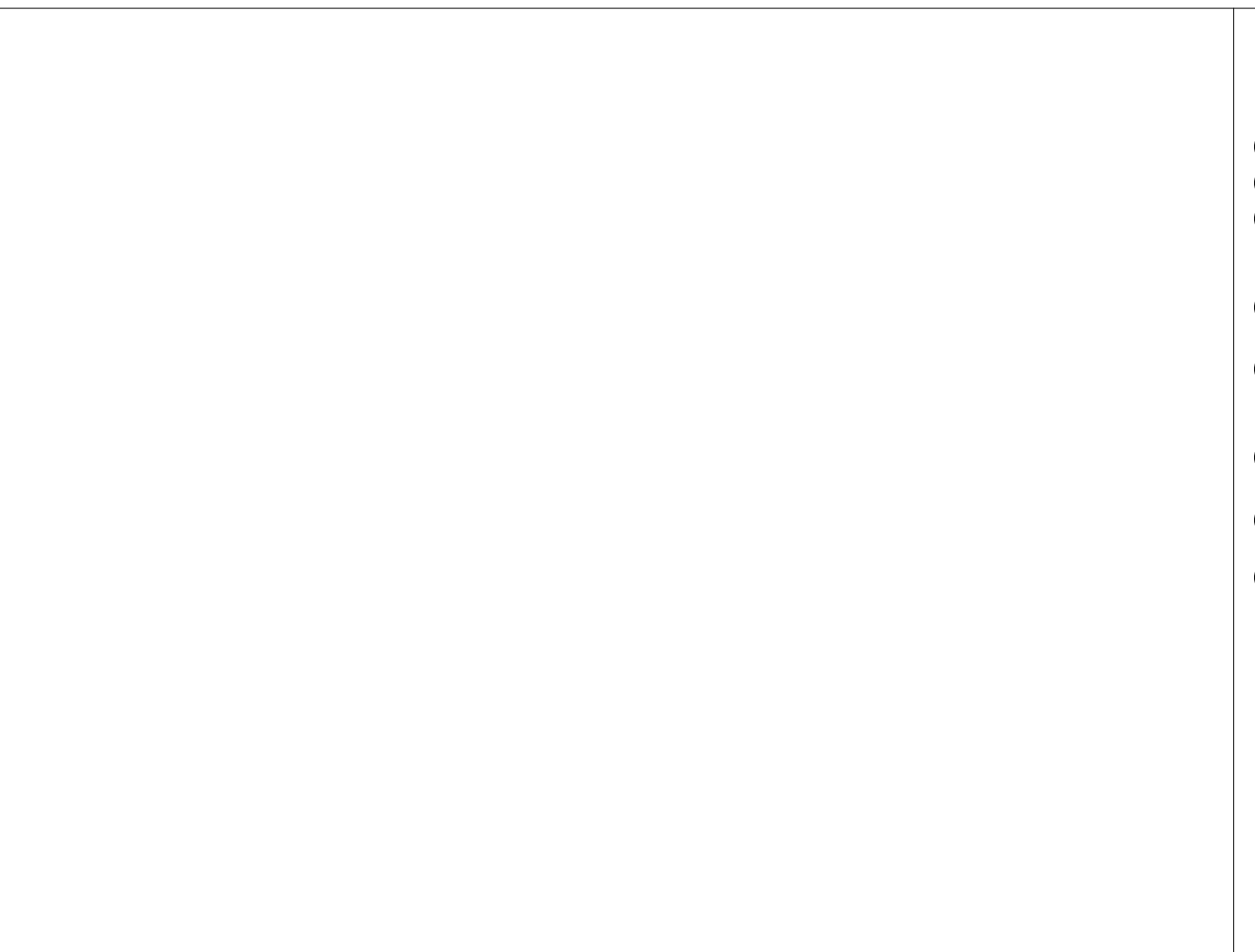
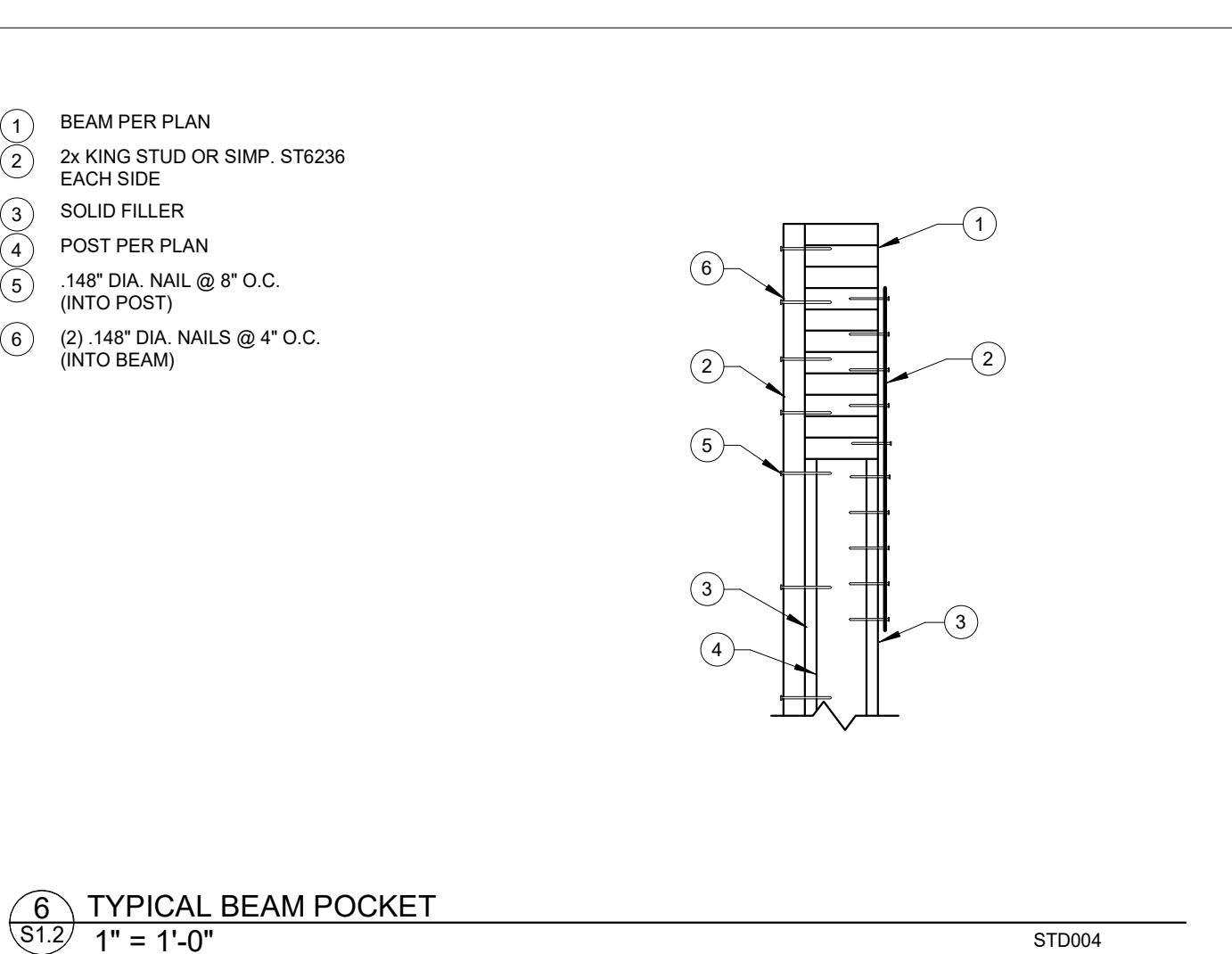
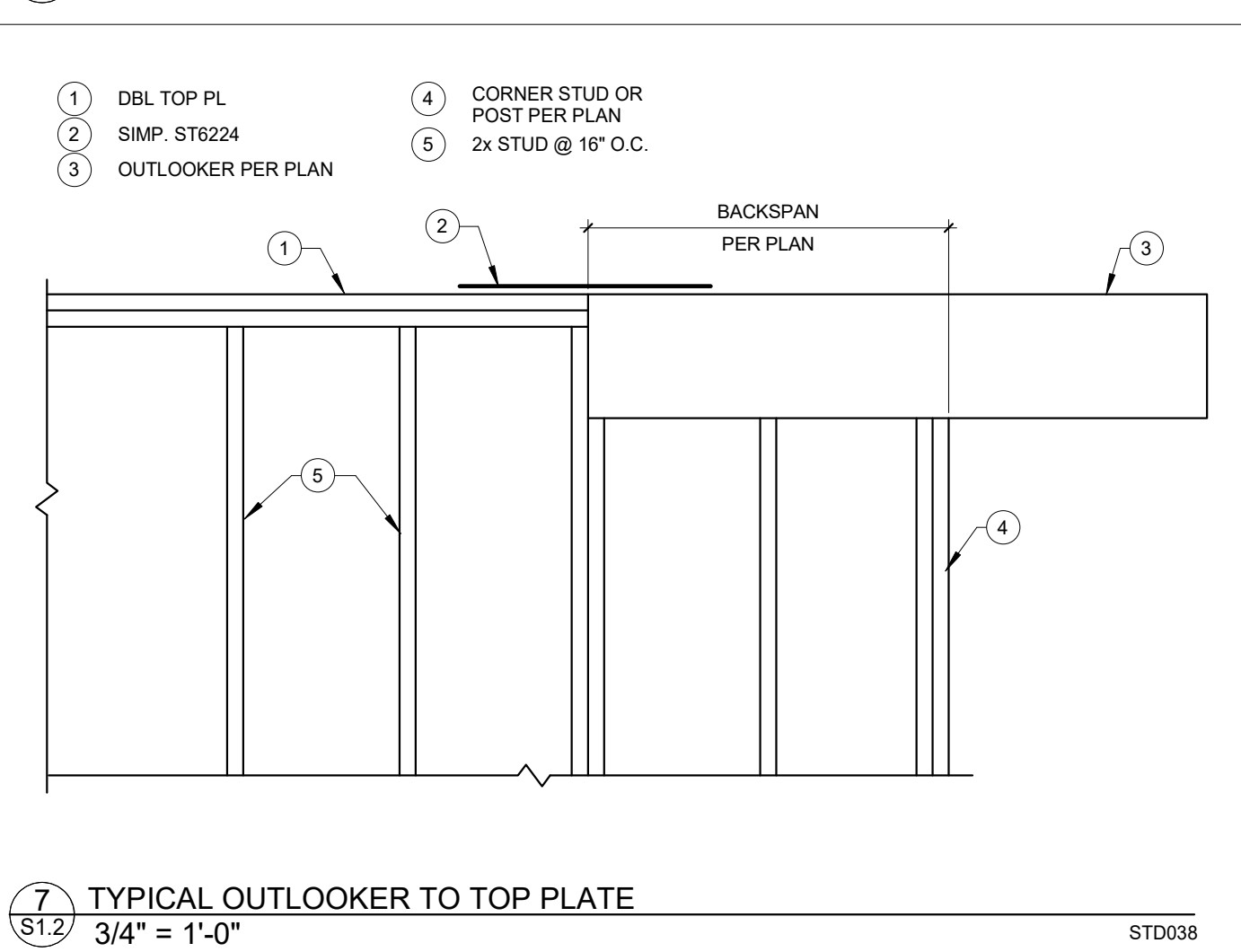
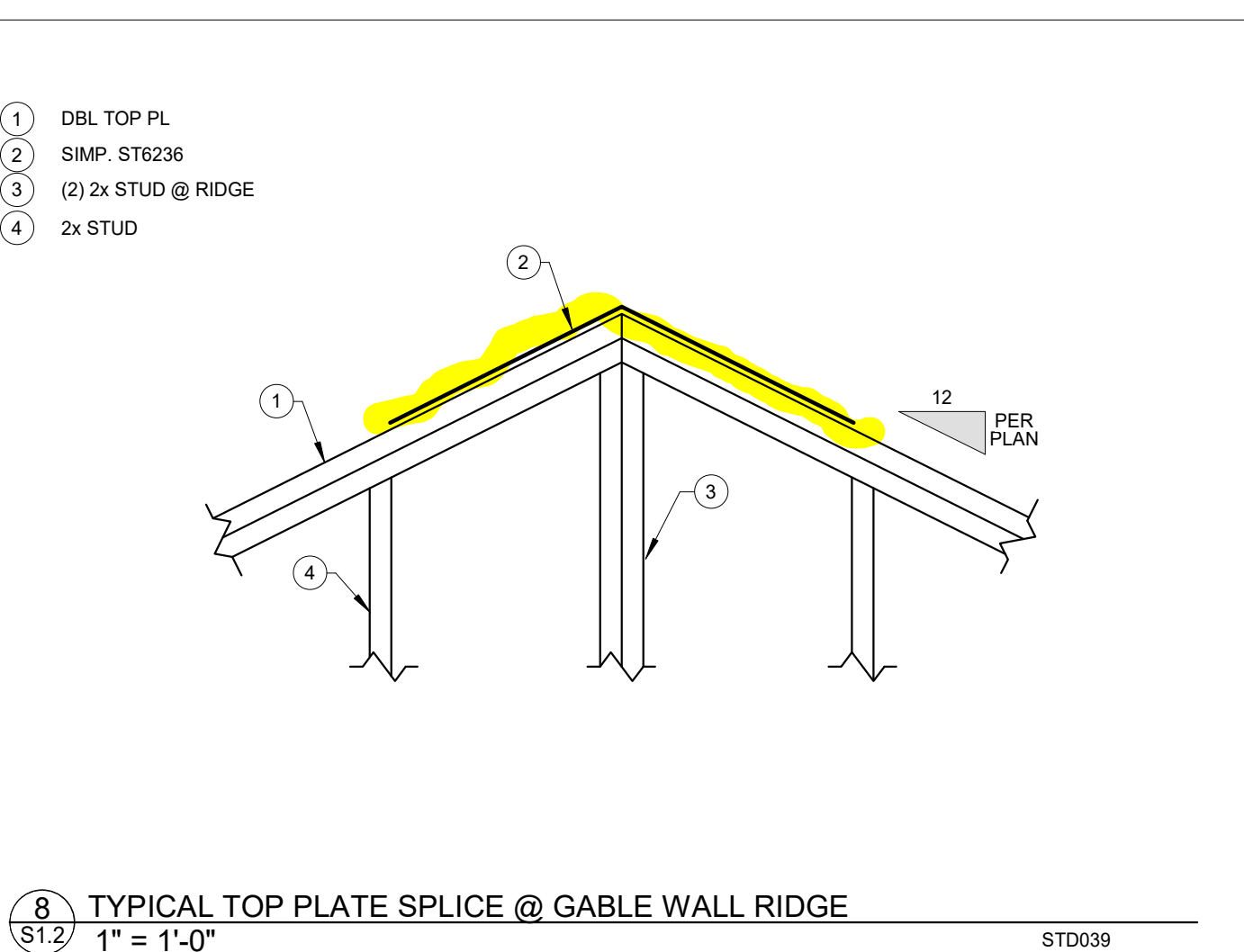
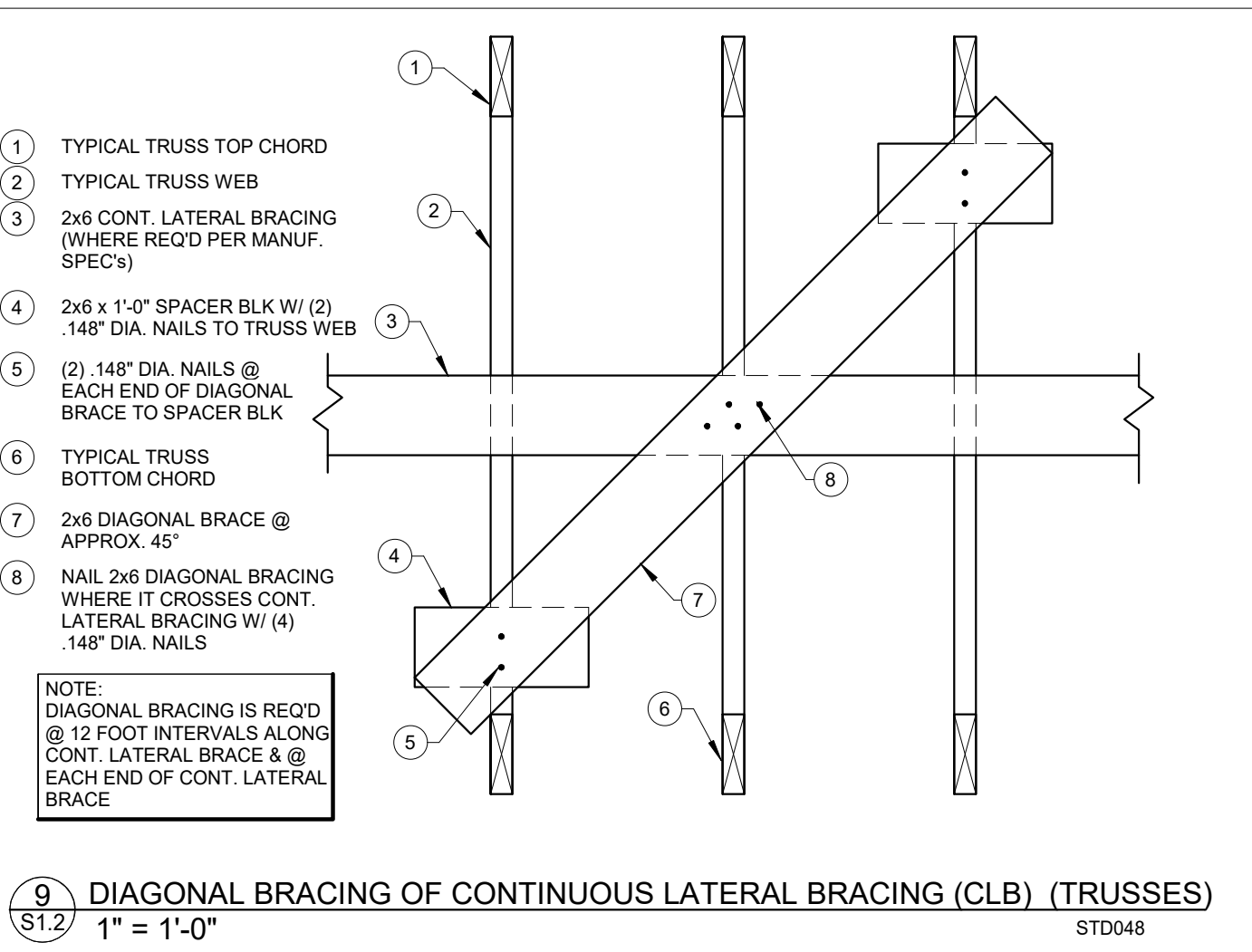
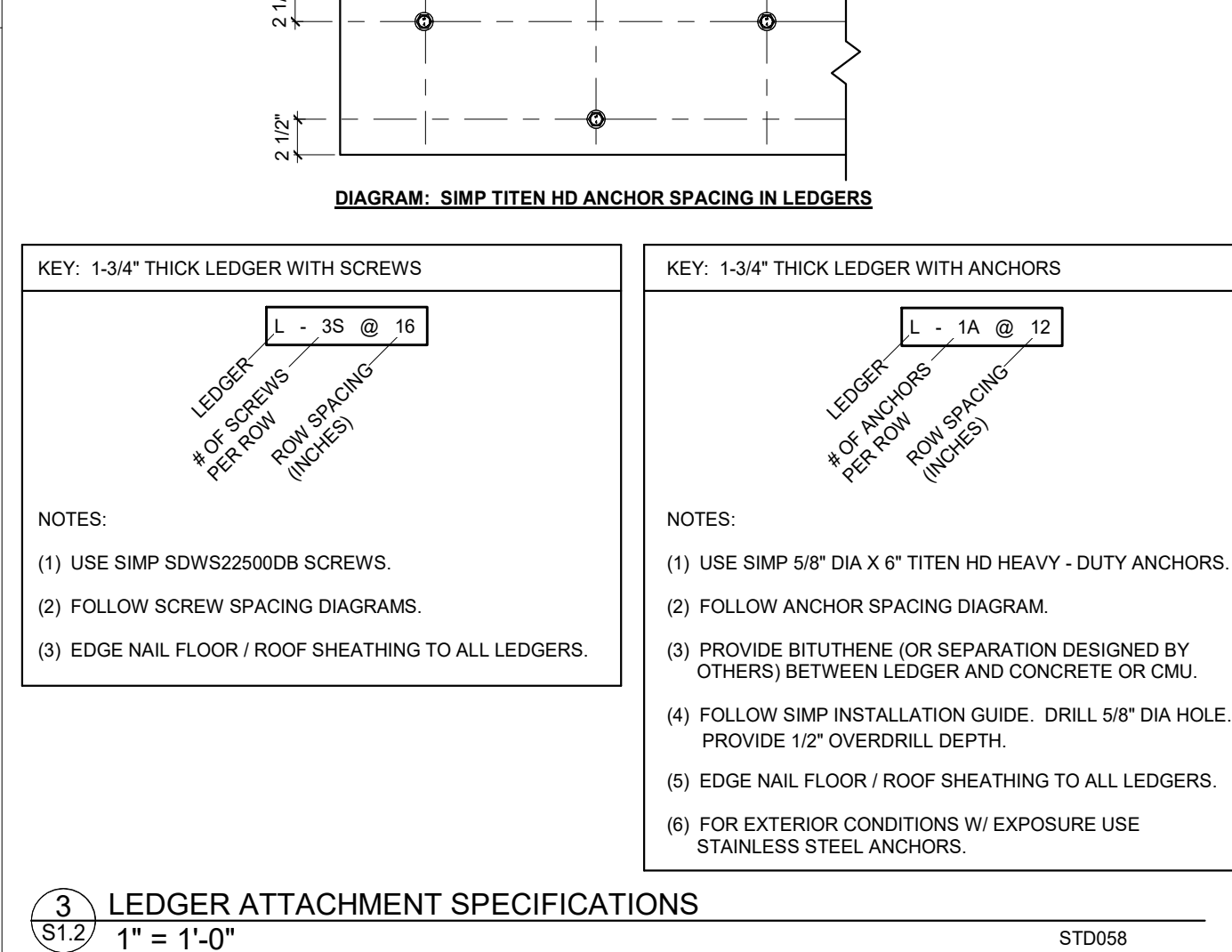
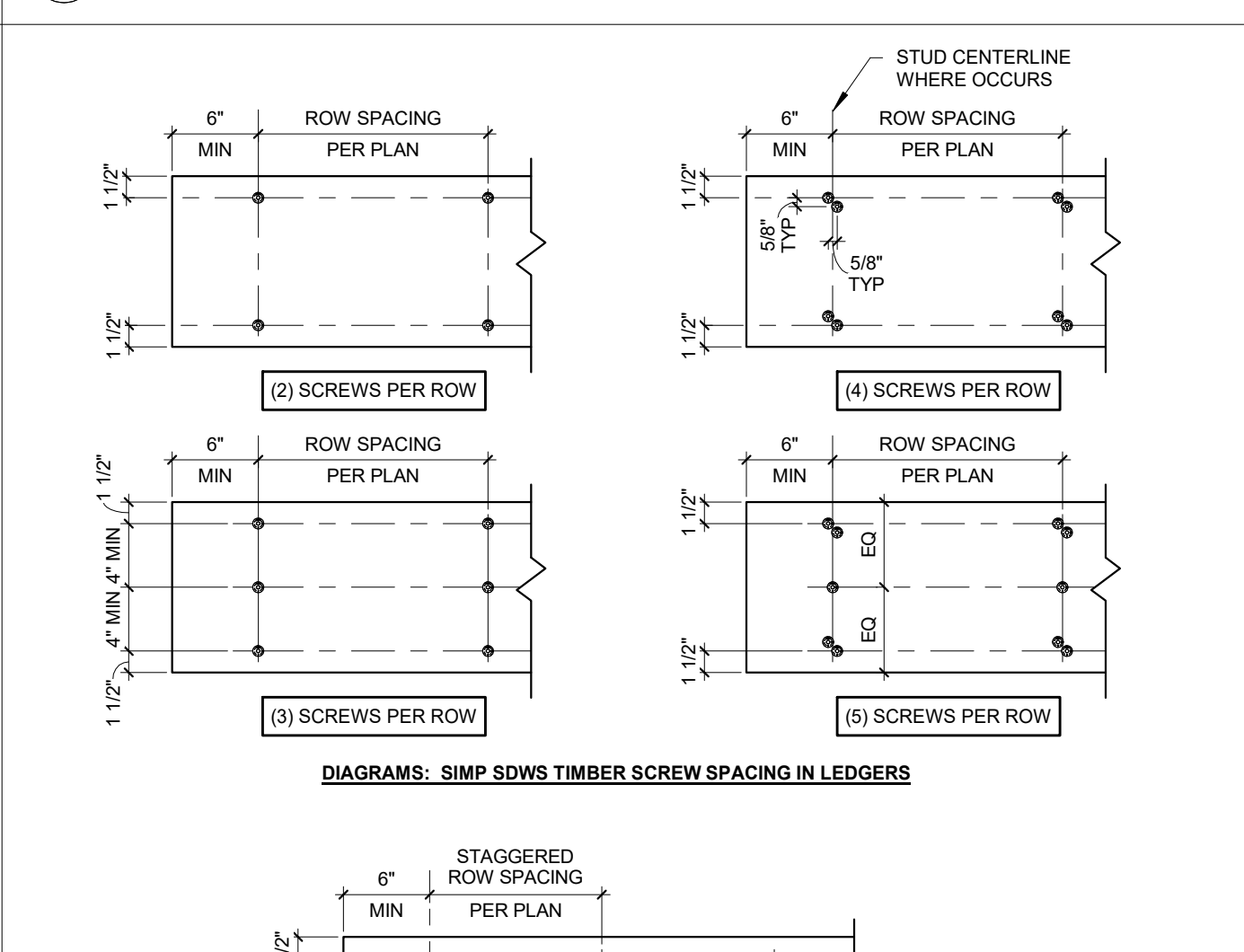
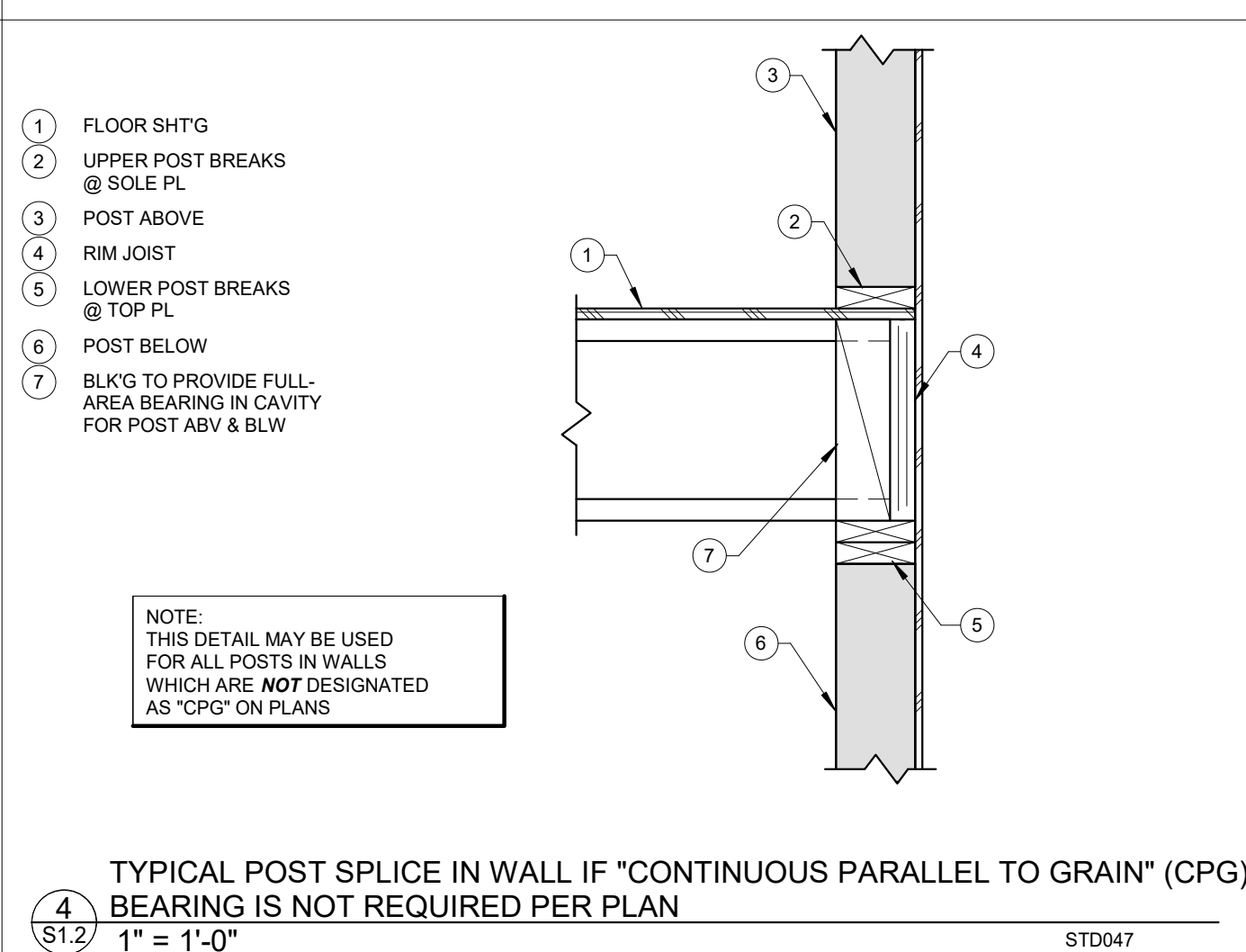
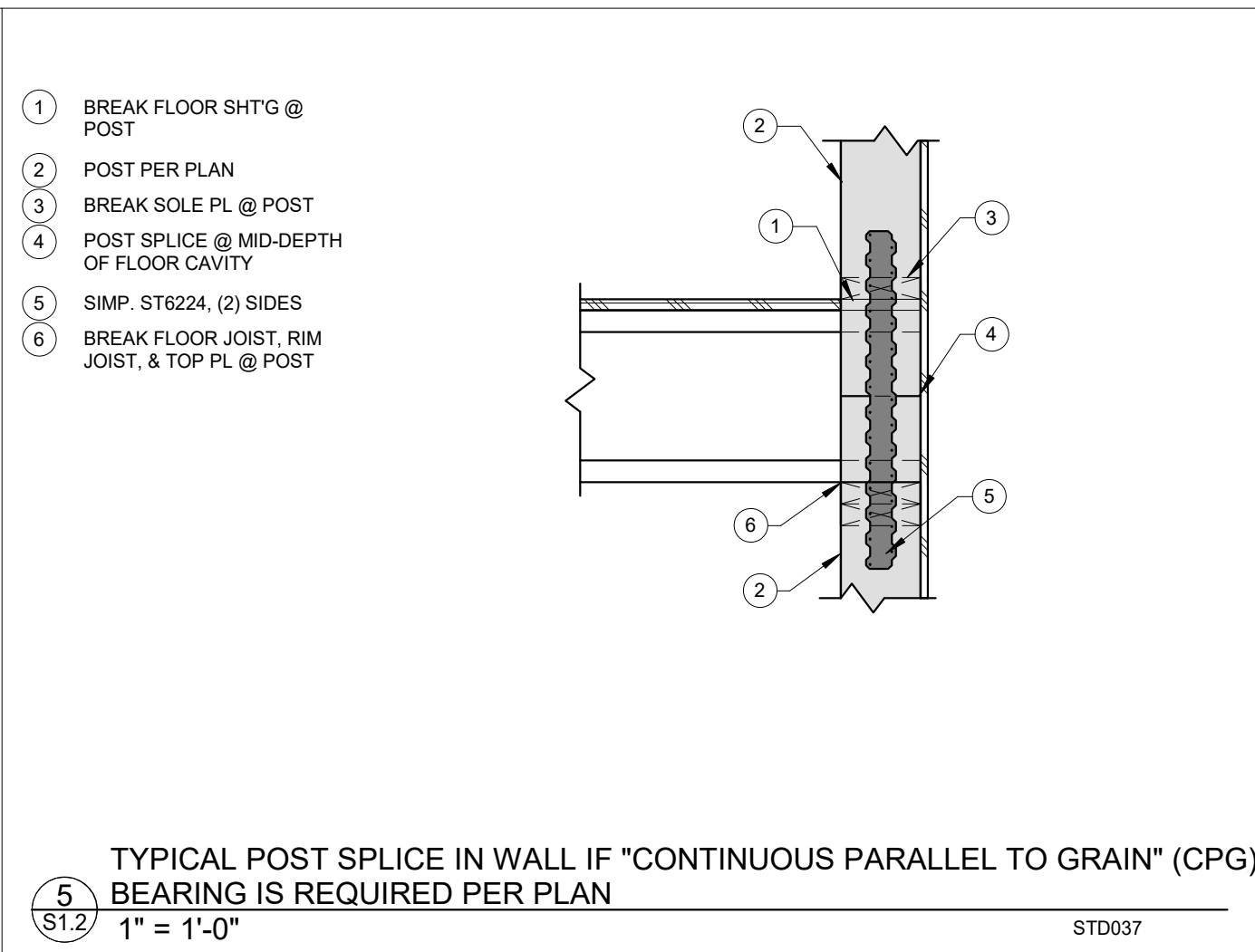
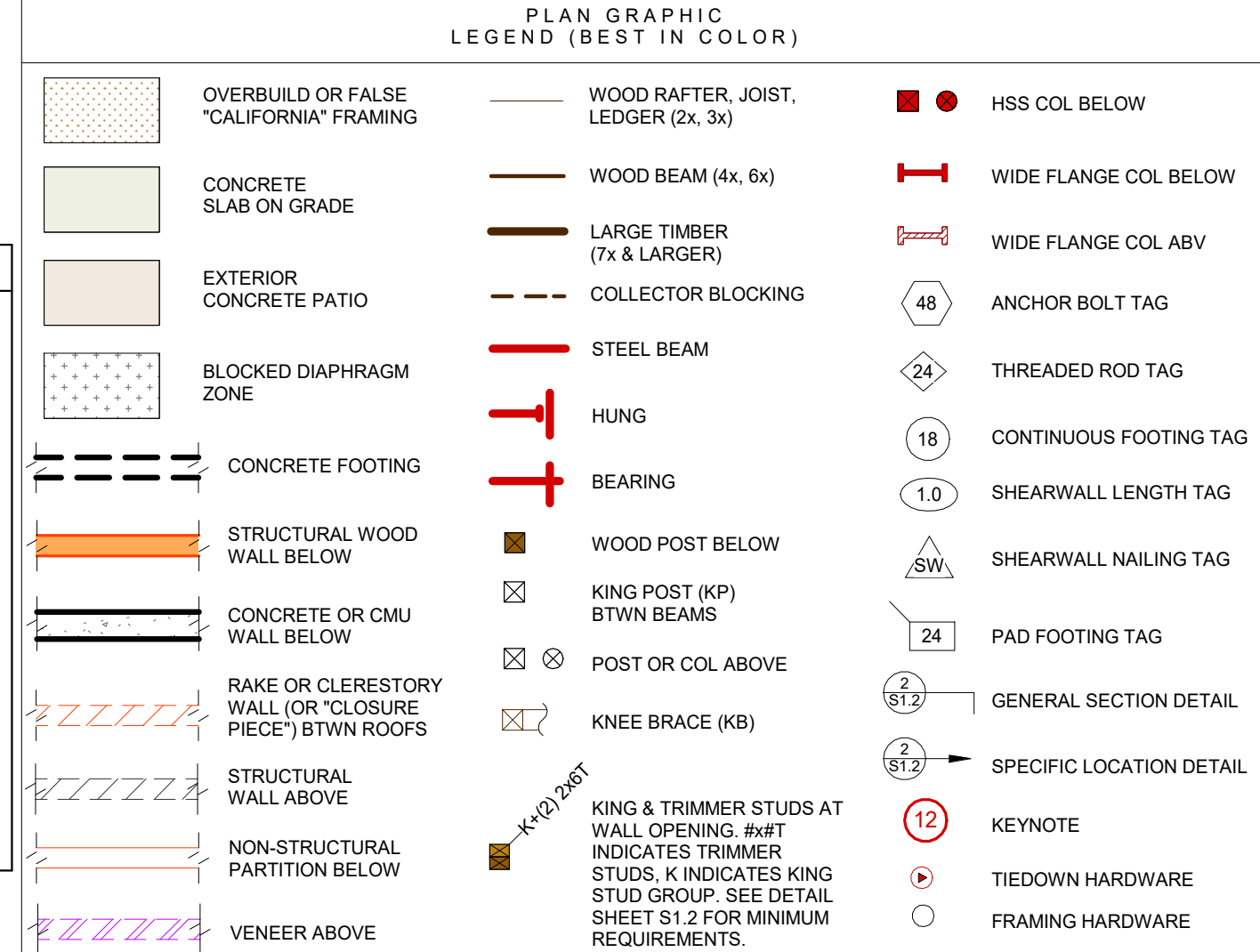
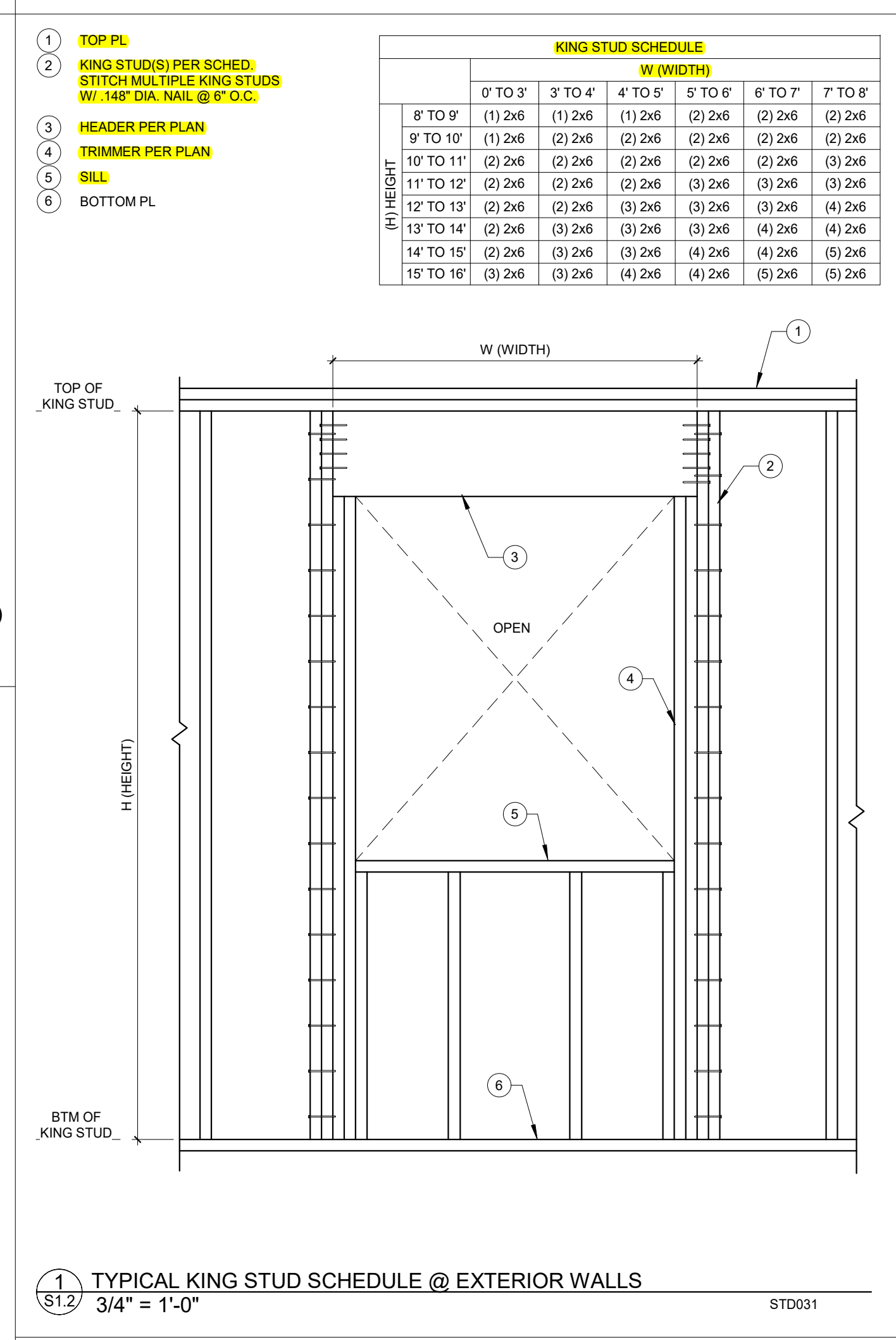
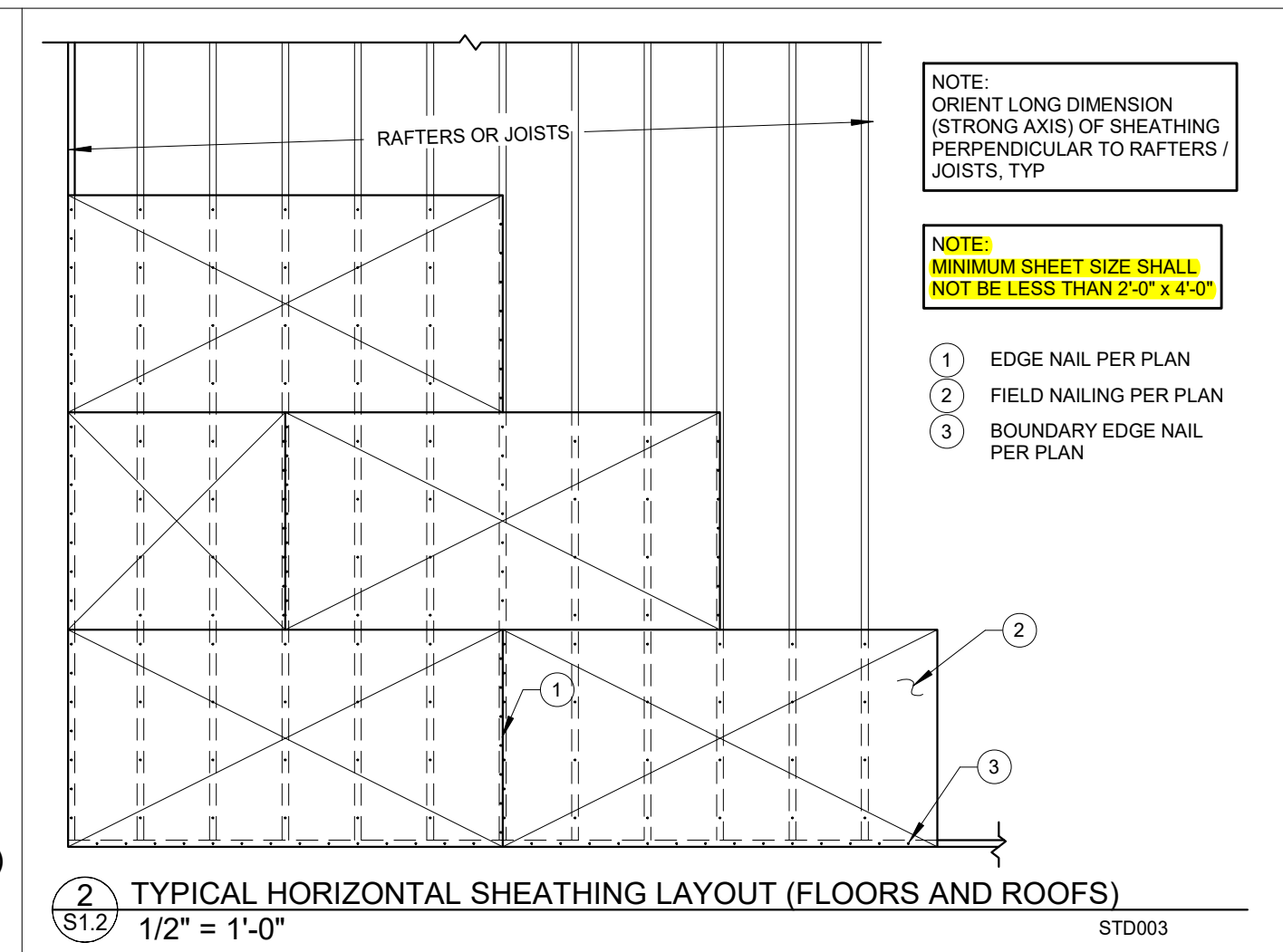
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PERMIT SET 11/29/22  
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REV 2: PLAN CHECK RESPONSE 01/23/23

DRAWN BY: BJ  
SCALE: As indicated

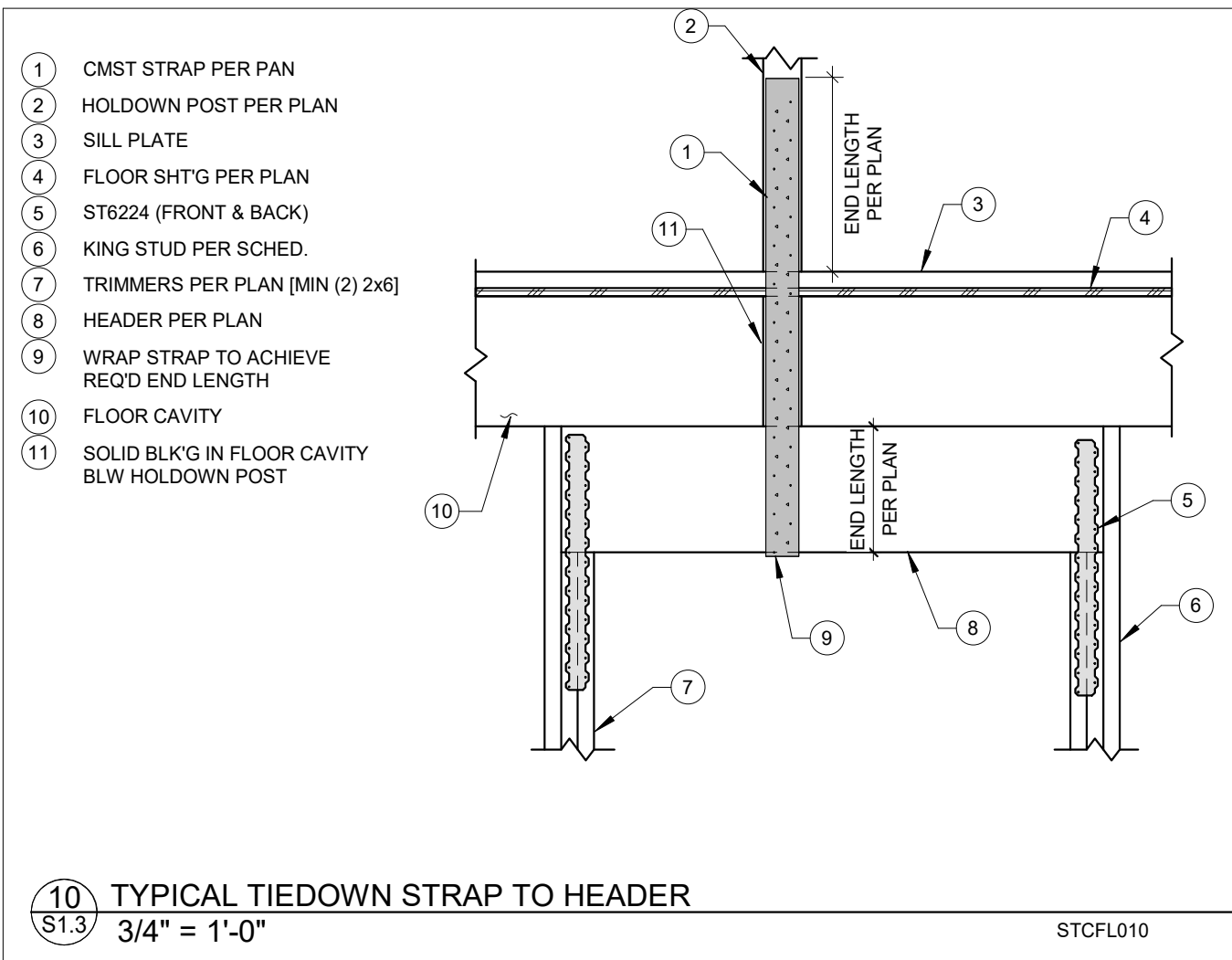
CONTENTS:  
TYPICAL FRAMING  
DETAILS

SHEET NUMBER

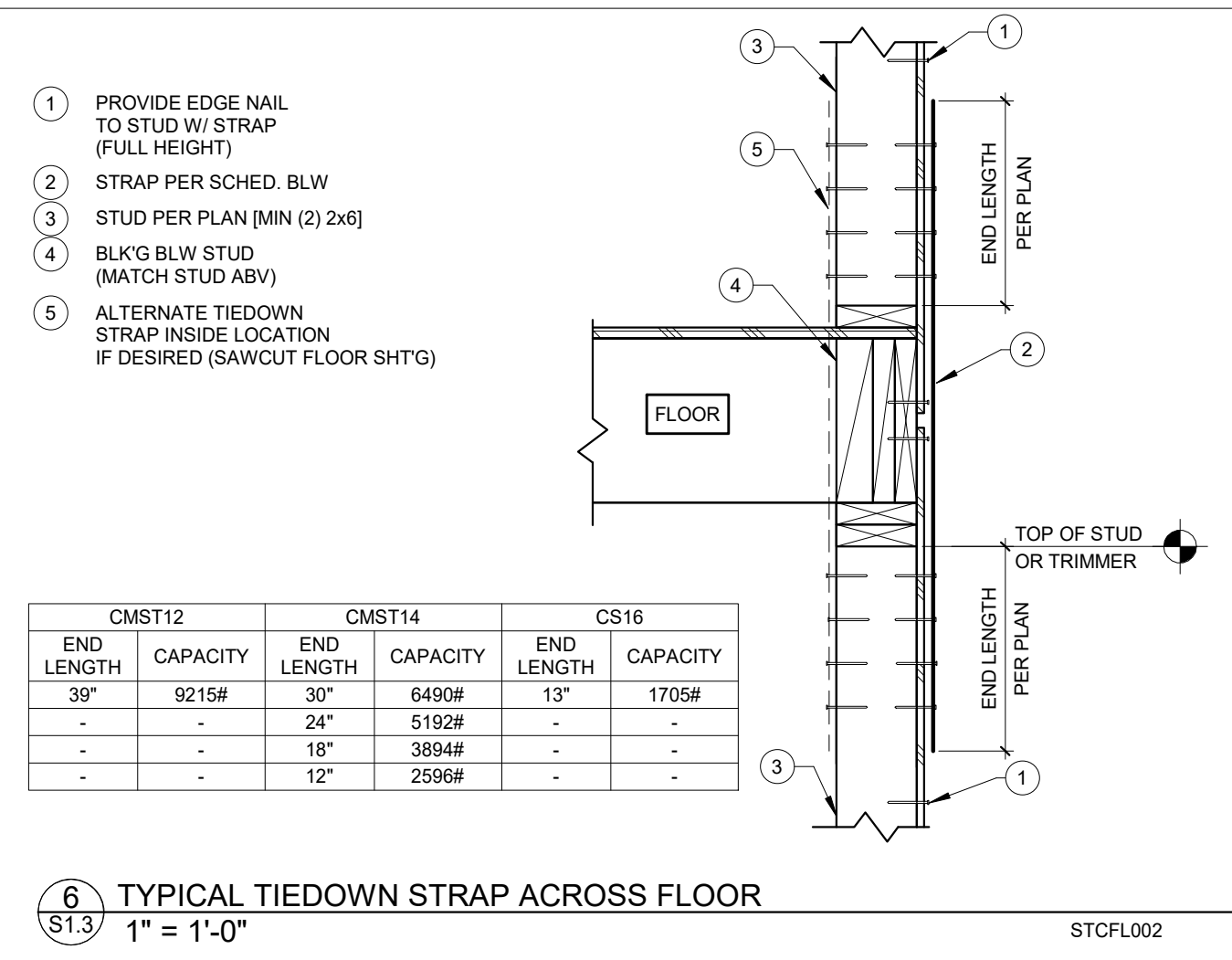
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**REVIEWED FOR CODE COMPLIANCE**  
PLACER COUNTY BUILDING SERVICES DIVISION  
01/27/2023  
Permit # TRP22-90204  
Plans and specifications shall not be changed without REVIEW from the Building Services Division

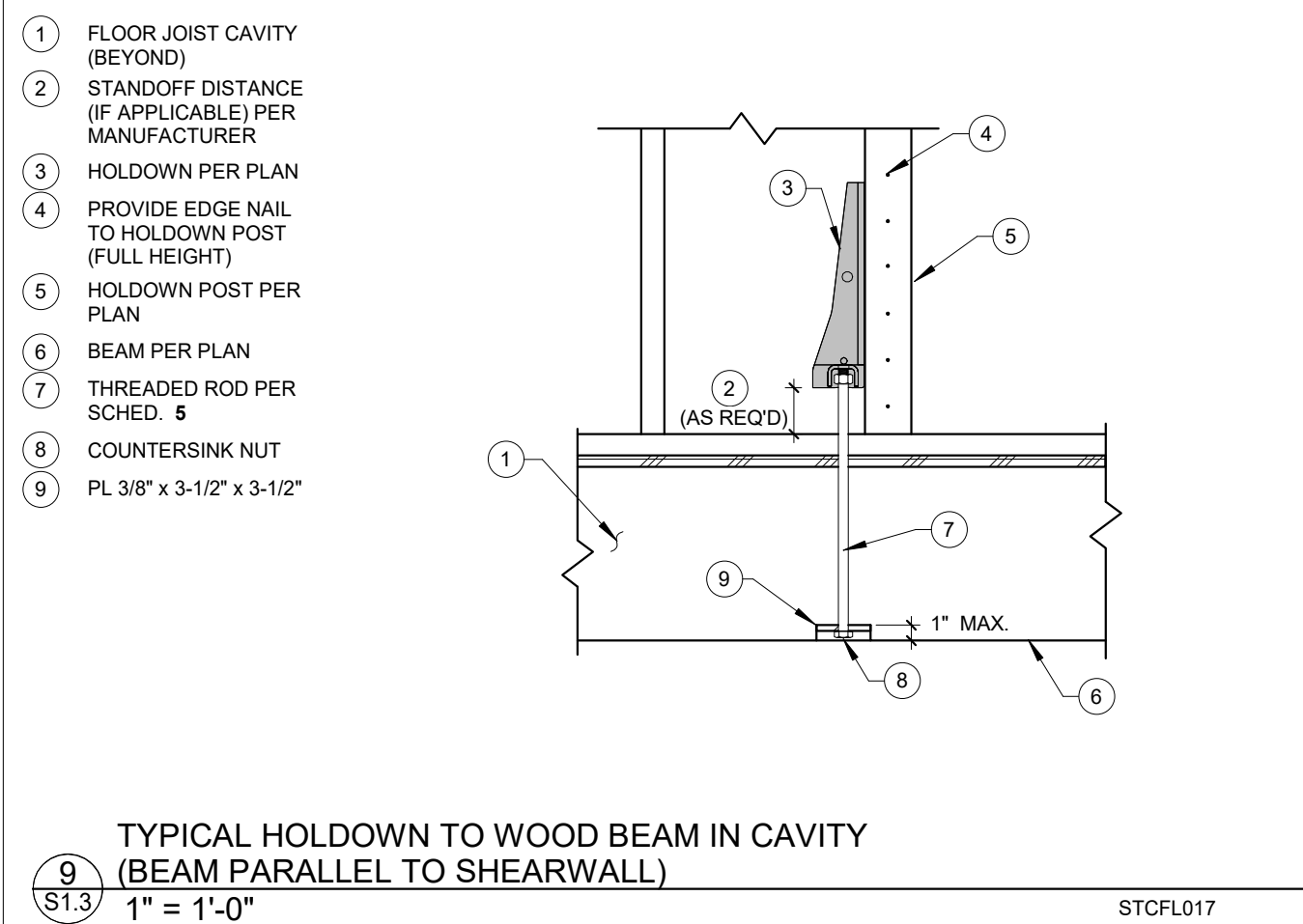


10 TYPICAL TIEDOWN STRAP TO HEADER  
S1.3 3/4" = 1'-0"

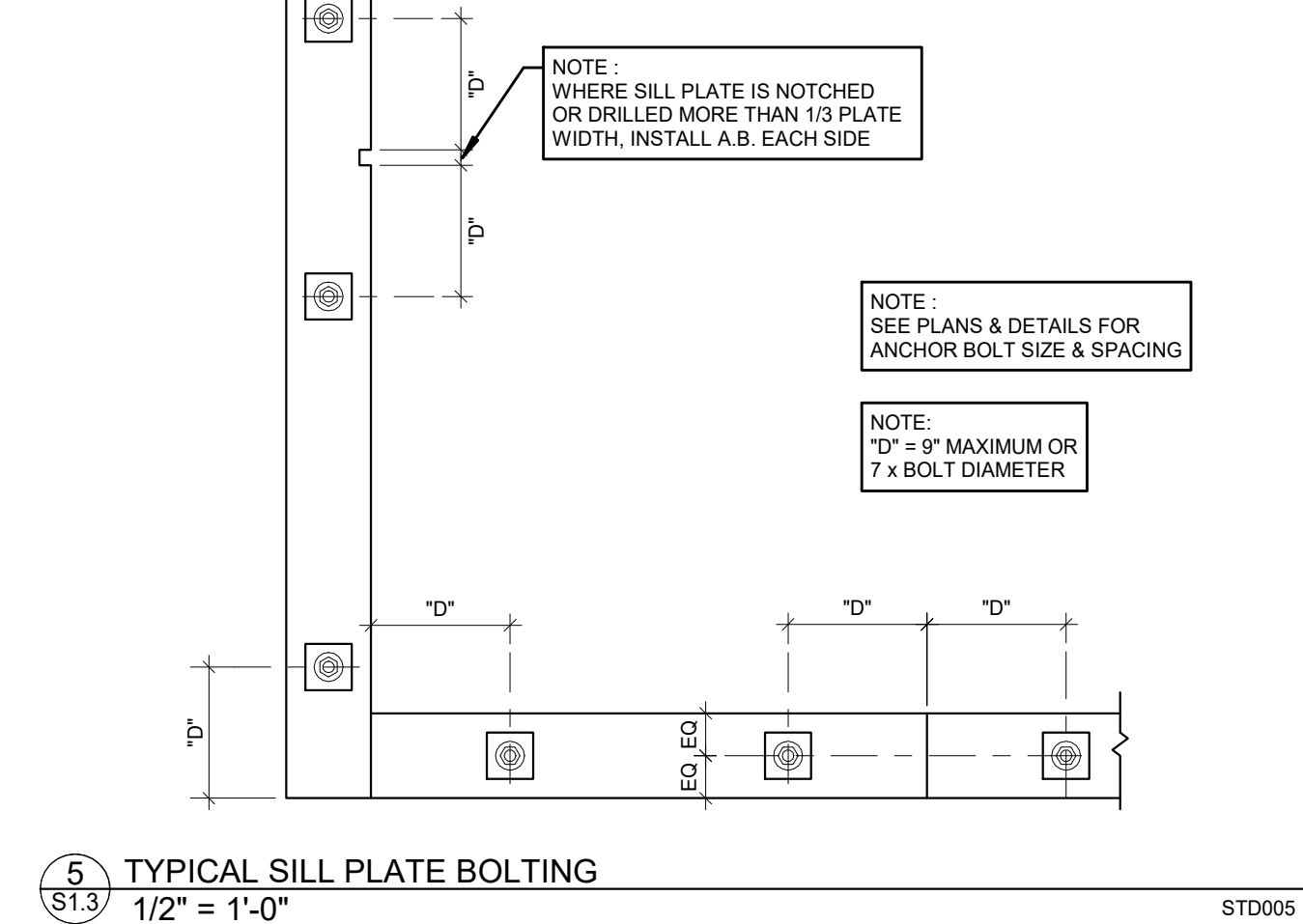


6 TYPICAL TIEDOWN STRAP ACROSS FLOOR  
S1.3 1" = 1'-0"

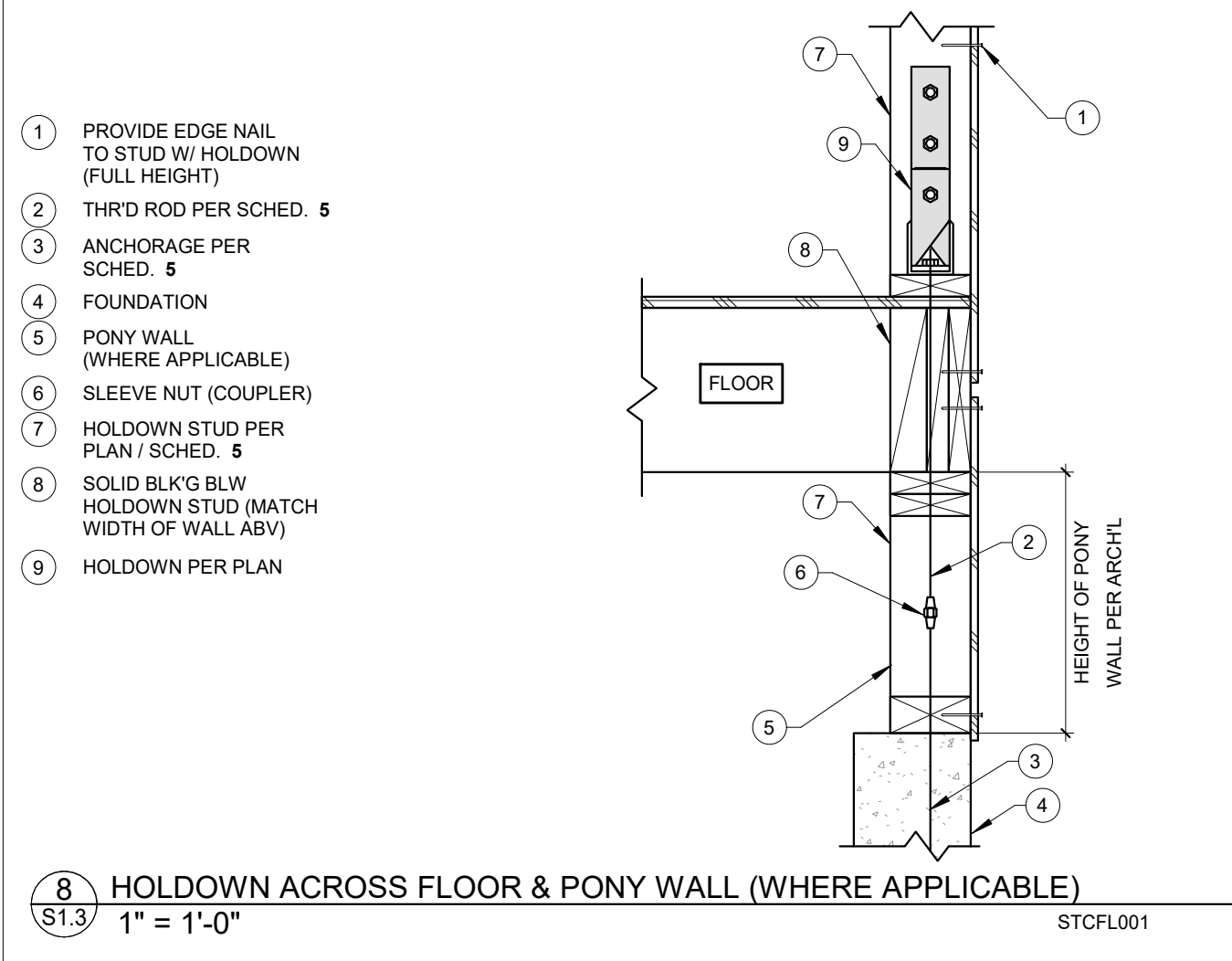
CMST12		CMST14		CS16	
END LENGTH	CAPACITY	END LENGTH	CAPACITY	END LENGTH	CAPACITY
39"	9215#	30"	6490#	13"	1705#
-	-	24"	5192#	-	-
-	-	18"	3894#	-	-
-	-	12"	2596#	-	-



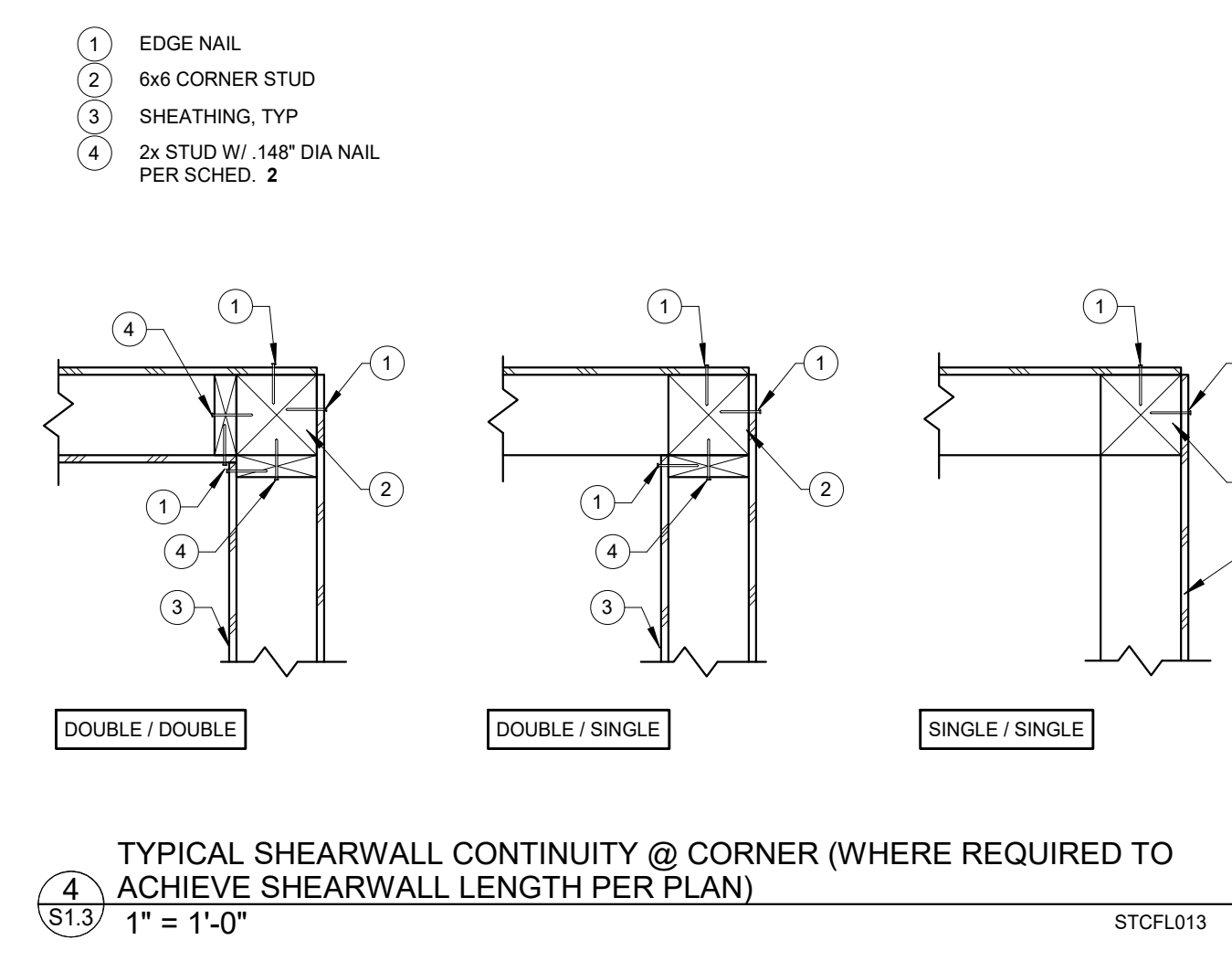
9 TYPICAL HOLDOWN TO WOOD BEAM IN CAVITY (BEAM PARALLEL TO SHEARWALL)  
S1.3 1" = 1'-0"



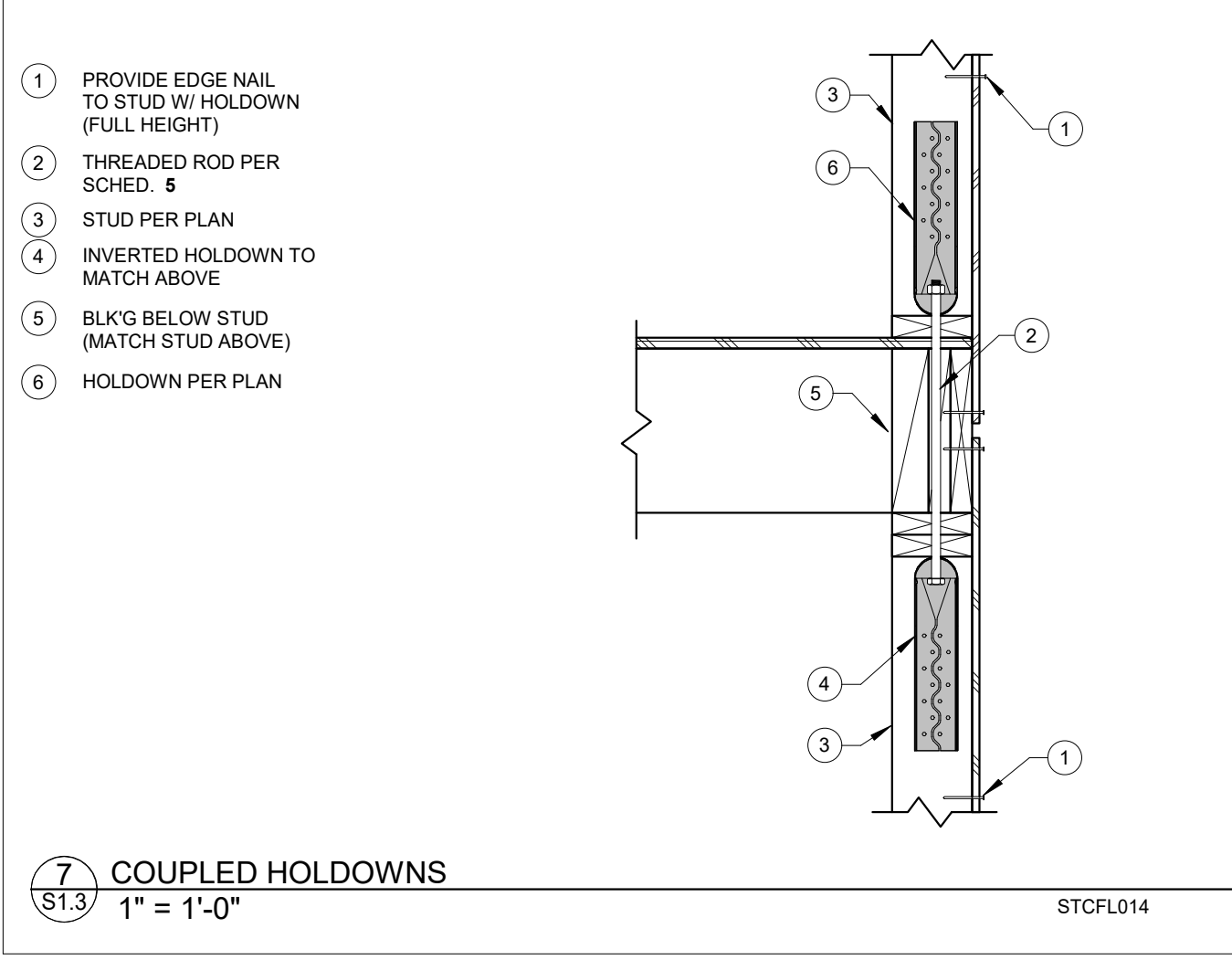
5 TYPICAL SILL PLATE BOLTING  
S1.3 1/2" = 1'-0"



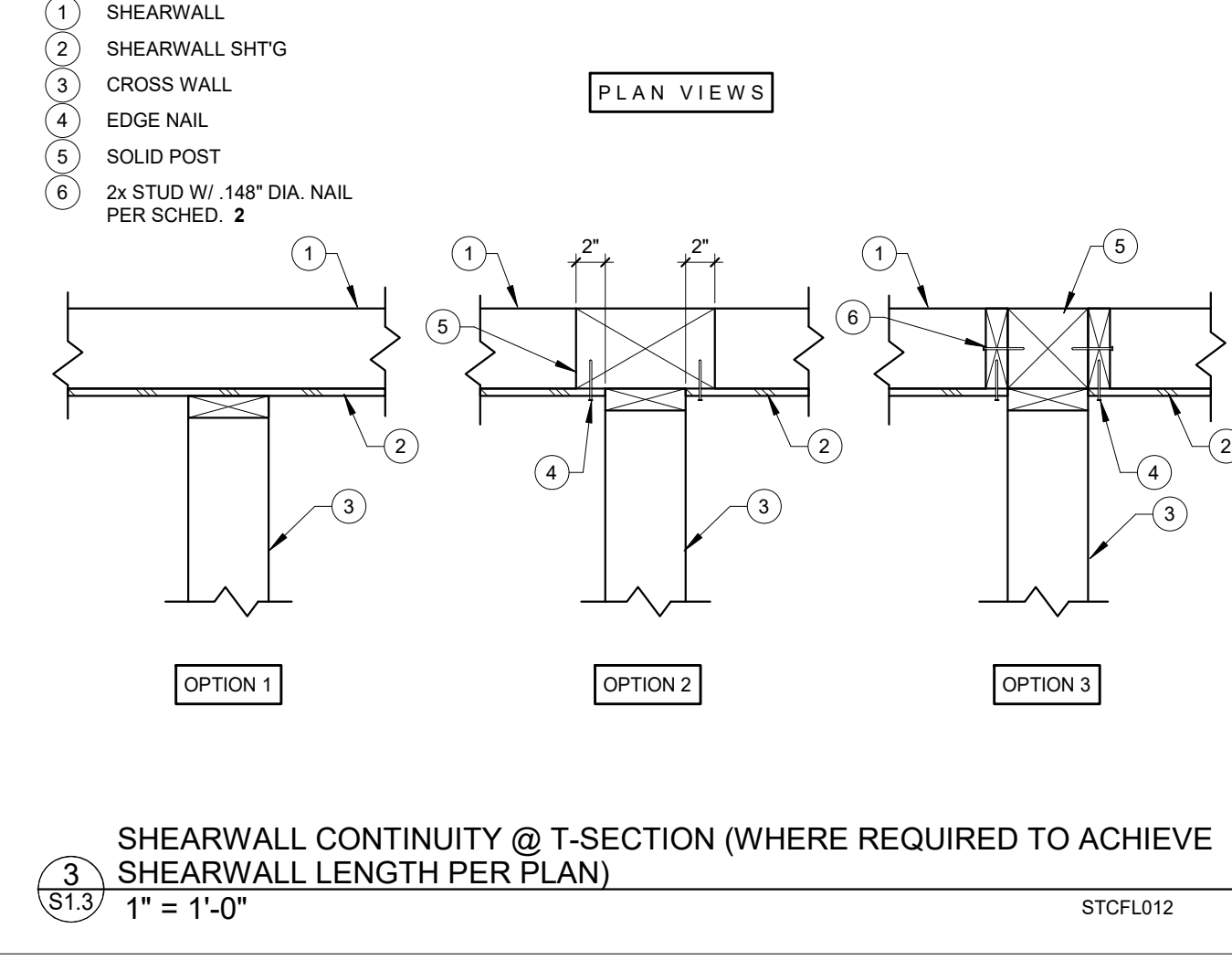
8 HOLDOWN ACROSS FLOOR & PONY WALL (WHERE APPLICABLE)  
S1.3 1" = 1'-0"



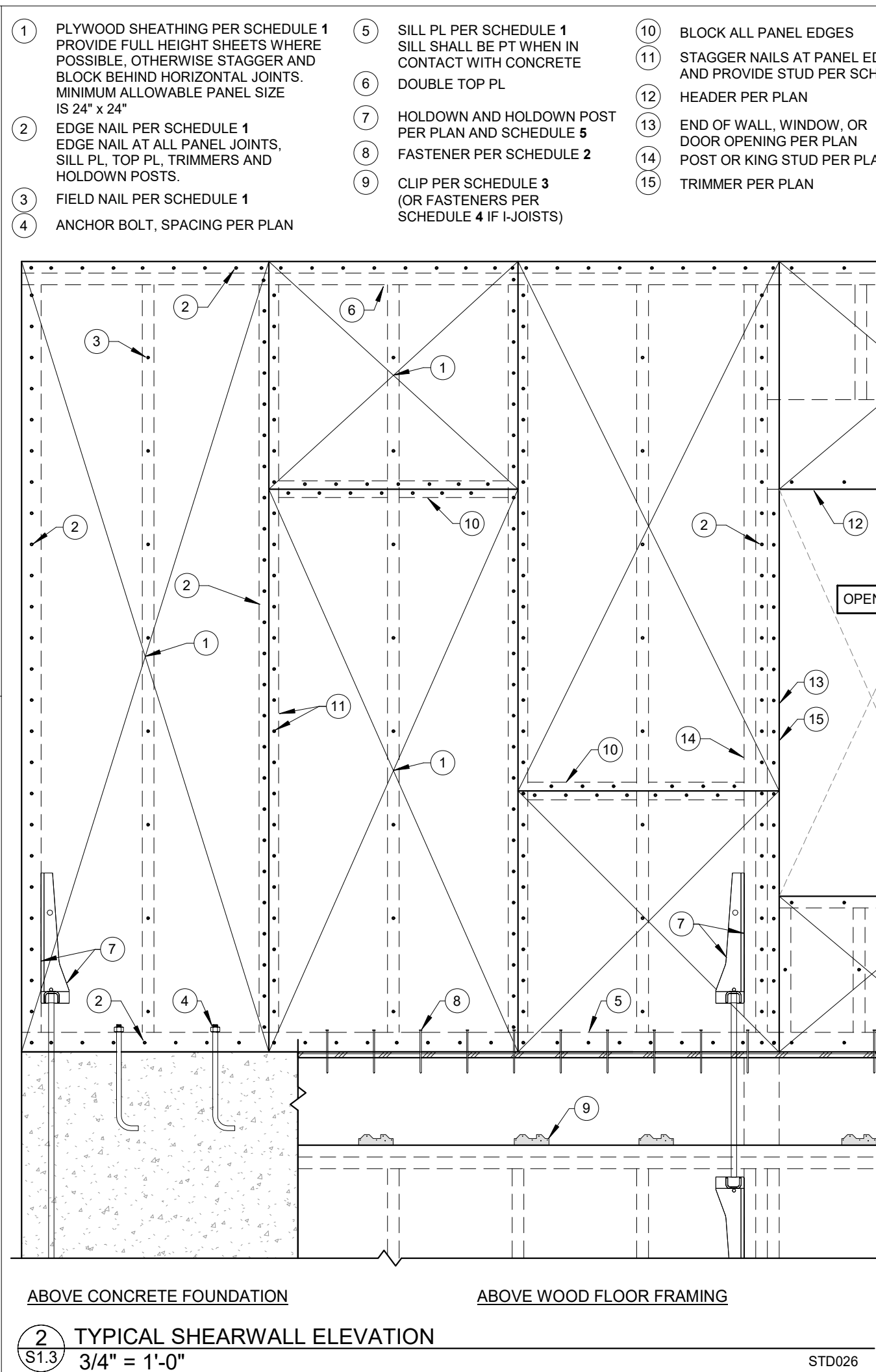
4 TYPICAL SHEARWALL CONTINUITY @ CORNER (WHERE REQUIRED TO ACHIEVE SHEARWALL LENGTH PER PLAN)  
S1.3 1" = 1'-0"



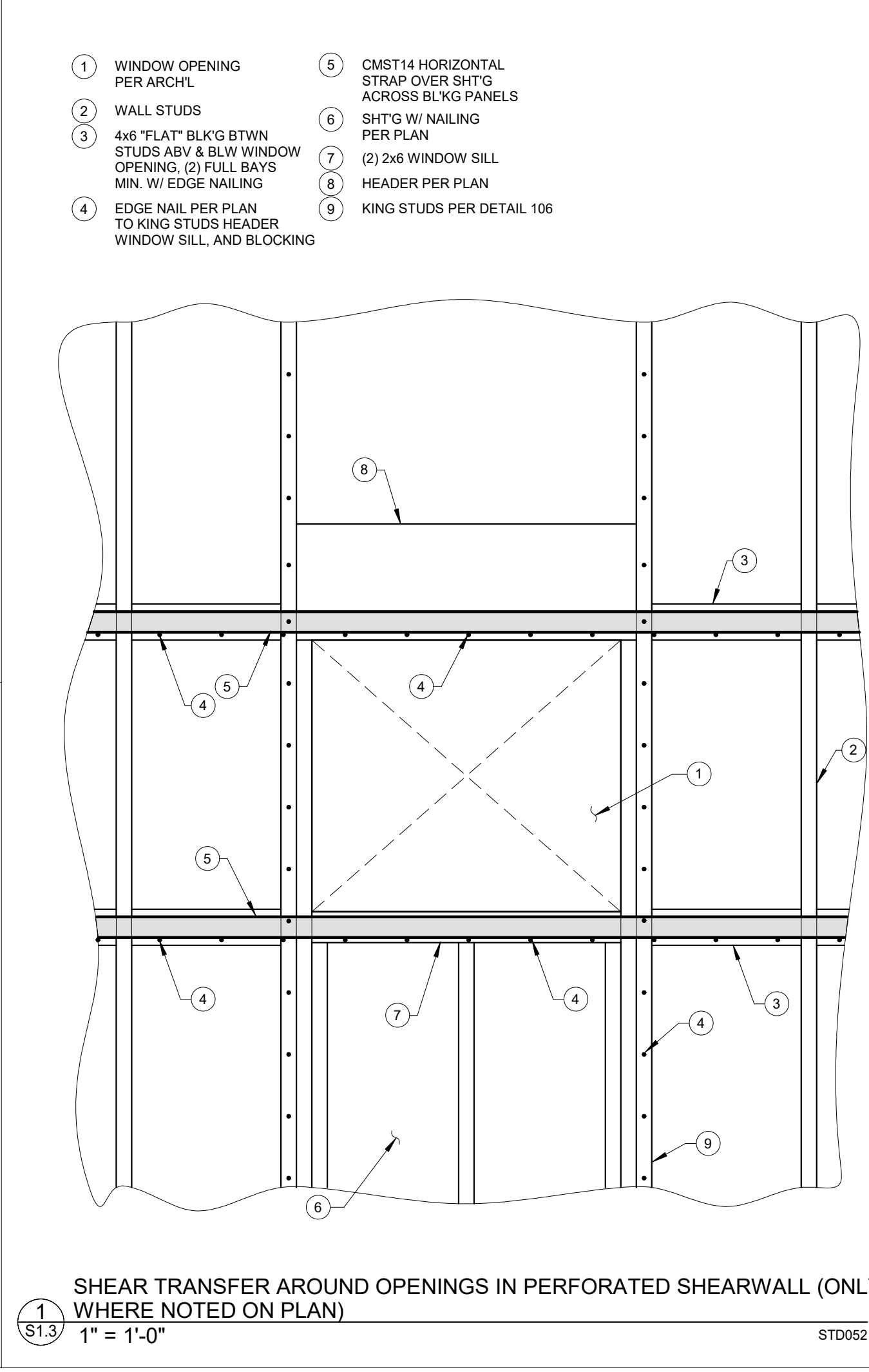
7 COUPLED HOLDOWNS  
S1.3 1" = 1'-0"



3 SHEARWALL CONTINUITY @ T-SECTION (WHERE REQUIRED TO ACHIEVE SHEARWALL LENGTH PER PLAN)  
S1.3 1" = 1'-0"



2 TYPICAL SHEARWALL ELEVATION  
S1.3 3/4" = 1'-0"



1 SHEAR TRANSFER AROUND OPENINGS IN PERFORATED SHEARWALL (ONLY WHERE NOTED ON PLAN)  
S1.3 1" = 1'-0"

COMMENTARY : SHEARWALLS AND THE LATERAL FORCE SYSTEM  
REGIONAL BUILDING ORDINANCES require design of structures for significant SEISMIC and/or WIND LOADS. These loads, as prescribed by the GOVERNING CODES, are based upon statistical probabilities of the recurrence of extreme natural events. These loads are referred to as LATERAL FORCES.  
Engineered vertical and horizontal RESISTING ELEMENTS, when properly connected to each other, comprise the LATERAL FORCE SYSTEM, which is designed to withstand these specific lateral forces. Connections of resisting elements are referred to as SHEAR TRANSFER CONNECTIONS, since the lateral force in an element is commonly referred to as SHEAR.  
One common type of resisting element is the DIAPHRAGM, which consists of a sheathing skin and stiffening members. Sheathed SHEARWALLS are vertical diaphragms, while sheathed floors and roofs are referred to as (flat or pitched) HORIZONTAL DIAPHRAGMS.  
References on the STRUCTURAL PLANS, in conjunction with the accompanying SCHEDULES and DETAILS define the lateral force system requirements. Included are requirements for the horizontal diaphragms, shearwalls, moment-resisting frames, diagonal bracing, collectors, tie-downs, and any other necessary elements.

SW SCHEDULE 1  
SHEARWALL NAILS SHALL BE MIN. 148" DIA. x 2-1/4" LENGTH

SW TYPE	SHEARWALL SHEATHING THICKNESS	EDGE NAIL SPACING	STUDS AT ADJOINING PANEL EDGES	SILL PLATE AGAINST CONC OR MASONRY	BTM PLATE ON SUBFL	CAPACITY (SEISMIC)
6	1/2"	.148 @ 6" O.C.	2x	3x	2x	340
4	1/2"	.148 @ 4" O.C.	3x	3x	2x	510
3	1/2"	.148 @ 3" O.C.	3x	3x	2x	665
2	1/2"	.148 @ 2" O.C.	3x	3x	2x	870
44	BOTH SIDES	.148 @ 4" O.C.	3x	3x	3x	1020
33	BOTH SIDES	.148 @ 3" O.C.	3x	3x	3x	1330
22	BOTH SIDES	.148 @ 2" O.C.	3x	3x	3x	1740

FOOTNOTES  
1. Use APA Rated sheathing Structural 1, Exposure 1  
2. Provide 3" x 3" x 1/4" brick plate washer at all sill plate A.B.s.  
3. Use studs @ 16" oc, U.N.O.  
4. Block all panel edges.  
5. Field Nailing: .148" DIA. @ 12" O.C.  
6. Nail heads are not to penetrate plywood.  
7. Provide edge nailing to all studs which hold tie-down hardware.  
8. Sheathing joint nailing shall be staggered in all cases.  
9. Edge nailing shall not split wood members. Contact Engineer if alternate nailing or detailing is required.  
10. Substitution of (2) 2x for 3x members is not allowed.  
11. At double-sided shearwalls, stagger inside and outside abutting panel edges.

NOTE:  
10 DENOTES STRUCTURAL DESIGN APPROXIMATE SHEARWALL PANEL LENGTH. SEE ARCHITECTURAL FOR PRECISE WALL DIMENSIONS. IN CASE OF CONFLICT, NOTIFY ENGINEER PRIOR TO PROCEEDING.

SW SCHEDULE 2  
SHEAR TRANSFER FROM WALL BTM PLATE TO FLOOR FRAMING

SW TYPE	FASTENER		MINIMUM RECEIVING MEMBER
	NAILS	SCREWS	
6	.148" DIA @ 6" O.C.	SIMP. SDWS 1/4"x6" SCREWS @ 16" O.C.	FASTEN INTO MINIMUM 1-1/2" MEMBER
4	.148" DIA @ 4" O.C.	SIMP. SDWS 1/4"x6" SCREWS @ 12" O.C.	FASTEN INTO MINIMUM 1-1/2" MEMBER
3	.148" DIA @ 3" O.C.	SIMP. SDWS 1/4"x6" SCREWS @ 8" O.C.	FASTEN INTO MINIMUM 3-1/2" MEMBER
2	.148" DIA @ 2-1/2" O.C.	SIMP. SDWS 1/4"x6" SCREWS @ 8" O.C.	FASTEN INTO MINIMUM 3-1/2" MEMBER
44	N/A	3x PLATE W/ SIMP. SDWS 1/4"x6" SCREWS @ 6" O.C.	SCREW INTO MINIMUM 3-1/2" MEMBER
33	N/A	3x PLATE W/ SIMP. SDWS 1/4"x6" SCREWS @ 4" O.C.	SCREW INTO MINIMUM 3-1/2" MEMBER
22	N/A	3x PLATE W/ SIMP. SDWS 1/4"x6" SCREWS @ 3-1/2" O.C.	SCREW INTO MINIMUM 3-1/2" MEMBER

SW SCHEDULE 3  
SHEAR TRANSFER VIA CLIPS

SW TYPE	SIMP. CLIPS L50, A35 OR LTP4	MINIMUM ATTACHING MEMBER
4	(1) ROW @ 16" O.C.	(1) 2x
3	(1) ROW @ 12" O.C.	(1) 2x
2	(1) ROW @ 8" O.C.	(1) 2x
44	(2) ROWS @ 18" O.C.	(1) 4x OR (2) 2x's
33	(2) ROWS @ 12" O.C.	(1) 4x OR (2) 2x's
22	(2) ROWS @ 8" O.C.	(1) 4x OR (2) 2x's

SW SCHEDULE 4  
SHEAR TRANSFER VIA THREADED RODS TO TOP OF STEEL BEAM

SW TYPE	FASTENER	
	6	5/8" DIA @ 48" O.C.
4	5/8" DIA @ 32" O.C.	
3	5/8" DIA @ 24" O.C.	
2	5/8" DIA @ 24" O.C.	
44	3x PLATE W/ 5/8" DIA @ 16" O.C.	
33	3x PLATE W/ 5/8" DIA @ 12" O.C.	
22	3x PLATE W/ 5/8" DIA @ 8" O.C.	

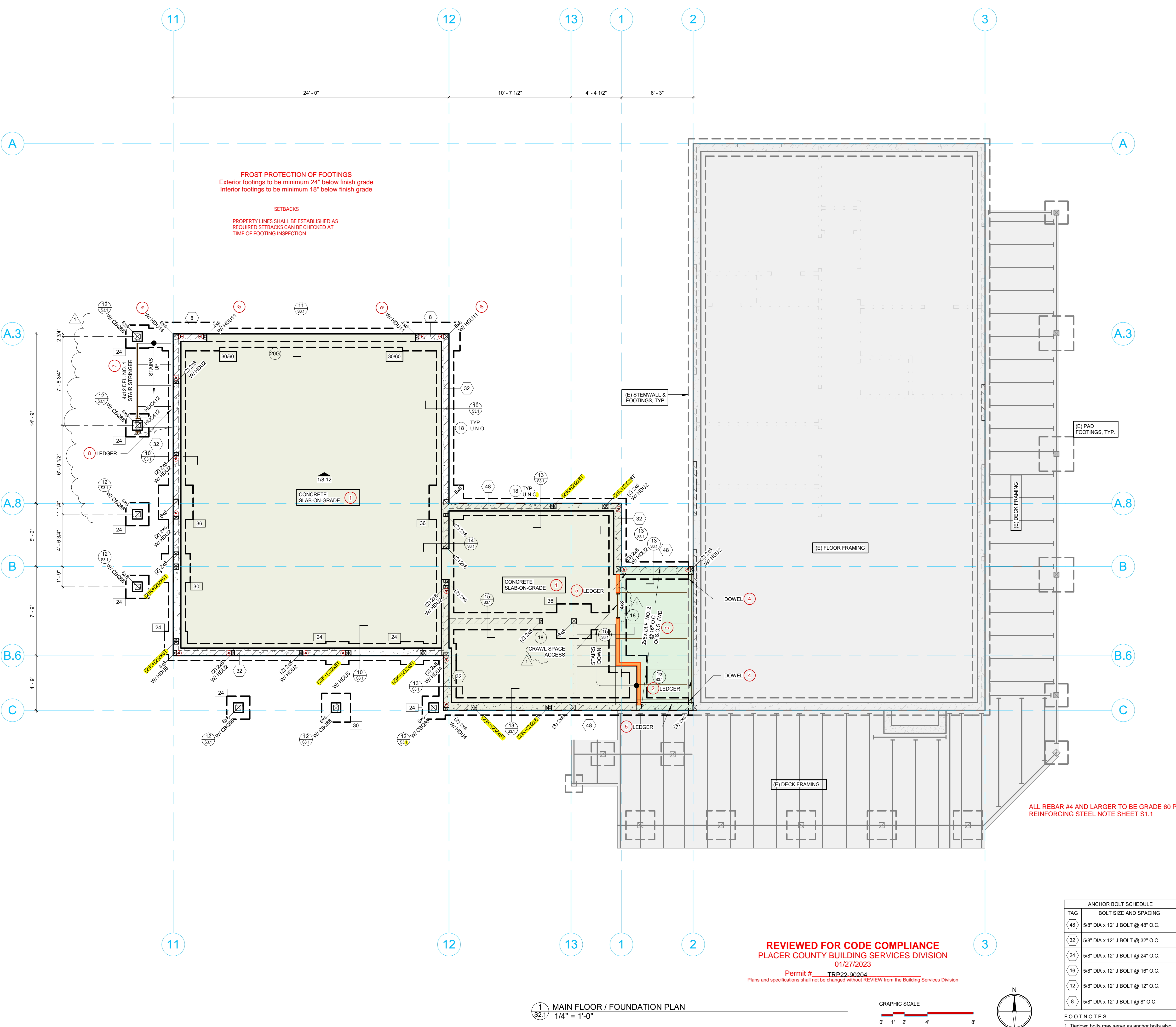
FOOTNOTES  
1. It is the Builder's responsibility to avoid spalling wood members. Contact Engineer if alternate nailing schedule or detailing is required.

SW SCHEDULE 5  
HOLDOWN STUDS AND ANCHORAGE REQUIREMENT

SIMPSON HARDWARE	MINIMUM STUD REQMT	SIMPSON ANCHOR BOLT	A36 THRD ROD ANCHORS W/ DBL NUT & WASHER PLATE AT EMBED	SQUARE WASHER PLATE REQ'D AT EMBED FOR A36 THRD ROD ANCHORS
HDU2-SDS2.5	(2) 2x	SSTB 20	N.A.	N.A.
HDU4-SDS2.5	(2) 2x	SBS8x24	N.A.	N.A.
HDU5-SDS2.5	(2) 2x	SBS8x24	N.A.	N.A.
HDU8-SDS2.5	(3) 2x	SSTB 28	N.A.	N.A.
* HDU11-SDS2.5	6x	N.A.	* 1"Ø x 16" EMBEDMENT (MIN)	3/8 x 2-1/2 x 2-1/2
* HDU14-SDS2.5	6x	N.A.	* 1"Ø x 16" EMBEDMENT (MIN)	3/8 x 2-1/2 x 2-1/2
* HD19	6x	N.A.	* 1-1/4"Ø x 16" EMBEDMENT (MIN)	1/2 x 3 x 3

FOOTNOTES  
1. If (2) 2x studs used; "edge nail" wall sheathing to each 2x. (See footnote 2 also).  
2. See plan for additional stud requirements. Shearwall stud requirements for "edge nailing" may govern.  
3. (2) 2x studs shall be spiked together w (2) .148" dia. nails @ 12" O.C.  
4. Install Simpson SSTB anchor bolts per all manufacturers specifications maintaining required edge clearances.  
5. Secure all hold-down anchors within formwork prior to pour.  
6. Use threaded rod where Simpson anchor is too long for available embedment.  
\* EMBED 1" DIA AND GREATER HD ANCHORS INTO BOTTOM OF FOOTING \*





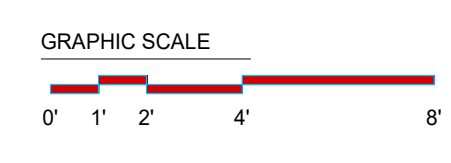
**FROST PROTECTION OF FOOTINGS**  
 Exterior footings to be minimum 24" below finish grade  
 Interior footings to be minimum 18" below finish grade

**SETBACKS**  
 PROPERTY LINES SHALL BE ESTABLISHED AS  
 REQUIRED SETBACKS CAN BE CHECKED AT  
 TIME OF FOOTING INSPECTION

ALL REBAR #4 AND LARGER TO BE GRADE 60 PER  
 REINFORCING STEEL NOTE SHEET S1.1

**REVIEWED FOR CODE COMPLIANCE**  
 PLACER COUNTY BUILDING SERVICES DIVISION  
 01/27/2023  
 Permit # TRP22-90204  
 Plans and specifications shall not be changed without REVIEW from the Building Services Division

1 MAIN FLOOR / FOUNDATION PLAN  
 1/4" = 1'-0"



**PLAN GRAPHIC LEGEND (BEST IN COLOR)**

- OVERBUILD OR FALSE "CALIFORNIA" FRAMING
- CONCRETE SLAB ON GRADE
- EXTERIOR CONCRETE PATIO
- BLOCKED DIAPHRAGM ZONE
- CONCRETE FOOTING
- STRUCTURAL WOOD WALL BELOW
- CONCRETE OR CMU WALL BELOW
- RAKE OR CLEARESTORY WALL OR CLOSURE PIECE BTWN ROOFS
- STRUCTURAL WALL ABOVE
- NON-STRUCTURAL PARTITION BELOW
- VENEER ABOVE
- WOOD RAFTER, JOIST, LEDGER (2x, 3x)
- WOOD BEAM (4x, 6x)
- LARGE TIMBER (7x & LARGER)
- STEEL BEAM
- COLLECTOR BLOCKING
- HUNG
- BEARING
- ANCHOR BOLT TAG
- THREADED ROD TAG
- CONTINUOUS FOOTING TAG
- SHEARWALL LENGTH TAG
- SHEARWALL NAILING TAG
- PAD FOOTING TAG
- WOOD POST BELOW
- HSS COL BELOW
- KING POST (KP) BTWN BEAMS
- POST OR COL ABOVE
- WIDE FLANGE COL BELOW
- WIDE FLANGE COL ABV
- GENERAL SECTION DETAIL
- SPECIFIC LOCATION DETAIL
- KEYNOTE
- TIEDOWN HARDWARE
- FRAMING HARDWARE
- KNEE BRACE (KB)
- KING & TRIMMER STUDS AT WALL OPENING
- #4#T INDICATES TRIMMER STUDS
- K INDICATES KING STUD GROUP. SEE DETAIL SHEET S1.2 FOR MINIMUM REQUIREMENTS.

- S2.1 NOTES**
- FOUNDATION:**
- ALL EXTERIOR FOOTINGS SHALL HAVE MINIMUM 24" FROST PROTECTION, U.N.O.
  - BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
  - WIDEN / EXTEND FOOTINGS AS REQUIRED TO PROVIDE ADEQUATE SUPPORTS FOR ANY VENEER SHOWN ON ARCHITECTURAL DRAWINGS.
  - IF "PONY WALLS" OCCUR BELOW THE FLOOR, PONY WALL SHEAR WALL NAILING A SHALL MATCH WALL ABOVE, U.N.O.
  - POSTS MAY BEAR ON MUDDILL, U.N.O. (NOT ALLOWED AT POSTS DESIGNATED "CPG")
  - USE 3x6 P.T. MUDDILL, TYP.
  - AS A MINIMUM, STEM WALLS SHALL HAVE #4 HORIZONTAL BARS @ 16" O.C. WITH MINIMUM (1) BAR TOP & BOTTOM, AND #4 VERTICAL BARS (HOOKED INTO FOOTINGS) @ 24" O.C. TYP. U.N.O. (SEE RETAINING WALL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.)
  - AS A MINIMUM, PROVIDE 5/8"Ø x 12" ANCHOR BOLT @ 48" O.C. TYP. U.N.O.
  - ALL ANCHOR BOLTS SHALL BE SECURED IN PLACE PRIOR TO POURING CONCRETE.
  - PROVIDE 3" x 3" x 1/4" THICK PLATE WASHERS @ ALL ANCHOR BOLTS.
  - SEE ARCHITECTURAL DRAWINGS FOR SLAB CONTROL JOINT PATTERN, U.N.O. AS A MINIMUM, PROVIDE CONTROL JOINTS @ 12'-0" O.C. @ INTERIOR SLABS OR 6'-0" O.C. @ EXTERIOR PATIOS, EACH WAY, U.N.O.
  - SEE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS IF APPLICABLE.

- S2.1 KEYNOTES REFERENCED ON PLAN**
- 4" CONCRETE SLAB ON GRADE W/ #3 BARS @ 18" O.C. EACH WAY. UNDERLAYMENT DESIGNED BY OTHERS (MINIMUM 4" AGGR BASE)
  - 2x8 LEDGER W/ (2) SIMP SDWS22600DB TIMBER SCREWS @ 16" O.C. TO RM JOIST
  - 3/4" T&G APA RATED STURD-I-FLOOR SHEATHING GLUED AND NAILED W/ #4 @ 6" O.C. EDGES, 10" O.C. FIELD, OR GLUED AND SCREWED W/ #8 x 2-1/2" LONG FLATHEAD WOOD SCREWS @ 6" O.C. EDGES, 10" O.C. FIELD, U.N.O.
  - DRILL & EPOXY ALL #4 HORIZ. BARS FROM (N) FOOTING / STEM WALL INTO (E) FOOTING / STEM WALL. PROVIDE 5" MIN EMBEDMENT W/ SIMP SET-UP OR SET-3G EPOXY (SPECIAL INSPECTION NOT REQD).
  - 2x8 LEDGER W/ (2) SIMP SDWS22600DB TIMBER SCREWS @ 16" O.C. TO EA. STUD.
  - EXTEND ANCHOR ROD FOR THIS HOLDDOWN INTO BOTTOM OF FOOTING, TYP.
  - PROVIDE 3x12 DLF. NO. 1 STAIR TREADS W/ SIMP L90 OR EQ. ANGLE FROM THREAD TO LEDGER OR STAIR STRINGER.
  - 2x12 PT LEDGER W/ (2) SIMP SDWS22600DB TIMBER SCREWS @ 16" O.C. TO EA. STUD. PROVIDE SEPARATION BETWEEN SIDING AND LEDGER W/ LEDGER SPACERS (DECK2WALL SPACERS OR EQ.)

**PAD FOOTING SCHEDULE**

TAG	PAD SIZE	BAR
18	18" SQ x 9" THK	(2) #4 BARS EW
24	24" SQ x 10" THK	(3) #4 BARS EW
30	30" SQ x 12" THK	(4) #4 BARS EW
36	36" SQ x 12" THK	(5) #4 BARS EW
42	42" SQ x 12" THK	(6) #4 BARS EW
48	48" SQ x 12" THK	(7) #4 BARS EW
54	54" SQ x 14" THK	(8) #4 BARS EW
60	60" SQ x 16" THK	(9) #4 BARS EW
60	60"x30" x 16" THK	#4 BARS @ 12" O.C. EA. WAY

**FOOTNOTES**

- Place footings in undisturbed, native soils.
- Provide concrete pedestal above footing as required to extend minimum 8" above finished grade. See details.

**ANCHOR BOLT SCHEDULE**

TAG	BOLT SIZE AND SPACING
48	5/8" DIA x 12" J BOLT @ 48" O.C.
32	5/8" DIA x 12" J BOLT @ 32" O.C.
24	5/8" DIA x 12" J BOLT @ 24" O.C.
16	5/8" DIA x 12" J BOLT @ 16" O.C.
12	5/8" DIA x 12" J BOLT @ 12" O.C.
8	5/8" DIA x 12" J BOLT @ 8" O.C.

**FOOTNOTES**

- Tiedown bolts may serve as anchor bolts also.
- Continue same spacing below windows and other openings.

**CONTINUOUS FOOTING SCHEDULE**

TAG	FOOTING SIZE	BAR
18	18" W x 9" THK	(2) #4 CONT
18G	18" W x 30" THK	(3) #4 CONT TOP AND BTM
20G	20" W x 16" THK	(3) #4 CONT TOP AND BTM
24	24" W x 10" THK	(3) #4 CONT
24G	24" W x 30" THK	(3) #4 CONT TOP AND BTM
30	30" W x 12" THK	(4) #4 CONT
36	36" W x 14" THK	(4) #4 CONT

**FOOTNOTES**

- Place footings in undisturbed, native soils.



ISSUE: DATE:  
 PERMIT SET 11/29/22  
 REV 1: PLAN CHECK RESPONSE 01/03/23  
 REV 2: PLAN CHECK RESPONSE 01/23/23

DRAWN BY: BJ  
 SCALE: 1/4" = 1'-0"  
 CONTENTS:  
 MAIN FLOOR / FOUNDATION PLAN



ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PERMIT SET 11/29/22  
REV 1: PLAN CHECK RESPONSE 01/03/23  
REV 2: PLAN CHECK RESPONSE 01/23/23

DRAWN BY: BJ  
SCALE: 1/4" = 1'-0"  
CONTENTS:  
UPPER FLOOR  
FRAMING PLAN

SHEET NUMBER

**S2.2**

**PLAN GRAPHIC LEGEND (BEST IN COLOR)**

- OVERBUILD OR FALSE "CALIFORNIA" FRAMING
- CONCRETE SLAB ON GRADE
- EXTERIOR CONCRETE PATIO
- BLOCKED DIAPHRAGM ZONE
- CONCRETE FOOTING
- STRUCTURAL WOOD WALL BELOW
- CONCRETE OR CMU WALL BELOW
- RAKE OR CLERESTORY WALL OR CLOSURE PIECE BTWN ROOFS
- STRUCTURAL WALL ABOVE
- NON-STRUCTURAL PARTITION BELOW
- VENEER ABOVE
- WOOD RAFTER, JOIST, LEDGER (2x, 3x)
- WOOD BEAM (4x, 6x)
- LARGE TIMBER (7x & LARGER)
- STEEL BEAM
- COLLECTOR BLOCKING
- HUNG
- BEARING
- ANCHOR BOLT TAG
- THREADED ROD TAG
- CONTINUOUS FOOTING TAG
- SHEARWALL LENGTH TAG
- SHEARWALL NAILING TAG
- PAD FOOTING TAG
- WOOD POST BELOW
- HSS COL BELOW
- KING POST (KP) BTWN BEAMS
- POST OR COL ABOVE
- WIDE FLANGE COL BELOW
- WIDE FLANGE COL ABOVE
- GENERAL SECTION DETAIL
- SPECIFIC LOCATION DETAIL
- KEYNOTE
- TIE-DOWN HARDWARE
- FRAMING HARDWARE
- KNEE BRACE (KB)
- KING & TRIMMER STUDS AT WALL OPENING
- R4FT INDICATES TRIMMER STUDS
- K INDICATES KING STUD GROUP. SEE DETAIL SHEET S1.2 FOR MINIMUM REQUIREMENTS.

**S 2.2 NOTES**

**FRAMING SYSTEM:**

- LVL = LAMINATED VENEER LUMBER (2.0E)  
PSL = PARALLEL STRAND LUMBER (2.0E)  
LSL = LAMINATED STRAND LUMBER (1.3E)
- HEADERS IN BEARING WALLS SHALL BE 6x12 DFL, TYP. U.N.O. PROVIDE (2) 2x6 TRIMMERS @ SPANS OF 4'-0" OR GREATER.
- GLU-LAM BEAMS SHALL BE 24F-V4 TYP. U.N.O. CAMBER NOT REQUIRED.
- CONTINUOUS PARALLEL TO GRAIN BEARING FOR POSTS IS REQUIRED ONLY WHERE "CPG" IS NOTED. PROVIDE CONTINUOUS FULL AREA BEARING FOR ALL OTHER POSTS TO FOUNDATION BY USING BUILT-UP JOISTS, BLOCKING, ETC., TYP. U.N.O. SEE DETAIL S51.2.
- PROVIDE BLOCKING BETWEEN RAFTERS OVER ALL SUPPORTS.
- SEE DETAIL 6/S1.2 FOR TYPICAL BEAM POCKET (PKT), U.N.O.
- PROVIDE FLOOR JOISTS BELOW ALL PARALLEL PARTITIONS. BLOCK BELOW PERPENDICULAR PARTITIONS.
- PROVIDE BLOCKING BETWEEN RAFTERS JOISTS OVER ALL SUPPORTS (SUGGEST BLOCKING OR BRIDGING AT MAXIMUM 12'-0" O.C. FOR VIBRATION DAMPENING).
- RIM JOIST SHALL BE (MIN) 1-3/4" LSL OR LVL (1.3E) OR EQUAL, U.N.O.
- MINIMUM NAILING ATTACHMENT FOR RAFTERS AND JOISTS AT BEARING: USE (3) TOENAILS (MIN).
- KING STUDS AT OPENINGS: SEE DETAIL 1/S1.2.
- STRUCTURAL STUD WALLS SHALL BE 2x6 @ 16" O.C. U.N.O. ALIGN STUD UNDER EA. JOIST OR RAFTER.
- CENTERLINE OF STEEL BEAM EQUALS CENTERLINE OF STEEL POST ABOVE OR BELOW (AS OCCURS), TYP. U.N.O.
- IN GENERAL, HSS POSTS CONCEALED IN STUDWALLS SHALL BE LOCATED @ THE CL OF THE STUDWALL AND @ LEAST 1'-1/2" AWAY FROM THE EDGE OF THE ROUGH OPENING (AS APPLICABLE), TYP. U.N.O.

**LATERAL FORCE SYSTEM:**

- PROVIDE EDGE NAILING OF HORIZONTAL SHEATHING TO ALL RAFTERS, JOISTS, BEAMS, OR BLOCKING IN LINE WITH MEMBERS DESIGNATED AS "COLLECTOR".
- INDICATES SHEARWALL BELOW.
- DOUBLE TOP PLATES SHALL BE LAP SPLICED 60" MINIMUM W/ (2) 1/4" DIA. NAILS @ 3" O.C. (36 NAILS) USE (2) ST6224 WHERE BOTH PLATES ARE BROKEN.
- FLOOR DIAPHRAGM SHALL BE GLUED AND NAILED W/ 8d @ 6" O.C. EDGES, 10" O.C. FIELD, OR GLUED AND SCREWED W/ #8 x 2-1/2" LONG FLATHEAD WOOD SCREWS @ 6" O.C. EDGES, 10" O.C. FIELD, U.N.O.
- EDGE NAIL SHEARWALL SHEATHING TO ALL STUDS WHICH HOLD STRAPS OR TIEDOWNS ABOVE AND BELOW, TYP.
- EDGE NAIL SHEARWALL SHEATHING TO ALL WOOD STUDS OR POST WHICH ARE BOLTED TO STEEL COLUMNS.
- HOLDOWNS AND VERTICAL STRAPS SHOWN ON THIS SHEET OCCUR ACROSS THIS FLOOR TYP. U.N.O.

MIN ROOF/FLOOR DIAPHRAGM NAIL SIZES	
8d COMMON	0.131" DIA W/ 1-3/8" MIN. PENETRATION
10d COMMON	0.148" DIA W/ 1-1/2" MIN. PENETRATION

SEE SHEARWALL SCHEDULE 1 FOR SHEARWALL NAIL SIZE REQUIREMENTS

**S 2.2 KEYNOTES REFERENCED ON PLAN**

- 2x8 P.T. LEDGER W/ (2) SIMP SDWS22400DB TIMBER SCREWS @ 16" O.C. TO RIM JOIST.
- SIMP STRAP FROM FLUSH BEAM TO CONT. RIM JOIST WHERE SHOWN.
- 1-3/4"x11-7/8" LVL LEDGER RIPPED TO DECK SLOPE W/ (2) SIMP SDWS22600DB TIMBER SCREWS @ 16" O.C. TO RIM JOIST OR BEAM.
- PROVIDE 3x12 DLF, NO. 1 STAIR TREADS W/ SIMP L90 OR EQ. ANGLE FROM TREAD TO LEDGER OR STAIR STRINGER.
- 2x12 PT LEDGER W/ (2) SIMP SDWS22600DB TIMBER SCREWS @ 16" O.C. TO EA. STUD, PROVIDE SEPARATION BETWEEN SIDING AND LEDGER W/ LEDGER SPACERS (DECK/WALL SPACERS OR EQ.)

**TYPICAL FLOOR FRAMING, U.N.O.**

RAFTERS:  
1-7/8" TJI 360 @ 16" O.C. TYP. U.N.O.

HANGERS:  
SIMP IUS2 3711.88 @ FACE MOUNT APPLICATIONS, U.N.O.  
SIMP IUS2 3711.88 @ TOP FLANGE APPLICATIONS, U.N.O.

SHEATHING:  
3/4" T&G APA RATED STURD-FLOOR SHEATHING GLUED AND NAILED W/ 8d @ 6" O.C. EDGES, 10" O.C. FIELD OR GLUED AND SCREWED W/ #8 x 2-1/2" LONG FLATHEAD WOOD SCREWS @ 6" O.C. EDGES, 10" O.C. FIELD, U.N.O.

**TYPICAL WATERPROOF DECK FRAMING, U.N.O.**

JOISTS:  
1-3/4"x11-7/8" LVL "RIPPED" @ 16" O.C. TYP. U.N.O.  
(@ 1/4" MIN DEPTH)

HANGERS:  
SIMP HUS1 8110 @ FACE MOUNT APPLICATIONS, U.N.O.

SHEATHING:  
5/8" 40/20 APA RATED SHEATHING GLUED AND NAILED W/ 8d @ 6" O.C. EDGES, 10" O.C. FIELD, OR GLUED AND SCREWED W/ #8 x 2-1/2" LONG FLATHEAD WOOD SCREWS @ 6" O.C. EDGES, 10" O.C. FIELD, U.N.O.

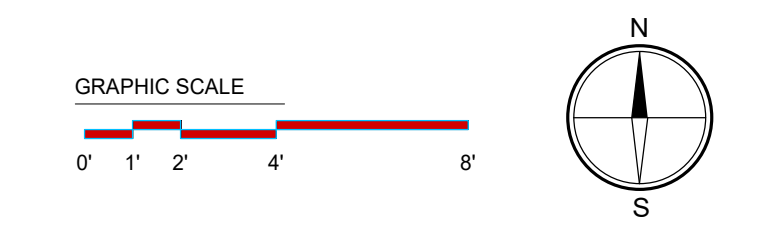
**TYPICAL OPEN DECK FRAMING, U.N.O.**

JOISTS:  
4x8 DFL, NO. 2 @ 16" O.C. TYP. U.N.O.

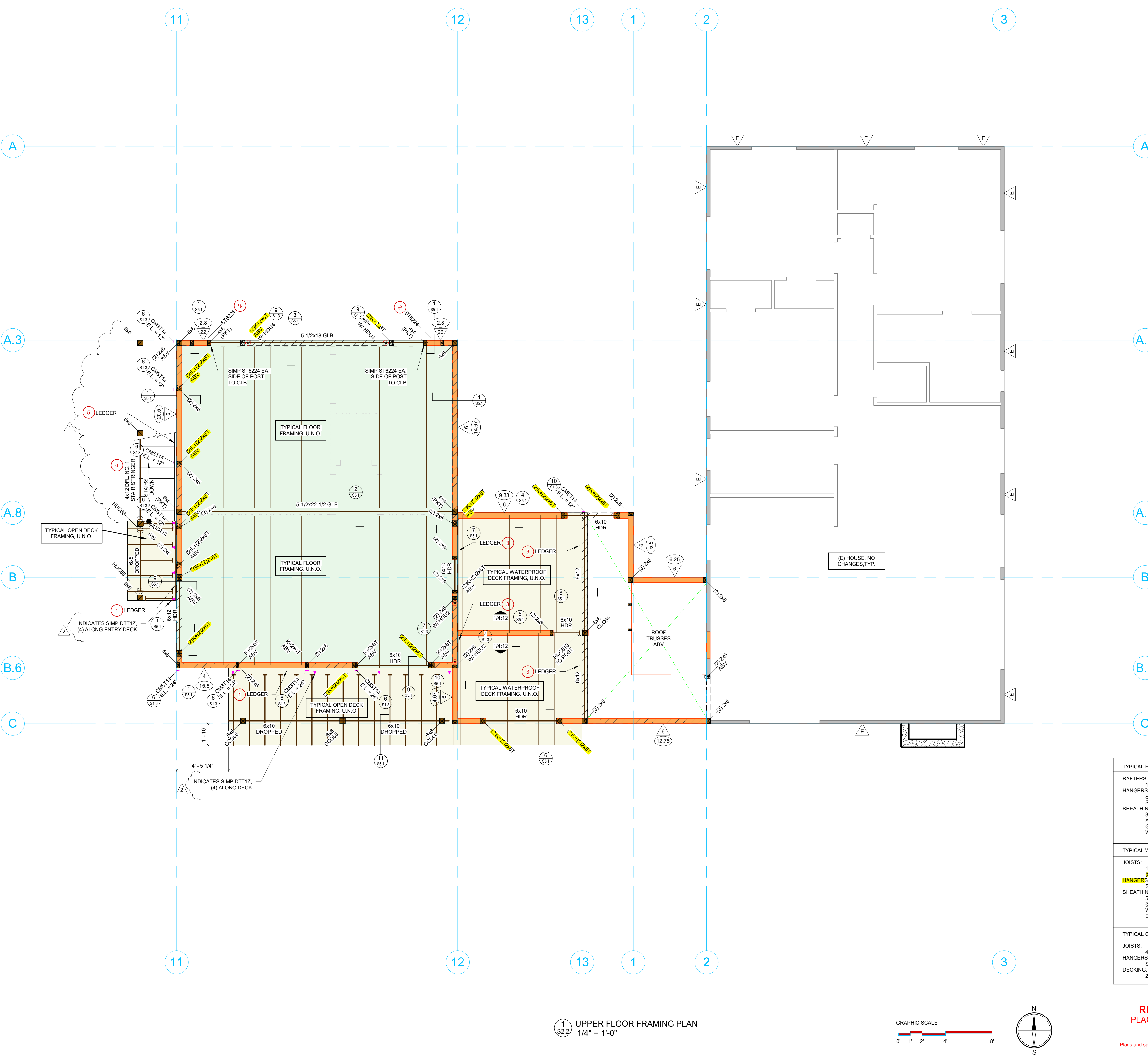
HANGERS:  
SIMP LUS46 @ FACE MOUNT APPLICATIONS, U.N.O.

DECKING:  
2x6 CEDAR DECKING, U.N.O.

**REVIEWED FOR CODE COMPLIANCE**  
PLACER COUNTY BUILDING SERVICES DIVISION  
01/27/2023  
Permit # TRP22-90204  
Plans and specifications shall not be changed without REVIEW from the Building Services Division



**1** UPPER FLOOR FRAMING PLAN  
S2.2  
1/4" = 1'-0"





ISSUE: DATE:  
PERMIT SET 11/29/22  
REV 1: PLAN CHECK RESPONSE 01/03/23  
REV 2: PLAN CHECK RESPONSE 01/23/23

DRAWN BY: BJ  
SCALE: 1/4" = 1'-0"

CONTENTS:  
ROOF FRAMING PLAN

SHEET NUMBER

**S2.3**

**PLAN GRAPHIC LEGEND (BEST IN COLOR)**

- OVERBUILD OR FALSE "CALIFORNIA" FRAMING
- CONCRETE SLAB ON GRADE
- EXTERIOR CONCRETE PATIO
- BLOCKED DIAPHRAGM ZONE
- CONCRETE FOOTING
- STRUCTURAL WOOD WALL BELOW
- CONCRETE OR CMU WALL BELOW
- RAKE OR CLERESTORY WALL OR CLOSURE PIECE BTWN ROOFS
- STRUCTURAL WALL ABOVE
- NON-STRUCTURAL PARTITION BELOW
- VENEER ABOVE
- WOOD RAFTER, JOIST, LEDGER (2x, 3x)
- WOOD BEAM (4x, 6x)
- LARGE TIMBER (7x & LARGER)
- STEEL BEAM
- COLLECTOR BLOCKING
- HUNG
- BEARING
- ANCHOR BOLT TAG
- THREADED ROD TAG
- CONTINUOUS FOOTING TAG
- SHEARWALL LENGTH TAG
- SHEARWALL NAILING TAG
- PAD FOOTING TAG
- WOOD POST BELOW
- HSS COL BELOW
- KING POST (KP) BTWN BEAMS
- POST OR COL ABOVE
- WIDE FLANGE COL BELOW
- WIDE FLANGE COL ABV
- GENERAL SECTION DETAIL
- SPECIFIC LOCATION DETAIL
- KEYNOTE
- TIEDOWN HARDWARE
- FRAMING HARDWARE
- KNEE BRACE (KB)
- KING & TRIMMER STUDS AT WALL OPENING
- RAFT INDICATES TRIMMER STUDS K INDICATES KING STUD GROUP. SEE DETAIL SHEET S1.2 FOR MINIMUM REQUIREMENTS.

**S2.3 NOTES**

**FRAMING SYSTEM:**

- LVL = LAMINATED VENEER LUMBER (2.0E)  
PSL = PARALLEL STRAND LUMBER (2.0E)  
LSL = LAMINATED STRAND LUMBER (1.3E)
- HEADERS IN BEARING WALLS SHALL BE 6x10 DFL, TYP. U.N.O. PROVIDE (2) 2x6 TRIMMERS @ SPANS OF 4'-0" OR GREATER.
- GLU-LAM BEAMS SHALL BE 24F-V4 TYP. U.N.O. CAMBER NOT REQUIRED.
- CONTINUOUS PARALLEL TO GRAIN BEARING FOR POSTS IS REQUIRED ONLY WHERE "CPG" IS NOTED. PROVIDE CONTINUOUS FULL AREA BEARING FOR ALL OTHER POSTS TO FOUNDATION BY USING BUILT-UP JOISTS, BLOCKING, ETC., TYP. U.N.O. SEE DETAIL S51.2.
- PROVIDE BLOCKING BETWEEN RAFTERS OVER ALL SUPPORTS.
- SEE DETAIL S1.2 FOR TYPICAL BEAM POCKET (PKT), U.N.O.
- ALL BASIC ROOF GEOMETRY SHOWN ON ROOF FRAMING / DIAPHRAGM PLANS HAS BEEN PROVIDED BY THE ARCHITECT.
- RIM JOIST SHALL BE (MIN) 1-3/4" LSL OR LVL (1.3E) OR EQUAL, U.N.O.
- MINIMUM NAILING ATTACHMENT FOR RAFTERS AND JOISTS AT BEARING: USE (3) TOENAILS (MIN).
- KING STUDS AT OPENINGS: SEE DETAIL S1.2.
- STRUCTURAL STUD WALLS SHALL BE 2x6 @ 16" O.C., U.N.O. ALIGN STUD UNDER EA JOIST OR RAFTER.
- ROOF OVERHANGS ARE SHOWN APPROXIMATELY TO SCALE. BUILDER SHALL VERIFY & COORDINATE WITH ARCHITECTURAL DRAWINGS & SHALL CONTACT ENGINEER IF DISCREPANCIES ARE FOUND.
- CENTERLINE OF STEEL BEAM EQUALS CENTERLINE OF STEEL POST ABOVE OR BELOW (AS OCCURS), TYP. U.N.O.
- IN GENERAL, HSS POSTS CONCEALED IN STUDWALLS SHALL BE LOCATED @ THE CL OF THE STUDWALL AND @ LEAST 1-1/2" AWAY FROM THE EDGE OF THE ROUGH OPENING (AS APPLICABLE), TYP. U.N.O.

**MANUFACTURED TRUSSES:**

- TRUSS LOADS: SEE TRUSS SCHEMATICS.
- SEE ARCHITECTURAL DRAWINGS FOR TRUSS DIMENSIONS.
- ALIGN TRUSS WITH 2x6 STUD BELOW.
- TRUSS DEFLECTION CRITERIA:  
MAXIMUM VERTICAL = L/360 OR 1/2"  
MAXIMUM HORIZONTAL = 1/4" AT EACH END (1/2" TOTAL)
- VERIFY STAND HEIGHT OF TRUSS COINCIDES WITH ARCHITECTURAL DRAWINGS AND DEPTH OF STICK FRAMING.
- PROVIDE 1/2" GAP ABOVE NON-BEARING PARTITIONS TO ALLOW FOR TRUSS DEFLECTION. USE SIMPSON STG-SLOTTED ROOF CLIPS OR SIMILAR.
- ALL TRUSSES MARKED "COLLECTOR TRUSS" OR "CHORD TRUSS" HAVE SEISMIC / WIND FORCE APPLIED TO THEM PER PLAN. NOTATION (V = 1K) INDICATES FORCE.
- TRUSS LAYOUT IS SCHEMATIC ONLY. BUILDER SHALL REFER TO TRUSS SHOP DRAWINGS FOR PRECISE LAYOUT.

**LATERAL FORCE SYSTEM:**

- ROOF DIAPHRAGM SHALL BE NAILED W/ 8d @ 6" O.C. EDGES, 12" O.C. FIELD, U.N.O.
- PROVIDE EDGE NAILING OF HORIZONTAL SHEATHING TO ALL RAFTERS, JOISTS, BEAMS, OR BLOCKING IN LINE WITH MEMBERS DESIGNATED AS "COLLECTOR".
- INDICATES SHEARWALL BELOW.
- DOUBLE TOP PLATES SHALL BE LAP SPLICED 6" MINIMUM W/ (2) 148" DIA. NAILS @ 3" O.C. (36 NAILS) USE (2) S16224 WHERE BOTH PLATES ARE BROKEN.
- EDGE NAIL SHEARWALL SHEATHING TO ALL STUDS WHICH HOLD STRAPS OR TIEDOWNS ABOVE AND BELOW, TYP.
- EDGE NAIL SHEARWALL SHEATHING TO ALL WOOD STUDS OR POST WHICH ARE BOLTED TO STEEL COLUMNS.

MANUFACTURED TRUSS BRACING			
TYPE OF BRACING	FUNCTION	DESIGN RESPONSIBILITY	WHERE SPECIFIED
TEMPORARY BRACING	TEMPORARILY STABILIZES TRUSSES PRIOR TO SHEATHING	TRUSS MANUFACTURER	MANUFACTURER'S DRAWINGS
BRACING OF FLAT STUDS IN GABLE END TRUSSES	PREVENTS WEAK AXIS BUCKLING OF FLAT STUDS UNDER GRAVITY AND WIND LOADS	TRUSS MANUFACTURER	MANUFACTURER'S DRAWINGS
CONTINUOUS LATERAL BRACING (CLB) OF SLENDER WEB MEMBERS	PREVENTS BUCKLING OF SLENDER WEB MEMBERS UNDER GRAVITY LOADS	TRUSS MANUFACTURER	MANUFACTURER'S DRAWINGS
DIAGONAL BRACING FOR CONTINUOUS LATERAL BRACING (CLB)	STABILIZES CONTINUOUS LATERAL BRACING (CLB)	BUILDING ENGINEER	SEE DETAIL 9S1.2
BRACING AT INTERFACE OF GABLE END TRUSS AND SUPPORTING WALL	BRACES THE INTERFACE "HINGE" AGAINST BUCKLING UNDER WIND LOAD	N/A	N/A
BRACING AT INTERFACE OF "PIGGYBACK" TRUSSES AND SUPPORTING TRUSSES	BRACES INTERFACE "HINGE" AGAINST BUCKLING UNDER GRAVITY LOADS	TRUSS MANUFACTURER	MANUFACTURER'S DRAWINGS

TYPICAL ROOF FRAMING, U.N.O.

**RAFTERS:**  
MANUF. ROOF TRUSSES @ 16" O.C. TYP. U.N.O.  
W/ 2x6 DFL, NO. 2 LADDER FRAMING @ 16" O.C.

**HANGERS:**  
LADDER FRAMING: SIMP LUS26

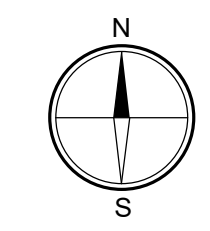
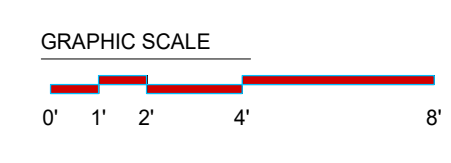
**SHEATHING:**  
5/8" 40/20 APA RATED SHEATHING. SEE LATERAL FORCE NOTES, "PLAN NOTES", NOTE 1.

**DECK ROOF FRAMING, U.N.O.**

**RAFTERS:**  
2x6 DFL, NO. 2 @ 16" O.C. TYP. U.N.O. (ALIGN RAFTERS W/ MANUF. TRUSSES AT WALL SUPPORT).

**HANGERS:**  
SIMP LUS26 @ FACE MOUNT APPLICATIONS, U.N.O.

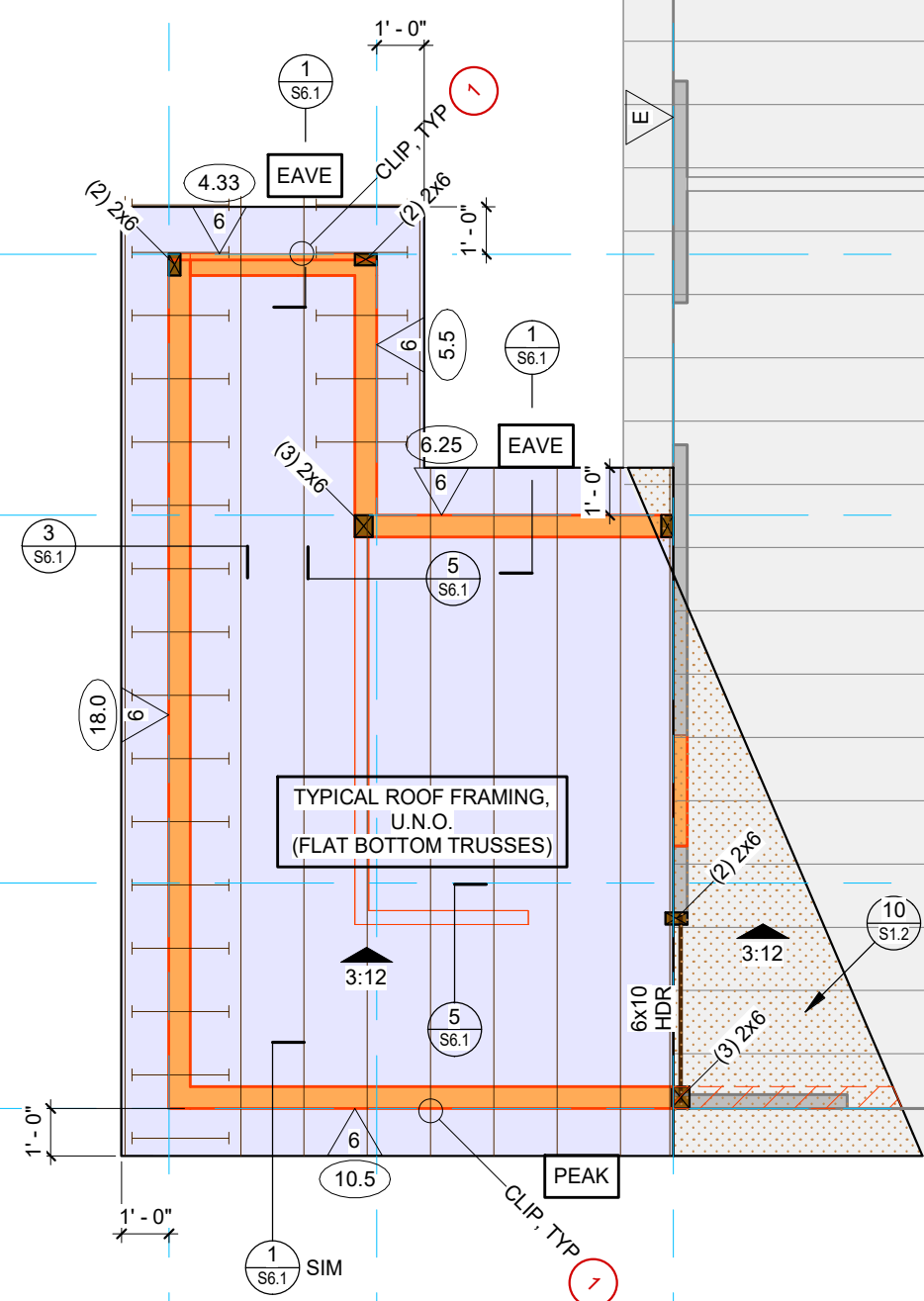
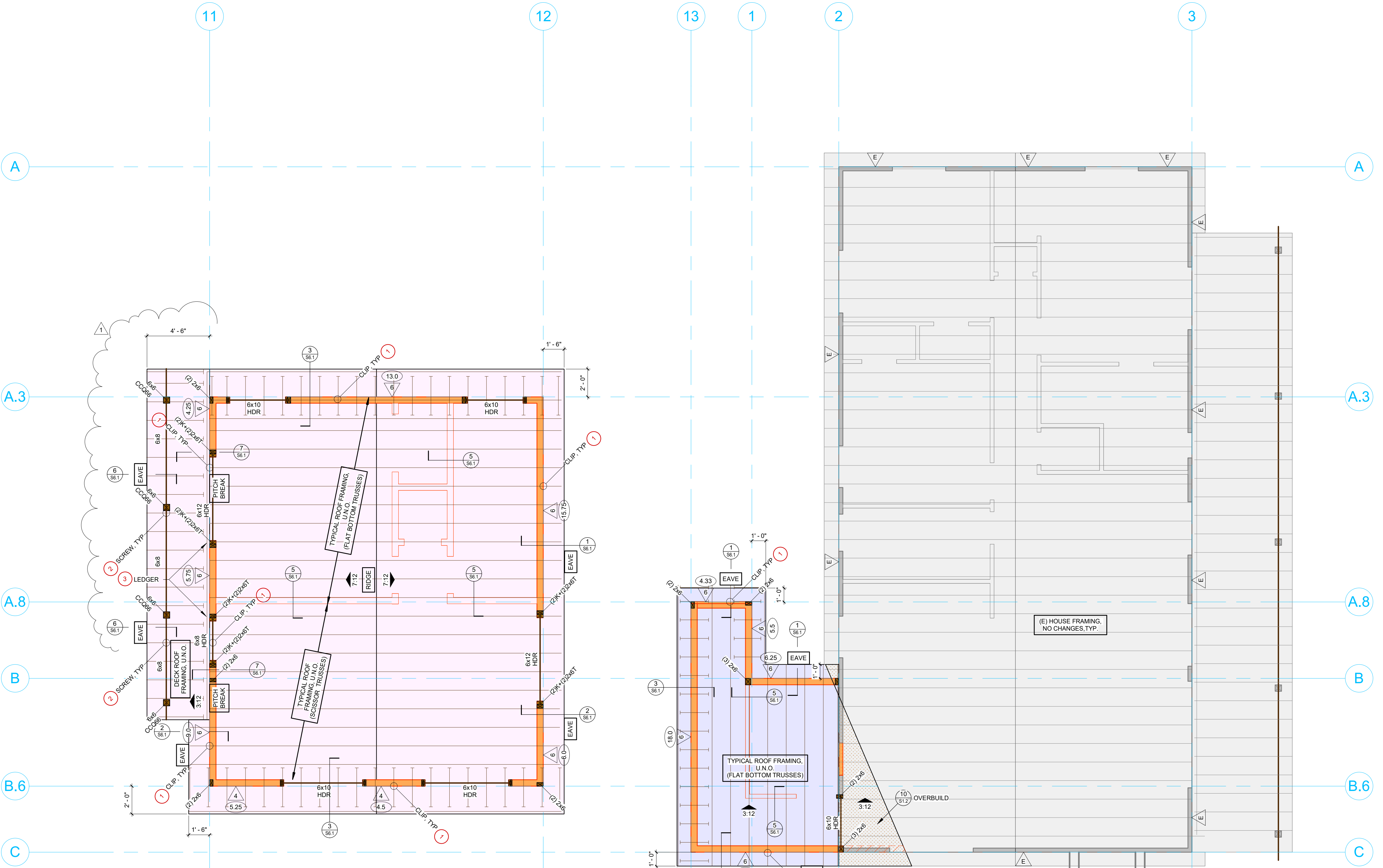
**SHEATHING:**  
5/8" 40/20 APA RATED SHEATHING. SEE LATERAL FORCE NOTES, "PLAN NOTES", NOTE 1.



NOTE: RAFTER/TRUSS LOCATIONS & LAYOUT SHOWN ON PLANS IS SCHEMATIC. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL RAFTER LOCATIONS. (DETAILS GOVERN)

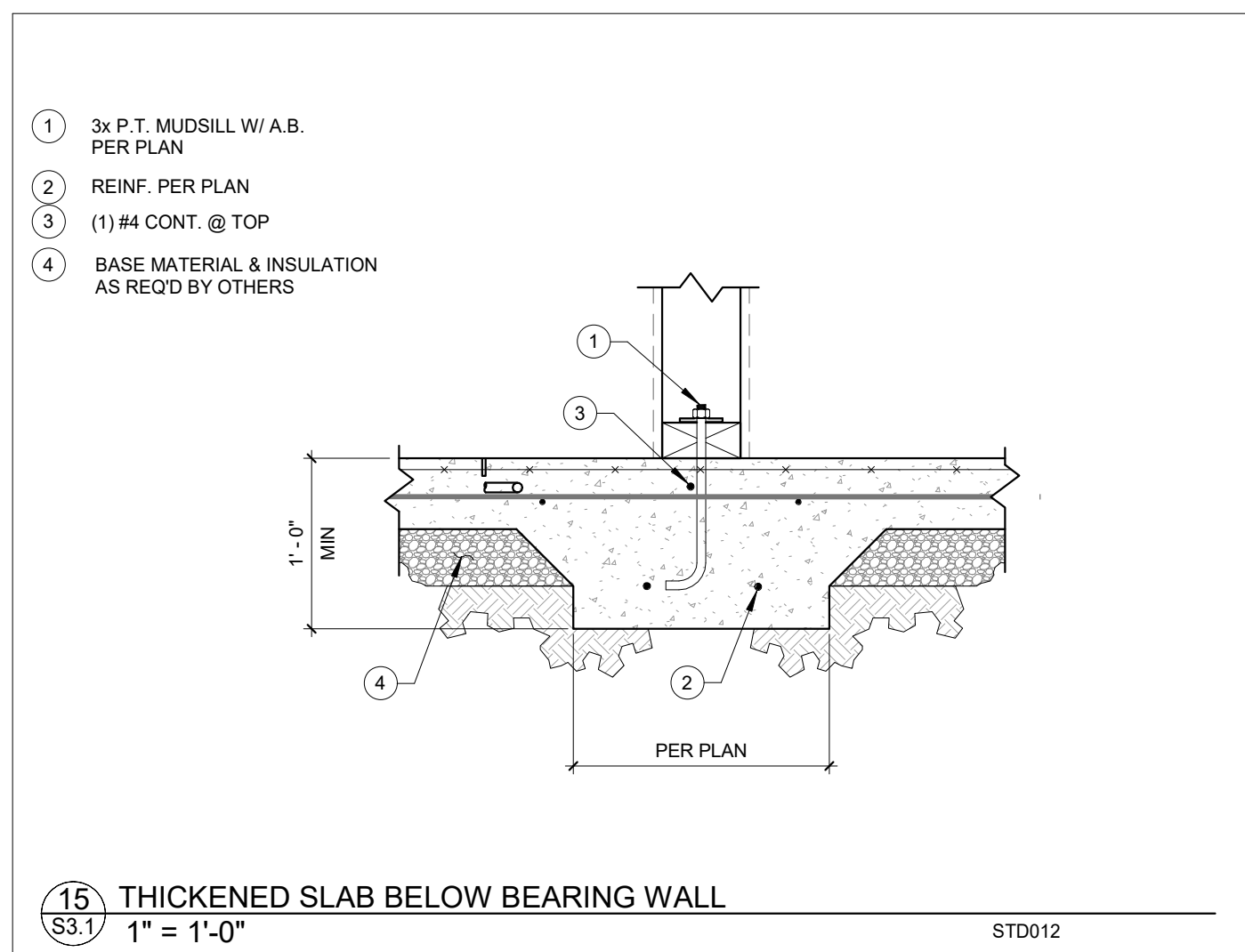
**1** ROOF FRAMING PLAN  
S2.3  
1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE  
PLACER COUNTY BUILDING SERVICES DIVISION  
01/27/2023  
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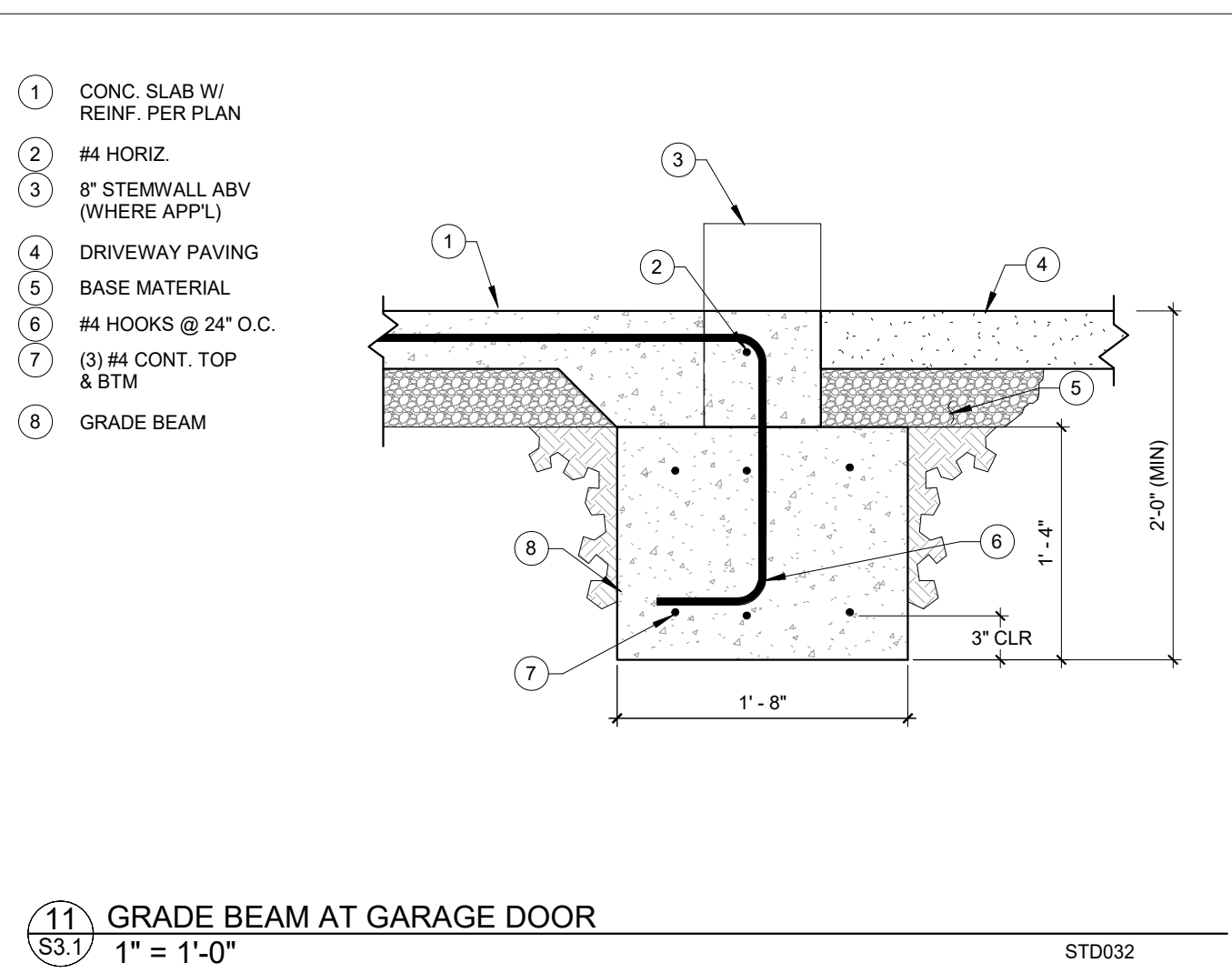


(E) HOUSE FRAMING, NO CHANGES, TYP.

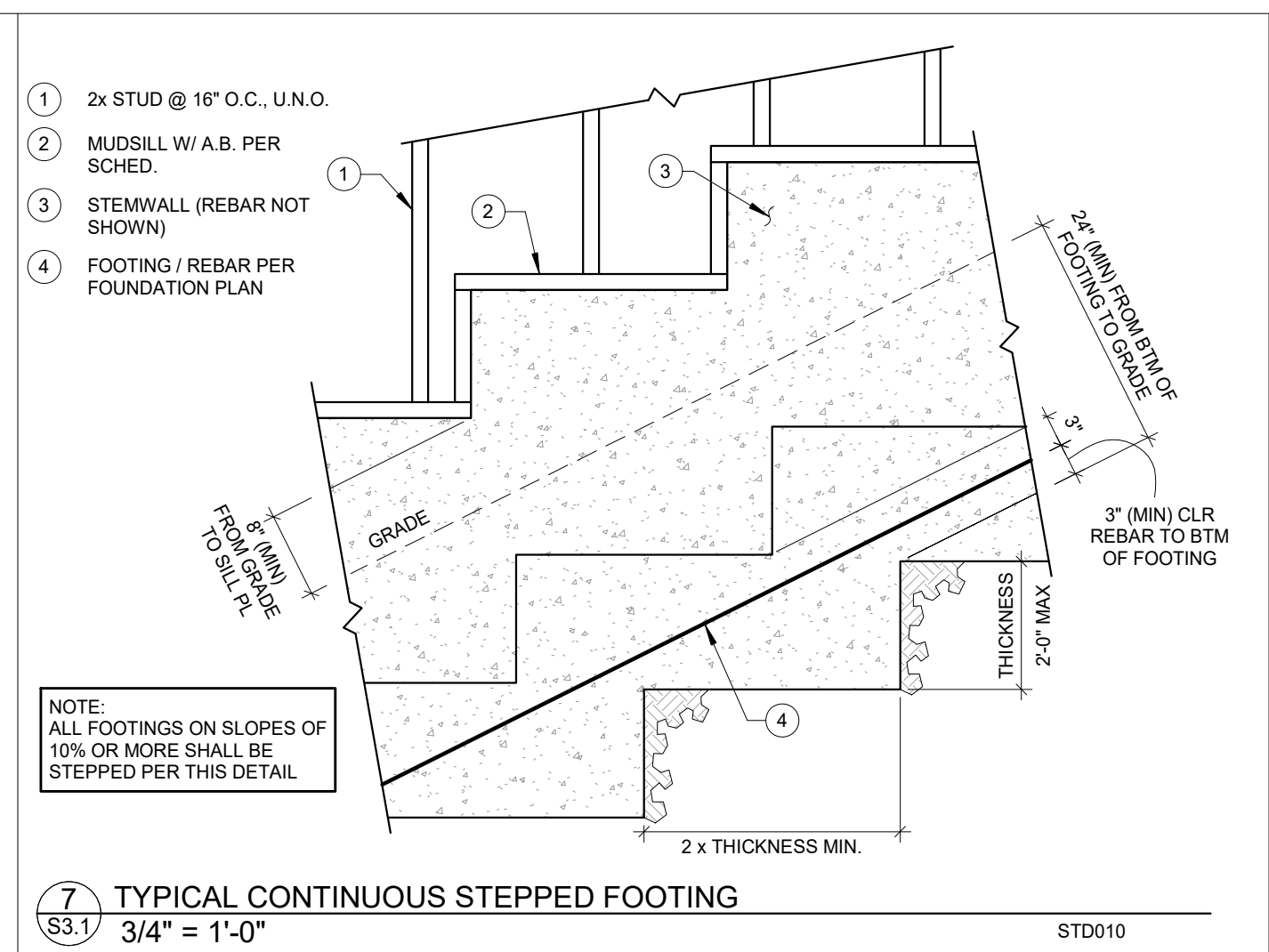




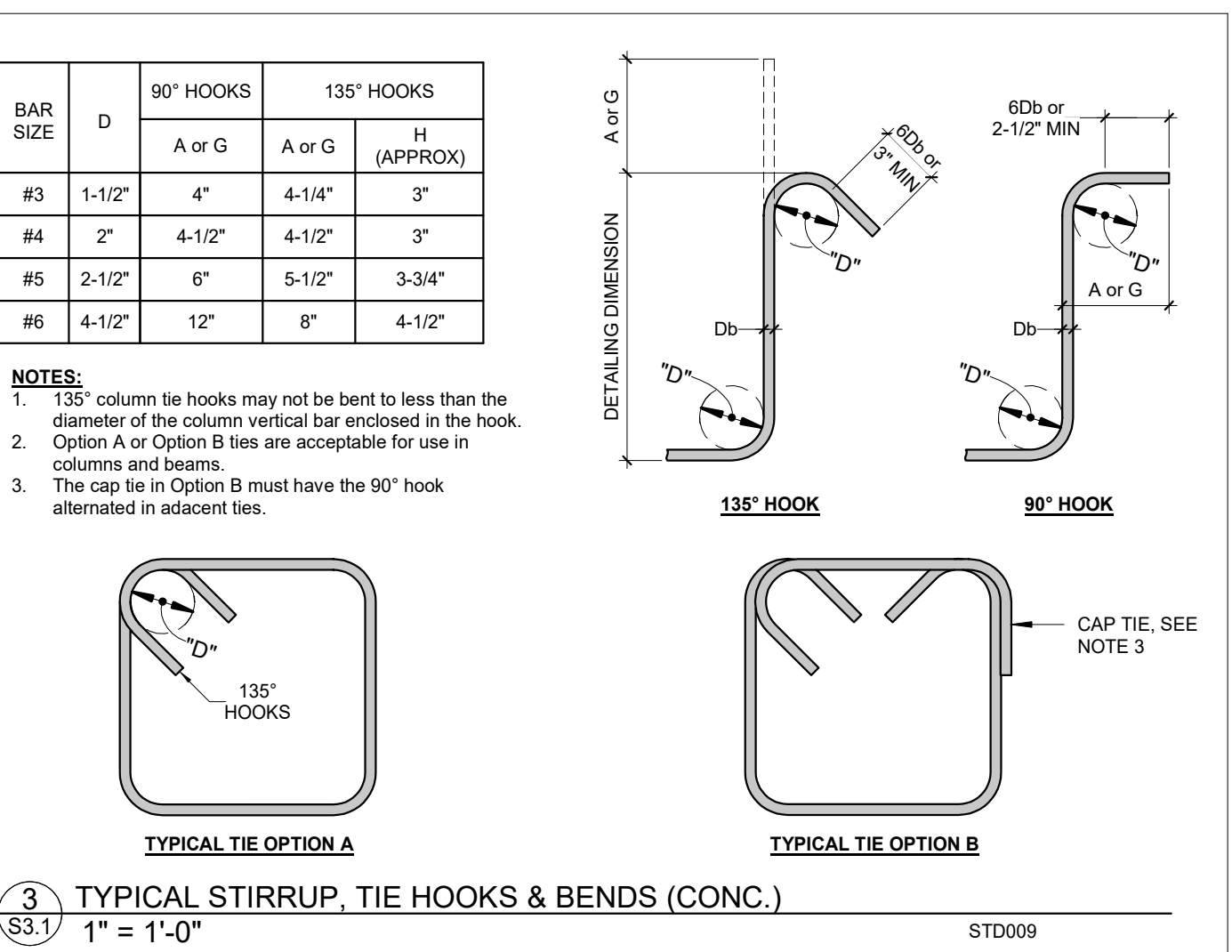
**15** THICKENED SLAB BELOW BEARING WALL  
S3.1 1" = 1'-0" STD012



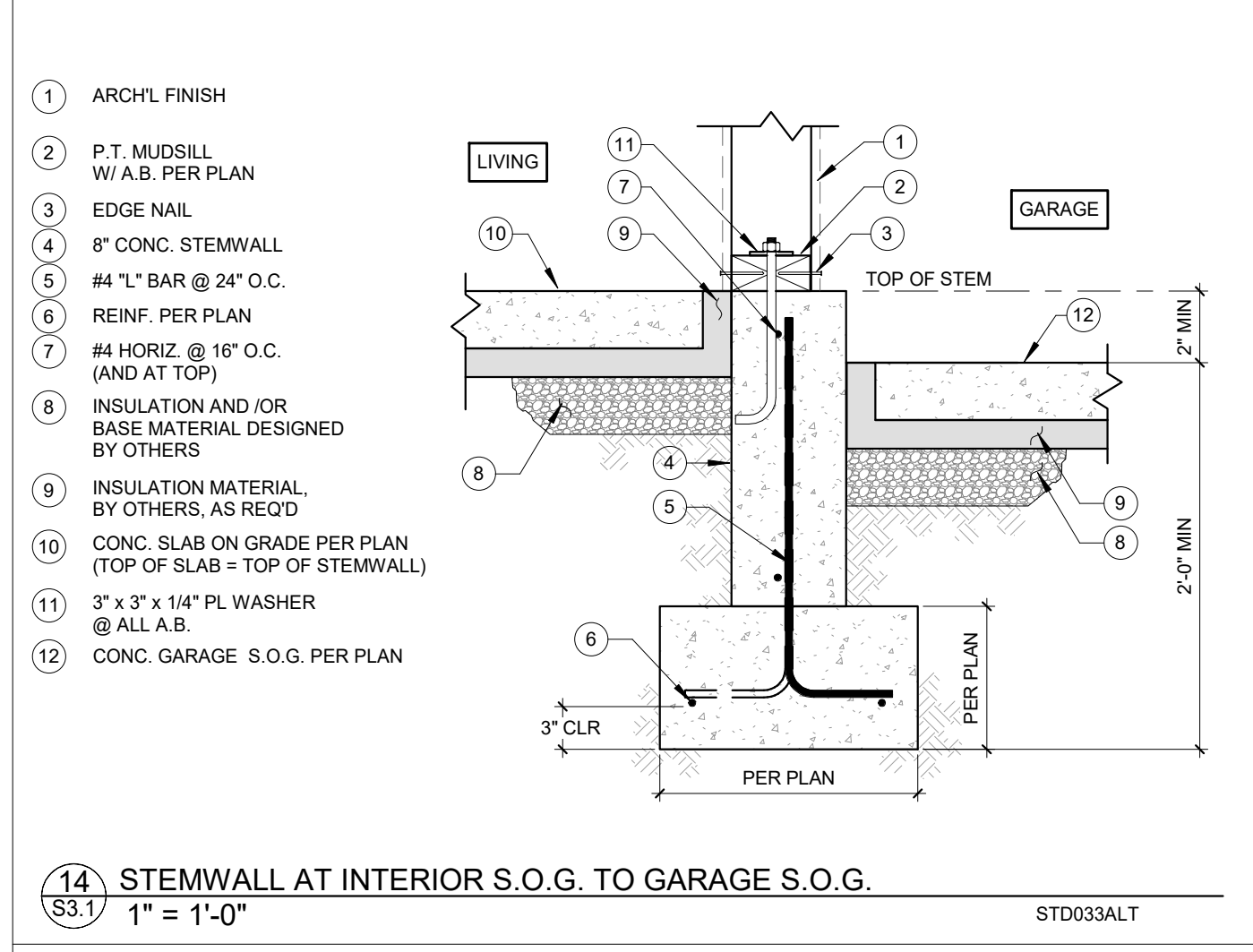
**11** GRADE BEAM AT GARAGE DOOR  
S3.1 1" = 1'-0" STD032



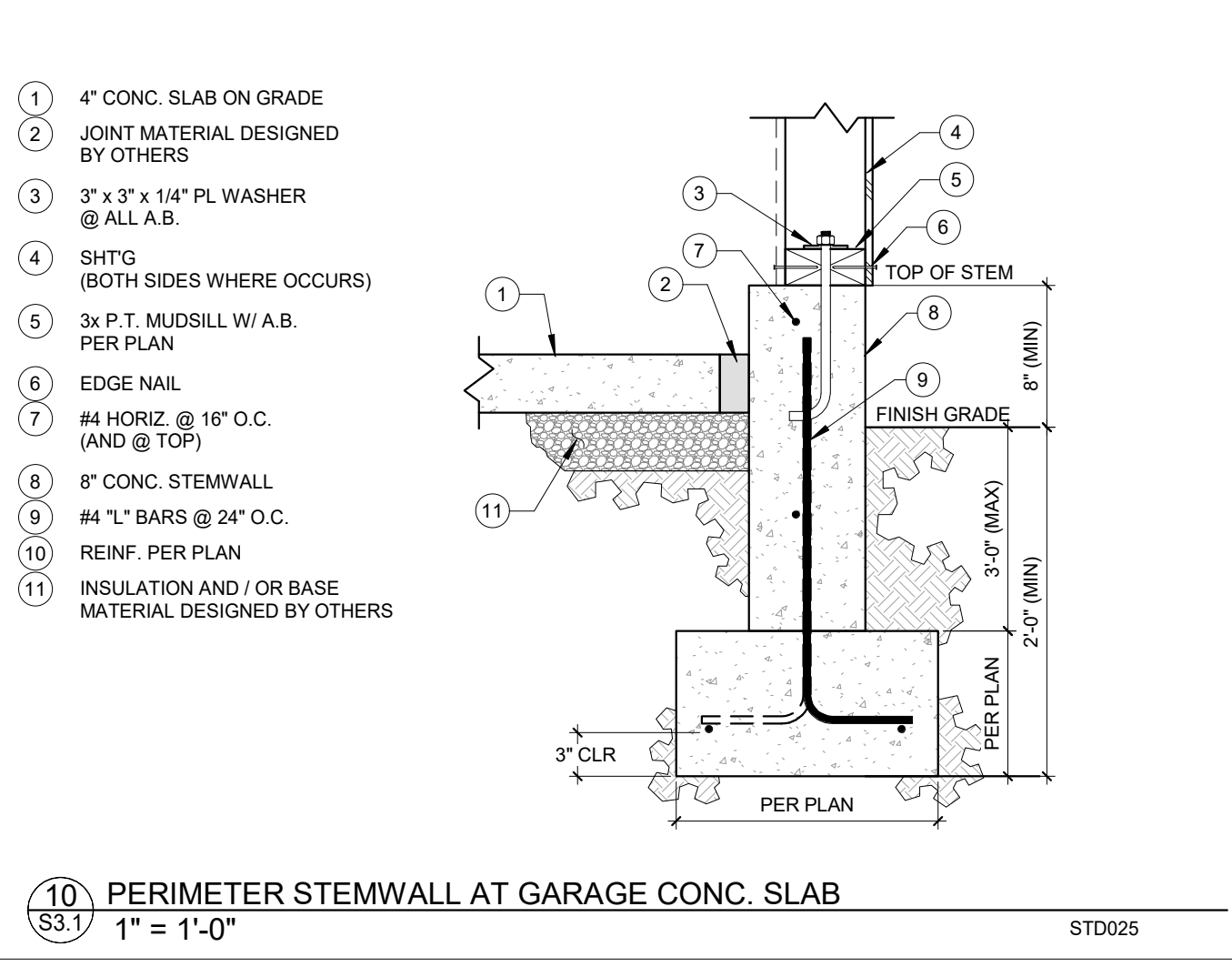
**7** TYPICAL CONTINUOUS STEPPED FOOTING  
S3.1 3/4" = 1'-0" STD010



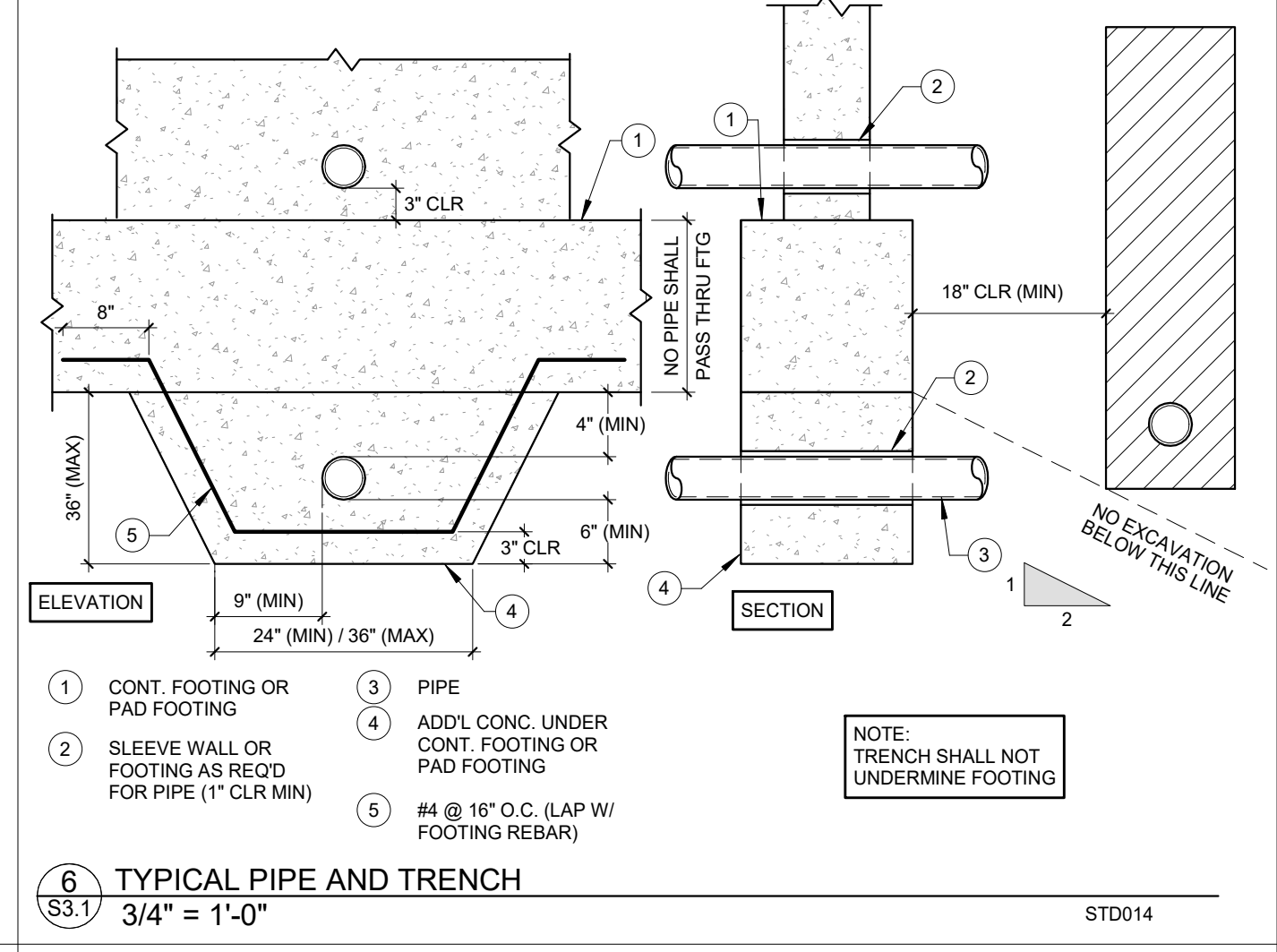
**3** TYPICAL STIRRUP, TIE HOOKS & BENDS (CONC.)  
S3.1 1" = 1'-0" STD009



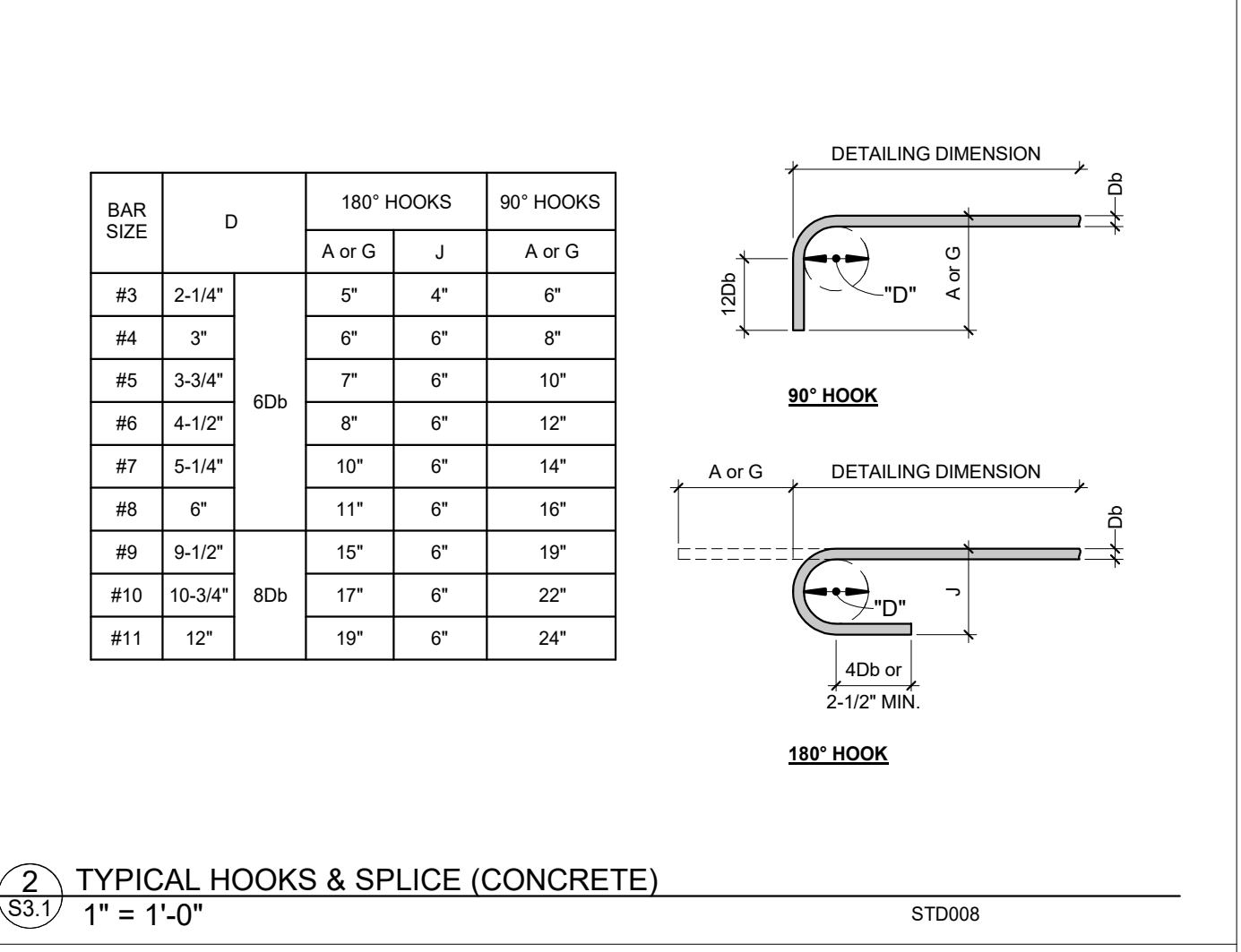
**14** STEMWALL AT INTERIOR S.O.G. TO GARAGE S.O.G.  
S3.1 1" = 1'-0" STD033ALT



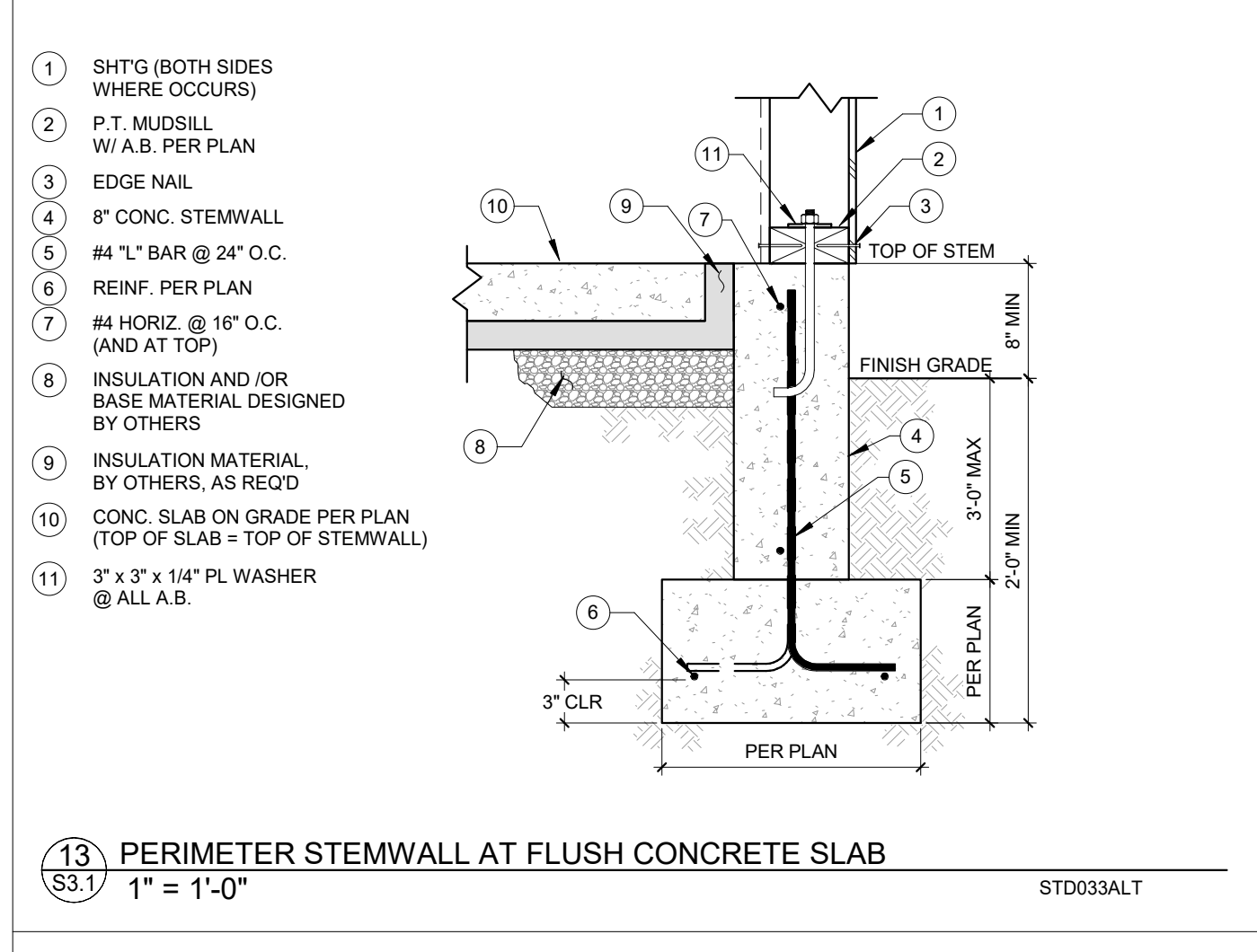
**10** PERIMETER STEMWALL AT GARAGE CONC. SLAB  
S3.1 1" = 1'-0" STD025



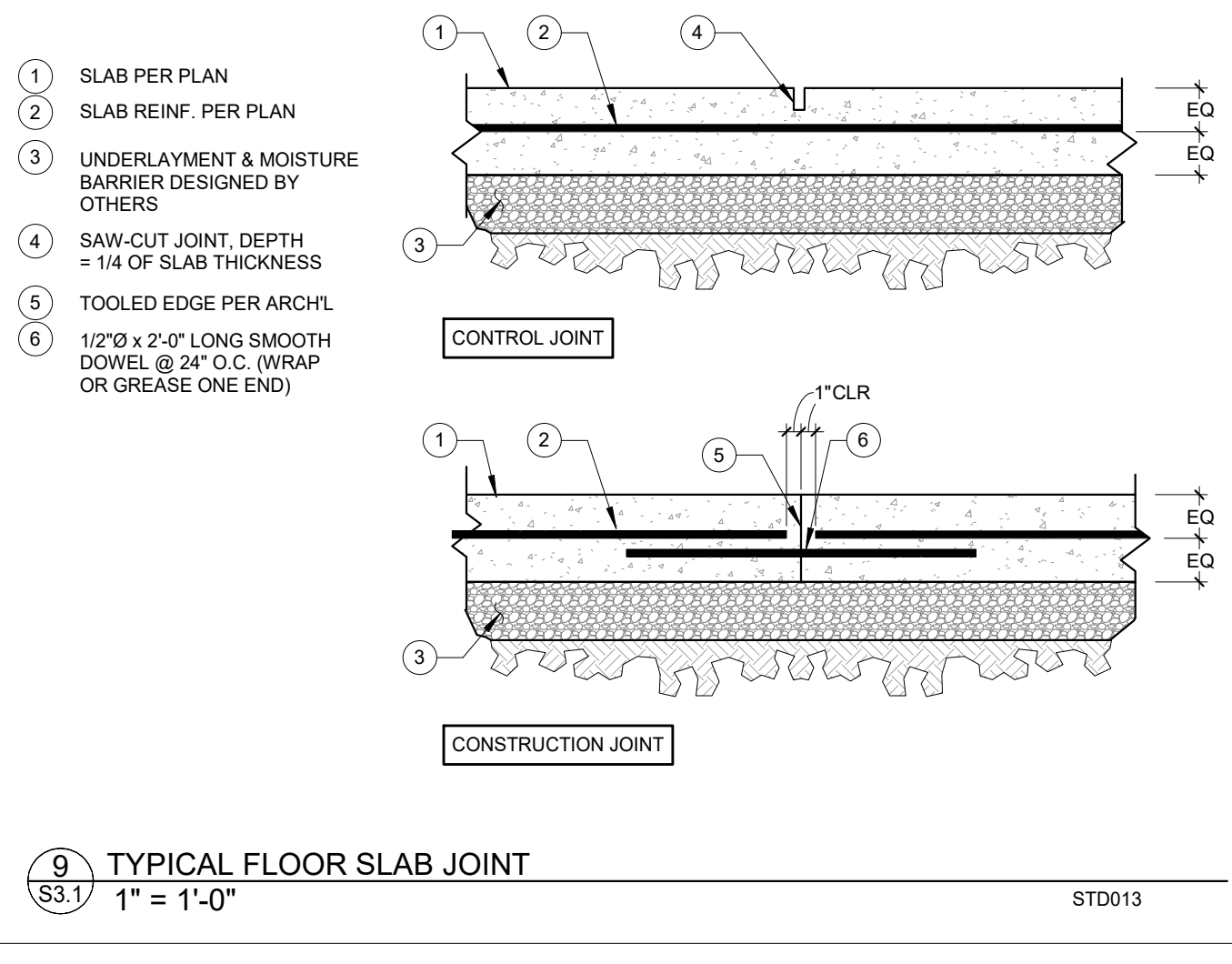
**6** TYPICAL PIPE AND TRENCH  
S3.1 3/4" = 1'-0" STD014



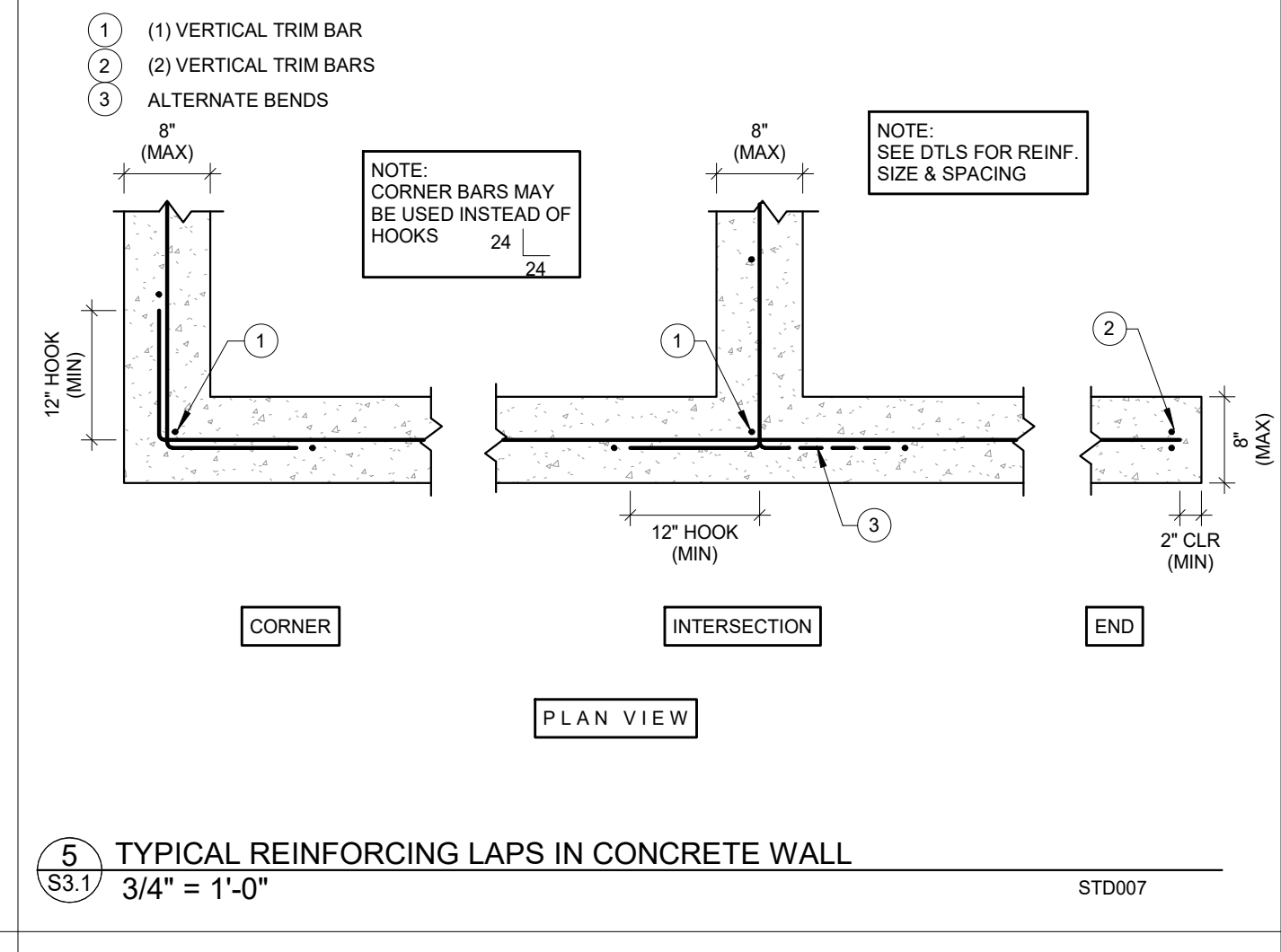
**2** TYPICAL HOOKS & SPLICE (CONCRETE)  
S3.1 1" = 1'-0" STD008



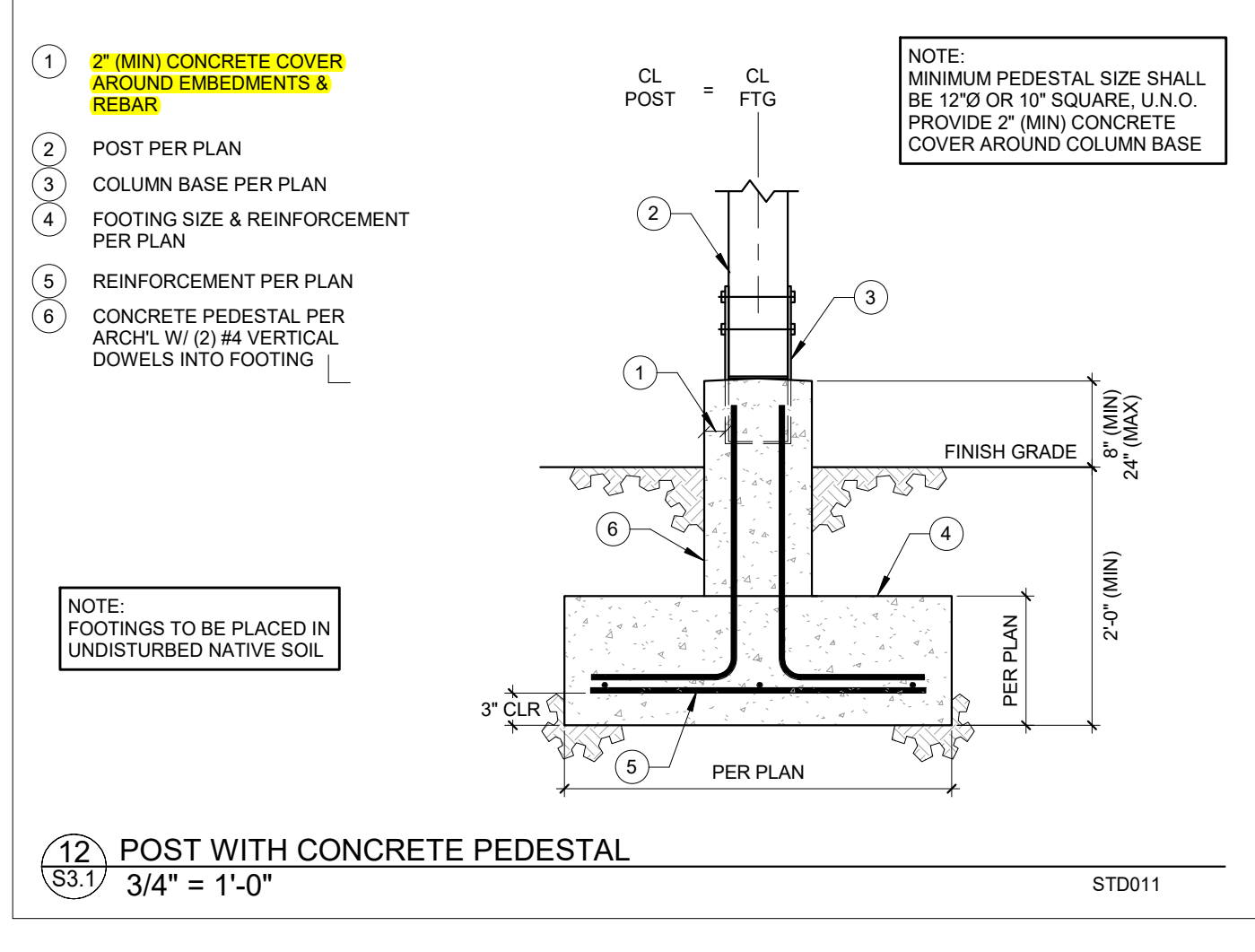
**13** PERIMETER STEMWALL AT FLUSH CONCRETE SLAB  
S3.1 1" = 1'-0" STD033ALT



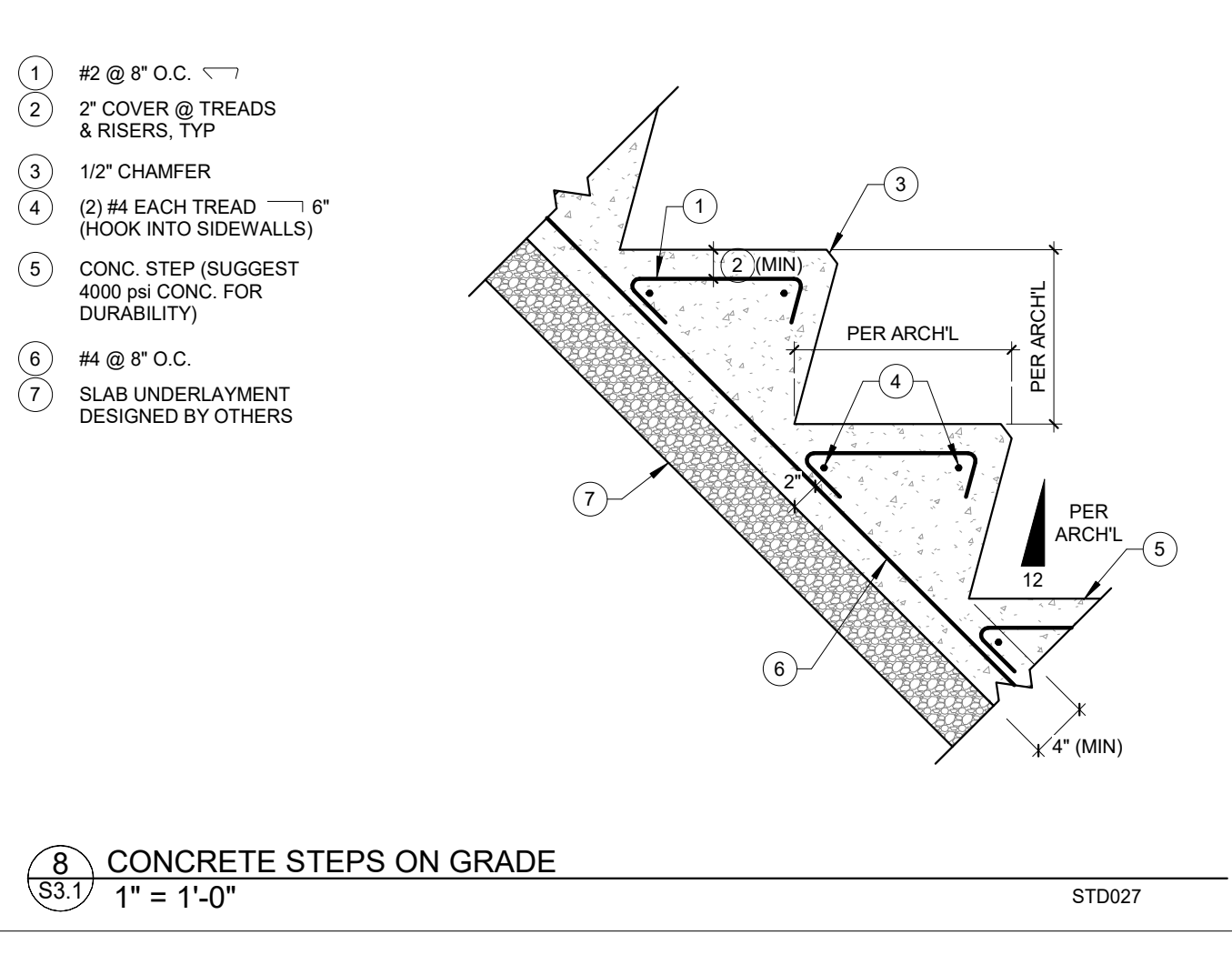
**9** TYPICAL FLOOR SLAB JOINT  
S3.1 1" = 1'-0" STD013



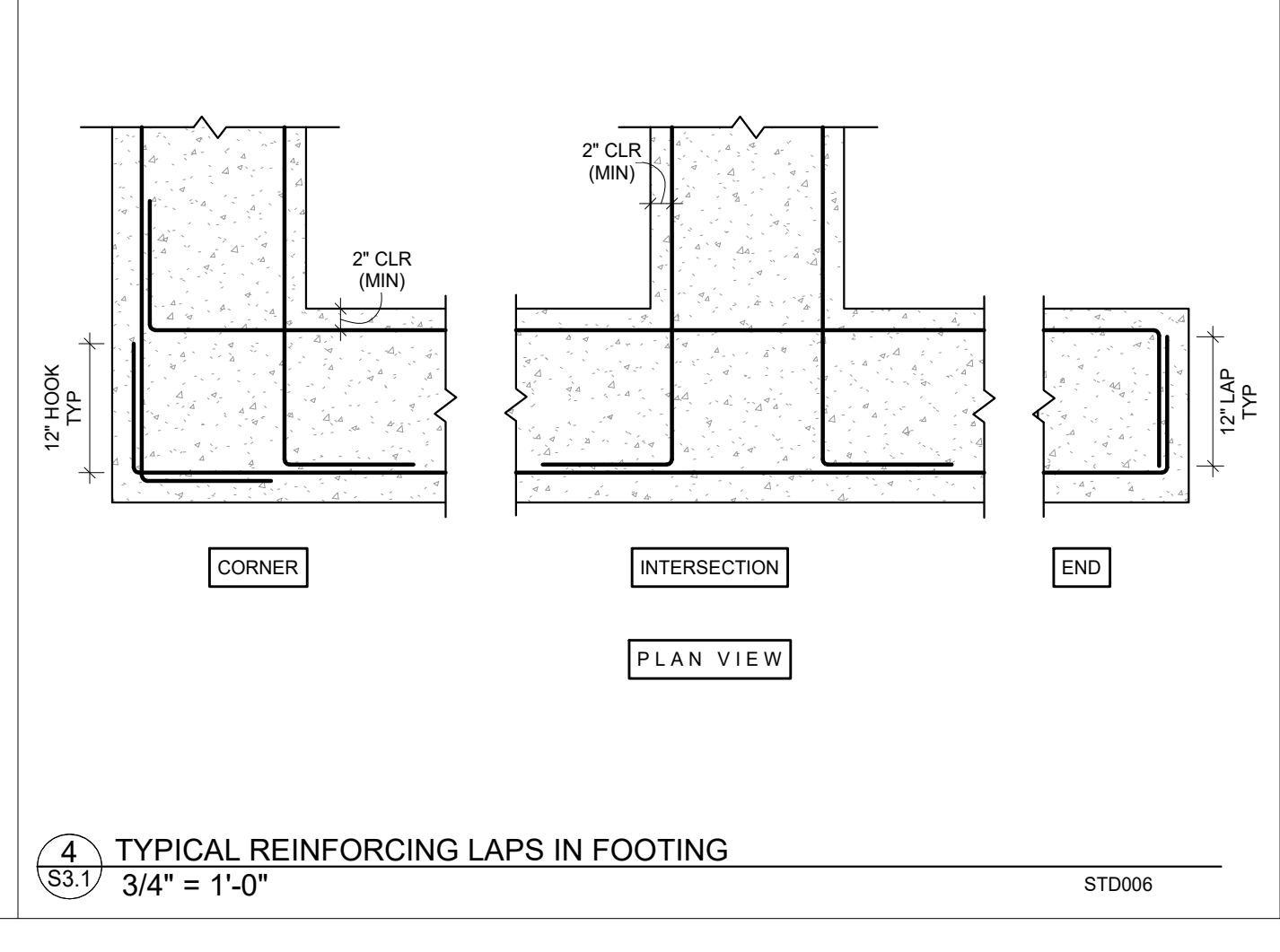
**5** TYPICAL REINFORCING LAPS IN CONCRETE WALL  
S3.1 3/4" = 1'-0" STD007



**12** POST WITH CONCRETE PEDESTAL  
S3.1 3/4" = 1'-0" STD011



**8** CONCRETE STEPS ON GRADE  
S3.1 1" = 1'-0" STD027



**4** TYPICAL REINFORCING LAPS IN FOOTING  
S3.1 3/4" = 1'-0" STD006

**1** STANDARD LAP SPLICE FOR REINFORCING  
S3.1 1" = 1'-0" DTLXX

BAR SIZE	"Db" BAR DIA.	"D" BEND DIA.	"Ld" CONCRETE LAP SPLICE LENGTHS							
			SPECIFIED CONC. STRENGTH							
			F'c = 2,500 psi (FTQS & S.O.G.)		F'c = 3,000 psi		F'c = 4,000 psi		F'c = 5,000 psi	
"Ls"	MAX "S"	"Ls"	MAX "S"	"Ls"	MAX "S"	"Ls"	MAX "S"			
#3	0.375"	2-1/4"	23"	4"	22"	4"	20"	4"	17"	3"
#4	0.5"	3"	31"	6"	29"	5"	25"	5"	22"	4"
#5	0.625"	3-3/4"	39"	8"	36"	6"	31"	6"	29"	5"
#6	0.75"	4-1/2"	47"	8"	43"	6"	38"	6"	34"	6"
#7	0.875"	5-1/4"	59"	8"	62"	6"	55"	6"	49"	6"
#8	1.0"	6"	78"	8"	72"	6"	62"	6"	56"	6"
#9	1.128"	9-1/2"	88"	8"	81"	6"	70"	6"	62"	6"
#10	1.27"	10-3/4"	100"	8"	91"	6"	79"	6"	70"	6"
#11	1.41"	12"	111"	8"	101"	6"	87"	6"	78"	6"

**NOTES:**  
 1. Lap splices are based on ACI 318-19 section 25.5, Gr. 60 reinforcing steel, and normal weight concrete.  
 2. Clear cover to reinforcing bar must be greater than "Db" (bar diameter) and spacing between bars must be greater than 2xDb (2 times bar diameter).  
 3. Bars larger than #11 must be mechanically coupled; smaller bars may also be mechanical coupled, couplers shall be staggered at least 30".  
 4. Where larger bars lap with smaller bars, the smaller bar lap splice length applies, U.N.O.  
 5. For lightweight aggregate concrete all lap splices must be multiplied by 1.3 times.  
 6. Splice lengths listed are for uncoated bars.  
 7. Specific splice lengths called out in details supersede this table.

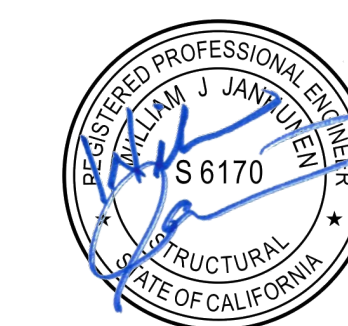
**REVIEWED FOR CODE COMPLIANCE**  
 PLACER COUNTY BUILDING SERVICES DIVISION  
 01/27/2023  
 Permit # TRP22-90204  
 Plans and specifications shall not be changed without REVIEW from the Building Services Division



ISSUE: DATE:  
 PERMIT SET 11/29/22  
 REV 1: PLAN CHECK RESPONSE 01/03/23  
 REV 2: PLAN CHECK RESPONSE 01/23/23

DRAWN BY: BJ  
 SCALE: As indicated

CONTENTS:  
 FOUNDATION DETAILS



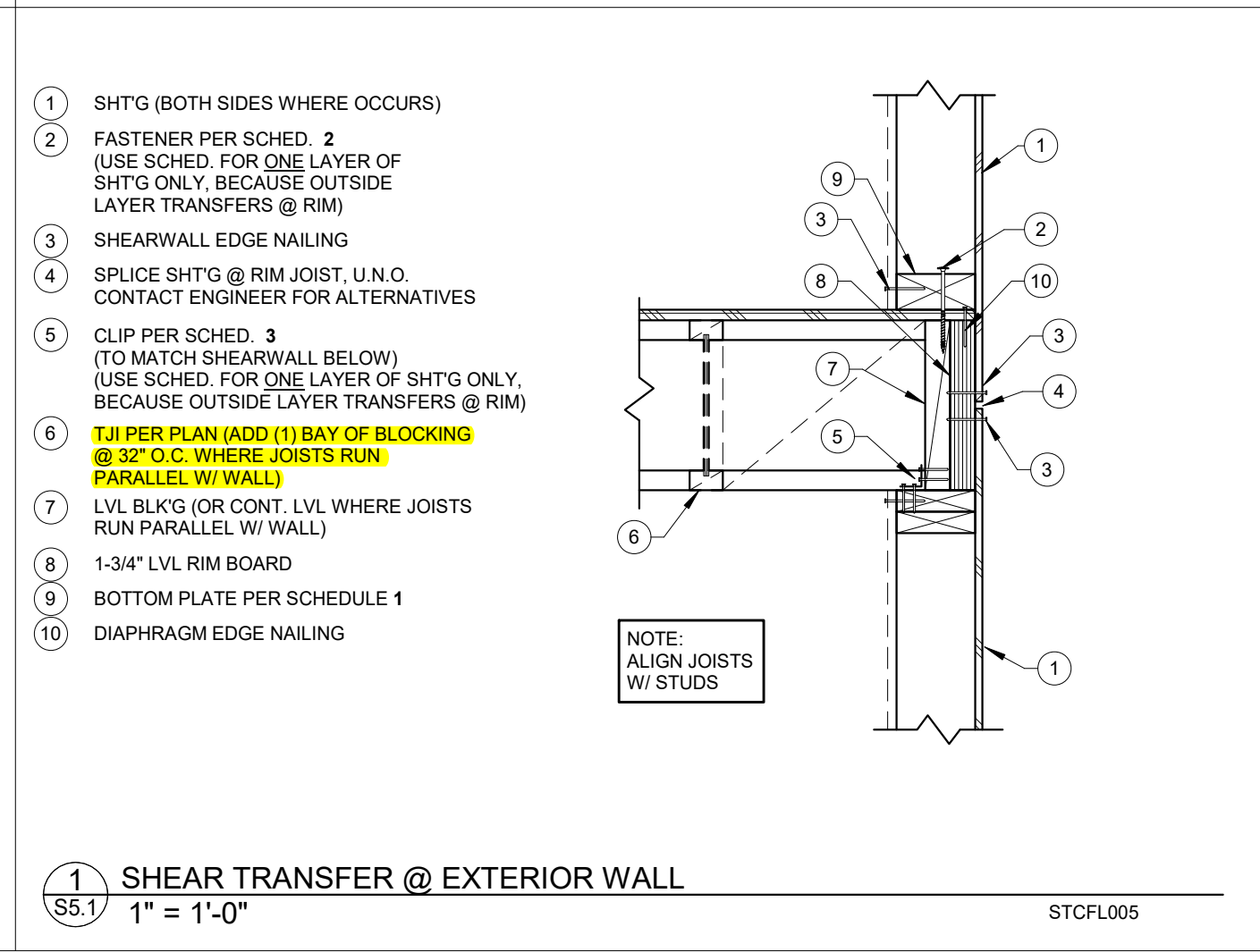
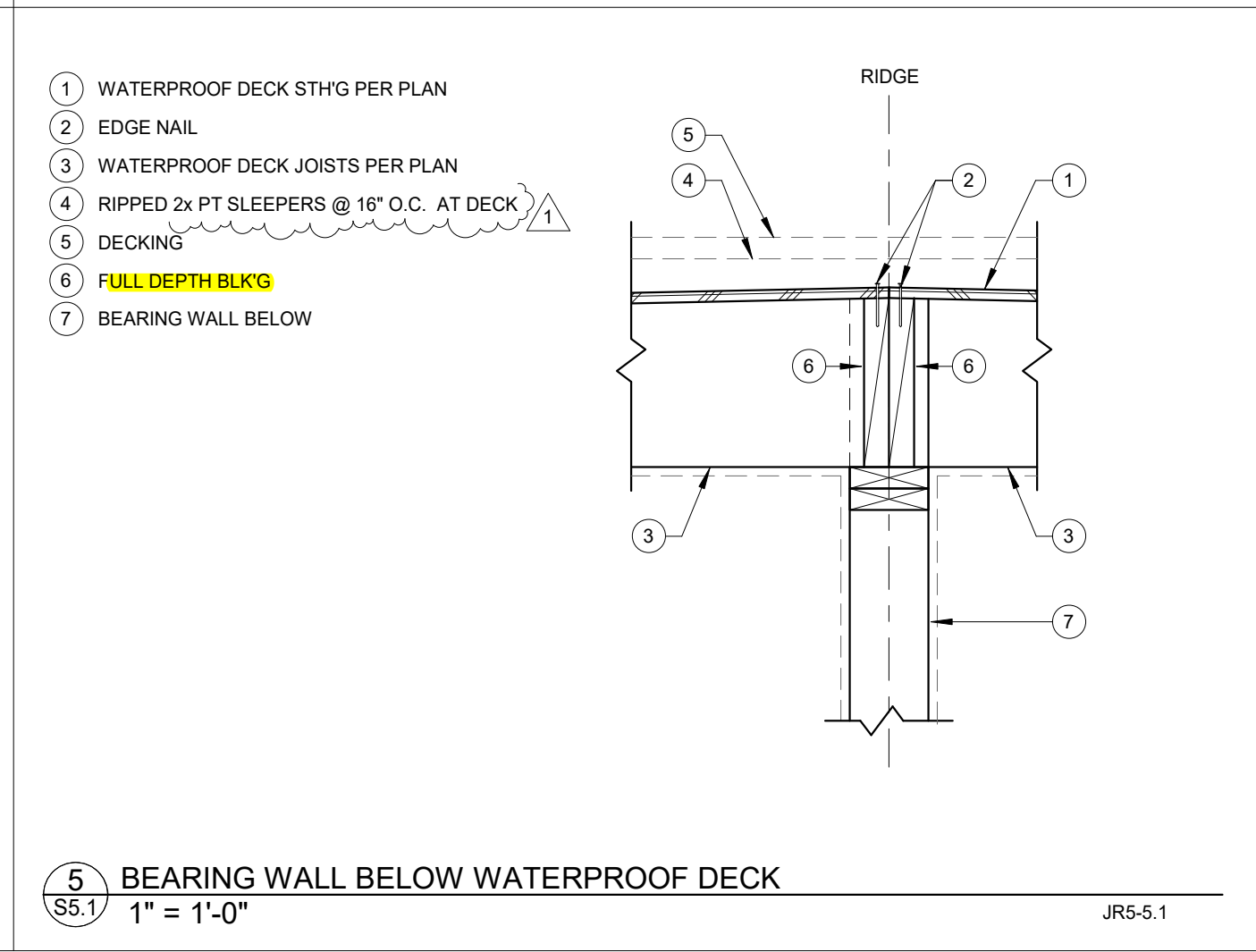
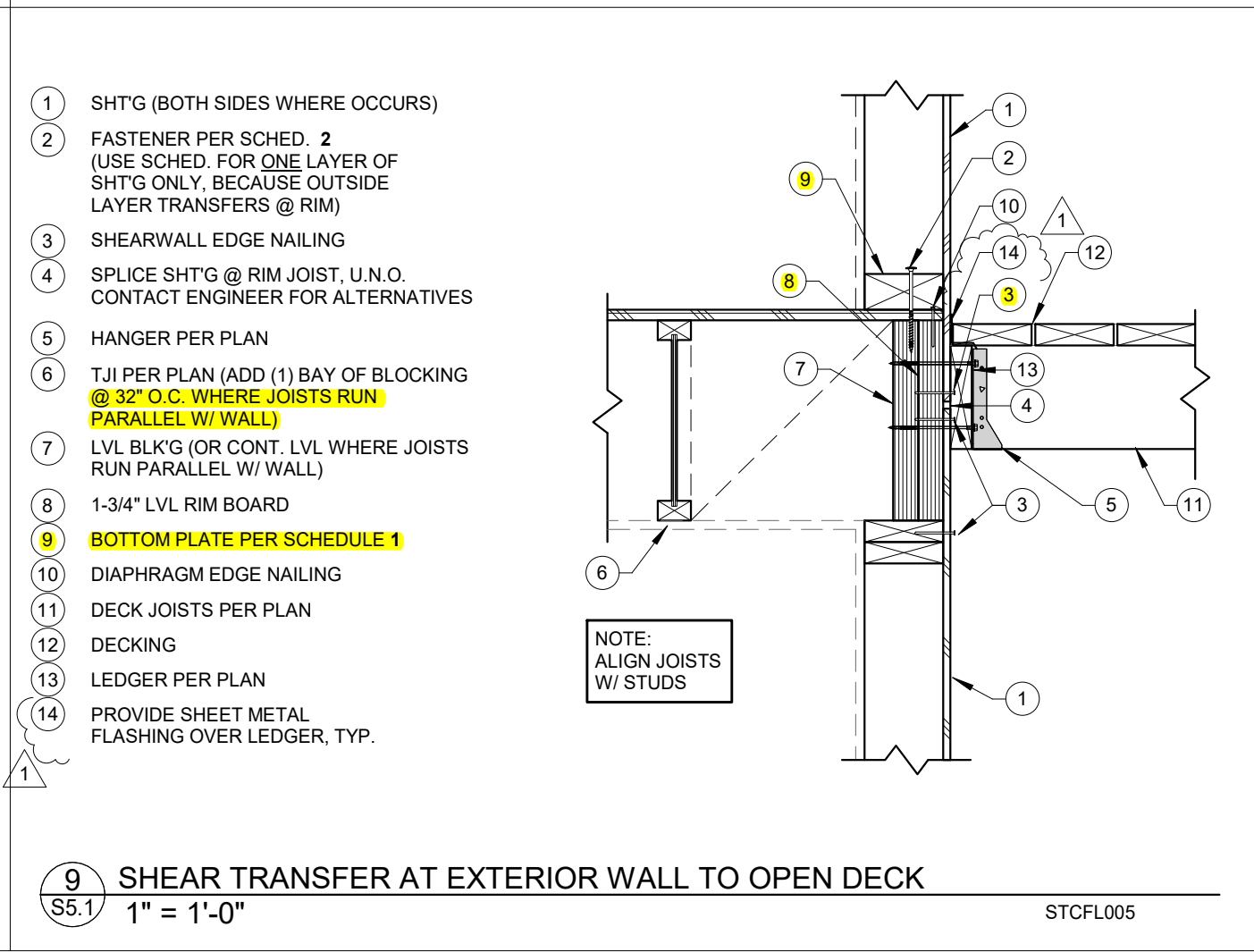
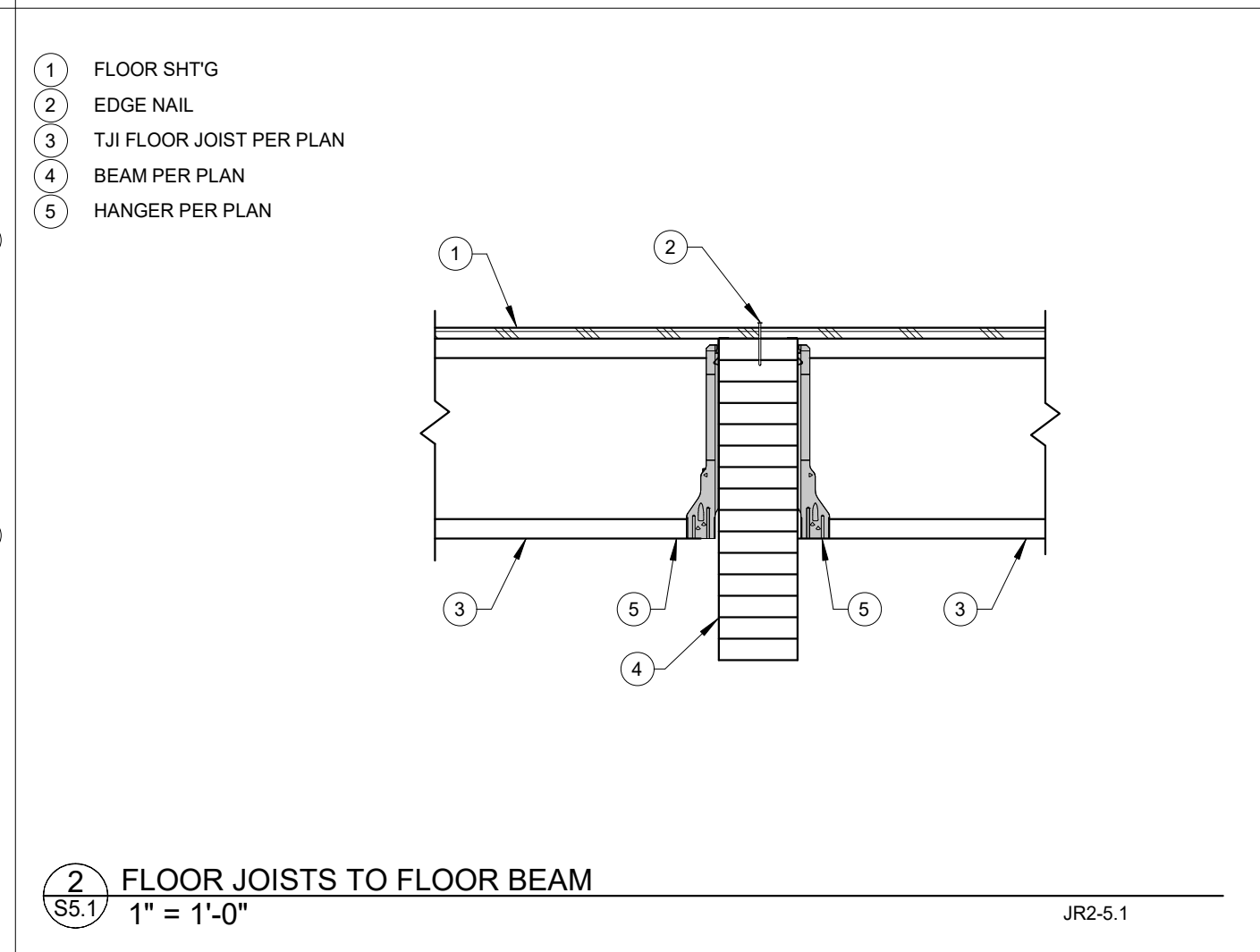
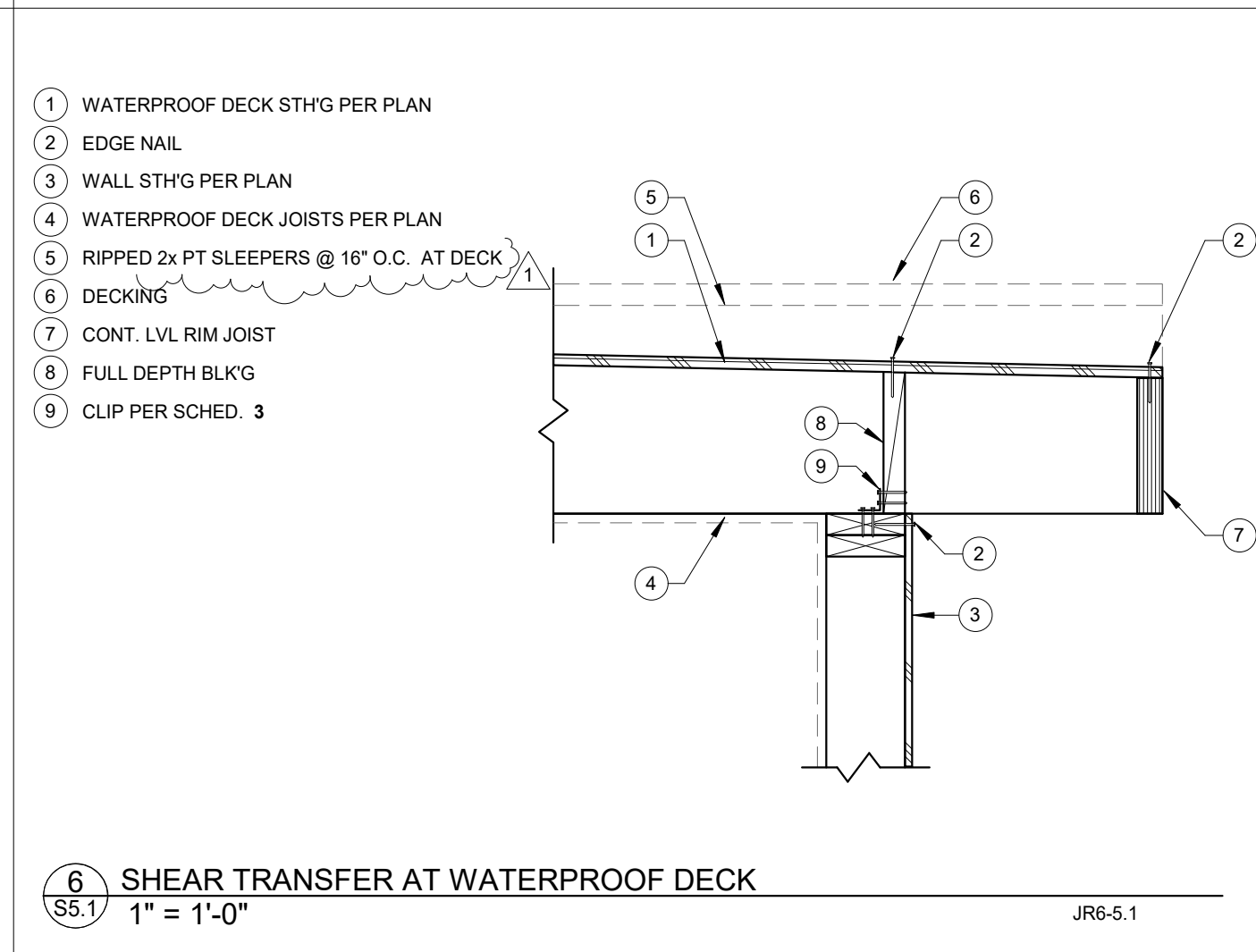
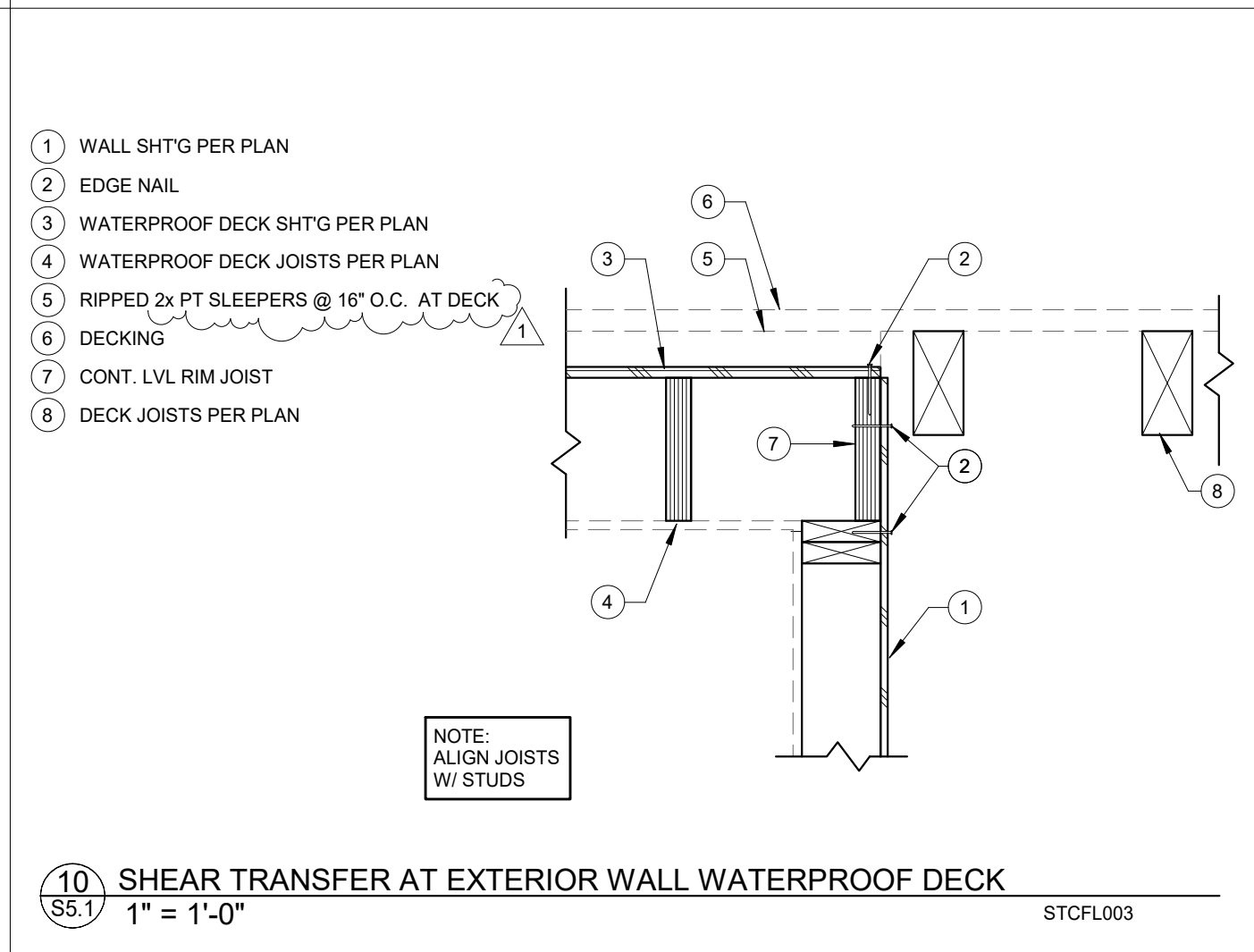
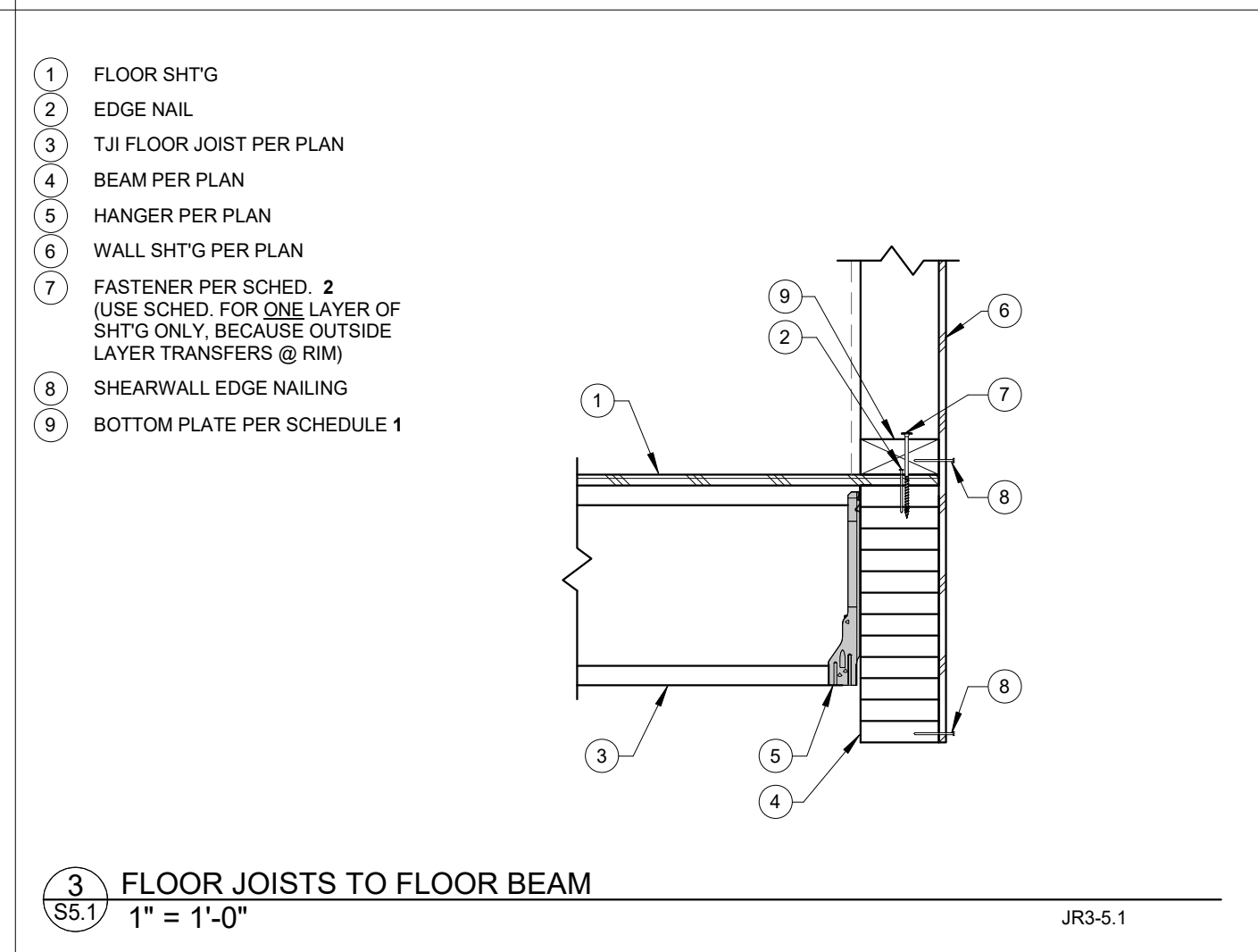
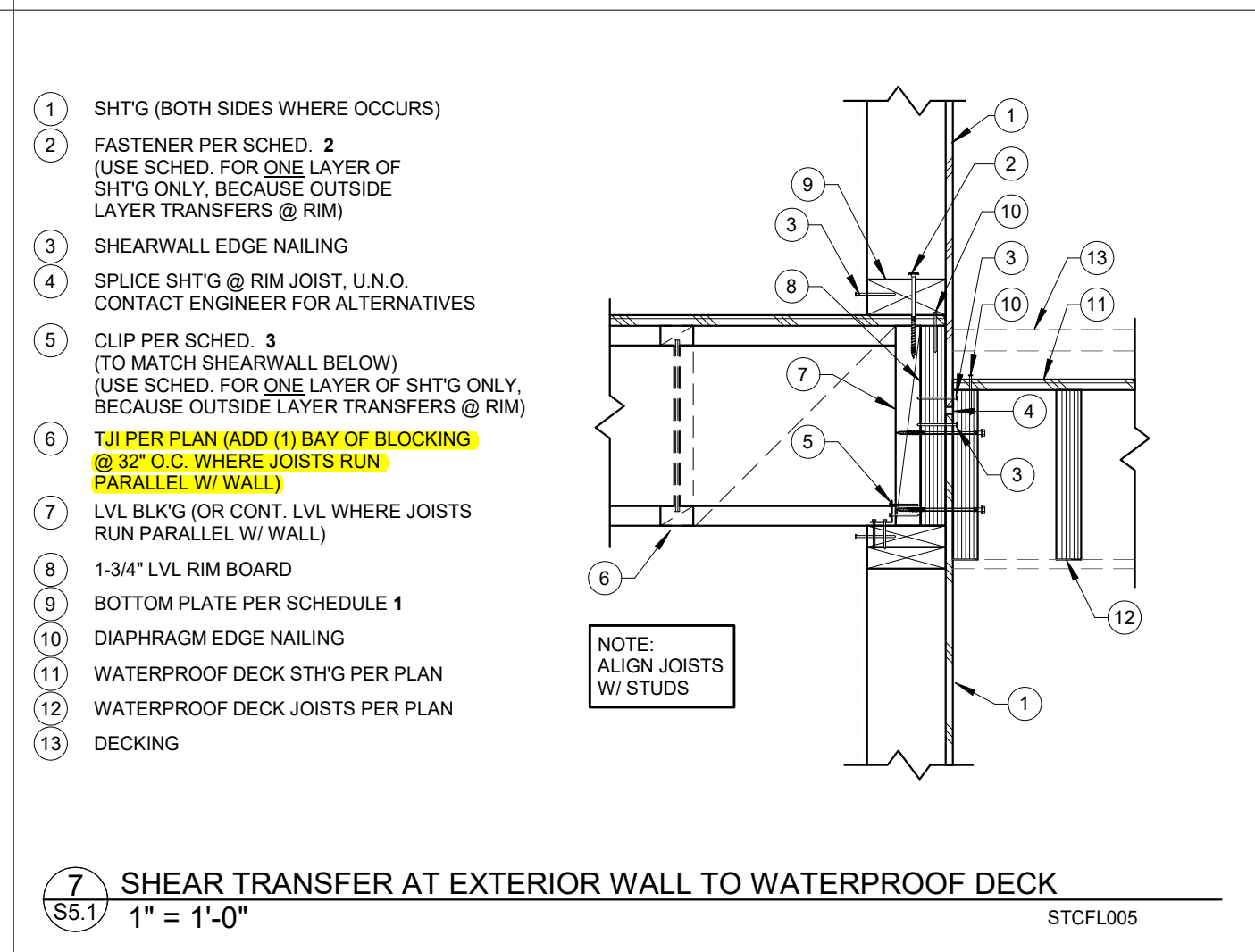
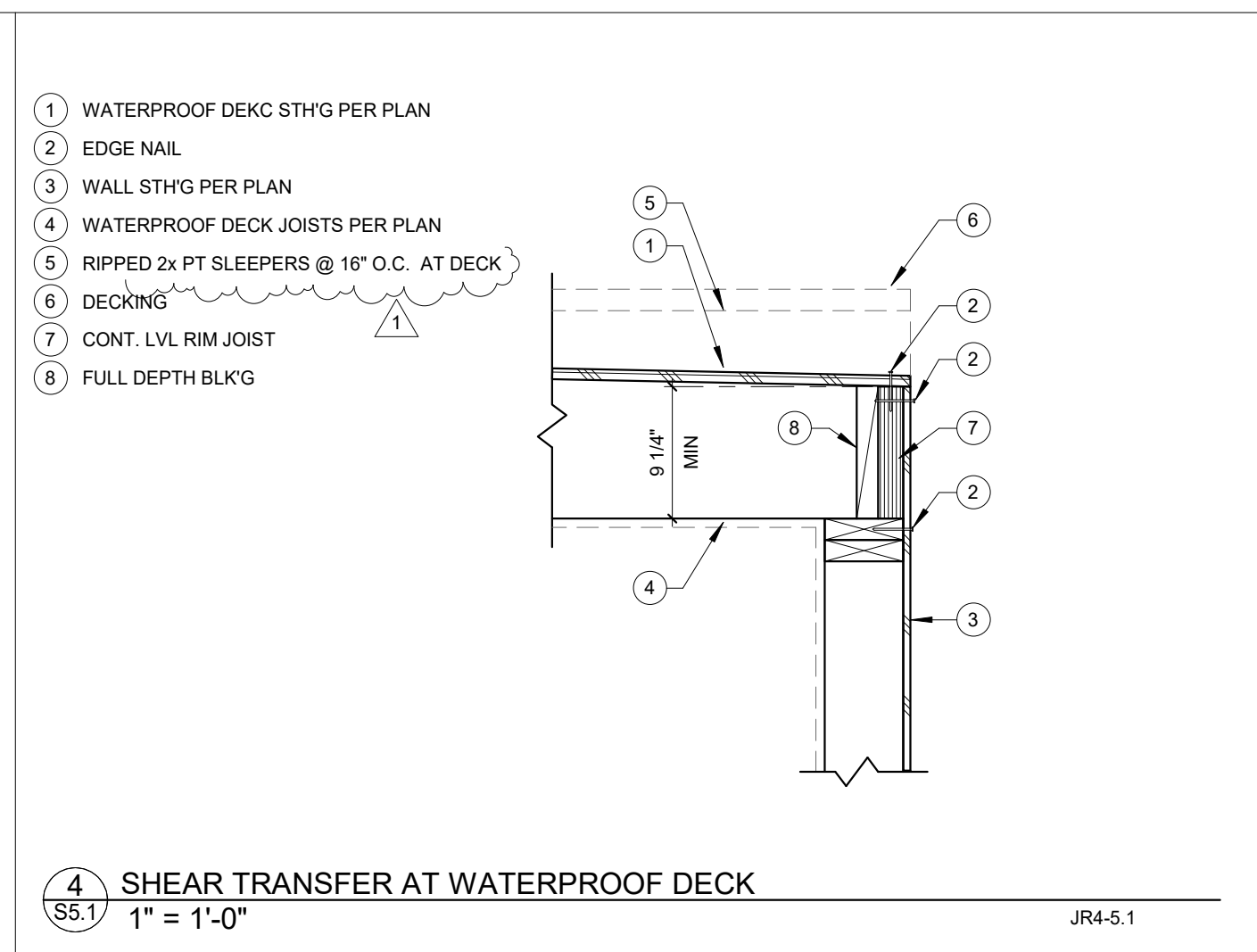
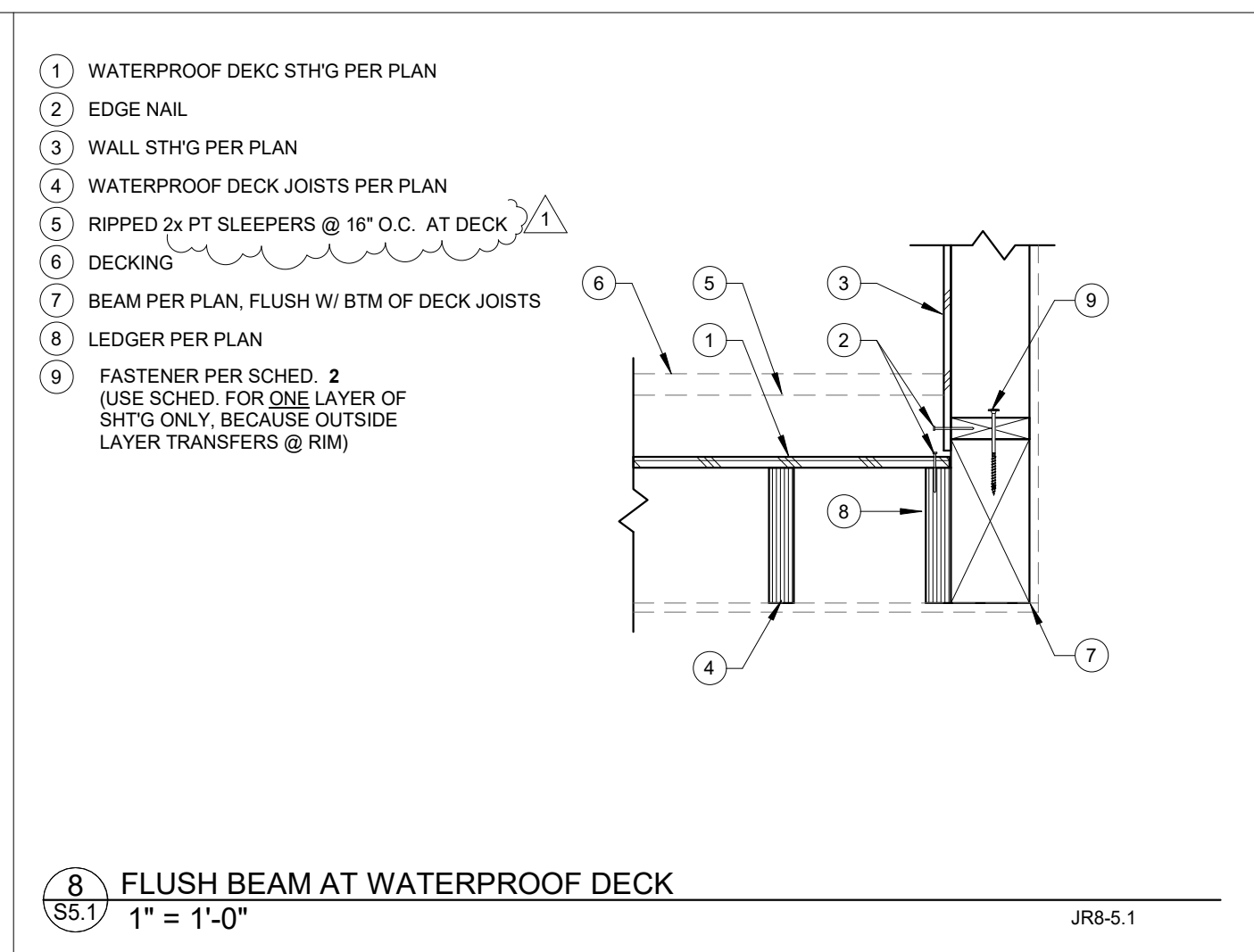
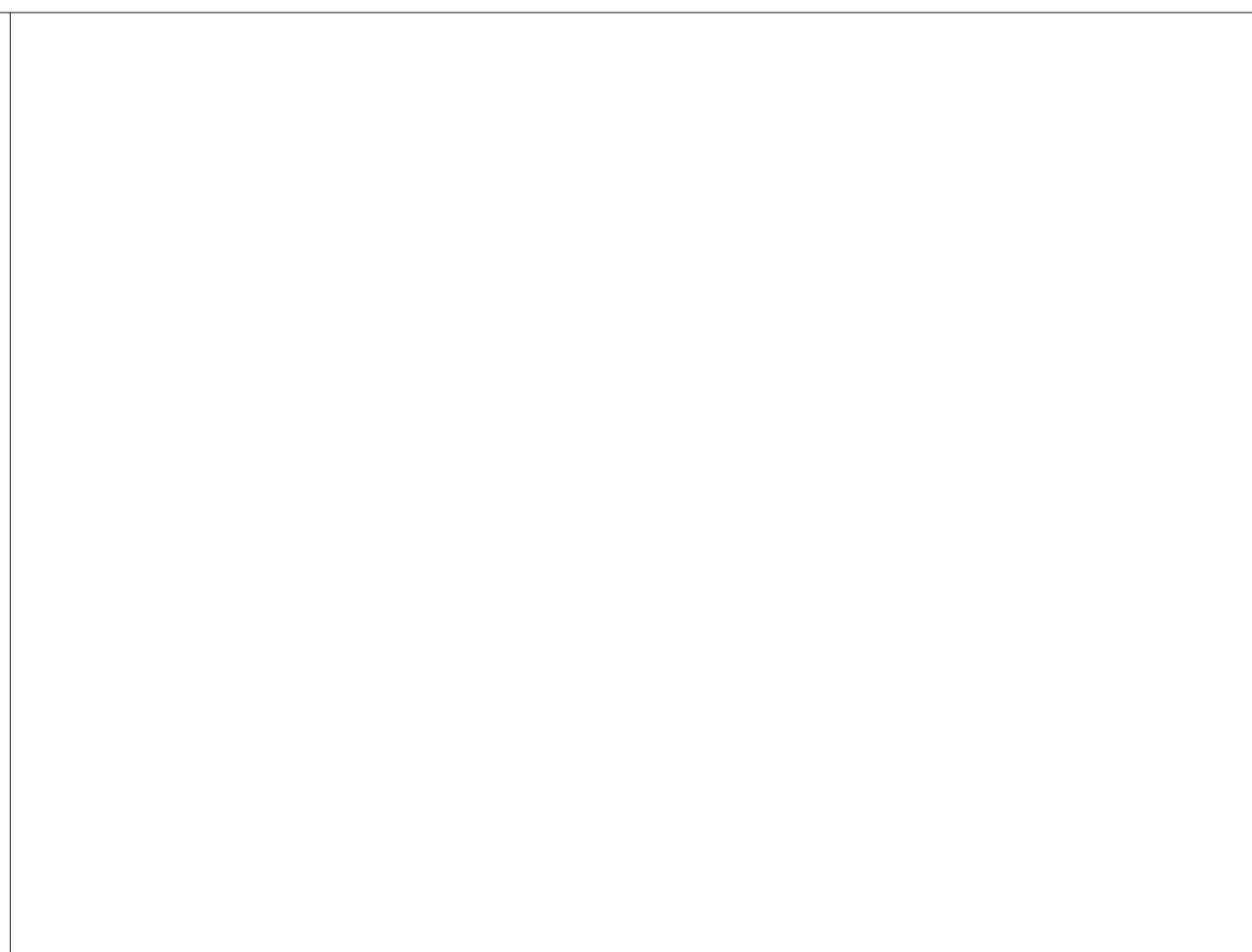
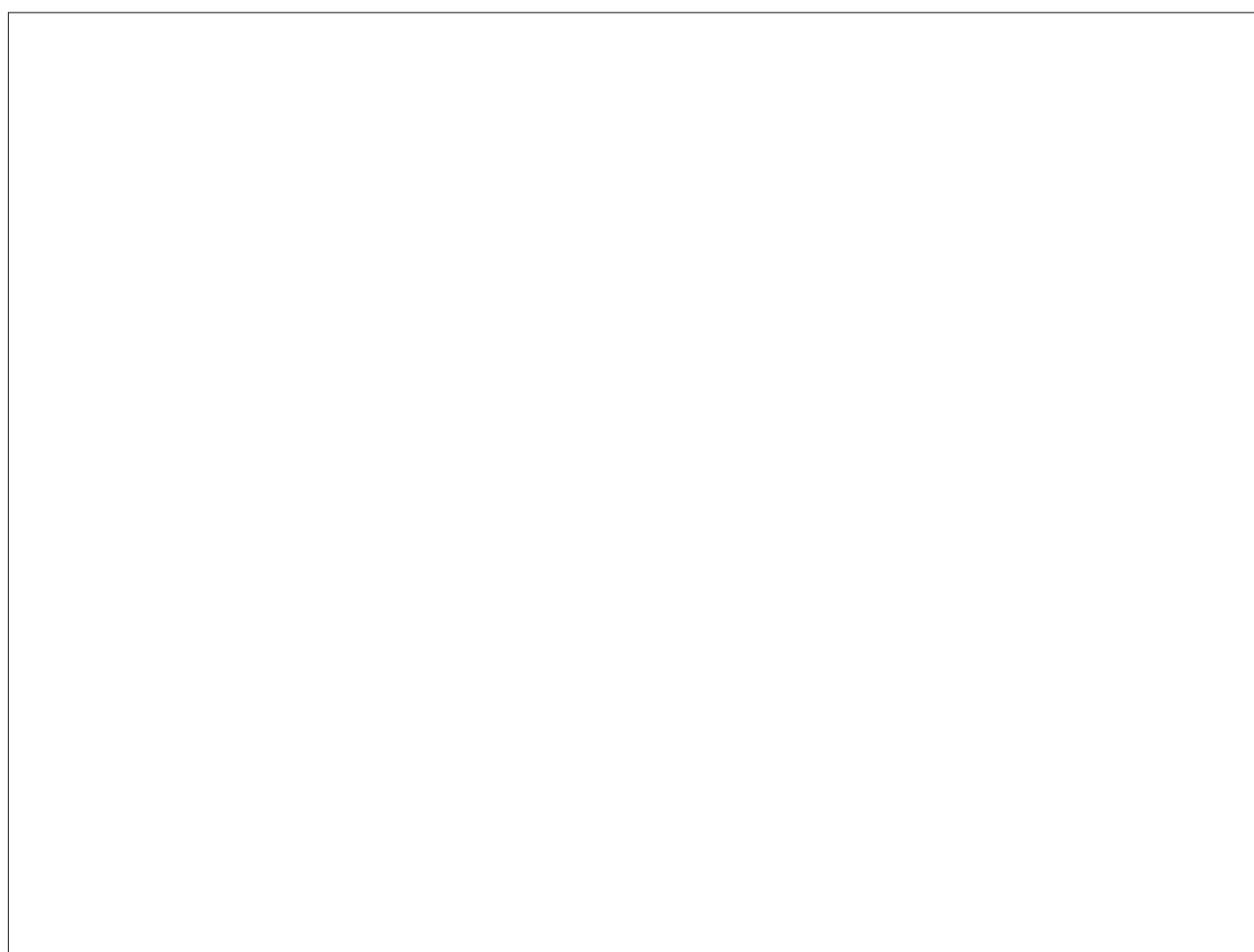
ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PERMIT SET 11/29/22  
REV 1: PLAN CHECK RESPONSE 01/03/23  
REV 2: PLAN CHECK RESPONSE 01/23/23

DRAWN BY: BJ  
SCALE: 1" = 1'-0"

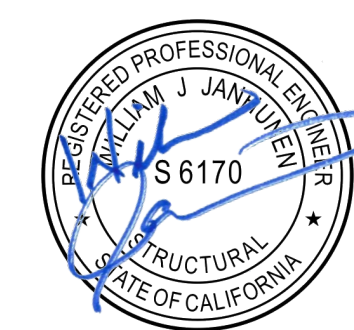
CONTENTS:  
FLOOR FRAMING  
DETAILS

SHEET NUMBER

S5.1



REVIEWED FOR CODE COMPLIANCE  
PLACER COUNTY BUILDING SERVICES DIVISION  
01/27/2023  
Permit # TRP22-90204  
Plans and specifications shall not be changed without REVIEW from the Building Services Division



ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PERMIT SET 11/29/22  
REV 1: PLAN CHECK RESPONSE 01/03/23  
REV 2: PLAN CHECK RESPONSE 01/23/23

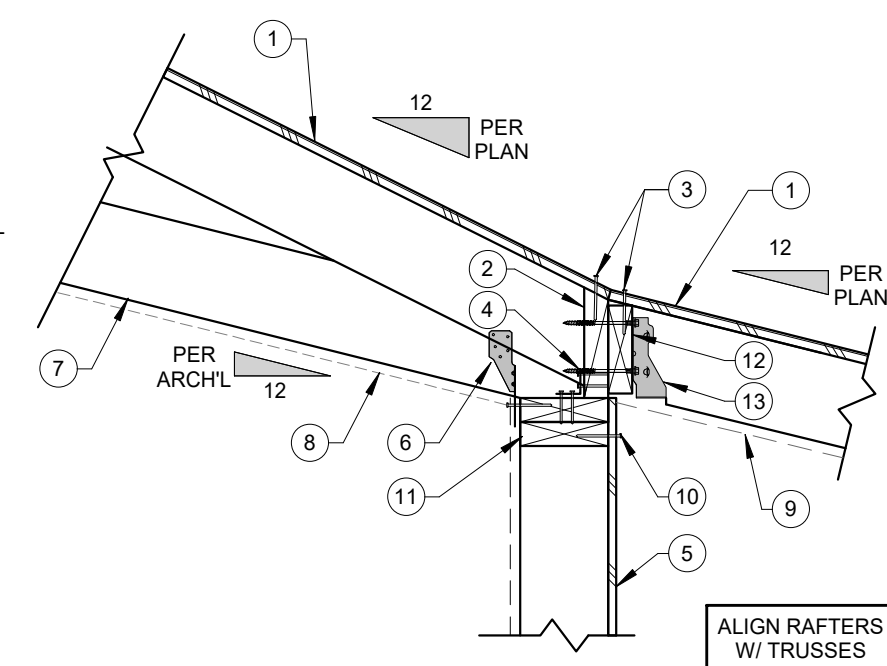
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CONTENTS:  
ROOF FRAMING  
DETAILS

SHEET NUMBER

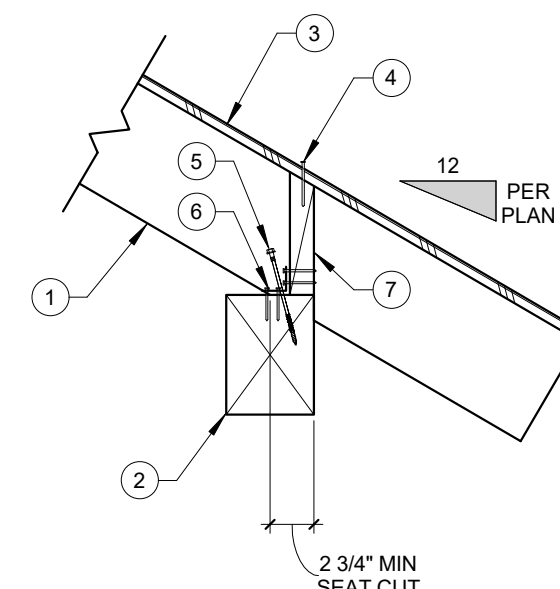
S6.1

- 1 ROOF SHTG PER PLAN
- 2 2x BLKG
- 3 EDGE NAIL
- 4 SIMP CLIP PER SCHED. 3
- 5 SHTG (BOTH SIDES WHERE OCCURS)
- 6 SIMP. H2.5A EACH TRUSS
- 7 SCISSOR TRUSS PER PLAN
- 8 CEILING FINISH, PER ARCHL
- 9 SOFFIT, PER ARCHL
- 10 SHEARWALL EDGE NAILING PER PLAN
- 11 DOUBLE TOP PLATE COLLECTOR
- 12 LEDGER PER PLAN
- 13 HANGER PER PLAN



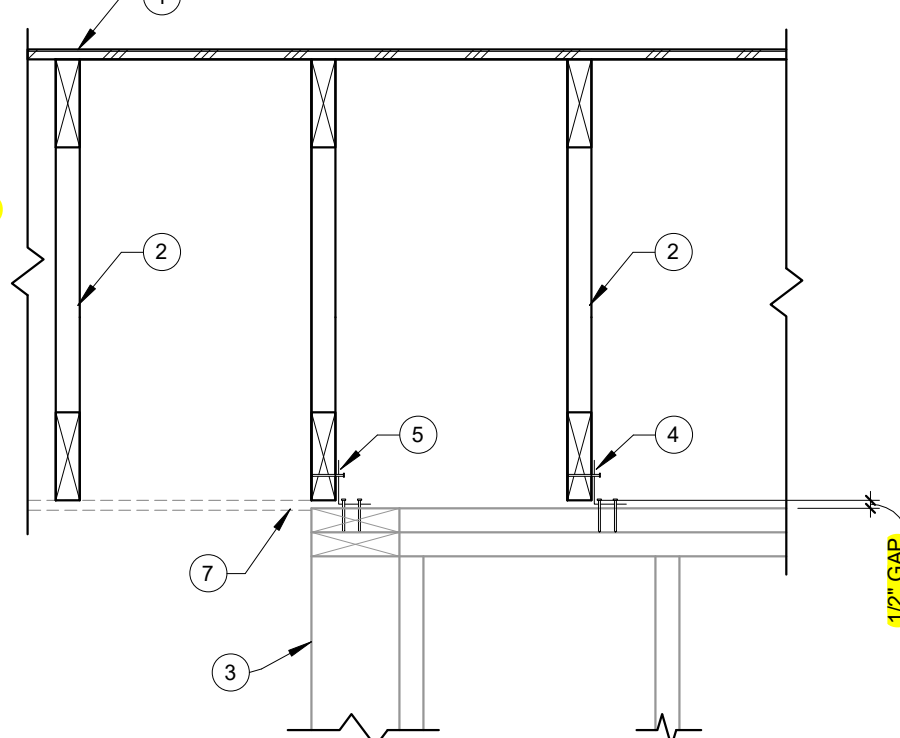
7 SHEAR TRANSFER PITCH BREAK (SCISSOR TRUSSES)  
S6.1 1" = 1'-0" STCRF015

- 1 DECK ROOF RAFTERS PER PLAN
- 2 DECK ROOF BEAM PER PLAN
- 3 ROOF SHTG PER PLAN
- 4 EDGE NAIL
- 5 SIMP SDWC15600 SCREW AT EA RAFTER
- 6 A35 CLIP @ 16" O.C.
- 7 FULL DEPTH BLKG



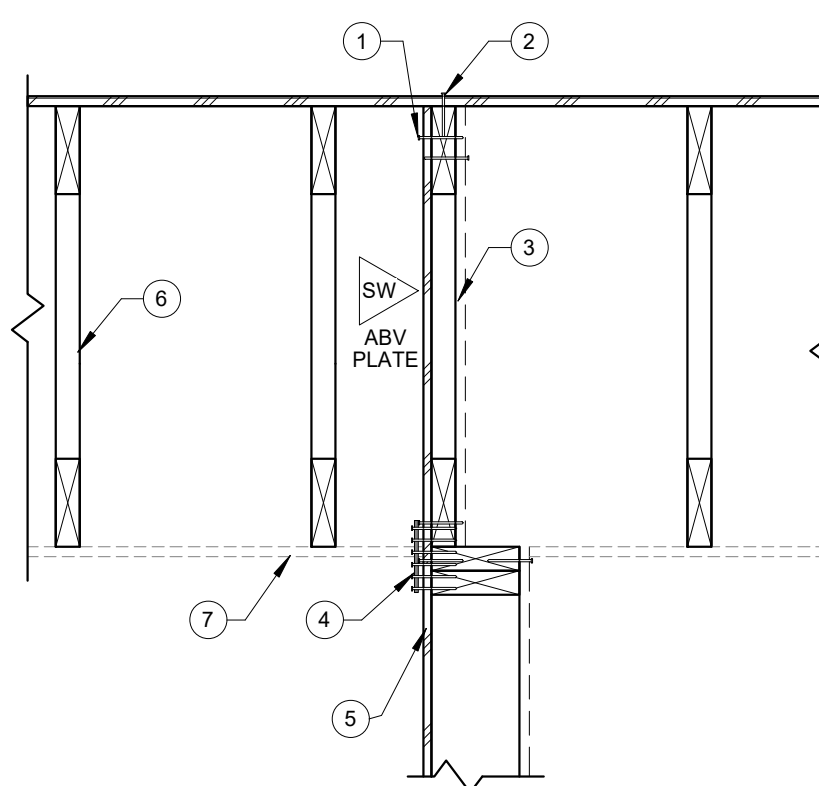
6 ROOF EAVE OVER ENTRY DECK  
S6.1 1" = 1'-0" DTLXX

- 1 ROOF SHTG PER PLAN
- 2 ROOF TRUSS PER PLAN
- 3 PARTITION WALL BELOW
- 4 SIMP STG FROM ROOF TRUSS TO PARTITION WALL BELOW AT PERPENDICULAR CONDITION
- 5 SIMP STG @ 24" O.C. FROM ROOF TRUSS TO PARTITION WALL BELOW AT PARALLEL CONDITION



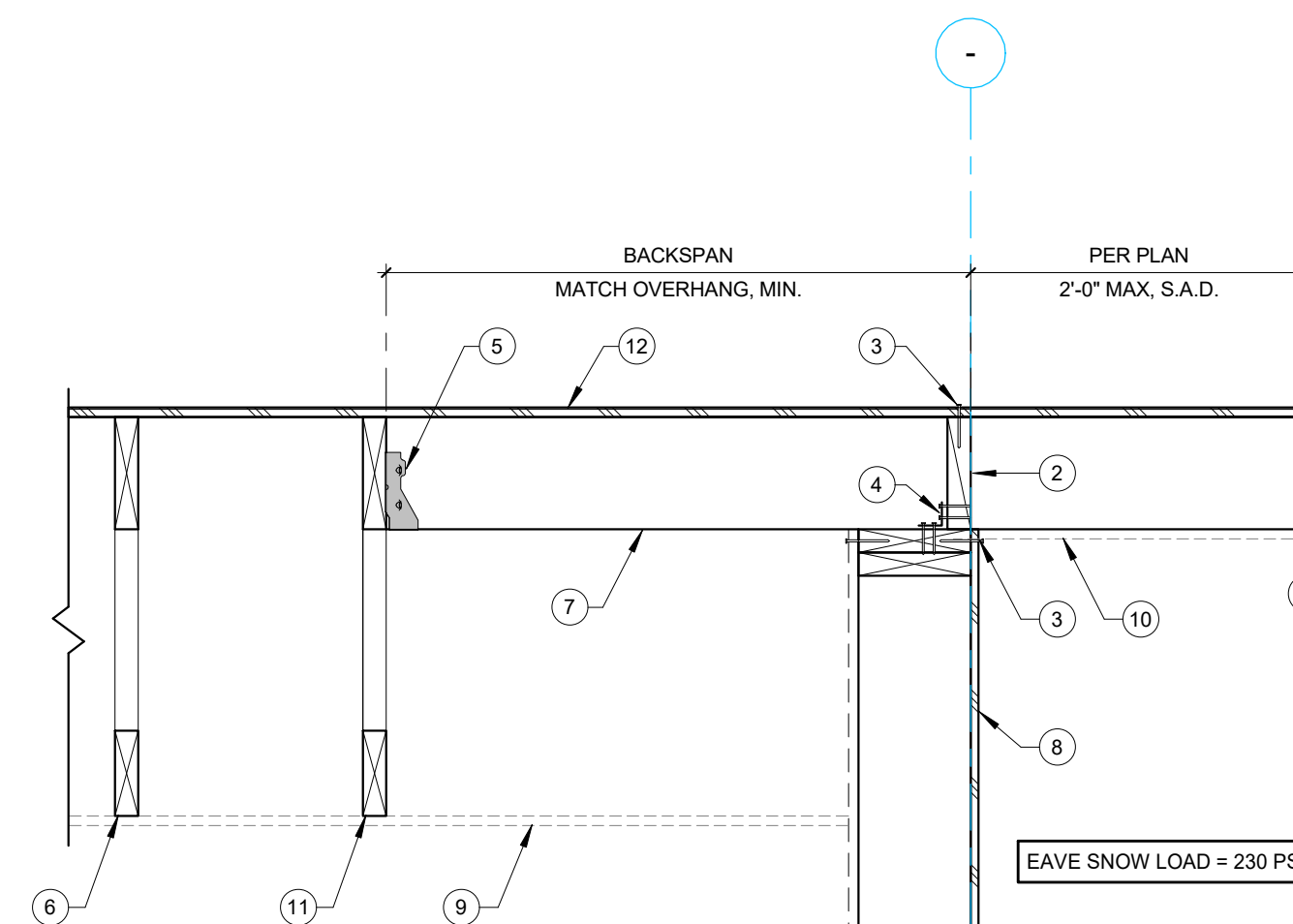
5 ROOF TRUSS AT NON-STRUCTURAL PARTITION WALLS  
S6.1 1" = 1'-0" WR610

- 1 EDGE NAIL
- 2 8d @ 3" O.C.
- 3 ALIGN TRUSS OVER WALL SHEATH PORTION OF TRUSS TO MATCH SHEARWALL BLOCK ALL SHTG EDGES
- 4 SIMP. LTP4 CLIP PER SCHED. 3
- 5 SHTG (BOTH SIDES WHERE OCCURS)
- 6 TRUSS PER PLAN
- 7 CEILING FINISH, PER ARCHL



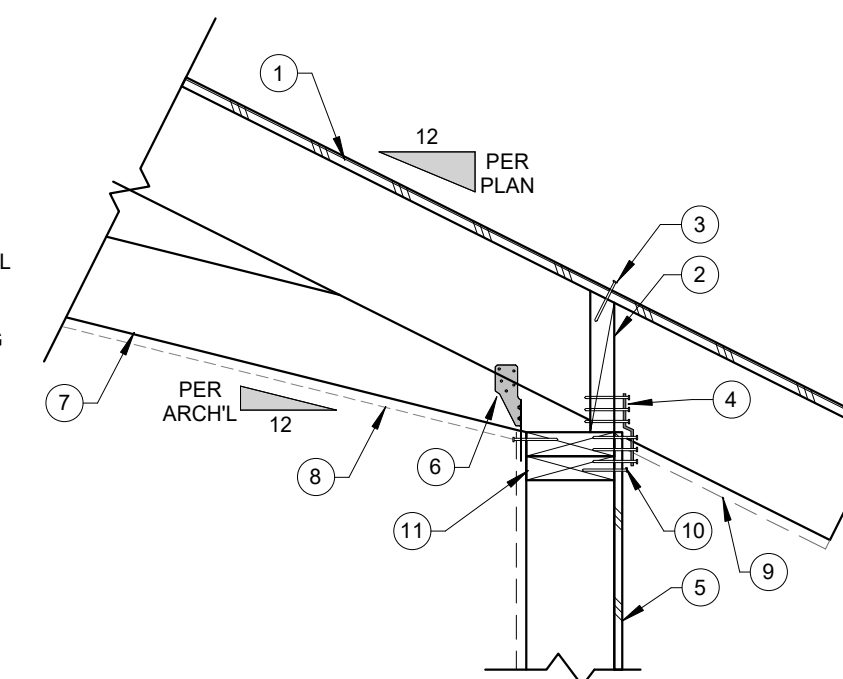
4 SHEAR TRANSFER @ INTERIOR PARALLEL WALL (TRUSSES)  
S6.1 1" = 1'-0" STCRF013

- 1 FASCIA NOT SHOWN (SEE ARCHL)
- 2 FULL DEPTH 2x BLKG
- 3 EDGE NAIL
- 4 SIMP. L50 OR A35 @ 16" O.C.
- 5 SIMP. LUS28, TYP
- 6 RAFTER OR MANUF. TRUSS PER PLAN
- 7 2x6 (MIN) @ 16" O.C. LADDER RAFTER PER PLAN
- 8 SHTG (BOTH SIDES WHERE OCCURS)
- 9 CEILING FINISH, PER ARCHL
- 10 SOFFIT, PER ARCHL
- 11 GIRDER TRUSS PER MANUF.
- 12 ROOF SHTG PER PLAN



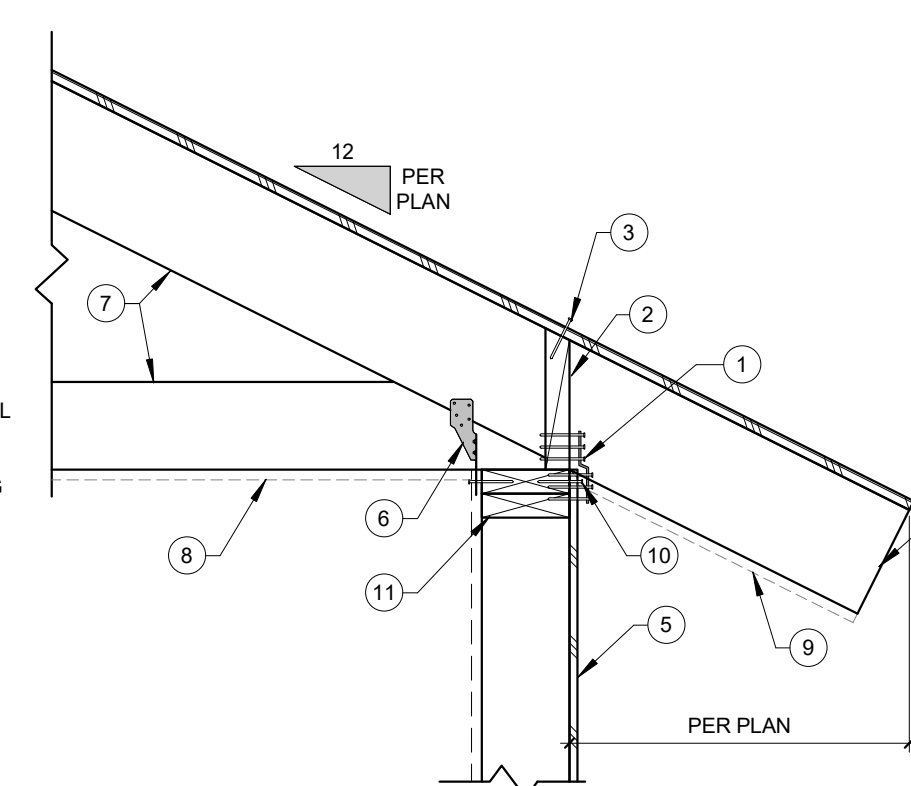
3 SHEAR TRANSFER AT GABLE WALL (LADDER)  
S6.1 1" = 1'-0" WR601

- 1 ROOF SHTG PER PLAN
- 2 2x BLKG
- 3 EDGE NAIL
- 4 SIMP. LTP4 @ 16" O.C.
- 5 SHTG (BOTH SIDES WHERE OCCURS)
- 6 SIMP. H2.5 EACH TRUSS
- 7 SCISSOR TRUSS PER PLAN
- 8 CEILING FINISH, PER ARCHL
- 9 SOFFIT, PER ARCHL
- 10 SHEARWALL EDGE NAILING PER PLAN
- 11 DOUBLE TOP PLATE COLLECTOR



2 SHEAR TRANSFER AT EAVE (SCISSOR TRUSSES)  
S6.1 1" = 1'-0" STCRF015

- 1 SIMP. LTP4 @ 16" O.C.
- 2 2x BLKG
- 3 EDGE NAIL
- 4 FASCIA NOT SHOWN (SEE ARCHL)
- 5 SHTG (BOTH SIDES WHERE OCCURS)
- 6 SIMP. H2.5 EACH TRUSS
- 7 MANUF. TRUSS PER PLAN
- 8 CEILING FINISH, PER ARCHL
- 9 SHEARWALL EDGE NAILING PER PLAN
- 10 DOUBLE TOP PLATE COLLECTOR



1 SHEAR TRANSFER AT EAVE (TRUSSES)  
S6.1 1" = 1'-0" STCRF003

**REVIEWED FOR CODE COMPLIANCE**  
PLACER COUNTY BUILDING SERVICES DIVISION  
01/27/2023  
Permit # TRP22-90204  
Plans and specifications shall not be changed without REVIEW from the Building Services Division

**RECORDING REQUESTED BY:**

Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449

**WHEN RECORDED MAIL TO:**

Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449  
Attn: Aly Borawski, Senior Planner  
TRPA File Number: ERSP2022-2016

---

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
ACHIEVABLE AREA MEDIAN INCOME HOUSING ("DEED RESTRICTION")  
TO BE RECORDED AGAINST ASSESSOR'S PARCEL NUMBER (APN) 117-100-088**

This Deed Restriction is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by William Janhunen, an unmarried man (Hereinafter "Declarant").

**RECITALS**

1. Declarant is the owner of certain real property located in Placer County, State of California, described as follows:

All of Block V, Tahoe Visa Subdivision No. 1, according to the map of said Subdivision filed in the Office of the Recorder of Placer County, California on February 7, 1911, in Book B of Maps, at Page 10.

Said parcel was recorded under Document Number DOC 2019-0036291-00, on May 30, 2019, in the Official Records of Placer County, California, and having Assessor's Parcel Number 117-100-004 (hereinafter "Property").

2. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, State. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the Tahoe Regional Planning Agency ("TRPA") pursuant to the Tahoe Regional Planning Compact.
3. Declarants received approval from TRPA on March 17, 2023 (TRPA File No. ERSP2022-2016), to convert living space into an accessory dwelling unit (on that certain real property known as Assessor's Parcel No. 117-100-088), subject to a special condition that one of the two residential units be deed restricted as an Achievable Area Median Income housing unit.
4. For purposes of this deed restriction Achievable Area Median Income Housing is defined as:

Single or multi-family residential development to be used exclusively as a residential dwelling by permanent residents with an income not in excess of the respective county's achievable area median income (AMI) percentage, using the following methodology:

1. Determine the county's median income where the housing development will be located using income limits for a family of three published annually by the US Department of Housing and Urban Development and, if applicable, the California Department of Housing and Community Development.
2. Determine the county's median single or multi-family housing price, as applicable, where the housing development will be located using median housing prices published annually by the TRPA.
3. Divide the median single or multi-family housing price, as applicable, (determine in Step 2) by 3.79 (buying power) to determine the annual income needed to afford an achievable housing unit.
4. Divide the annual income needed (calculated in Step 3) by the median income (determined in Step 1) to determine the achievable AMI percentage.

\*\*Please note that the AMI percentages will be rounded to increments of 5%, so the percentages generated using the above methodology may differ slightly from those reported TRPA documentation.

#### DECLARATIONS

1. Declarants hereby declare that for the purpose of partially satisfying TRPA's March 17, 2023, conditions of approval, one residential unit on the Property shall be permanently restricted to Achievable Area Median Income Housing and shall not be used as a vacation rental.
2. The restrictions associated with the Property shall be disclosed to the buyer at the time of sale of the Property, through a Real Estate Disclosure form, a copy of which shall also be filed with the Tahoe Regional Planning Agency.
3. The owner of the Property shall submit an annual compliance report to TRPA. Failure to submit the required report or to comply with the requirements of this deed-restriction may result in an annual fine of up to 1/10 of the current cost of a residential unit of use.
4. An owner-occupant of a Property who has provided all required annual compliance reports and who has had an increase in income so that they no longer meet the income eligibility requirements for Achievable Housing may apply to TRPA and receive an exemption to the income requirement until the unit is sold. To receive the exemption, the owner must either continue to be the occupant and provide annual compliance reports to remain eligible for the exemption and not be subject to the annual fine; or rent the unit only to an income qualified renter if no longer the occupant. When the unit is sold it may only be sold to an income qualified buyer, except in the case of an accessory dwelling unit that is accessory to a non-deed-restricted primary dwelling.

5. This Deed Restriction shall be deemed a covenant running with the land or an equitable servitude, as the case may be, and shall be binding on the Declarants and Declarants' assigns, and all persons acquiring or owning any interests in the Property.
6. The owner of the parcel shall restrict the unit for which the bonus unit was awarded from being used as a second home or a vacation rental.
7. This Deed Restriction may not be revoked or modified without the prior express written and recorded consent of the Tahoe Regional Planning Agency or its successor agency, if any. TRPA is deemed and agreed to be a third party beneficiary of this Deed Restriction, and as such, can enforce the provisions of this Deed Restriction.

/////  
/////  
/////

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction this the day and year written above.

Declarant's Signature:

William Janhunen  
William Janhunen

Dated: 3/30/23

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

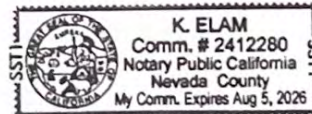
STATE OF California )  
 ) SS.  
COUNTY OF Nevada )

On 03/30/2023, before me, K. Elam, Notary Public, personally appeared William Janhunen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: K. Elam



Additional signature page to follow

APPROVED AS TO FORM:

Alyson Borawski  
Tahoe Regional Planning Agency  
Alyson Borawski

Dated: 3/22/23

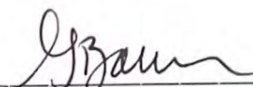
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

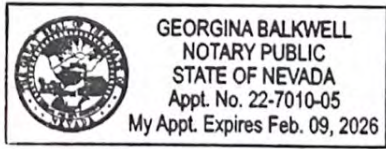
STATE OF NEVADA     )  
  ) SS.  
COUNTY OF DOUGLAS )

On 3/22/23, before me, Georgina Balkwell, Notary Public, personally appeared Alyson Borawski, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:   
Georgina Balkwell



End of Signatures





# SEWER ORDINANCE

## ORDINANCE NO. 397

An Ordinance Establishing Rates, Rules, and Regulations for Sewer Service  
by North Tahoe Public Utility District

As Adopted on April 13, 2021

# NTPUD SEWER ORDINANCE

## TABLE OF CONTENTS



	Page
CHAPTER 1 GENERAL.....	1
1.1 PURPOSE .....	1
1.2 VARIANCES .....	1
1.3 TECHNICAL SPECIFICATIONS .....	1
1.4 DEFINITIONS .....	1
1.4.1 Accessory Dwelling Unit (ADU).....	1
1.4.2 Backfill.....	1
1.4.3 Biochemical Oxygen Demand (BOD).....	2
1.4.4 Building Sewer.....	2
1.4.5 Cleanout.....	2
1.4.6 Cooling Water.....	2
1.4.7 District.....	2
1.4.8 District Board or Board.....	2
1.4.9 Domestic Wastewater.....	2
1.4.10 Enforcement Officer.....	2
1.4.11 Exempt ADU.....	2
1.4.12 Fats, Oils, and Grease (FOG).....	2
1.4.13 Food Waste.....	3
1.4.14 Gravity Grease Interceptor.....	3
1.4.15 Industrial Wastewater.....	3
1.4.16 Infiltration.....	3
1.4.17 Inflow.....	3
1.4.18 Parcel.....	3
1.4.19 pH.....	3
1.4.20 Pollutant.....	3
1.4.21 Private Service Lateral.....	4
1.4.22 Private Sewer.....	4
1.4.23 Sand-Oil Interceptor.....	4
1.4.24 Sewage or Wastewater.....	4
1.4.25 Sewer System.....	4
1.4.26 Slug.....	4
1.4.27 Tahoe Truckee Sanitation Agency (TTSA).....	4
1.4.28 Total Suspended Solids (TSS).....	4
1.4.29 Temporary Discharge.....	4
1.4.30 Technical Specifications.....	5
1.4.31 Uniform Plumbing Code (UPC).....	5
1.4.32 Wastewater Treatment Plant.....	5
CHAPTER 2 CONDITIONS OF SERVICE .....	5

**TABLE OF CONTENTS**  
(continued)

	<b>Page</b>
2.1 USE OF PUBLIC SEWERS REQUIRED .....	5
2.2 DISTRICT RESPONSIBILITY .....	5
2.3 OWNER RESPONSIBILITY .....	5
CHAPTER 3 NEW OR MODIFIED SERVICES .....	6
3.1 DISTRICT APPROVAL OF CONNECTIONS .....	6
3.2 NEW SERVICE .....	6
3.2.1 General Requirements.....	6
3.2.2 Extension of Facilities.....	7
3.3 ALTERED SERVICE.....	8
3.4 TERMINATION/RECONNECTION OF SERVICE .....	8
3.5 TEMPORARY DISCONNECTION OF SERVICE .....	8
CHAPTER 4 PRIVATE SERVICE LATERALS .....	9
4.1 CONNECTIONS TO SEWER SYSTEM.....	9
4.2 SHARED LATERALS .....	9
4.3 LAND DIVISION.....	9
4.4 COMMON USE ARRANGEMENTS .....	9
CHAPTER 5 TESTING.....	9
5.1 PURPOSE .....	9
5.2 APPLICABILITY .....	9
5.3 TESTING PROTOCOL .....	10
5.3.1 New Connections.....	10
5.3.2 Existing Connections.....	10
5.3.3 Effect of Test.....	10
CHAPTER 6 BILLING .....	12
6.1 GENERAL .....	12
6.1.1 Sewer Service Charges.....	12
6.1.2 Connection Fees.....	12
6.1.3 Other Fees and Charges.....	12
6.2 BILLING FOR SEWER SERVICE CHARGES .....	12
6.2.1 Bills.....	12
6.2.2 Payment.....	13
6.2.3 Delinquent Bills.....	13
6.2.4 Credits and Adjustments.....	13
6.2.5 Responsibility for Payment.....	13
CHAPTER 7 WASTE PRETREATMENT .....	13
7.1 PRETREATMENT REQUIRED .....	13

**TABLE OF CONTENTS**  
(continued)

	<b>Page</b>
7.2 GENERAL REQUIREMENTS .....	14
7.2.1 Food Waste. ....	14
7.2.2 FOG (Food Type). ....	14
7.2.3 Sand and Petroleum-Based Oils and Grease.....	14
7.3 SWIMMING POOLS.....	15
CHAPTER 8 PRIVATE SERVICE LATERAL RELOCATIONS.....	15
8.1 GENERAL .....	15
8.2 RELOCATION OF PRIVATE SERVICE LATERAL .....	15
8.3 NOTICE AND HEARING REGARDING RELOCATION SCHEDULE.....	15
8.4 CONTINUING NOTICE DURING RELOCATION PERIOD.....	16
8.5 DISCONTINUANCE OF SERVICE FOR FAILURE TO RELOCATE PRIVATELY OWNED SERVICE LATERAL .....	16
8.6 APPEAL BASED UPON SPECIAL CIRCUMSTANCE .....	16
CHAPTER 9 REGULATION OF DISCHARGES .....	16
9.1 PROHIBITED DISCHARGES .....	16
9.2 APPLICATION.....	18
9.3 TESTING .....	18
CHAPTER 10 PENALTIES AND ENFORCEMENT.....	18
10.1 GENERAL .....	18
10.2 NON-PAYMENT OF FEES OR CHARGES .....	18
10.3 VIOLATIONS.....	19
10.4 ILLEGAL CONNECTIONS OR CHANGE OF USE.....	19
10.5 ENFORCEMENT; INJUNCTIONS; ENTERING INTO PRIVATE PROPERTY .....	19
10.6 ADMINISTRATIVE CITATIONS.....	20
10.7 EMERGENCY REPAIR WORK ON PRIVATE PROPERTY .....	20
10.7.1 Request of Private Property Owner. ....	20
10.7.2 Request of Public Agency with Authorization to Request District Assistance. ....	20
CHAPTER 11 APPEALS.....	20
11.1 GENERAL .....	20
11.2 APPEALS.....	21
11.3 PAYMENT OF CHARGES PENDING APPEAL REFUNDS .....	21



## CHAPTER 1

### GENERAL

#### 1.1 PURPOSE

The purpose of this Ordinance is to establish the rules, regulations, conditions of service, and rates for sewer service by the North Tahoe Public Utility District. The General Manager shall administer and enforce this Ordinance and may adopt and impose administrative rules or regulations to assisting in doing so. By applying for or receiving sewer service from the District, each customer, on its own behalf and behalf of its guests, tenants, employees and anyone else using sewer service at the property, covenants and agrees to be bound by and to comply with all regulations of the District as may be in force at the time of application and as may subsequently be adopted by the District.

#### 1.2 VARIANCES

The General Manager is authorized to consider and grant variances from the requirements of this Ordinance, including the Technical Specifications, upon application by any person and payment of applicable fees. Variances shall only be allowed under the following circumstances: (1) the granting of the variance will not significantly adversely impact the operation and maintenance of District facilities, including but not limited to economic impacts, (2) the granting of the variance will not result in adverse public health or environmental consequences, (3) there is no other practical alternative available to the applicant which does not require the granting of a variance, and (4) the applicant has proposed to utilize the highest technological methodology available in design and construction so as to avoid or minimize adverse impacts on District facilities.

#### 1.3 TECHNICAL SPECIFICATIONS

The General Manager shall adopt and amend the Technical Specifications. Any amendments to the Technical Specifications shall be incorporated by reference into this Ordinance upon their adoption.

#### 1.4 DEFINITIONS

##### 1.4.1 Accessory Dwelling Unit (ADU).

An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. In the event that Placer County adopts an ordinance regulating ADUs as permitted by Government Code section 65852.2, Accessory Dwelling Unit shall mean an ADU as defined in such ordinance.

##### 1.4.2 Backfill.

The placement of earthen materials for the purpose of refilling any trench or excavation.



1.4.3 Biochemical Oxygen Demand (BOD).

The quantity of oxygen used in the biochemical oxidation of organic matter in a specified time, at a specified temperature, and under specified conditions.

1.4.4 Building Sewer.

The pipes within the walls of a building and extending five (5-ft.) feet outside the wall which conveys wastewater to the private service lateral. The private service lateral begins five (5-ft.) feet outside the exterior face of the building.

1.4.5 Cleanout.

A “wye” connection on the private service lateral, brought to grade, for the purpose of accessing the private service lateral.

1.4.6 Cooling Water.

The water discharged from any use such as air conditioning, cooling or refrigeration, or to which the only pollutant added is heat.

1.4.7 District.

The North Tahoe Public Utility District, a California public utility district authorized under Public Utilities Code, § 15501 et seq.

1.4.8 District Board or Board.

Board of Directors of the North Tahoe Public Utility District, an elected body.

1.4.9 Domestic Wastewater.

Any liquid, solid, sewage or waterborne waste of the type normally resulting from flushing and washing waste products from residences and lavatories.

1.4.10 Enforcement Officer.

A District employee designated to enforce this Ordinance.

1.4.11 Exempt ADU.

An ADU where the District is precluded from requiring the installation of a new or separate connection for that ADU under Government Code section 65852.2, as it may be amended.

1.4.12 Fats, Oils, and Grease (FOG).

Organic polar compounds derived from animal and/or plant sources that contain multiple carbon chain triglyceride molecules. These substances are detectable and measurable using



analytical test procedures established in 40 CFR 136, as may be amended from time to time. All such compounds are sometimes referred to herein as “Grease.”

1.4.13 Food Waste.

The animal and vegetable waste resulting from the handling, preparation, cooking, and serving of foods and/or produce.

1.4.14 Gravity Grease Interceptor.

An approved plumbing appurtenance or appliance that is installed to intercept non-petroleum FOG, and/or solids from a wastewater discharge.

1.4.15 Industrial Wastewater.

Any liquid or waterborne waste from manufacturing, processing, commercial or industrial facilities, except domestic waste, boiler blowdown, and uncontaminated or noncontact cooling water: provided, however, that substantial discharge of boiler blowdown closely associated with industrial activity shall be considered industrial wastewater when such discharge has a reasonable potential to affect or interfere with the Wastewater Treatment Plant, its treatment process, or operations as determined by the District or TTSA. The term is synonymous with “nondomestic wastewater.”

1.4.16 Infiltration.

The quantity of groundwater that enters the sanitary sewer through joints, cracks, breaks or other defects.

1.4.17 Inflow.

The quantity of surface water that enters the sanitary sewer from illegal and system access connections.

1.4.18 Parcel.

A lot or other legal unit of real property as recognized by Placer County.

1.4.19 pH.

A scale from 0 - 14 used to specify how acidic or basic a water-based solution is.

1.4.20 Pollutant.

Substances which include, but are not limited to, the following: any dredged spoil, solid waste, incinerator residue, sewage, garbage, petroleum products or by-products, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discharged equipment, rock, sand, cellar dirt, and industrial, municipal, and agricultural waste discharged into water, which may affect characteristics of wastewater



(including, but not limited to, pH, temperature, TSS, turbidity, color, BOD, toxicity or odor).

1.4.21 Private Service Lateral.

The part of the private sewer commencing five (5-ft.) feet outside the foundation line of the structure and extending to the property line.

1.4.22 Private Sewer.

The building sewer extending through the private service lateral and terminating at the property line.

1.4.23 Sand-Oil Interceptor.

An approved plumbing appurtenance or appliance that is installed to intercept sand, grit and/or petroleum-based liquid waste from a wastewater discharge.

1.4.24 Sewage or Wastewater.

Liquid and water-carried industrial wastes from residential dwellings, commercial buildings, industrial and manufacturing facilities, or institutions, whether treated or untreated, which are contributed to the Wastewater Treatment Plant.

1.4.25 Sewer System.

The system owned and operated by the District to transport wastewater from the property line to the wastewater treatment plant.

1.4.26 Slug.

Any discharge containing an unusual volume of flow or concentration of liquid, water, sewage, wastewater or pollutants.

1.4.27 Tahoe Truckee Sanitation Agency (TTSA).

The Tahoe Truckee Sanitation Agency, a California sanitation agency authorized by the Tahoe-Truckee Sanitation Agency Act.

1.4.28 Total Suspended Solids (TSS).

The total suspended matter that either floats on the surface of or is suspended in water, sewage or other liquids and which is removable by laboratory filtering.

1.4.29 Temporary Discharge.

The limited and temporary discharge of water (ground, surface, storm, or process water whether treated or not in accordance with this Ordinance) to the sewer system.





1.4.30 Technical Specifications.

These rules and regulations adopted by the General Manager regarding the Sewer System.

1.4.31 Uniform Plumbing Code (UPC).

A code published and updated periodically by the International Association of Plumbing and Mechanical Officials as amended by the State of California incorporated into the California Building Standards Code. If further amended by Placer County or other applicable land use authority, the UPC shall include these amendments to the extent provided by applicable law.

1.4.32 Wastewater Treatment Plant.

The regional treatment and disposal facilities operated by TTSA.

**CHAPTER 2**

**CONDITIONS OF SERVICE**

**2.1 USE OF PUBLIC SEWERS REQUIRED**

All developed parcels within the District shall connect to the public sewer. No septic tanks, cesspools, or other means of private and/or on-site wastewater disposal system shall be permitted.

**2.2 DISTRICT RESPONSIBILITY**

2.2.1 The District shall own, operate and maintain the sewer system. The District, its officers, agents, contractors or employees shall not be liable for interruption, shortage or curtailment or stoppage of service, or for any loss or damage related to sewer service or interruption of service.

2.2.2 The District, whenever it shall find it necessary or convenient for the purpose of making repairs or improvements to the sewer system or any private sewer, shall have the right to temporarily suspend sewer services, and it shall not be liable for any loss or damage occasioned by the suspension.

2.2.3 Except as it may agree to do so as set forth in this Ordinance, the District will not be responsible for the maintenance and operation of any private sewer.

**2.3 OWNER RESPONSIBILITY**

2.3.1 The owner of each parcel shall be responsible for the operation and maintenance of the private sewer. The intrusion of roots and any blockage caused by roots that begins within the private sewer shall be the responsibility of the owner even if portions of the damage extend into the sewer system.



2.3.2 Cleanouts shall be maintained by the owner in a functional capacity and shall be kept free of obstructions and accessible.

2.3.3 The District shall not be responsible for blockages in any part of the private service lateral, unless the blockage is caused by a physical defect in the sewer system.

2.3.4 It shall be unlawful to connect roof or other drains to the private sewer, which would allow inflow to enter the sewer system. Parcels shall be developed and maintained to ensure no inflow or infiltration enters the sewer system.

### **CHAPTER 3**

#### **NEW OR MODIFIED SERVICES**

##### **3.1 DISTRICT APPROVAL OF CONNECTIONS**

No unauthorized person shall uncover, make any connections with or opening into, use, alter, or disturb the sewer system without first obtaining a sewer connection permit from the District and paying all applicable fees.

##### **3.2 NEW SERVICE**

###### **3.2.1 General Requirements.**

New services will be connected subject to the following conditions:

- (a) The property to be served is within the sewer service area of the District.
- (b) A District sewer main of adequate capacity, as solely determined by the District, exists in a publicly traveled right of way, or District easement abutting a principal boundary of the land to be served; or adequate mains, lift stations and other facilities, as solely determined by the District, are constructed in accordance with Section 3.2.2.
- (c) The customer shall apply for service. Applications for new service shall be in writing on forms provided by the District and signed by the owner or authorized agent. Applications shall be supported by such data as the District may require, such as a map or legal description of the property to be served, the date service is to begin and the names and billing address of the recorded owners responsible for payment. If the person making application is not the owner of the property, permission to bill this person must be provided to the District on a form provided by the District. Applications are valid for one year from date of submittal.
- (d) The customer shall obtain a sewer connection permit from the District and construct all necessary facilities as identified on the permit in accordance with the Technical Specifications or other applicable law. Permits are not transferable.
- (e) The customer shall not have any outstanding amounts owed to the District on any water or sewer account.



(f) Connection fees shall be collected at the time of issuing the permit for a sewer connection. Connection fees shall be charged at the rate in effect on the day of application for service from the District. Applications will be voided if connections fees are not paid within one-year of receipt of the application by the District. Payment of connection fees constitutes acceptance of a new service connection application by the District and billing will commence in accordance with Chapter 6. No connection fees will be refunded after connection. The connection fees collected for such application shall be returned to the Applicant if connection is not made, upon written request and connection fee refund charge, and a new application and payment of fees will be required before service will be provided. No refund or credit will be provided for previously paid sewer service charges billed in accordance with Chapter 6.

**3.2.2 Extension of Facilities.**

If the sewer system must be extended to provide service, the applicant shall comply with this Section.

(a) Necessary Facilities. The extension facilities necessary to serve any parcel of land shall be determined solely by the District and may include oversizing subject to Subsection (e). These facilities may be designed by the District or a qualified agent of the applicant, and shall be installed in accordance with the Technical Specifications and other plans and specifications required by the District. Upon completion, inspection and acceptance of the facilities by the District, they shall be owned and operated by the District as a part of the sewer system. The applicant shall install extension facilities utilizing a competent and experienced contractor, licensed in California, and approved by the District. The District reserves the right to construct, with its own personnel or by contract, all extension facilities including but not limited to lift stations, taps of existing mains, and extensions involving complicated connections to, or interference with, the District’s existing facilities.

(b) Location of Facilities. Extension facilities shall be located only on land owned by the District in fee, or in a public street or highway, or in an easement granted to the District and satisfactory to the District. The applicant will cause to be conveyed or granted to the District, without cost to the District, such lands and/or easements as the District determines to be necessary for the extension facilities. Lands shall be conveyed to the District in simple, free and clear of liens or encumbrances, except for such encumbrances of record that may be acceptable to the District. Easements shall be granted in such form as shall be satisfactory to the District.

(c) Costs and Expenses. The applicant shall be solely responsible for all costs and expenses. The applicant shall deposit with the District a sum equal to 125% of the estimated total cost of the construction of the extension facilities prior to final design and construction. If, upon completion of the work, the amount paid to or deposited with the District is less than said actual costs, the difference shall be paid to the District by the applicant prior to the commencement of service. Any amount paid or deposited in excess of said actual cost will be credited toward usage or refunded upon application.

(d) Environmental Documentation. Whenever the District determines that an environmental document is necessary, the District will provide applicant with an estimate of the cost. The applicant will deposit an amount sufficient to cover sixty (60) days’ of expenses with the

## NTPUD SEWER ORDINANCE



District. The District's actual costs, including overhead expenses and legal and consultant fees, of preparing said report, and conducting hearings as necessary will be invoiced to the applicant monthly and shall be deducted from the deposit. The applicant shall pay such invoices and/or replenish the deposit. If the applicant fails to do so, the District may suspend or cease work and/or take any action necessary to recover the amounts owed. At the conclusion of the process, any remaining deposit amounts shall be returned to the applicant without interest.

(e) Reimbursement. In the event that the District requires the installation of any extension facilities larger than those necessary to serve the parcel or extension facilities that would have been required to serve adjacent or nearby parcels upon their development, the District and applicant may enter into a reimbursement agreement outlining the terms and conditions of reimbursement to the applicant.

### 3.3 ALTERED SERVICE

Customers shall notify the District and obtain a sewer connection permit, if necessary, whenever the use changes or new additional structures are built on parcels having existing sewer service. In such instances, the District may require a new or increased connection fee for additional fixtures, different uses or other situations where connection fees would be imposed. A credit shall be provided for previously paid connection fees. Such credit shall not be limited to the actual dollar amount paid but shall be increased to reflect increases in connection fee rates. If no records exist demonstrating the amount of paid fees, the District may estimate that amount based on the current size, number of fixtures or other indicia used to calculate then existing connection fees. No refund or credit shall be provided for situations where altered service results in a lower connection fee. The District may require the private sewer or any portion of the sewer system be modified if necessary to comply with this Ordinance as a condition of approving any altered service.

### 3.4 TERMINATION/RECONNECTION OF SERVICE

As set forth in Section 2.1 and except as provided in Section 3.5, sewer service to an existing developed property may not be terminated. If all use requiring sewer at the property ceases, then a service may be terminated. Termination of service shall include the removal and capping of the private service lateral at the sewer main. Charges for service will cease effective the first day of the billing period following system disconnection. Any request to reconnect to the sewer system shall be processed as a new application for service.

### 3.5 TEMPORARY DISCONNECTION OF SERVICE

Owners may request a temporary disconnection and reconnection of sewer service where service will be discontinued for at least ninety (90) days. In such cases, the District may require that the structure be physically disconnected from the sewer service. In such cases, those portions of the bill for basic service shall cease during the temporary disconnection period, effective the first day of the billing period following temporary disconnection. Those portions of a bill attributable to system replacement or capital improvements, if any, shall continue to be charged during the temporary disconnection period. Any request to reconnect to the sewer system shall be processed as a reconnection and not a new application for service.



**CHAPTER 4**

**PRIVATE SERVICE LATERALS**

**4.1 CONNECTIONS TO SEWER SYSTEM**

The private sewer and any portions of the sewer system necessary to connect the parcel to a sewer main shall be constructed in accordance with the Technical Specifications and other plans and specifications required by the District. All such costs and expenses shall be the sole responsibility of the owner. The owner shall defend, indemnify and hold the District harmless from any claims, loss or damage that may directly or indirectly be occasioned by the installation of these facilities.

**4.2 SHARED LATERALS**

Where more than one structure or building exists on a parcel and are under common ownership, they may share a common private sewer. Structures in different ownership shall not share the same private service lateral.

**4.3 LAND DIVISION**

No land division resulting in structures in different ownership being served by the same private service lateral shall be allowed. Prior to the recording of any final or parcel map resulting in the creation of parcels, which if sold to different persons would result in structures in different ownership's being served by the same private service lateral, independent service to each structure shall be provided. In lieu of construction, submission and approval of private easements or other arrangements acceptable to the General Manager may be provided.

**4.4 COMMON USE ARRANGEMENTS**

Notwithstanding the foregoing, the District may elect to require parcels served by a homeowners' association or similar entity to receive service through a single private service lateral owned and maintained by the association or entity.

**CHAPTER 5**

**TESTING**

**5.1 PURPOSE**

The intent of this Chapter is to reasonably ensure the soundness of the sewer system in order to prevent inflow and infiltration and to ensure compliance for both new and existing lines. Because of the nature and physical location of existing lines, the General Manager has the authority to alter the testing methods if the methods stated in this Chapter are impractical.

**5.2 APPLICABILITY**

5.2.1 All new connections to the sewer system shall be tested in accordance with the provisions of this Chapter, to include gravity and pumped sewer services. No person shall use or

## NTPUD SEWER ORDINANCE



introduce wastewater into the sewer system until the private service lateral has passed a test as specified in Section 5.3.1.

5.2.2 No existing private service lateral shall be allowed to remain connected to the public sewer which is incapable of passing a test as specified in Section 5.3.2. Tests shall be required under occurrence of any of the following conditions:

- (a) Remodeling of the house, building or property served to an extent of more than fifty percent (50%), as determined by the District, or
- (b) Installation of additional toilet or drainage facilities in the house, building or property served, or
- (c) Change of use of the house, building or property serviced from residential to business or commercial, or from non-restaurant commercial to restaurant commercial, or
- (d) Upon repair or replacement of all or part of the private sewer, or
- (e) Upon addition to structures of living quarters, such as guest cabins on the property served or plumbing of garages into living quarters, or
- (f) Prior to close of escrow upon sale of the house, building or property served, or
- (g) Upon determination of the General Manager that the cleaning and testing is required for the protection of the public health, safety and welfare.

### 5.3 TESTING PROTOCOL

#### 5.3.1 New Connections.

All new service laterals shall be tested by either an air or water method, under the established procedures of and at the discretion of the District. The test section shall be from the wye fitting at the main to the building cleanout or from the service stub at the property line to the building cleanout, corresponding to the line installed. If a line fails, the owner shall be responsible for correction of the condition causing failure, notifying the District when such work has been completed, and for scheduling a new test.

#### 5.3.2 Existing Connections.

It shall be unlawful for any owner of a house, building, or property connected to the sewer system to maintain the building sewer in a condition where leakage is such that the tests in this Section cannot be successfully accomplished. If a cleanout has not been installed at the property line, a cleanout shall be installed prior to cleaning and testing. The property owner shall be responsible for such installation in accordance with the Technical Specifications.

#### 5.3.3 Effect of Test.

## NTPUD SEWER ORDINANCE



District approval of any test does not constitute a warranty by the District of the soundness or ability of the private service lateral to accomplish its purpose or to remain in compliance with this Ordinance.

(a) The owner of any house, building, or property shall conduct all cleaning and testing required at his sole expense and shall notify the District three (3) business days prior to cleaning and testing. Operations conducted without such notice shall not satisfy the requirements of this Chapter.

(b) Existing private service laterals shall be tested by the air or water method, at the discretion of, and under inspection by, the District. In the event that a private service lateral fails, the owner shall cause corrective work and re-testing to be performed within thirty (30) days from the date of the original test.

(c) If the sewer line fails the testing, it shall be repaired or replaced in accordance with Technical Specifications and this Ordinance. Patch repairs shall not be made using cement grout, glues, epoxies, or other fillers. Damaged portions of the pipe shall be cut out and replaced.

(d) In the event that sewer cleaning, testing, repair or replacement would be required, at a time when weather conditions or excavation restrictions (October 15 until May 1) prohibit such repairs, the General Manager may defer completion of such requirement until June 15th or such earlier date as agreed upon with the owner. If the test is deferred, the Owner may post a performance bond with the District in an amount equal to one hundred twenty-five (125%) percent of the District's estimate of the cost of replacing the private service lateral. The bond shall be callable on the date when the owner should have completed testing and the funds will be released to the District.

In place of a performance bond, the owner shall escrow funds in an amount equal to one hundred twenty-five (125%) percent of the District's estimate, if the property is being sold. Funds escrowed will not be released without written notification by the District to the title company holding such funds. If the cleaning and testing is not completed by the time set by the Ordinance, the funds held in escrow shall be released to the District. These funds may be used by the District for physical disconnection, testing, repair or replacement of the private sewer. Should such costs exceed the amount held in escrow, the difference will be billed to the property owner of record. Such costs shall become a lien on the property.

During the period from May 1st until September 15th no funds shall be held in escrow or performance bond posted in lieu of testing and acceptance of the sewer service lateral prior to close of escrow.

The District may, upon written notice to the property owner, discontinue water and/or sewer service to the property until such repairs are made. The cost of discontinuing service and restoring service will be the responsibility of the property owner. Services left unconnected for a period of one year or greater shall be subject to the connection fees in effect at the time of reconnection.



(e) Cleaning and testing requirements prior to escrow are waived if the building sewer has a passing test within a prior five (5) year period approved and on file with the District, if the building sewer has been installed and has a passing test within a prior fifteen (15) year period approved and on file with the District, or upon determination by the General Manager.

**CHAPTER 6**

**BILLING**

**6.1 GENERAL**

**6.1.1 Sewer Service Charges.**

The District shall charge customers for sewer service at the rates set forth in Attachment A-1 of this Ordinance. Such fees and charges shall be adopted by ordinance or resolution. Any new or modified fees or charges shall be incorporated by reference into this Ordinance and Attachment A-1 by reference upon their effectiveness.

**6.1.2 Connection Fees.**

The District shall charge applicants for connecting to the sewer system at the fees set forth in Attachment A-2 of this Ordinance. Such fees shall be adopted by ordinance or resolution. Any new or modified fees shall be incorporated by reference into this Ordinance and Attachment A-2 by reference upon their effectiveness.

**6.1.3 Other Fees and Charges.**

Subject to any provisions set forth in this Ordinance or applicable law, the District shall charge applicants, customers or other persons for other services at the rates set forth in Attachment A-3 of this Ordinance. Such fees or charges shall be adopted by ordinance or resolution. Any new or modified fees or charges shall be incorporated by reference into this Ordinance and Attachment A-3 by reference upon their effectiveness.

**6.2 BILLING FOR SEWER SERVICE CHARGES**

**6.2.1 Bills.**

Those portions of the bill attributable to base charges shall begin on the first day of the billing period following the completion of the pressure test required under Section 5.3.1. Those portions of the bill attributable to sewer system replacement or capital improvements, if any, shall begin on the first day of the billing period following the payment of the connection fee and receipt of sewer connection permit as required under Section 3.1. Payment for basic sewer service is due in arrears. Bills will be mailed or sent electronically at the beginning of each billing period to the address furnished to the District. The customer shall be responsible to keep the District advised of the address to which bills are to be mailed. Non-receipt of a bill shall not relieve a customer of any payment obligation to the District.





6.2.2 Payment.

Bills shall be due and payable upon presentation. Payment shall be made to the District office. Bills shall become past due in thirty (30) days, and delinquent in sixty (60) days from the billing date, and may become a lien on the property (60) days after the billing date.

6.2.3 Delinquent Bills.

In the event of delinquency in the payment of any rates, or charges, or installation charges thereof, or interest thereon, penalty and interests shall be imposed as set forth in set forth in Attachment A-3 of this Ordinance.

6.2.4 Credits and Adjustments.

The General Manager may adjust billings upon changes of use or after dispute of a charge. Errors or mistakes in bills for service charges shall be corrected and retroactively adjusted for the prior six months.

6.2.5 Responsibility for Payment

(a) Unless otherwise provided by law, all charges for sewer service shall be billed to the owner of the property making application for service. Upon written request of the owner, and approval by the District, charges for sewer service shall be billed to the person occupying the property provided, however, that in the event of delinquency, such charges shall be billed to the property owner and remain with the property. In such case, the owner shall be deemed the person receiving service under Public Utilities Code section 16472.1 and should charges remain delinquent, the District shall place a lien on the property.

(b) Should the property be sold and a delinquent bill exists on said property, the District will transfer those charges to any other open account under the name of the previous owner afforded such service. Should the property be sold and no other account is available to accommodate the transfer, the District may utilize whichever collection methods it wishes to recover the fees from the prior owner.

(c) Charges for sewer collection and water service provided by the District shall be billed upon the same bill and collected as one item.

**CHAPTER 7**

**WASTE PRETREATMENT**

7.1 **PRETREATMENT REQUIRED**

Whenever deemed necessary by the District, the owner of any parcel shall, at his/her own expense, provide such treatment or take such other measures, as shall be required in order to reduce objectionable characteristics, contents, or rate of discharge of waters or wastes being deposited in the sewer system so that the same may be received without any damage to the sewer system or



any undue interference with its operation and without any hazard of any kind to humans or animals.

**7.2 GENERAL REQUIREMENTS**

**7.2.1 Food Waste.**

No person shall discharge, deposit, throw, cause, allow or permit to be discharged, deposited, or thrown into the sewer system, any food waste, or any fruit, vegetable, animal or other solid material from any food-processing facility or food-preparing facility or retail grocery store. No person shall install, operate, use or maintain upon the premises of any such facility any mechanical grinder or waste grinder that is connected directly or indirectly to the sewer system.

**7.2.2 FOG (Food Type).**

Gravity grease interceptors shall be installed in all establishments which handle, prepare, cook, or serve foods or when in the opinion of the General Manager they are necessary for the handling of wastes that can affect the proper functioning of the sewer system; except that such interceptors shall not be required for dwelling units. All gravity grease interceptors shall comply with the Technical Specifications, be maintained in good working order and be supported by records of maintenance and proper operation. Records shall be provided to the District upon request. Notwithstanding the foregoing, existing uses as of December 1, 2019 with a FOG removal device may continue to operate in condition and shall only be required to comply with this Section 7.2 in the event of one of the following:

- (a) Changes ownership of either the underlying property or the business.
- (b) Modified to increase seating by any amount (either inside or outside).
- (c) Facility is found to be contributing FOG in unreasonable quantities as determined by the District.

**7.2.3 Sand and Petroleum-Based Oils and Grease.**

Sand-oil interceptors shall be installed prior to discharge of waste to the sewer system in all establishments where in the opinion of the General Manager, they are necessary for the handling of liquid wastes containing grease, flammable wastes, sand, oil, solids or acid or alkaline substances in quantities that can affect the proper functioning of the sewer system; except that such interceptors shall not be required for dwelling units. All sand-oil interceptors shall comply with the Technical Specifications, be maintained in good working order and be supported by records of maintenance and proper operation. Records shall be provided to the District upon request. Sand-oil interceptors shall be installed at the following facilities:

- (a) Recreational vehicle dump stations.



(b) Vehicle wash stations.

(c) All automotive service bays and automotive repair shops must have floor drains connected to the sewer system. All such floor drains shall have a sand-oil interceptor installed.

(d) All other establishments where, in the opinion of the General Manager, they are necessary for the handling of liquid wastes containing grease, flammable wastes, sand, oil, solids or acid or alkaline substances in quantities that will affect the proper functioning of the sewer system.

### 7.3 SWIMMING POOLS

7.3.1 All swimming or wading pools containing 2,000 gallons of water or more shall discharge and drain wastewater to the public sewer as set forth in this Section.

7.3.2 Prior to draining, written approval must be obtained from the General Manager, which will include conditions determined by the General Manager to be necessary or advisable. The General Manager reserves the right to prohibit the draining of swimming pools when, in his/her opinion, doing so would deleteriously affect the operation of the public sewer.

## **CHAPTER 8**

### **PRIVATE SERVICE LATERAL RELOCATIONS**

#### 8.1 GENERAL

The purpose of this Chapter is to establish regulations relative to the relocation of private service laterals to connect to relocated District sewer service mains.

#### 8.2 RELOCATION OF PRIVATE SERVICE LATERAL

When the District relocates sewer service mains with the intention of disconnecting service through the original existing service mains it shall be the responsibility of the owners of all properties which have service provided through the original existing service mains to relocate their private service laterals to accept service through the relocated service mains at their sole expense and pursuant to the relocation schedule established by the District pursuant to the provisions of this Chapter. The District shall install appropriate cleanouts and other facilities at the property line at no cost to the property owner.

#### 8.3 NOTICE AND HEARING REGARDING RELOCATION SCHEDULE

The relocation schedule to establish the timing of installation of relocated service mains, the timing of construction of relocated private service laterals and the timing of disconnection of service through original existing service mains shall be set by the Board at a public hearing. All affected property owners shall be notified by personally mailed notice to the property owners' address in the District files at least fifteen (15) days prior to the date of the public hearing.

## NTPUD SEWER ORDINANCE



At the public hearing the Board shall establish a relocation period giving the affected property owners at least two building seasons (May 1 through October 15), but ending on September 1 of the last season, to construct and have inspected new private service laterals between the use served and their property line served by the relocated service main. The relocation period shall include the season during which the relocated service main is constructed.

### 8.4 CONTINUING NOTICE DURING RELOCATION PERIOD

Between May 1 and May 15 of each building season during the relocation period the District shall review the status of construction of new private service laterals and shall give further notice of the relocation schedule to all property owners who have not at that time constructed and had inspected new private service laterals between the use served and their property line served by the relocated service main. Notice shall be given by personally mailed notice to the property owners' address in the District files.

### 8.5 DISCONTINUANCE OF SERVICE FOR FAILURE TO RELOCATE PRIVATELY OWNED SERVICE LATERAL

At the end of the relocation period all services which have not had relocated private service laterals constructed and inspected between the use served and their property line served by the relocated service main shall be subject to disconnection. Disconnection shall be made only after ninety (90) days prior mailed and posted notice to the customer. In the event of disconnection, reconnection shall be made only after the construction and inspection of a new private service lateral between the use served and the property line served by the relocated service main and payment of any applicable reconnection charges, including service charges for the period during which service was disconnected. In the event that reconnection is not made within a period of one year following disconnection, service charges shall cease and reconnection shall require payment of a the full connection charge applicable to connection of a new use.

### 8.6 APPEAL BASED UPON SPECIAL CIRCUMSTANCE

Any property owner may petition the Board for an extension of the relocation period based upon special circumstances, provided that such petition shall be made at least ninety (90) days prior to the end of the relocation period. The Board may grant such an extension, and may condition such an extension upon payment of the District's estimated cost of maintaining the service main which was to be abandoned during the extension period.

## CHAPTER 9

### REGULATION OF DISCHARGES

#### 9.1 PROHIBITED DISCHARGES

No person shall discharge or cause to be discharged into the public sewer the following:

9.1.1 Any liquid or vapor having a temperature higher than one hundred forty (140) degrees Fahrenheit.

## NTPUD SEWER ORDINANCE



9.1.2 Any water or waste containing fats, wax, grease, or oils, whether emulsified or not, in excess of one hundred (100) mg/l or containing substances which may solidify or become viscous at temperatures below 60 degrees F.

9.1.3 Any food waste from a residential unit that has not been properly shredded to a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than 1/2 inch in any dimension. Food waste is prohibited from a commercial property.

9.1.4 Any oil-component wastes shall not contain more than 20 mg/l of oil.

9.1.5 Any water containing synthetic detergents in excessive quantity.

9.1.6 Any water or wastes containing excessive suspended solids or excessive dissolved solids.

9.1.7 Any noxious or malodorous gas or substance capable of creating a public nuisance.

9.1.8 Any water or wastes containing acid iron pickling wastes, or concentrated plating solutions whether neutralized or not.

9.1.9 Any water or wastes containing iron, chromium, copper, zinc, and similar objectionable or toxic substances; or wastes exerting an excessive chlorine requirement.

9.1.10 Any waste water containing cyanides in excess of two milligrams per liter (2 mg/l).

9.1.11 Any water or wastes containing phenols or other taste or odor producing substances in high concentrations.

9.1.12 Any radioactive wastes or isotopes.

9.1.13 Any water or wastes having pH lower than 5 or in excess of 9.5.

9.1.14 Any wastewater flow or concentration of wastes constituting a slug.

9.1.15 Any wastewater with an excessive BOD or chemical oxygen demand.

9.1.16 Any waste water which is prohibited (volume or substance) by the TTSA.

9.1.17 Any substance prohibited by applicable federal state or local law.

9.1.18 Any water or wastes which contain substances or possess characteristics or pollutants which, in the judgment of the General Manager, may have a deleterious effect upon the sewage treatment works or collection system.

9.1.19 The use of diluting waters to meet the requirement standards for discharge of waste is prohibited.

# NTPUD SEWER ORDINANCE



## 9.2 APPLICATION

If any water or wastes are proposed to be discharged to the public sewer, the District reserves the right to:

9.2.1 Reject the wastes, or

9.2.2 Require pretreatment to an acceptable condition for discharge to the public sewers,  
or

9.2.3 Require control over the quantities and rates of discharge, and/or

9.2.4 Require payment to cover the added cost of handling the wastes not covered by charges under the provisions of the Ordinance.

9.2.5 Require payment of fees for temporary discharge into the sewer system.

The owner shall make written application to the District. Such application shall name the substance, its concentration, the quantity of flow, the proposed discharge point, hours of discharge and other pertinent information as is necessary to determine the possible effects of such a discharge. No such discharge shall take place until and upon issuance of a permit for temporary discharge and posting of a deposit. The deposit equal to the fee for the entire estimated discharge if the discharge will take place in less than 90 days, or of the estimated fee for the first 90 days of the discharge if the discharge is to take place for a period of time over 90 days. The District will not provide service without proof of a valid permit issued by the TTSA.

## 9.3 TESTING

When the District suspects the discharge of prohibited substances into the public sewer without written authorization, it may analyze samples by a certified laboratory. If substances are found in violation of this Ordinance, the owner shall immediately cease discharging and shall be subject to the penalties as outlined in this Ordinance.

## CHAPTER 10

### PENALTIES AND ENFORCEMENT

#### 10.1 GENERAL

All persons violating this Ordinance shall be subject to penalties as set forth in this Chapter.

#### 10.2 NON-PAYMENT OF FEES OR CHARGES

Upon non-payment by the owner of applicable fees and/or charges in accordance with the provisions of the Ordinance, such unpaid amount including interest and penalties, shall be a lien on the parcel, and any other remedies authorized by law may be used to enforce payment.

## NTPUD SEWER ORDINANCE



Any person who shall continue non-payment beyond six months (6) from the time said charges were due and payable shall be subject to disconnection from the public sewer upon ten days (10) written notice.

### 10.3 VIOLATIONS

All persons performing work under this Ordinance shall be responsible for any and all acts of their agents or employees in connection with the work. Any person found to be in violation of any provision of this Ordinance shall be served by the District with written notice stating the nature of the violation and providing a reasonable time to correct the violation. The offender shall, within the period of time stated in such notice, permanently cease and correct all violation(s). Immediate correction may be required when necessary to protect the sewer system or public health and safety.

Any person who shall continue any violation beyond the limit specified in the written notice above, shall be subject to disconnection from the District's sewer system upon five (5) days written notice, and shall be liable for such additional remedies specified in Public Utilities Code section 16472.5.

Each day in which any such violation shall continue shall be deemed a separate offense.

Any person violating any of the provisions of this Ordinance shall become liable to the District for any expense, loss, or damage occasioned the District by reason of such violation including any charges as set forth in Attachment A-3.

### 10.4 ILLEGAL CONNECTIONS OR CHANGE OF USE

Any parcel found to have made a connection or change in use without making application to the District and paying all fees and/or service charges shall be subject to paying all fees and charges from the date of the issuance of the building permit or physical connection to the public sewer, whichever is earliest.

### 10.5 ENFORCEMENT; INJUNCTIONS; ENTERING INTO PRIVATE PROPERTY

As an alternative to the other remedies set forth in this Ordinance, the District may:

10.5.1 The District may correct any violation of an ordinance of the District. Generally, the District shall not enter onto private property where the occupant or owner has a constitutionally protected expectation of privacy without an abatement warrant. However, in the event such violation results in a public health or safety hazard, the District may enter upon the property and perform such work, and expend such sums, as may be deemed necessary to abate such nuisance, and the reasonable value of the work done and the amounts so expended thereon shall be a charge to the property in violation. Such charges shall include any legal fees incurred by the District. The District shall obtain an abatement warrant as necessary prior to doing so.

10.5.2 The District may also petition the superior court for the issuance of a preliminary or permanent injunction, or both, as may be appropriate, restraining any person from the continued violation of any ordinance of the District or for the issuance of an order stopping or disconnecting a service if the charges for that service are unpaid at the time specified in the ordinance.

Page 19 of 21

## NTPUD SEWER ORDINANCE



10.5.3 The District may enter upon the private property of any person within the jurisdiction of the District in order to investigate possible violations of an ordinance of the District. The investigation shall be made with the consent of the owner or tenant of the property or, if consent is refused, with an inspection warrant.

### 10.6 ADMINISTRATIVE CITATIONS

The District may issue administrative citations for violations of this Ordinance under the procedures set forth in the Water Ordinance.

### 10.7 EMERGENCY REPAIR WORK ON PRIVATE PROPERTY

#### 10.7.1 Request of Private Property Owner.

When requested by a private property owner, the District may perform emergency repair work to a private service lateral when the owner has experienced an emergency line leak or break on the lateral which threatens the integrity of the sewer system and for which the emergency continues. An owner requesting emergency assistance from NTPUD must agree to enter into a written agreement for performance of such repairs in a form maintained by the District which shall include the following: the nature of the work to be performed, indemnification, waiver of liability and hold harmless agreement, scope and method of work to be performed by the District, and payment by owner.

#### 10.7.2 Request of Public Agency with Authorization to Request District Assistance.

When requested by a governmental agency which has the authority to request that the District enter onto property to conduct emergency repairs to stop the flow of sewage from a private service lateral which has experienced an emergency line leak or break located on private property.

The governmental agency directing the District to enter private property and effectuate emergency repairs must agree to enter into a written agreement for performance of such repairs in a form maintained by the District which shall outline the following: that agency has said right to direct the District onto private property, the nature of the work to be performed, indemnification, waiver of liability and hold harmless agreement, scope and method of work to be performed by the District, and payment by agency for District's expenses.

## CHAPTER 11

### APPEALS

#### 11.1 GENERAL

The many variables applicable to the provision of sewer service requires that appeals be accepted by the District. In the event a customer wishes to dispute the applicability of any section or challenge any staff decision under this Ordinance, the customer shall follow these procedures unless a specific procedure is provided.



## NTPUD SEWER ORDINANCE



### 11.2 APPEALS

Requests for an appeal shall be directed to the General Manager in writing. The General Manager shall perform such investigative work as deemed necessary and respond to the customer within fourteen (14) days. The response shall contain information obtained by the investigation and the decision of the General Manager.

11.2.1 Any person who is dissatisfied with a determination of the General Manager may, at any time within ten (10) days after such determination, appeal to the Board by giving written notice to the General Manager setting forth the determination with which the person is dissatisfied. The General Manager shall investigate and transmit to the Board a report upon the matter appealed. The Board shall cause written notice, as to the time and place fixed for hearing such appeal, to be given to all persons affected by such application at least ten (10) days prior to said appeal.

11.2.2 At the time and place ordered in the hearing, the Board shall consider the appeal. Except for appeals of corrective orders and suspension or termination of service, the appeal is an evaluative, and not an adversarial, process to determine the facts of the issue and the appropriate application of this Ordinance. The Board, appellant and General Manager may provide any information deemed relevant to the issue and the Board's consideration. The Board's decision at the conclusion of the hearing shall be final.

### 11.3 PAYMENT OF CHARGES PENDING APPEAL REFUNDS

For appeals related to the amount of charges, the appellant shall pay the disputed charges. After the appeal is heard the Board may order refunded to the person making the appeal such amount, if any, as the Board shall determine should be refunded.



**AMENDMENTS TO SEWER ORDINANCE SINCE ADOPTION**

(Amendments Incorporated Herein)

Ordinance 394	Master Sewer Amendment in Full	November 12, 2019
Ordinance 395	Sections: 1.4.11, 3.4, 3.5, 6.2.1, 10.3	May 12, 2020
Ordinance 397	Sections: 3.2.1(f), 5.1, 5.3.3(b), 5.3.3(d) 5.3.3(e), 3.1.1(c)	April 13, 2021



**NORTH TAHOE PUBLIC UTILITY DISTRICT  
SEWER ORDINANCE  
ATTACHMENT A-1  
SEWER RATES**

(effective July 1, 2023 through June 30, 2024)

Residential	Monthly Rate
Base Rate	\$34.67
System Replacement Rate	\$15.81
State/Federal Mandate Fee	\$1.37
-----	
<b>Total Residential</b>	<b>\$51.85</b>

Non-Residential*	Monthly Rate
Base Rate	See table below
System Replacement Rate	See table below
State/Federal Mandate Fee	\$1.37
-----	
<b>Total Non-Residential</b>	

\* All Rates Per Equivalent Dwelling Unit (EDU)

**Non-Residential Base Charge by Customer Class**

	Unit	Monthly Rate
<b>Motel w/o kitchen</b>	<i>Per Living Unit/month</i>	\$11.20
<b>Motel w/kitchen</b>	<i>Per Living Unit/month</i>	\$14.60
<b>Campsite w/sewer</b>	<i># of Sites/month</i>	\$22.37
<b>Campsite w/o sewer</b>	<i># of Sites/month</i>	\$19.56
<b>Other Business</b>	<i># of Fixture Units/month</i>	\$4.45
<b>Markets</b>	<i># of Fixture Units/month</i>	\$7.85
<b>Laundries</b>	<i># of 10 lb Machines/month</i>	\$18.32
<b>Restaurants &amp; Bars</b>		
Inside Seating	<i># of Seats/month</i>	\$3.43
Outside Seating	<i># of Seats/month</i>	\$1.13
<b>Theatres</b>	<i># of Seats/month</i>	\$0.44
<b>Churches</b>	<i># of Seats/month</i>	\$0.44
<b>Barber Shops</b>	<i># of Service Chairs/month</i>	\$11.79
<b>Beauty Shops</b>	<i># of Service Chairs/month</i>	\$19.56
<b>Schools</b>	<i># of seats/month</i>	\$0.07
<b>Marina Boat Pumping Facility</b>	<i>Per Facility/month</i>	\$38.76
<b>Swimming Pools</b>	<i>Per Pool/month</i>	\$8.91
<b>Snack Bars</b>	<i># of fixture units/month</i>	\$3.43
<b>Motel Res / Stock Coop / Studio</b>	<i>Living Units/month</i>	\$29.64
<b>Animal Shelter</b>	<i>Per Account/month</i>	\$122.66
<b>Service Stations</b>	<i># of service bays/month</i>	\$59.85

~ Rates do not include State and Federal mandate fee which is added to the above rate



**NORTH TAHOE PUBLIC UTILITY DISTRICT  
SEWER ORDINANCE  
ATTACHMENT A-1  
SEWER RATES**

(effective July 1, 2023 through June 30, 2024)

(continued)

<b>Non-Residential System Replacement Fee by Customer Class</b>		
	<b>Unit</b>	<b>Monthly Rate</b>
<b>Motel w/o kitchen</b>	<i>Per Living Unit/month</i>	\$5.11
<b>Motel w/kitchen</b>	<i>Per Living Unit/month</i>	\$6.66
<b>Campsite w/sewer</b>	<i># of Sites/month</i>	\$10.20
<b>Campsite w/o sewer</b>	<i># of Sites/month</i>	\$8.92
<b>Other Business</b>	<i># of Fixture Units/month</i>	\$2.03
<b>Markets</b>	<i># of Fixture Units/month</i>	\$3.58
<b>Laundries</b>	<i># of 10 lb Machines/month</i>	\$8.36
<b>Restaurants &amp; Bars</b>		
Inside Seating	<i># of Seats/month</i>	\$1.56
Outside Seating	<i># of Seats/month</i>	\$0.52
<b>Theatres</b>	<i># of Seats/month</i>	\$0.20
<b>Churches</b>	<i># of Seats/month</i>	\$0.20
<b>Barber Shops</b>	<i># of Service Chairs/month</i>	\$5.38
<b>Beauty Shops</b>	<i># of Service Chairs/month</i>	\$8.92
<b>Schools</b>	<i># of seats/month</i>	\$0.03
<b>Marina Boat Pumping Facility</b>	<i>Per</i>	\$17.68
<b>Swimming Pools</b>	<i>Per Pool/month</i>	\$4.06
<b>Snack Bars</b>	<i># of fixture units/month</i>	\$1.56
<b>Motel Res / Stock Coop / Studio</b>	<i>Living Units/month</i>	\$13.51
<b>Animal Shelter</b>	<i>Per Account/month</i>	\$55.94
<b>Service Stations</b>	<i># of service bays/month</i>	\$27.30



**NORTH TAHOE PUBLIC UTILITY DISTRICT  
SEWER ORDINANCE  
ATTACHMENT A-2  
CONNECTION FEES**  
(effective January 1, 2024 through December 31, 2024)

Type of Connection	Code	Connection Charge	Billing Unit
Base Charge	R	\$1,893	Living Unit
Plus: Sq. Ft. Charge	R	\$2.19	Square Feet
Motel without a Kitchen or Hotel	M	\$6,321	Per Unit
Motel with a Kitchen	N	\$6,321	Per Unit
Campground or Travel Trailer Park with Individual Sewer Connection	K	\$3,154	Per Campsite
Campground or Travel Trailer General Sewer Facility		\$2,399	Per Campsite
Mobile Home Park	R	\$6,321	Per Space
Restaurants and Bars	F	\$619	Per Seat
Snack Bars	B	\$619	Per Plumbing Fixture Unit
Laundries	L	\$3,154	Per 10# Machine
Theater	T	\$57	Per Theater Seat
Service Stations	P	\$12,584	Per Service Bay
		\$619	* Per Plumbing Fixture Unit
Barber Shops	H	\$1,900	Per Service Chair
Markets	G	\$946	Per Plumbing Fixture Unit
Churches	C	\$57	Per Seat
Beauty Shops	V	\$3,154	Per Service Chair
Marina Boat Pumping Facilities	X	\$8,163	Each Pumping Facility
Pools	Y	\$6,321	Per Pool
Other Businesses	B	\$619	Per Plumbing Fixture Unit
Uses not stated above			As Determined

The connection charges set forth in this AttachmentA-2 shall be adjusted annually on January 1st of each year to reflect increases in the Engineering News Record Construction Cost Index (ENR- CCI) from August of each year. If the ENR-CCI decreases for any year, the connection charges shall remain the same.



**NORTH TAHOE PUBLIC UTILITY DISTRICT  
SEWER ORDINANCE  
ATTACHMENT A-3  
FEE SCHEDULE**

(adopted March 9, 2021; effective May 8, 2021; resolution no. 2021-02)

General Charges	
Agendas and Agenda Packets	No charge for electronic copy
Public Records Act Request	No charge for electronic copy
Connection Fee Refund	\$200
Returned Check	\$25
Ordinance Non-Compliance Charge	\$250/day
Staff Services/Engineering Consultation	\$75/half hour
Property Line Adjustments	\$360
Plan Review in Excess of Two Hours	\$75/half hour
Variance Application (initial review)	\$1,000
District Equipment Rental w/Operator	CalTrans Labor Surcharge and Equipment Rental Rates Equipment Rate plus Staff Services

Sewer Additional Charges	
Line Test Inspection - Fail (Pass no charge)	\$175
Other Inspections & Locations	\$100
Call Back Fee	\$150
Sewer Clean-out Box	Actual cost plus \$20
Sewer Lateral Tap	\$1,050
Sewer Lateral Abandonment	\$1,050

Delinquent Bills. In the event of delinquency in the payment of any rates, or charges, or installation charges thereof, or interest thereon, penalty and interests shall be imposed as set forth in set forth in this Ordinance. A basic penalty of 10% of the amount of each delinquency shall be added, plus an additional penalty of one percent (1%) per month for non-payment of rates, charges, installation charges, and/or interest and penalties. Notwithstanding the foregoing, if a customer demonstrates that he or she has a household income below 200% of the federal poverty level, the District shall waive interest charges on delinquent bills once every twelve months.



# WATER ORDINANCE

## ORDINANCE NO. 397

An Ordinance Establishing Rates, Rules, and Regulations for Water Service  
by North Tahoe Public Utility District

As Adopted on April 13, 2021

# NTPUD WATER ORDINANCE

## TABLE OF CONTENTS



**Page**

### **Table of Contents**

CHAPTER 1 GENERAL.....	1
1.1    PURPOSE.....	1
1.2    VARIANCES.....	1
1.3    TECHNICAL SPECIFICATIONS.....	1
1.4    DEFINITIONS.....	1
1.4.1    Accessory Dwelling Unit (ADU).....	1
1.4.2    Backflow.....	1
1.4.3    Backflow Preventer.....	2
1.4.4    Backpressure.....	2
1.4.5    Backsiphonage.....	2
1.4.6    Contamination.....	2
1.4.7    Cross-Connection.....	2
1.4.8    Cross-Connection Control.....	2
1.4.9    Customer.....	2
1.4.10    District.....	2
1.4.11    District Board or Board.....	2
1.4.12    Enforcement Officer.....	3
1.4.13    Exempt ADU.....	3
1.4.14    Flow Restrictor.....	3
1.4.15    Multi-Family Residential.....	3
1.4.16    Parcel.....	3
1.4.17    Pollution.....	3
1.4.18    Potable Water.....	3
1.4.19    Pressure Reducing Valve.....	3
1.4.20    Pressure Relief Valve.....	3
1.4.21    Private Service Lateral.....	3
1.4.22    Property.....	4



**TABLE OF CONTENTS**  
(continued)

	<b>Page</b>
1.4.23 Residential.....	4
1.4.24 Service Size for Billing Purpose. ....	4
1.4.25 Service Unit.....	4
1.4.26 Uniform Plumbing Code (UPC). ....	4
1.4.27 Technical Specifications. ....	4
1.4.28 Water Service Connection. ....	4
1.4.29 Water System. ....	5
<b>CHAPTER 2 CONDITIONS OF SERVICE .....</b>	<b>5</b>
<b>2.1 WATER SYSTEM OPERATION.....</b>	<b>5</b>
2.1.1 Transfer of Title to Water. ....	5
2.1.2 Interference with the Water System.....	5
2.1.3 Water Pressure and Supply. ....	5
2.1.4 Service Interruption. ....	5
<b>2.2 CUSTOMER’S PRIVATE SYSTEM .....</b>	<b>6</b>
2.2.1 Service Lateral Maintenance.....	6
2.2.2 Shutoff Valve. ....	6
2.2.3 Access to Facilities. ....	6
2.2.4 Use of Water. ....	6
<b>2.3 ADMINISTRATIVE PROVISIONS.....</b>	<b>6</b>
2.3.1 Service Unit. ....	6
2.3.2 Service Calls. ....	6
2.3.3 Change of Accounts.....	7
<b>CHAPTER 3 NEW OR MODIFIED SERVICES .....</b>	<b>7</b>
<b>3.1 DISTRICT APPROVAL OF CONNECTIONS.....</b>	<b>7</b>
<b>3.2 NEW SERVICE.....</b>	<b>7</b>
3.2.1 General Requirements.....	7
3.2.2 Water Use Without Approved Application.....	8
3.2.3 Extension of Facilities.....	8
<b>3.3 ALTERED SERVICE.....</b>	<b>9</b>
<b>CHAPTER 4 SPECIAL SERVICES .....</b>	<b>9</b>

**TABLE OF CONTENTS**  
(continued)

	<b>Page</b>
4.1	TEMPORARY SERVICE ..... 9
4.1.1	General Temporary Service. .... 9
4.1.2	Service Through a Fire Hydrant. .... 9
4.2	FIRE SERVICE ..... 10
CHAPTER 5 METERS..... 10	
5.1	METERED SERVICE ..... 10
5.1.1	Location. .... 10
5.1.2	Change in Location of Meters. .... 10
5.1.3	Sealing. .... 10
5.1.4	Size of Meters. .... 10
5.1.5	Re-evaluation of Meter Size ..... 11
5.2	METER READING AND METER ACCURACY..... 11
5.2.1	Frequency of Meter Reading. .... 11
5.2.2	Meters That Cannot Be Read Due To An Obstruction. .... 11
5.2.3	Testing Meters. .... 11
5.2.4	Excess Water Use. .... 12
5.2.5	Uncontrollable Loss of Water. .... 12
CHAPTER 6 BILLING ..... 12	
6.1	GENERAL ..... 12
6.1.1	Water Service Charges. .... 12
6.1.2	Connection Fees. .... 12
6.1.3	Other Fees and Charges. .... 13
6.2	BILLING FOR WATER SERVICE CHARGES ..... 13
6.2.1	Bills. .... 13
6.2.2	Payment. .... 13
6.2.3	Delinquent Bills. .... 13
6.2.4	Responsibility for Payment. .... 13
CHAPTER 7 DISCONTINUANCE, DISCONNECTION, TERMINATION, AND ABANDONMENT OF SERVICE ..... 14	
7.1	DISCONTINUANCE OF SERVICE FOR NON-PAYMENT ..... 14

**TABLE OF CONTENTS**  
(continued)

	<b>Page</b>
7.1.1 Residential Customers. ....	14
7.1.2 Non-Residential Customers. ....	14
7.2 DISCONTINUANCE OF SERVICE FOR OTHER REASONS .....	14
7.2.1 Grounds for Discontinuance. ....	15
7.2.2 Procedures for Discontinuance. ....	15
7.3 REQUEST TO TURN OFF OR TURN ON CUSTOMER’S SERVICES.....	15
7.4 TERMINATION/RECONNECTION OF SERVICES.....	15
7.5 OWNER REQUEST FOR TEMPORARY DISCONNECTION OF SERVICES.....	16
CHAPTER 8 WATER CONSERVATION .....	16
8.1 WATER CONSERVATION AND USE REQUIREMENTS .....	16
8.2 WATER CONSERVATION ACTION STAGES .....	16
8.2.1 Stage 1: 10% Reduction Goal. ....	16
8.2.2 Stage 2: 20% Reduction Goal. ....	17
8.2.3 Stage 3: 30% Reduction Goal. ....	18
8.2.4 Stage 4: 40% Reduction Goal. ....	18
8.2.5 Stage 5: 50% Reduction Goal. ....	19
8.2.6 Stage 6: Greater than 50% Reduction Goal. ....	19
CHAPTER 9 CONTROL OF BACKFLOW AND CROSS CONNECTIONS .....	19
9.1 GENERAL .....	19
9.2 DISTRICT RESPONSIBILITY .....	19
9.3 CUSTOMER RESPONSIBILITY .....	19
9.4 TESTING AND MAINTENANCE .....	20
9.5 NON-COMPLIANCE.....	20
CHAPTER 10 PRIVATE SERVICE LATERAL RELOCATIONS.....	20
10.1 GENERAL .....	20
10.2 RELOCATION OF PRIVATE SERVICE LATERAL .....	20
10.3 NOTICE AND HEARING REGARDING RELOCATION SCHEDULE .....	21
10.4 CONTINUING NOTICE DURING RELOCATION PERIOD .....	21
10.5 DISCONTINUANCE OF SERVICE FOR FAILURE TO RELOCATE PRIVATELY OWNED SERVICE LATERAL.....	21

**TABLE OF CONTENTS**  
(continued)

	<b>Page</b>
10.6 APPEAL BASED UPON SPECIAL CIRCUMSTANCE .....	21
CHAPTER 11 VIOLATIONS .....	22
11.1 GENERAL .....	22
11.2 CHARGES FOR NON-COMPLIANCE .....	22
11.3 ADMINISTRATIVE CITATIONS .....	22
11.3.1 Authority .....	22
11.3.2 Service .....	22
11.3.3 Contents of Notice. ....	23
11.3.4 Satisfaction of Administrative Citation. ....	23
11.3.5 Appeal of Administrative Citation .....	23
11.3.6 Advance Deposit Hardship Waiver. ....	24
11.3.7 Right to Judicial Review .....	25
11.4 VIOLATIONS .....	25
CHAPTER 12 APPEALS .....	25
12.1 GENERAL .....	25
12.2 APPEALS .....	25
12.3 PAYMENT OF CHARGES PENDING APPEAL REFUNDS .....	26

## CHAPTER 1

### GENERAL

#### 1.1 PURPOSE

The purpose of this Ordinance is to establish the rules, regulations, conditions of service, and rates for water service by the North Tahoe Public Utility District. The General Manager shall administer and enforce this Ordinance and may adopt and impose administrative rules or regulations to assisting in doing so. By applying for or receiving water service from the District, each customer, on its own behalf and behalf of its guests, tenants, employees and anyone else using water at the property, covenants and agrees to be bound by and to comply with all regulations of the District as may be in force at the time of application and as may subsequently be adopted by the District.

#### 1.2 VARIANCES

The General Manager is authorized to consider and grant variances from the requirements of this Ordinance, including the Technical Specifications, upon application by any person. Variances shall only be allowed under the following circumstances: (1) the granting of the variance will not significantly adversely impact the operation and maintenance of District facilities, including but not limited to economic impacts, (2) the granting of the variance will not result in adverse public health or environmental consequences, (3) there is no other practical alternative available to the applicant which does not require the granting of a variance, and (4) the applicant has proposed to utilize the highest technological methodology available in design and construction so as to avoid or minimize adverse impacts on District facilities.

#### 1.3 TECHNICAL SPECIFICATIONS

The General Manager shall adopt and amend the Technical Specifications. Any amendments to the Technical Specifications shall be incorporated by reference into this Ordinance upon their adoption.

#### 1.4 DEFINITIONS

##### 1.4.1 Accessory Dwelling Unit (ADU).

An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. In the event that Placer County adopts an ordinance regulating ADUs as permitted by Government Code section 65852.2, accessory dwelling unit shall mean an ADU as defined in such ordinance.

##### 1.4.2 Backflow.

The reversal of the normal flow of water caused by either backpressure or backsiphonage.



1.4.3 Backflow Preventer.

An assembly or means designed to prevent backflow.

1.4.4 Backpressure.

The presence of a pressure in any portion of the customer's service greater than the pressure at the service connection.

1.4.5 Backsiphonage.

The flow of water or other liquids, mixtures or substances into the distribution pipes of a potable water supply from any source other than its intended source caused by a reduction of pressure in the potable water supply system.

1.4.6 Contamination.

An impairment of the quality of potable water by sewage, industrial fluids, waste fluids, compounds, or other materials to a degree which creates an actual or potential hazard to the public health through poisoning, toxicity, or the spread of disease. Contamination shall include any impairment prohibited by applicable law.

1.4.7 Cross-Connection.

Any physical connection or arrangement or piping or fixtures between two otherwise separate piping systems one of which contains potable water and the other non-potable water or industrial fluids of questionable safety, through which, or because of which, backflow or backsiphonage may occur into the potable water system.

1.4.8 Cross-Connection Control.

The installation of an approved backflow prevention assembly at the water service connection to any customer's premises.

1.4.9 Customer.

The owner of a property, or his/her authorized agent, receiving water service from the District. Customer may include, as appropriate, the tenant of a property directly receiving service as permitted by this Ordinance.

1.4.10 District.

The North Tahoe Public Utility District, a California public utility district authorized under Public Utilities Code, § 15501 et seq.

1.4.11 District Board or Board.

Board of Directors of the North Tahoe Public Utility District, an elected body.



1.4.12 Enforcement Officer.

A District employee designated to enforce this Ordinance.

1.4.13 Exempt ADU.

An ADU where the District is precluded from requiring the installation of a new or separate connection for ADU under Government Code section 65852.2, as it may be amended.

1.4.14 Flow Restrictor.

A device that reduces the rate of water flow, provided that flows remain sufficient for residents health and safety purposes.

1.4.15 Multi-Family Residential.

Residential uses containing two or more residential units, including apartment buildings, duplexes, townhomes, motels, and hotels.

1.4.16 Parcel.

A lot or other legal unit of real property as recognized by Placer County.

1.4.17 Pollution.

Means the presence of any foreign substance (organic, inorganic, or biological) in water which tends to degrade its quality so as to constitute a hazard or impair the usefulness or quality of the water to a degree which does not create an actual hazard to the public health, but which does adversely and unreasonably affect such waters for domestic use.

1.4.18 Potable Water.

Any water, which according to recognized standards, is safe for human consumption.

1.4.19 Pressure Reducing Valve.

A valve device providing regulation of water pressure to limit the pressure for use within a structure.

1.4.20 Pressure Relief Valve.

A valve device providing relief of surges in the system due to excessive pressure within or external to the structure.

1.4.21 Private Service Lateral.

The portion of a customer's water distribution system that is past the water service connection.



1.4.22 Property.

A parcel or group of adjacent parcels owned in common ownership if permitted by the District as set forth in Section 2.3.1.

1.4.23 Residential.

A single family home or multi-family residential use.

1.4.24 Service Size for Billing Purpose.

Water service size for billing purposes is a single size even when compound water meters are used. The water service size for billing purposes is determined by correlating the calculated demand for the customer service connection using the Uniform Plumbing Code or from standard engineering practice to a standard water meter flow rate capacity. This calculated water service size for billing purposes may vary from the actual meter size installed because certain site conditions necessitate the installation of a larger meter than required by the flow capacity and/or modern turbine flow meters span a very large range of flow rates.

1.4.25 Service Unit.

The basic level of regular water service used for billing or similar purposes.

1.4.26 Uniform Plumbing Code (UPC).

A code published and updated periodically by the International Association of Plumbing and Mechanical Officials as amended by the State of California incorporated into the California Building Standards Code. If further amended by Placer County or other applicable land use authority, the UPC shall include these amendments to the extent provided by applicable law.

1.4.27 Technical Specifications.

The rules and regulations adopted by the General Manager regarding the Water System.

1.4.28 Water Service Connection.

The water service connection point is where the District's system connects to the customer's private system and the District loses jurisdiction and sanitary control over the water. The District's water supply piping extends from the water main to the property line and includes the meter, meter box, meter lid, meter curb-stop, fire detector check, and fire meter and shall be maintained by the District except as otherwise stated. All pipes and fixtures extending or lying beyond the water service connection shall be installed and maintained by the owner of the property. In other cases and subject to Section 5.1, if the water meter is at a location other than the property line or easement boundary, the water service connection shall be where the customer's piping connects to the District's water supply piping at the property line or easement boundary. The District reserves the right to





relocate any of its water infrastructure described above to the property line or easement boundary. The customer will continue to own the private system on the customer's property.

1.4.29 Water System.

The system owned and operated by the District to deliver potable water to customers at the applicable water service connection.

**CHAPTER 2**

**CONDITIONS OF SERVICE**

2.1 WATER SYSTEM OPERATION

2.1.1 Transfer of Title to Water.

Title to water furnished by the District shall pass from the District to the customer at the water service connection. As such, full responsibility for the carriage, handling, storage, disposal and use of water and any related damage shall be the customer's sole and complete responsibility from the water service connection through the place of end of use. The District is not responsible for damage to the property if a leak or water damage occurs inside of the structure or at any place after the water service connection.

2.1.2 Interference with the Water System.

No person shall interfere or tamper with any part of the water system, except as permitted in this Ordinance or by the General Manager. No person shall make or permit any unauthorized connection to the water system.

2.1.3 Water Pressure and Supply.

The District assumes no responsibility for loss or damage due to lack of water or pressure, either high or low, and will furnish such quantities and pressures as are available in the water system. Without limiting the foregoing, the District does not and cannot guarantee that its water system will provide sufficient water quantities or pressure for fire protection purposes. No contract to provide a minimum water quantity or pressure is created by accepting service from District.

2.1.4 Service Interruption.

The District reserves the right at any and all times to discontinue water delivery for the purpose of maintenance, repairs, and alterations to its water system. Wherever possible, advance notice of interruption of service will be given to all water users affected. In addition, District may experience unintentional or unexpected loss of water delivery. Any loss or damage suffered as a result of any service interruption shall be the customer's sole responsibility.



**2.2 CUSTOMER’S PRIVATE SYSTEM**

**2.2.1 Service Lateral Maintenance.**

The customer shall maintain the private service lateral as necessary to receive service at the water service connection. This obligation shall include the installation and maintenance of a pressure relief valve or pressure reducing valve as required by the Technical Specifications.

**2.2.2 Shutoff Valve.**

The customer shall install, maintain, and use a customer’s shutoff valve to turn water on and off for their convenience. Such valve shall be located downstream of the water service connection. If the District needs to turn off water to the customer’s property, it may, but is not required to, do so at the shutoff valve.

**2.2.3 Access to Facilities.**

By applying for and/or receiving water service from the District, each customer irrevocably licenses the District and its authorized employees, contractors, and agents to enter upon the consumer’s property at reasonable times for the purpose of reading, inspecting, testing, checking, repairing, maintaining or replacing the water system.

**2.2.4 Use of Water.**

Except with the prior written authorization of the District, no customer shall use, or permit the use of, any water furnished by the District on any property other than the customer’s property, nor shall any customer resell or donate any water furnished by the District.

**2.3 ADMINISTRATIVE PROVISIONS**

**2.3.1 Service Unit.**

All service to structures (including but not limited to ADUs) or other uses on the same parcel or contiguous parcels in the same ownership shall be a single service unit and shall have a single water service connection unless the District determines that a separate water service connection is necessary or advisable. The determination of what constitutes the same ownership, contiguous parcels, and a service unit shall rest solely with the District. Multiple structures on the same parcel being served with different points of connection shall constitute separate service units. In addition, and upon written request by the property owner and approval by the District, a property owner may have more than one service unit on the same parcel or contiguous parcels of property. Notwithstanding the foregoing, in no event shall a separate meter or water service connection be required for an Exempt ADU.

**2.3.2 Service Calls.**



Subject to the provisions of this Ordinance, customers may request a service call from the District. If the issue is or may potentially be the District’s responsibility, the District will respond to provide assistance or determine responsibility for the issue.

2.3.3 Change of Accounts.

In the event the name of an account is changed, or transferred, or there is a request to read the meter, there shall be a fee charged to the account as shown in the District’s rate schedule.

**CHAPTER 3**

**NEW OR MODIFIED SERVICES**

3.1 DISTRICT APPROVAL OF CONNECTIONS

No unauthorized person shall uncover, make any connections with or opening into, use, alter, or disturb the water system without first obtaining a water connection permit from the District and paying all applicable fees.

3.2 NEW SERVICE

3.2.1 General Requirements.

New services will be connected subject to the following conditions:

- (a) The property to be served is within the water service area of the District.
- (b) A District water main of adequate capacity and pressure, as solely determined by the District, exists in a publicly traveled right of way, or District easement abutting a principal boundary of the land to be served; or adequate mains, pumps, and storage facilities, as solely determined by the District, are constructed in accordance with the Technical Specifications.
- (c) The customer shall apply for service. Applications for new service shall be in writing on forms provided by the District and signed by the customer or authorized agent. Applications shall be supported by such data as the District may require, such as a map or legal description of the property to be served, the date service is to begin and the names and billing address of the recorded owners responsible for payment. If the person making application is not the owner of the property, permission to bill this person must be provided to the District on a form provided by the District. Applications are valid for one year from date of submittal.
- (d) The customer shall obtain a water connection permit from the District and construct all necessary facilities as identified on the permit in accordance with the Technical Specifications or other applicable law.
- (e) The customer shall not have any outstanding amounts owed to the District on any water or sewer account.



(f) Connection fees shall be collected at the time of issuing the permit for a water connection. Connection fees shall be charged at the rate in effect on the day of application for service from the District. Applications will be voided if connections fees are not paid within one-year of receipt of the application by the District. Payment of connection fees constitutes acceptance of a new service connection application by the District and billing will commence in accordance with Chapter 6. No connection fees will be refunded after connection. The connection fees collected for such application shall be returned to the Applicant if connection is not made, upon written request and connection fee refund charge, and a new application and payment of fees will be required before service will be provided. No refund or credit will be provided for previously paid water service charges billed in accordance with Chapter 6.

3.2.2 Water Use Without Approved Application.

A person taking possession of a premises and using water from an active water service connection without having made application to the District shall be held liable for the water delivered from the date of the last billing. If a proper application for water service and outstanding bills for service are not brought current within fourteen (14) days of notification by the District, the service may be discontinued by the District in accordance with Section 7.2.

3.2.3 Extension of Facilities.

If the District water system must be extended to provide service at the water service extension, the applicant shall comply with this Section.

(a) Necessary Facilities. The extension facilities necessary to serve any parcel shall be determined solely by the District and may include oversizing subject to Subsection (e). These facilities may be designed by the District or a qualified agent of the applicant and shall be installed in accordance with the Technical Specifications and other plans and specifications required by the District. Upon completion, inspection, and acceptance of the facilities by the District, they shall be owned and operated by the District as a part of the District water system. The applicant shall install extension facilities utilizing a competent and experienced contractor, licensed in California, and approved by the District. The District reserves the right to construct, with its own personnel or by contract, all extension facilities including but not limited to storage facilities, pumping plants, taps of existing mains, and extensions involving complicated connections to, or interference with, the District's existing facilities.

(b) Location of Facilities. Extension facilities shall be located only on land owned by the District in fee, or in a public street or highway, or in an easement granted to the District and satisfactory to the District. The applicant will cause to be conveyed or granted to the District, without cost to the District, such lands and/or easements as the District determines to be necessary for the extension facilities. Lands shall be conveyed to the District in simple, free and clear of liens or encumbrances, except for such encumbrances of record that may be acceptable to the District. Easements shall be granted in such form as shall be satisfactory to the District.

(c) Costs and Expenses. The applicant shall be solely responsible for all costs and expenses. The applicant shall deposit with the District a sum equal to 125% of the estimated



total cost of the construction of the extension facilities prior to final design and construction. If, upon completion of the work, the amount paid to or deposited with the District is less than said actual costs, the difference shall be paid to the District by the applicant prior to the commencement of service. Any amount paid or deposited in excess of said actual cost will be credited toward usage or refunded upon application.

(d) Environmental Documentation. Whenever the District determines that an environmental document is necessary, the District will provide applicant with an estimate of the cost. The applicant will deposit an amount sufficient to cover sixty (60) days' of expenses with the District. The District's actual costs, including overhead expenses and legal and consultant fees, of preparing said report, and conducting hearings as necessary will be invoiced to the applicant monthly and shall be deducted from the deposit. The applicant shall pay such invoices and/or replenish the deposit. If the applicant fails to do so, the District may suspend or cease work and/or take any action necessary to recover the amounts owed. At the conclusion of the process, any remaining deposit amounts shall be returned to the applicant without interest.

(e) Reimbursement. In the event that the District requires the installation of any extension facilities larger than those necessary to serve the parcel or extension facilities that would have been required to serve adjacent or nearby parcels upon their development, the District and applicant may enter into a reimbursement agreement outlining the terms and conditions of reimbursement to the applicant.

### 3.3 ALTERED SERVICE

Customers shall notify the District and obtain a water connection permit, if necessary, whenever the use changes or new additional structures are built on parcels having existing water service. In such instances, the District may require a new or increased connection fee. A credit shall be provided for previously paid connection fee. No refund or credit shall be provided for situations where altered service results in a lower connection fee. The District may require the private service lateral, meter or other portion of the District water system be modified if necessary, to comply with this Ordinance as a condition of approving any altered service.

## CHAPTER 4

### SPECIAL SERVICES

#### 4.1 TEMPORARY SERVICE

##### 4.1.1 General Temporary Service.

Service which the District determines will be for less than one year and will not require installation of a permanent connection shall be provided upon payment of the total estimated cost of installing and removing the connection and a security deposit. Service charges and rates shall be in accordance with the billing procedures and rates contained within this Ordinance.

##### 4.1.2 Service Through a Fire Hydrant.



Temporary use of water from a fire hydrant must be authorized by the District, and a hydrant meter obtained from the District. A deposit equal to the value of the replacement cost of the hydrant meter will be paid to the District. Upon termination of the temporary service, if the District equipment is returned without damage, the deposit will be refunded less applicable charges. The customer must provide a hydrant wrench necessary to operate such hydrant.

#### 4.2 FIRE SERVICE

The District will provide water service for fire hydrants and other facilities used exclusively for fire protection at such pressure, and at such rates of flow, as may be available from time to time as a result of the operation of the water system. The District does not warrant or guarantee any pressure or range of pressures, or any flow or rate of flow. The District shall not be liable for any damage in any manner arising out of the non-availability of water, or water pressure, at any hydrant or facility used for fire protection purposes. All fire service systems shall be designed and installed in accordance with the Technical Specifications.

### **CHAPTER 5**

#### **METERS**

##### 5.1 METERED SERVICE

All services from the District water system shall be metered. Generally, each service unit shall be separately metered. Due to existing piping arrangements, this may not be possible. The District may elect to meter a group of customers, or parcels at the sole discretion of the District. For multi-family residential uses, the number of meters shall be at the discretion of the District. All new multi-family residential uses shall be individually metered by dwelling unit or master metered as determined by the District.

###### 5.1.1 Location.

Meters will be located immediately adjacent to or within the customer's parcel within the right of way. Exceptions to this requirement may be specifically authorized under such circumstances as the District may consider appropriate.

###### 5.1.2 Change in Location of Meters.

Meters moved for the convenience of the customer or to ensure compliance with this Ordinance or other applicable law or regulation will be relocated at the customer's expense. Meters moved for other reasons shall be moved at the District's expense.

###### 5.1.3 Sealing.

All meters will be sealed by the District at the time of installation, and no seal shall be altered or broken except by employees or authorized agents of the District.

###### 5.1.4 Size of Meters.

Meter size shall be determined by the District in its sole discretion.

5.1.5 Re-evaluation of Meter Size

(a) Requested by Customer. A customer may request a change in meter size based on changed conditions at the place of service or when historical usage indicates a change is warranted. The customer shall be responsible for any costs incurred in making the change.

(b) Required by District. The District may require a change in meter size when the historical usage indicates the meter is operating above or below the meter's rated design capacity. The customer shall be given written notice in advance of the change. The customer shall be responsible for any costs incurred in making the change.

5.2 METER READING AND METER ACCURACY

5.2.1 Frequency of Meter Reading.

Meters will be read, as practical, on a monthly basis. Additional readings will be made on commencement and termination of service, and as required by special circumstances. The fact that a meter is not read shall not preclude computation of a bill. The District may change the frequency of meter reading if a new frequency is determined to be more cost effective.

5.2.2 Meters That Cannot Be Read Due To An Obstruction.

Where a meter cannot be read because of an obstruction, the customer will be notified and shall be required to remove the obstruction. If an obstruction is not removed within thirty (30) days of notification, service may be terminated.

5.2.3 Testing Meters.

The District will test the accuracy of its meters upon the request of a customer. The customer may witness the test. If a meter is found to be working improperly, it will be repaired or replaced by the District.

(a) Adjustment for Meter Errors - Fast Meters. If a meter tested at the request of a customer is found to be more than two percent (2%) fast, the excess charges for the time service was rendered to the customer requesting the test, or for a period of six months, whichever shall be the lesser, shall be refunded to the customer. The cost of the test shall also be refunded.

(b) Adjustment for Meter Errors - Slow Meters. If a meter tested at the request of a customer is found to be more than ten (10%) percent slow in the case of Residential services, or more than five (5%) percent slow for other than Residential services, the District may bill the customer for the amount of the undercharge based on corrected meter readings for the period, not exceeding six months, that the meter was in use.

(c) Non-Registering Meters. If a meter is found to be not registering, the charges for service shall be based on the estimated consumption. Such estimates shall be made



from previous consumption for a comparable period or by such other method as is determined by the District.

5.2.4 Excess Water Use.

Where water meters are installed and available to be read, readings shall be analyzed to determine excess water usage within seven (7) calendar days of the meter reading date. If the usage is in the abnormal range as determined by the District, the customer shall be notified, and the service turned off if the residence or business on the property is vacant. If contact of property owners or emergency shutoff of service has not been completed within this period, the property owner shall be responsible for all water used during the seven (7) day period, and only for the historical use thereafter, until the date of contact with the property owner or shutoff of service. When the property owner is contacted, all usage charges shall apply after the date of contact. This subsection, and any reductions in billing, shall not apply in situations where meters cannot be read due to adverse conditions or where meters are prevented from being read by conditions beyond the control of the District.

5.2.5 Uncontrollable Loss of Water.

(a) Where a customer, through no fault of their own, has incurred excessively high water bills during one meter read cycle, relief may be granted by the District even though the water has passed through the water service connection. Relief is intended for situations where lines have frozen and broken, and the detection and correction of such a break could not have reasonably been accomplished in time to avoid the excessively high-water usage. Only customers who have had uncontrollable loss of water greater than 100,000 gallons in one meter read cycle may request relief under this subsection.

(b) Request for relief must be in writing to the District. The General Manager will, to the greatest extent possible, confirm that the high overage was a result of an undetectable condition and was not a direct result of negligence or inattention of the property owner. The General Manager may decide to provide relief for some or all of the overage above 100,000 gallons. This decision may be appealed to the Board.

**CHAPTER 6**

**BILLING**

6.1 GENERAL

6.1.1 Water Service Charges.

The District shall charge customers for water service at the rates set forth in Attachment A-1 of this Ordinance. Such fees and charges shall be adopted by ordinance or resolution. Any new or modified fees or charges shall be incorporated by reference into this Ordinance and Attachment A-1 by reference upon their effectiveness.

6.1.2 Connection Fees.





The District shall charge applicants for connecting to the water system at the fees set forth in Attachment A-2 of this Ordinance. Such fees shall be adopted by ordinance or resolution. Any new or modified fees shall be incorporated by reference into this Ordinance and Attachment A-2 by reference upon their effectiveness.

**6.1.3 Other Fees and Charges.**

Subject to any provisions set forth in this Ordinance or applicable law, the District shall charge applicants, customers, or other persons for other services at the rates set forth in Attachment A-3 of this Ordinance. Such fees or charges shall be adopted by ordinance or resolution. Any new or modified fees or charges shall be incorporated by reference into this Ordinance and Attachment A-3 by reference upon their effectiveness.

**6.2 BILLING FOR WATER SERVICE CHARGES**

**6.2.1 Bills.**

Those portions of the bill attributable to base charges or consumption shall begin on the first day of the billing period following the installation of the water meter as required under Section 5.1. Those portions of the bill attributable to water system replacement or capital improvements, if any, shall begin on the first day of the billing period following the payment of the connection fee and receipt of a water connection permit as required under Section 3.1. Basic water service is billed in arrears. Bills will be mailed or sent electronically at the beginning of each billing period to the address furnished to the District. The customer shall be responsible to keep the District advised of the address to which bills are to be mailed. Non-receipt of a bill shall not relieve a customer of any payment obligation to the District.

**6.2.2 Payment.**

Bills shall be due and payable upon presentation. Payment shall be made to the District office. Bills shall become past due in thirty (30) days, and delinquent in sixty (60) days from the billing date and may become a lien on the property (60) days after the billing date.

**6.2.3 Delinquent Bills.**

In the event of delinquency in the payment of any rates, or charges, or installation charges thereof, or interest thereon, penalty and interests shall be imposed as set forth in set forth in Attachment A-3 of this Ordinance.

**6.2.4 Responsibility for Payment**

(a) Unless otherwise provided by law, all charges for water service shall be billed to the owner of the property making application for service. Upon written request of the owner, and approval by the District, charges for water service shall be billed to the person occupying the property provided, however, that in the event of delinquency, such charges shall be billed to the property owner and remain with the property. In such case, the owner shall be deemed



the person receiving service under Public Utilities Code section 16472.1 and should charges remain delinquent, the District shall place a lien on the property.

(b) Should the property be sold, and a delinquent bill exists on said property, the District will transfer those charges to any other open account under the name of the previous owner afforded such service. Should the property be sold, and no other account is available to accommodate the transfer, the District may utilize whichever collection methods it wishes to recover the fees from the prior owner.

(c) Charges for sewer collection and water service provided by the District shall be billed upon the same bill and collected as one item.

## **CHAPTER 7**

### **DISCONTINUANCE, DISCONNECTION, TERMINATION, AND ABANDONMENT OF SERVICE**

#### **7.1 DISCONTINUANCE OF SERVICE FOR NON-PAYMENT**

##### **7.1.1 Residential Customers.**

The District shall not discontinue service to residential customers for non-payment of bills. Rather, when a bill is delinquent, the District may install a flow restrictor to such water service connection. The District shall provide fourteen (14) days' written notice to the customer prior to doing so.

##### **7.1.2 Non-Residential Customers.**

Service to non-residential customers may be discontinued for non-payment as provided in this section. However, service shall not be terminated during the pendency of any investigation into a customer dispute or complaint or when the customer has been granted an extension of time to pay the applicable bill.

The following steps will be followed where an active service must be discontinued:

(a) Customer and/or owner of property will be noticed at least ten (10) days before the time and date for discontinuance. This ten-day period shall commence five (5) days after District mails customers and/or owner notice via mail. The notice shall in a form approved by the General Manager and District Counsel.

(b) A notice will be placed on the property at least 48 hours prior to discontinuance.

As an alternative to discontinuance of service to non-residential customers, the District may install a flow restrictor under the procedures set forth in Section 7.1.1.

#### **7.2 DISCONTINUANCE OF SERVICE FOR OTHER REASONS**

7.2.1 Grounds for Discontinuance.

In addition to discontinuance for non-payment, the District reserves the right to discontinue water service or disconnect any water service connection for any of the following reasons:

- (a) The customer fails to comply with this Ordinance or any of the District's rules, regulations or policies.
- (b) The service is being furnished without a proper application or under a false or fraudulent application.
- (c) The customer unlawfully tampered or interfered with the District's facilities.
- (d) The District or a State or County public health officer finds that there exists a condition hazardous to the health and safety of the customer or any water user of the District.
- (e) The customer fails, after notice from the District, to remove an obstruction that prevents the reading of the meter.
- (f) The customer fails to maintain the facilities in a suitable condition that allows for reading of the meter.
- (g) The customer does not meet the requirements of the District's water conservation provisions in this Ordinance.

7.2.2 Procedures for Discontinuance.

Unless otherwise provided in this Ordinance, the District shall provide written notice of planned discontinuance or disconnection at least five (5) days in advance. In addition, the Placer County Health Department shall be advised of pending water shutoff. Notice shall not be required if a health and safety emergency necessitates immediate termination. In such event, the District shall provide whatever notice is practicable.

7.3 REQUEST TO TURN OFF OR TURN ON CUSTOMER'S SERVICES

In the event of an emergency, as determined by the District, the District will, upon request, turn off or turn on the customer's service. A temporary turn off shall not exempt the customer from paying any applicable minimum monthly charge for water service.

7.4 TERMINATION/RECONNECTION OF SERVICES

Except as provided in Section 7.5, water service to an existing developed property may not be terminated. If all use requiring water at the property ceases, then a service may be terminated. Termination of service shall include the removal of the water meter and capping of the private service lateral at the water main. Charges for service will cease effective the first day of the billing period following system disconnection. Any request to reconnect to the water system shall be processed as a new application for service.



**7.5 OWNER REQUEST FOR TEMPORARY DISCONNECTION OF SERVICES**

Owners may request a temporary disconnection and reconnection of water service where service will be discontinued for at least ninety (90) days. In such cases, the District may require that the structure be physically disconnected from the water service. Those portions of the bill attributable to base charges or consumption shall cease during the temporary disconnection period, effective the first day of the billing period following temporary disconnection. Those portions of the bill attributable to water system replacement or capital improvements, if any, shall continue to be charged during the temporary disconnection period. Any request to reconnect to the water system shall be processed as a reconnection and not a new application for service.

**CHAPTER 8**

**WATER CONSERVATION**

**8.1 WATER CONSERVATION AND USE REQUIREMENTS**

Customers shall not use water in a manner that is wasteful and without reasonable purpose. These requirements in this Chapter are to ensure the most efficient use of the water resources available to the District, and to enable the water system to be operated in the most cost-effective manner for the benefit of all the District customers.

**8.2 WATER CONSERVATION ACTION STAGES**

Stages of water conservation measures, use requirements, and restrictions are set forth in this Section. Increasing stages correspond with increasing levels of required water conservation, use, and restrictions as formally declared by the Board at a publicly noticed meeting.

The District shall operate in Water Conservation Stage 1 under normal conditions. The Board may declare other levels when conditions warrant.

Each increasing stage level also includes all conservation measures, use requirements, and restrictions of all previously declared lower level stages.

Customers shall meet the most current conservation stage declared by the District, or other government agencies, whichever is more restrictive.

**8.2.1 Stage 1: 10% Reduction Goal.**

(a) The customer shall maintain the private service lateral, from the water service connection, in good repair.

(b) Any leak or abnormal use in plumbing and/or irrigation systems, including running toilets, or any leak in any receptacle used to store water for any purpose, shall be repaired when found; in any case leak shall be repaired within ten (10) days of District notice to repair.

(c) Irrigation resulting in application of, or runoff onto, sidewalks, walkways, roadways, parking lots, structures, any non-irrigated area, or adjacent properties is prohibited.

(d) Any use of water which results in flooding or runoff into gutters, streets or onto adjacent property is prohibited.

(e) Automatic shutoff valves or nozzles shall be used whenever a hose is used for cleaning or clearing of vehicles, walkways, patios, tennis courts, decks, driveways, parking areas, or other improved areas, whether paved or unpaved.

(f) Automatic shutoff valves or nozzles shall be used whenever water is used in connection with construction activity.

(g) Decorative water features which do not recirculate water are prohibited.

(h) Written authorization from the District shall be obtained prior to use of any fire hydrant for any purpose other than fire suppression or emergency aid.

(i) Water pressure shall not exceed 60 psi within any structure.

(j) Irrigation systems shall be winterized and discontinued from operation by November 1<sup>st</sup> each year.

(k) Any new irrigation system installed shall be equipped with rain sensing device halting irrigation during and within 48 hours after measurable precipitation.

(l) New non-turf landscaping, including bedding plants and trees, shall be on drip, micro sprinkler, or micro sprayer irrigation systems. Overhead watering only allowed for turf areas.

(m) Landscaping may not be irrigated: (1) between the hours of 9:00 AM and 6:00 PM, (2) during, or within 48-hours after, measurable precipitation, and/or (3) when air temperature is less than 40 degrees Fahrenheit.

**8.2.2 Stage 2: 20% Reduction Goal.**

(a) Water consumption by each customer, as measured by the District's meter, shall be reduced by twenty percent (20%).

(b) No irrigation shall occur on Saturday.

(c) Properties with even number street address may only irrigate on Monday, Wednesday, and Friday.

(d) Properties with odd number street address may only irrigate on Tuesday, Thursday, and Sunday.

(e) Irrigation of non-turf areas which exclusively utilizes drip systems, including micro sprinklers and micro sprayers, or a hose with an automatic shutoff nozzle, shall be exempt from designated irrigation days.



(f) Water shall not be applied to hard surfaces for any reason, except as required for pavement resurfacing or sealing, or health and safety reasons.

(g) Filling or refilling of swimming pools.

(h) Water consumption and allowed uses shall be reduced as specifically prescribed for individual customers based on historic: consumption, type of use, time of use, or any other relevant factors.

(i) All visitor accommodations businesses shall wash guest linens only upon request and/or after checking out. A placard or notice stating such shall be displayed in each guest room.

(j) All public entities shall display informational material, placards, and/or decals, provided by the District, in places visible to all customers.

(k) The owner and/or manager of each hotel, motel, restaurant, convention center, and other visitor-serving facility shall display informational water conservation materials, placards, and/or decals, provided by the District, in places visible to all customers.

**8.2.3 Stage 3: 30% Reduction Goal.**

(a) Water consumption by each customer, as measured by the District's meter, shall be reduced by thirty percent (30%).

(b) No irrigation shall occur on Saturday, Sunday, or Wednesday.

(c) Properties with even number street address may only irrigate on Monday and Thursday.

(d) Properties with odd number street address may only irrigate on Tuesday and Friday.

(e) Irrigation of non-turf areas which exclusively utilizes drip systems, including micro sprinklers and micro sprayers will be allowed only Monday through Friday and shall be prohibited on Saturdays and Sundays.

(f) All food service and drinking establishments shall serve drinking water only upon request and shall provide a placard at each table, and/or language on their menu, stating such.

(g) Other specific water reduction mandate, and/or use restrictions, as defined and designated by the Board when Stage 3 action is declared.

**8.2.4 Stage 4: 40% Reduction Goal.**

(a) Water consumption by each customer, as measured by the District's meter, shall be reduced by forty percent (40%).



(b) The use of water for other than domestic and commercial non-irrigation use is prohibited.

(c) Irrigation of landscaping of any type is prohibited, except that irrigation of public facilities may be permitted pursuant to review, conditioning, and approval by the District.

(d) The application of water to hard surfaces is prohibited.

(e) Use of decorative water features is prohibited.

**8.2.5 Stage 5: 50% Reduction Goal.**

(a) Water consumption by each customer, as measured by the District's meter, shall be reduced by 50%.

**8.2.6 Stage 6: Greater than 50% Reduction Goal.**

The District may implement mandatory water rationing using rolling outages, or other methods, should the situation require. Affected customers will be notified via public outreach, local media, written notice posted at the property, mail, and/or personal contact.

**CHAPTER 9**

**CONTROL OF BACKFLOW AND CROSS CONNECTIONS**

**9.1 GENERAL**

No water service connection to any premises shall be installed or maintained by the District unless the public water supply is protected as required by State regulations and the requirements of this Ordinance.

**9.2 DISTRICT RESPONSIBILITY**

The District shall be responsible for the protection of the water system from contamination or pollution due to the backflow of contaminants or pollutants through the water service connection. If, in the judgment of the District, an approved backflow prevention assembly is required on the customer's water service connection for the safety of the water system, the District shall give notice in writing to the customer to install an approved backflow prevention assembly. District shall not be responsible for any loss or damage directly or indirectly resulting from or caused by the proper, improper, or negligent installation, operation, use, repair or maintenance of, or interfering with, any protective device by any customer or any other person.

**9.3 CUSTOMER RESPONSIBILITY**

It shall be the responsibility of each customer at their own expense to furnish, install, and keep in good working order and safe condition, any and all protective devices. Once notified of the need to install a backflow prevention assembly, the customer shall immediately install such approved assembly at the customer's own expense; and failure, refusal or inability on the part of the customer



to install, have tested and maintain the assembly shall constitute a ground for discontinuing water service to the premises until the requirements have been satisfactorily met.

Customer to maintain adequate heat source to backflow prevention assembly housing in order to prevent cold weather from affecting the operation of the assembly.

#### 9.4 TESTING AND MAINTENANCE

Each backflow prevention assembly shall be tested annually to assure proper operation. In instances where a hazard is deemed great enough, testing may be required at more frequent intervals. The customer shall bear all costs of device testing. The cost of any maintenance required as a result of inspections or testing is the responsibility of the customer. Maintenance work shall be performed by the owner or the owner's representative. Records of inspections, testing or repairs shall be kept by the District and made available to the California Department of Health Services.

The District will notify the customer when tests are required and supply the necessary test forms and instructions. These forms will be completed by the certified backflow prevention tester and returned to the District by the date indicated. Testers shall be certified by the American Water Works Association, California-Nevada Section. Test procedures shall be those recommended by the Foundation for Cross-Connection Control and Hydraulic Research, University of Southern California.

#### 9.5 NON-COMPLIANCE

If, following an inspection and/or testing a device is found to be in non-compliance, the customer shall be notified and given fourteen (14) days to correct the deficiency after which time the inspection will be repeated.

The District shall cause discontinuance of water service if a backflow prevention device has failed to be tested properly or properly maintained or installed as required by the District.

### **CHAPTER 10**

#### **PRIVATE SERVICE LATERAL RELOCATIONS**

##### 10.1 GENERAL

The purpose of this Chapter is to establish regulations relative to the relocation of private service laterals to connect to relocated District water service mains.

##### 10.2 RELOCATION OF PRIVATE SERVICE LATERAL

When the District relocates water service mains with the intention of disconnecting service through the original existing service mains it shall be the responsibility of the owners of all properties which have service provided through the original existing service mains to relocate their private service laterals to accept service through the relocated service mains at their sole expense and pursuant to the relocation schedule established by the District pursuant to the provisions of this





Chapter. The District shall install appropriate meters at the property line at no cost to the property owner.

**10.3 NOTICE AND HEARING REGARDING RELOCATION SCHEDULE**

The relocation schedule to establish the timing of installation of relocated service mains, the timing of construction of relocated private service laterals and the timing of disconnection of service through original existing service mains shall be set by the Board at a public hearing. All affected property owners shall be notified by personally mailed notice to the property owners' address in the District files at least fifteen (15) days prior to the date of the public hearing.

At the public hearing the Board shall establish a relocation period giving the affected property owners at least two building seasons (May 1 through October 15), but ending on September 1 of the last season, to construct and have inspected new private service laterals between the use served and their property line served by the relocated service main. The relocation period shall include the season during which the relocated service main is constructed.

**10.4 CONTINUING NOTICE DURING RELOCATION PERIOD**

Between May 1 and May 15 of each building season during the relocation period the District shall review the status of construction of new private service laterals and shall give further notice of the relocation schedule to all property owners who have not at that time constructed and had inspected new private service laterals between the use served and their property line served by the relocated service main. Notice shall be given by personal mail to the property owners' address in the District files.

**10.5 DISCONTINUANCE OF SERVICE FOR FAILURE TO RELOCATE PRIVATELY OWNED SERVICE LATERAL**

At the end of the relocation period all services which have not had relocated private service laterals constructed and inspected between the use served and their property line served by the relocated service main shall be subject to disconnection. Disconnection shall be made only after ninety (90) days prior notice given in the same manner as disconnection to non-residential customers for failure to pay District service charges. In the event of disconnection, reconnection shall be made only after the construction and inspection of a new private service lateral between the use served and the property line served by the relocated service main and payment of any applicable reconnection charges, including service charges for the period during which service was disconnected. In the event that reconnection is not made within a period of one year following disconnection, service charges shall cease and reconnection shall require payment of a the full connection charge applicable to connection of a new use.

**10.6 APPEAL BASED UPON SPECIAL CIRCUMSTANCE**

Any property owner may petition the Board for an extension of the relocation period based upon special circumstances, provided that such petition shall be made at least ninety (90) days prior to the end of the relocation period. The Board may grant such an extension and may condition such



an extension upon payment of the District’s estimated cost of maintaining the service main which was to be abandoned during the extension period.

**CHAPTER 11**

**VIOLATIONS**

**11.1 GENERAL**

11.1.1 In the event of a violation of any applicable laws of the State of California, this Ordinance, or any other District rules and regulations, the General Manager or designee shall notify the person or persons causing, allowing or committing such violation, in writing, specifying the violation, or upon the failure of such person to cease or prevent further violation, within a reasonable time depending on the severity of the violation after service of notice in the same manner as administrative citations.

11.1.2 The General Manager shall exercise his/her authority to disconnect the property from the public water system. However, in the event such violation results in a public health or safety hazard, the District may enter upon the property and perform such work, and expend such sums, as may be deemed necessary to abate such nuisance, and the reasonable value of the work done and the amounts so expended thereon shall be a charge to the property in violation. Charges shall include any legal fees incurred by the District. The District shall obtain an abatement warrant as necessary prior to doing so.

**11.2 CHARGES FOR NON-COMPLIANCE**

In addition to the other remedies set forth in this Chapter, the District may impose a non-compliance charge to reimburse the District for costs related to investigating, abating, and correcting non-compliance with this Ordinance. The charge shall be as set forth in Attachment A-3, as it may be amended by ordinance or resolution.

**11.3 ADMINISTRATIVE CITATIONS**

**11.3.1 Authority.**

(a) Any person violating any provision of this Ordinance may be issued an administrative citation by an enforcement officer as provided in this Section. Customers shall be responsible for all violations at their property.

(b) A civil fine shall be assessed by means of an administrative citation issued by the General Manager or designee. Fines shall be assessed in the amounts specified by resolution of the Board or where no amount is specified, those amounts set forth in Government Code section 36900.

**11.3.2 Service.**

Administrative citations may be served personally or by mail. Service by mail shall be sent to the responsible person’s address as shown on public records or as known to the District. If the



administrative citation is sent by certified mail and returned unsigned, then service shall be deemed effective by first class mail, provided the administrative citation sent by the first class mail is not returned.

**11.3.3 Contents of Notice.**

Each administrative citation shall contain the following information:

- (a) Date, approximate time and address or definite description of the location where the violation(s) was observed;
- (b) The Ordinance section(s) or condition(s) violated and a description of the violation(s);
- (c) A description of the action required to correct the violation(s);
- (d) An order to the responsible person to correct the violation(s) by a correction date and an explanation of the consequences of failure to correct the violation(s);
- (e) The amount of the fine for the violation(s);
- (f) An explanation of how the fine shall be paid, the deadline by which it shall be paid, and the place to which the fine shall be paid;
- (g) An order prohibiting the continuation or repeated occurrence of the Ordinance violation(s) described in the administrative citation;
- (h) Identification of rights of appeal, including the time within which the administrative citation may be contested and the place to obtain a notice of appeal and request for hearing form to contest the administrative citation; and
- (i) The name and signature of the enforcement officer and, if possible, the signature of the responsible person.

**11.3.4 Satisfaction of Administrative Citation.**

Upon receipt of an administrative citation, the responsible person shall do the following:

- (a) Remedy the violation(s) if the violation(s) is of such a nature that it can be remedied. If a nonemergency health or safety violation(s) is corrected before the correction date provided on the administrative citation, no fine shall be imposed;
- (b) Pay the fine to the District within fifteen (15) calendar days from the correction date on the administrative citation. Payment of a fine shall not excuse or discharge the failure to correct the violation(s) nor shall it bar further enforcement action by the District.

**11.3.5 Appeal of Administrative Citation.**

(a) Any recipient of an administrative citation may appeal an administrative citation under the procedures set forth in this Section. In addition, requests for an appeal of an administrative citation shall be submitted with an advance deposit of the fine or an advance deposit hardship waiver request.

(b) Appeals shall be heard by a hearing officer determined by the Board. The hearing officer shall establish rules for the conduct of such appeals but formal rules of evidence shall not apply. Hearings shall occur within sixty days of a valid appeal request unless otherwise agreed to by the District and appellant.

(c) The hearing officer's decision shall be in writing.

(i) If the hearing officer determines that the administrative citation should be upheld, then the District shall retain the fine amount on deposit with the District.

(ii) If the hearing officer determines that the administrative citation should be upheld, and the fine has not been deposited pursuant to an advance deposit hardship waiver, the hearing officer shall set a fine payment schedule for the payment of the fine.

(iii) If the hearing officer determines that the administrative citation should be canceled and the fine was deposited with the District, then the District shall promptly refund the amount of the deposited fine.

#### 11.3.6 Advance Deposit Hardship Waiver.

Any person who intends to request a hearing to contest an administrative citation and who is financially unable to make the advance deposit of the fine may file a request for an advance deposit hardship waiver.

(a) The request shall be filed with the Finance Department within five (5) days of the date of the issuance of the administrative citation.

(b) The requirement of depositing the full amount of the fine as described in Section 11.3.4 shall be stayed unless or until the Chief Financial Officer makes a determination not to issue the advance deposit hardship waiver.

(c) The Chief Financial Officer may waive the requirement for advance deposit only if the cited party submits to the Chief Financial Officer a declaration, under penalty of perjury, supported by evidence that shows to the Chief Financial Officer's reasonable satisfaction that such party is financially unable to deposit the total amount of the fine in advance of the hearing.

(d) If the Chief Financial Officer determines not to issue an advance deposit hardship waiver, the cited party shall remit the deposit to the District within five (5) days of the date of that decision or fifteen (15) days from the date of issuance of the administrative citation, whichever is later.

(e) The Chief Financial Officer shall list his or her reasons for granting or not granting an advance deposit hardship waiver in writing and serve it on the cited party. The Chief Financial Officer's decision is final.

**11.3.7 Right to Judicial Review.**

Any person aggrieved by a decision of a hearing officer may obtain review of the decision by filing a petition for review with the Placer County Superior Court in accordance with the timelines and provisions set forth in the Government Code and/or Code of Civil Procedure, as applicable.

**11.4 VIOLATIONS**

(a) Without limiting the other remedies in this Chapter, any violation of this Ordinance is declared unlawful and violators shall be liable for such remedies specified in Public Utilities Code section 16472.5.

(b) Every day a violation of this Ordinance continues shall constitute a separate offense.

**CHAPTER 12**

**APPEALS**

**12.1 GENERAL**

The many variables applicable to the provision of water service requires that appeals be accepted by the District. In the event a customer wishes to dispute the applicability of any section or challenge any staff decision under this Ordinance, he or she shall follow these procedures unless a specific procedure is provided.

**12.2 APPEALS**

Requests for an appeal shall be directed to the General Manager in writing. The General Manager shall perform such investigative work as deemed necessary and respond to the customer within fourteen (14) days. The response shall contain information obtained by the investigation and the decision of the General Manager.

12.2.1 Any person who is dissatisfied with a determination of the General Manager may, at any time within ten (10) days after such determination, appeal to the Board by giving written notice to the General Manager setting forth the determination with which the person is dissatisfied. The General Manager shall investigate and transmit to the Board a report upon the matter appealed. The Board shall cause written notice, as to the time and place fixed for hearing such appeal, to be given to all persons affected by such application at least ten (10) days prior to said appeal.

12.2.2 At the time and place ordered in the hearing, the Board shall consider the appeal. Except for appeals of corrective orders and suspension or termination of service, the appeal is an evaluative, and not an adversarial, process to determine the facts of the issue and the appropriate



application of this Ordinance. The Board, appellant and General Manager may provide any information deemed relevant to the issue and the Board's consideration. The Board's decision at the conclusion of the hearing shall be final.

**12.3 PAYMENT OF CHARGES PENDING APPEAL REFUNDS**

For appeals related to the amount of charges, the appellant shall pay the disputed charges. After the appeal is heard the Board may order refunded to the person making the appeal such amount, if any, as the Board shall determine should be refunded.



**AMENDMENTS TO WATER ORDINANCE SINCE ADOPTION**

(Amendments Incorporated Herein)

Ordinance 393	Master Water Amendment in Full	November 12, 2019
Ordinance 395	Sections: 1.4.13, 6.2.1, 7.4, 7.5, 11.2, 11.4	May 12, 2020
Ordinance 397	Sections: 1.4.24, 1.4.28, 3.1, 3.2.1(c), 3.2.1(f)	April 13, 2021



**NORTH TAHOE PUBLIC UTILITY DISTRICT  
WATER ORDINANCE  
ATTACHMENT A-1  
WATER RATES**

(effective July 1, 2023 through June 30, 2024)

<b>Single Family</b>	<b>Monthly Rate</b>
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<b>Fixed (\$/month)</b>	
Base	\$35.55
System Replacement	\$30.58
State/Federal Mandate	\$1.67
<b>Variable (\$/1,000 gallons)</b>	
0 -8,000 gallons	\$2.89
> 8,000 - 20,000 gallons	\$3.10
> 20,000 gallons	\$3.39

<b>Multi-Residential</b>	<b>Monthly Rate</b>
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<b>Fixed (\$/month)</b>	
Base	
3/4"	\$69.06
1"	\$120.90
1 1/2"	\$310.92
2"	\$469.79
3"	\$829.08
4"	\$1,292.04
6"	\$2,302.14
System Replacement	
3/4"	\$30.58
1"	\$48.05
1 1/2"	\$123.57
2"	\$186.71
3"	\$329.49
4"	\$513.49
6"	\$1,019.34
State/Federal Mandate	\$1.67
<b>Variable (\$/1,000 gallons)</b>	
Tier 1	\$2.84
Tier 2	\$2.96
Tier 3	\$3.23
* Tiers vary by meter size	





**NORTH TAHOE PUBLIC UTILITY DISTRICT  
WATER ORDINANCE  
ATTACHMENT A-1  
WATER RATES**

(effective July 1, 2023 through June 30, 2024)  
(continued)

<b>Commercial/Industrial</b>	<b>Monthly Rate</b>
<b>Fixed (\$/month)</b>	
Base	
3/4"	\$52.45
1"	\$91.82
1 1/2"	\$236.12
2"	\$356.78
3"	\$629.64
4"	\$981.22
6"	\$1,748.34
System Replacement	
3/4"	\$30.58
1"	\$48.05
1 1/2"	\$123.57
2"	\$186.71
3"	\$329.49
4"	\$513.49
6"	\$1,019.36
State/Federal Mandate	\$1.67
<b>Variable (\$/1,000 gallons)</b>	
Tier 1	\$2.85
Tier 2	\$3.05
Tier 3	\$3.19
* Tiers vary by meter size	

<b>Common Meter (Irrigation)</b>	<b>Monthly Rate</b>
<b>Fixed (\$/month)</b>	
Base	
3/4"	\$18.91
1"	\$33.11
1 1/2"	\$85.15
2"	\$128.66
3"	\$227.05
4"	\$353.84
6"	\$630.47



**NORTH TAHOE PUBLIC UTILITY DISTRICT  
WATER ORDINANCE  
ATTACHMENT A-1  
WATER RATES**

(effective July 1, 2023 through June 30, 2024)  
(continued)

Common Meter (Irrigation) - continued	Monthly Rate
System Replacement	
3/4"	\$31.22
1"	\$54.65
1 1/2"	\$140.54
2"	\$212.35
3"	\$374.76
4"	\$584.02
6"	\$1,040.60
State/Federal Mandate	\$1.67
<b>Variable (\$/1,000 gallons)</b>	
Tier 1 - 0 - 41,000 gallons	\$3.32
Tier 2 > 41,000 gallons	\$3.69

**Tiers For Multi-Residential and Commercial/Industrial Classes**

Meter Size	Tier 1	Tier 2	Tier 3
3/4"	0 - 6,000 Gal	6,000 - 41,000 Gal	41,000 Gal & Greater
1"	0 - 11,000 Gal	11,000 - 46,000 Gal	46,000 Gal & Greater
1 1/2"	0 - 27,000 Gal	27,000 - 116,000 Gal	116,000 Gal & Greater
2"	0 - 41,000 Gal	41,000 - 134,000 Gal	134,000 Gal & Greater
3"	0 - 72,000 Gal	72,000 - 161,000 Gal	161,000 Gal & Greater
4"	0 - 112,000 Gal	112,000 - 261,000 Gal	261,000 Gal & Greater
6"	0 - 200,000 Gal	200,000 - 460,000 Gal	460,000 Gal & Greater

**Tiers For Common Meter (Irrigation)**

Meter	Tier 1	Tier 2
All Meters	0 - 41,000 Gal	41,000 Gal & Greater

Fire Protection System Rates (per Fire Line Size)	Monthly Rate
<b>Fixed (\$/month)</b>	
3/4"	\$2.95
1"	\$3.92
1 1/2"	\$5.87
2"	\$7.83
3"	\$11.75
4"	\$15.66
6"	\$23.50
8"	\$31.33



**NORTH TAHOE PUBLIC UTILITY DISTRICT  
WATER ORDINANCE  
ATTACHMENT A-2  
CONNECTION FEES**

(effective January 1, 2024 through December 31, 2024)

<b>Single Family Customers</b>	
<b>Meter Size</b>	<b>Charge</b>
3/4"	\$5,973
1"	\$9,956
1-1/2"	\$19,914
2"	\$31,865
<b>All Other Customers</b>	
<b>Meter Size</b>	<b>Charge</b>
3/4"	\$5,973
1"	\$9,956
1-1/2"	\$19,914
2"	\$31,865
3"	\$63,731
4"	\$99,581
6" and greater	As determined
<b>Fire Service Line Size</b>	
<b>Meter Size</b>	<b>Charge</b>
3/4"	\$457
1"	\$762
1-1/2"	\$1,524
2"	\$2,438
3"	\$4,877
4"	\$7,622
6" and greater	As determined

The connection charges set forth in this Attachment A-2 shall be adjusted annually on January 1<sup>st</sup> of each year to reflect increases in the Engineering News Record Construction Cost Index (ENR- CCI) from August of each year. If the ENR-CCI decreases for any year, the connection charges shall remain the same.



**NORTH TAHOE PUBLIC UTILITY DISTRICT  
WATER ORDINANCE  
ATTACHMENT A-3  
FEE SCHEDULE**  
(adopted March 9, 2021; effective May 8, 2021; resolution no. 2021-02)

General Charges	
Agendas and Agenda Packets	No charge for electronic copy
Public Records Act Requests	No charge for electronic copy
Connection Fee Refund	\$200
Returned Check	\$25
Ordinance Non-Compliance Charge	\$250/day
Staff Services/Engineering Consultation	\$75/half hour
District Equipment Rental w/Operator	CalTrans Labor Surcharge and Equipment Rental Rates Equipment Rate plus Staff Services
Property Line Adjustments	\$360
Plan Review in Excess of Two Hours	\$75/half hour
Variance Application (initial review)	\$1,000

Water Additional Charges	
Tahoe Estates Winterization Fee (at time of connection)	\$750
Customer Requested Meter Test	\$60
	\$60/during business hours
Customer Service Call Requested Turn On/Off	\$150/outside business hours
Non-Payment Turn Off/Reducer Placement	\$110
Temporary Water Service	\$275
Call Back Fee	\$150
Water Tap Abandonment requiring removal of existing tapping saddle and installation of repair clamp	\$1,050
	\$1,450/deposit
Hydrant Meter Rental	\$40/month Consumption as per rate schedule
Meter Installation Charges	
Size of Meter to be installed	Charge Per Each Meter
3/4 - inch meter	\$2,519
1 - inch meter	\$2,871
1 1/2 - inch meter	\$5,611
2 - inch meter	\$6,328
3 - inch meter and greater	Cost Estimate to be Provided at Plan Check

Water meter and fire protection meter installation charges are for all materials, equipment and labor in accordance with the NTPUD Requirements for design, Construction and Maintenance of Sewer and Water Services and Appurtenances Technical Specifications.

Delinquent Bills. In the event of delinquency in the payment of any rates, or charges, or installation charges thereof, or interest thereon, penalty and interests shall be imposed as set forth in set forth in this Ordinance a basic penalty of 10% of the amount of each delinquency shall be added, plus an additional penalty of one percent (1%) per month for non-payment of rates, charges, installation charges, and/or interest and penalties. Notwithstanding the foregoing, if a customer demonstrates that he or she has a household income below 200% of the federal poverty level, the District shall waive interest charges on delinquent bills once every twelve months.

# Requirements for Design, Construction, and Maintenance of Customer Owned Sewer & Water Services & Appurtenances

## Ordinance Attachment: Technical Specifications



REQUIREMENTS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF CUSTOMER OWNED  
SEWER & WATER SERVICES & APPURTENANCES

Table of Contents

Table of Contents .....1

1 GENERAL CONDITIONS.....2

2 GRAVITY SEWER SERVICE.....6

3 WASTE PRETREATMENT REMOVAL DEVICES .....12

4 INDIVIDUAL SEWER PUMP STATIONS.....14

5 DOMESTIC WATER SERVICE .....18

6 FIRE SERVICE .....24

7 BACKFLOW AND CROSS-CONNECTION CONTROL .....26

Figures

2.1: Sewer Gravity Service ..... 8

2.2: Sewer Cleanout..... 9

2.3: Water-Sewer Service Common Trench Separation ..... 10

2.4: Excavation Space Requirements for Water-Sewer Taps or Abandonment..... 11

4.1: Pumped Sewer Systems..... 16

4.2: Pressurized Sewer Service..... 17

5.1: Domestic Water Service ..... 20

5.2: Future Water Service..... 21

5.3: Water-Sewer Service Common Trench Separation..... 22

5.4: Excavation Space Requirements for Water-Sewer Taps or Abandonment..... 23

6.1: Fire Service..... 25

REQUIREMENTS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF CUSTOMER OWNED  
SEWER & WATER SERVICES & APPURTENANCES

## 1 GENERAL CONDITIONS

- 1.01 District Authority:** Authority is granted to North Tahoe Public Utility District (NTPUD or District) through:
- A. **North Tahoe Public Utility District:**
- **Sewer:** Sewer Ordinance
  - **Water:** Water Ordinance
- B. **State of California:** Public Utilities Code, Sections 16461 - 16489
- **Sewer:** Order No. WQ 2006-0003-DWQ – Statewide General Waste Discharge Requirements for Sanitary Sewer Systems.
  - **Water:** Title 17 Code of Regulations
- 1.02 District Jurisdiction:** These requirements are applicable within the jurisdictional boundaries of NTPUD for the construction of water and sewer service lines and/or associated appurtenances within private properties and/or within public Right-of-Way as required to serve a property, or properties, and to fully comply with District Ordinances.
- 1.03 Ownership Threshold:** All Sewer and Water infrastructure and appurtenances within private property limits shall be constructed, owned, and maintained by the property owner in accordance with District Ordinances and these Technical Specifications, except for District owned mains (lines serving more than one service) and/or facilities within District Easement(s).
- 1.04 Codes:** Construction of sewer and/or water service lines and/or associated appurtenances shall be in accordance with:
- A. California Plumbing Code (Latest edition) [CPC]
- B. NTPUD Ordinances (Latest edition as passed by the NTPUD Board of Directors)
- 1.05 State Code References:** Any/all requirements noted herein with reference to State codes are provided only for the benefit of the customer as a clean, compiled, and condensed source of information. In all cases the full requirements of State Code(s) shall apply and shall be the owner/contractor’s obligation to comply.
- 1.06 Abbreviations:**
- |   |  |
|---|--|
| A. AWG: American Wire Gauge               | F. DR: Dimension Ratio                   |
| B. AWWA: American Water Works Association | G. HDPE: High Density Polyethylene       |
| C. CPC: California Plumbing Code          | H. IPS: Iron Pipe Size                   |
| D. CRC: California Residential Code       | I. psi: pounds per square inch           |
| E. DI: Ductile Iron                       | J. PVC: Polyvinyl Chloride               |
|   | K. SIDR: Standard Inside Dimension Ratio |
- 1.07 District Plan Review and Approval:** District shall review and approve plans for any/all new construction, additions, remodels, and/or demolition. District review will be limited to Sewer and/or Water aspects and/or elements. Plans are reviewed and approved in accordance with District plan review process.
- 1.08 County and Fire District Approval:** Property improvements require County and Fire District approval as applicable per these agencies. The applicant is advised to contact Placer County Building Department to determine level of review/approval required.
- 1.09 Payment of District Connection Fees:** Customer shall pay all applicable fees upon approval of plans for construction, rebuilding, remodeling, inspection of service lines, and/or installation of sewer and/or water

**REQUIREMENTS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF CUSTOMER OWNED  
SEWER & WATER SERVICES & APPURTENANCES**

services. Connection and installation fees shall be based on size(s) and/or customer class(s) of each individual service use as applicable. See Sewer and Water Ordinance Attachments A-2 and A-3.

- A. **Accessory Dwelling Units (ADU):** Secondary living unit on same parcel as determined by Placer County. District will coordinate directly with Placer County to confirm this determination. If secondary unit is determined by Placer County to be an ADU, see below if said unit qualifies as an Exempt ADU. ADU constructed with new single-family home does not qualify as Exempt ADU. Unless an ADU qualifies as an Exempt ADU, regular connection and similar fees will be imposed. These fees are proportional to the burden of an ADU.
- B. **Exempt ADU:** An Exempt ADU shall be exempt from payment of District Connection Fees owed. There shall only be one Exempt ADU per parcel. Exempt ADU definition:
  - (1) Located within a zone for single-family use
  - (2) Contained within the existing space of a single-family residence or accessory structure (including, but not limited to, a studio, pool house, or other similar structure) and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. Expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress only.
  - (3) Has independent exterior access from the existing residence
  - (4) The side and rear setbacks are sufficient for fire safety

**1.10 Service Line Size(s):** Determined during District Plan review process.

- A. **Water:** Customer Service line and Meter Size: As Required per District Plan review and CPC Tables 610.3 and 610.4. ¾" minimum.
- B. **Sewer:** Private Service Lateral (Pipe) (a.k.a. Upper Lateral) Size: As Required per District Plan review and CPC Tables 703.2 and 717.1 as applicable. Drainage fixture units as determined per Table below. Single Family Residential: 4" minimum. All Other customer classes: 6" minimum.

<b>Drainage Fixture Units</b>	
<b>Description</b>	<b>Fixture Units</b>
Bathtub or combination bath/shower	2
Clothes washer, domestic	3
Dental unit, cuspidor	1
Dishwasher, domestic, independent drain	2
Drinking fountain (each head)	0.5
Food waste disposer, commercial	3
Floor drains, emergency	0
Floor drains ( each)	2
Shower, single-head trap	2
Multi-head, each additional	1
Lavatory	1
Lavatory in sets	2
Sink (bar)	2
Sink (commercial with food waste)	3
Sink (exam room)	1
Sink (domestic, with or w/out food waste disposer, dishwasher, or both)	2
Sink (laundry)	2
Sink (service or mop basin)	3
Sink (washup, flushing rim)	6
Sink (washup, each set faucets)	2
Urinal	2
Toilet (1.6 gpf, any type)	4
Toilet (>1.6 gpf, any type)	6



REQUIREMENTS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF CUSTOMER OWNED  
SEWER & WATER SERVICES & APPURTENANCES

- 1.11 District Inspections:** No backfilling shall be performed until the District has inspected and approved the installation for covering. The Customer (or Customer's representative, Contractor, etc.) shall schedule all inspections at least three (3) business days in advance. All testing shall be performed in the presence of a representative of the District.
- 1.12 Inspection Fees:** Inspection fees, per Ordinance attachment A-3, shall be charged for each inspection, each re-inspection (if the initial inspection fails), and/or if the site is not ready for inspection.
- 1.13 District Infrastructure Locations:** The District will provide approximate location(s) and size(s) of all District owned utilities, including existing sewer stubs originally placed intended to serve a parcel. Locations are provided based on all best available information in District files. No guarantees are made regarding the accuracy of locations provided. It is the property owner's, and/or their agents, responsibility to accurately field locate to establish actual location(s) required for connection to system. All work in County and/or State Right-of-Way (ROW) requires approval from Placer County and/or Caltrans prior to execution.
- 1.14 Service Connections (Sewer and/or Water):** District owned service line from District main to service connection at property line shall consist of a single/separate line, per parcel served, sized as required to serve all use/demand on property as anticipated at time of installation (unless otherwise approved). If new District owned service line is required, customer shall obtain County/State permit, excavate trench, backfill and restore surface as required per District and County/State permits. District beds trench, lays service line, and pipe zone backfills. Applies to both sewer and water service. Sewer and water service connection shall comply with one of the following, whichever is applicable:
- A. **Single Family Residence:** Where a single-family residence is constructed on a single parcel, direct separate connection to the District's sewer and water system shall be made. Connection shall be made at the property line, except locations where connection to District infrastructure located in District owned easements applies.
  - B. **Multiple Family Residence (single owner):** Where a multiple-family residence (single owner) is constructed on a single parcel, direct separate connection to the District's sewer and water system shall be made. Connection shall be made at the property line, except locations where connection to District infrastructure located in District owned easements applies.
  - C. **Multiple Residences (independently owned) with Common Area Land Ownership / Commercial Developments:** A development with multiple separately owned structures and/or units, surrounded by common (i.e. Homeowners Association) land ownership, shall be served by said common ownership sewer and water system directly connected to the District's sewer and water system as applicable. Connection to District's system shall be made at the common property line (public right-of-way/private development), except locations where connection to District infrastructure located in District easements applies. The District shall review and approve proposed sewer and water design, and dictate the number, location, and size of the meter(s). The District reserves the right to meter as it sees fit for the benefit of the general public. If development is master metered, sub-metering of water services is required [CPC 601.2.1]. The operation and maintenance of the commonly owned sewer and water system (including sub-meters) shall be the responsibility of the owner(s) of the common ownership association having legal responsibility for development.
  - D. **Multiple Residences (independently owned) without Common Area Land Ownership / Commercial Developments:** A development with multiple separately owned structures and/or units, mapped without common (i.e. Homeowners Association) land ownership (rather easement rights across other private parcels), shall be served by each separately owned parcel, structure, or unit directly connecting to the District's sewer and water system. Connection to the District's system shall be made at the private property/County or State Right-of-Way line, except locations where connection to District

## REQUIREMENTS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF CUSTOMER OWNED SEWER & WATER SERVICES & APPURTENANCES

infrastructure located in District easements applies. The District will not own or maintain infrastructure on private party, unless currently existing. Private easements for private utilities to/from adjacent land owners are required as applicable per final parcel layout and service locations. The District shall review and approve proposed sewer and water design, and dictate the location, and size of the meter(s). The operation and maintenance of the privately-owned sewer and water system shall be the responsibility of the owner of parcel obtaining District service.

- 1.15 Private Easements and/or Extensions:** Should the parcel not border upon public right-of-way or easement containing the District's utilities, it is the property owner's responsibility to obtain necessary easements and/or construct main extensions as deemed necessary by the District. All main extensions shall be performed in accordance with District Ordinances.

## HELPFUL HINTS FOR CUSTOMERS

- CALL BEFORE YOU DIG – Call USA North (Underground Service Alert) at 811/800-227-2600 at least two (2) business days before any type of proposed excavation is to take place. This is a free service, could save you thousands of dollars in repair costs, and IT'S THE LAW.
- Obtain an Encroachment Permit from County or Caltrans if excavating is proposed in County or State Right-of-Way. Contact the District for reference to the applicable County or State department.
- See Sewer/Water Ordinance Attachment 3 for applicable charges for District Services.
- Call the District a minimum of three (3) business days in advance for scheduling of District services:
  - Sewer/Water Tapping
  - Sewer/Water Trench Inspections
  - Sewer Pressure Test
  - Water Meter Installations
  - Water Reconnections
  - Etc.
- For common trenching (joint sewer/water service trench), request both inspections at same time.
- Water meter installation must be scheduled and completed prior to water lateral testing and inspection. Excavations must be completed, clear of debris, and ready for meter installation.





## NORTH TAHOE PUBLIC UTILITY DISTRICT

**DATE:** April 9, 2024

**ITEM:** G-2

**FROM:** Chief Financial Officer

**SUBJECT:** Review, Discuss, and Possibly Approve Resolution 2024-08 – Approving the Rate Relief Policy, Authorizing a Rate Relief Program, and Funding the Program for the Fiscal Year 2024-25

### **RECOMMENDATION:**

Review, discuss, and possibly approve Resolution 2024-08 – a resolution of the Board of Directors of the North Tahoe Public Utility District approving the Rate Relief Policy, authorizing a Rate Relief Program, and funding the Program for the Fiscal Year 2024-25.

### **DISCUSSION:**

Access to responsible wastewater disposal and quality drinking water is a prime determinant of positive health outcomes. The District's commitment to the provision of which is recognized and supported by the District's Vision and Mission Statements.

As the District conducted the recent Cost of Service Study, the Board provided direction to staff to develop a Rate Relief Program to help alleviate financial hardship for income qualified customers. At the November 11<sup>th</sup>, 2023 meeting, staff presented the criteria and plan for program development and received direction from the Board to work with the Finance Committee to develop a program and enabling Policy for consideration of the full Board.

During the course of the development of a program, staff and the Finance Committee have reviewed the District's experience with the Covid Rate Relief Program and the California Low-Income Household Water Assistance Program (CALIHWAP), verified the ability to add a tenant as a secondary account holder in the District's utility billing system, explored credit adjustment methodologies, analyzed administrative workload of various approaches, and gathered information on other programs offered in the Basin.

Staff spoke with program administrators from other area utilities that provide similar programs, including Liberty Utilities, South Tahoe Public Utility District, Tahoe City Public Utility District, and Truckee Donner Public Utility District. Staff worked to design an effective and financially meaningful program that minimizes the administrative impact on the District to help ensure timely application processing and credit allocations.

The resulting recommendation is as follows:

- Program Eligibility
  - The program will be open to recipients of Liberty Utilities CARES for residential wastewater accounts and single family residential and multi-residential water accounts – only primary residences in the District are eligible.
  - The program will provide a credit to the utility account and does not guarantee relief to residents/tenants who are not the account holder of record. The program allows non-account holding tenants to apply and encourages the account holder of record/landlord to allow the tenant to be placed on the account or to pass the relief on to the tenant.
  - The program is on a first-come, first-served basis and is limited to the duration of funding availability.
  
- Funding for the program will utilize Property Tax receipts and will for Fiscal Year 2024-25 be set at \$130,000.
  - This funding manner is compliant with California Proposition 218 (Cal. Const. Article XIII D, sec. 6).
  - This level of funding is anticipated to assist in excess of 361 primary residential customers at a rate of \$15 per month for wastewater only customers and \$30 per month for water and wastewater customers.
  - These credit amounts are consistent with a targeted 20% relief of rates.
  
- District staff will partner with other agencies to ensure income qualified customers are aware of and enrolled in the program.
  - Staff will partner with Sierra Community House to assist in enrollment and program awareness.
  - Staff will participate in Liberty Utilities Events to encourage CARES participants to enroll in the program.
  
- Recurring reporting and funding allocations will occur annually during the budgeting process.
  - Staff will prepare an analysis of the participation in the program for consideration of the Finance Committee in setting the coming year's funding and amount of rate relief per customer type for recommendation to the full Board.
  - Staff will work with the Finance Committee to identify additional outreach opportunities as warranted.
  - Program reporting and recommendations will be presented to the full Board for approval and/or feedback.

If the program is authorized, Staff will begin community outreach immediately with implementation on July 1<sup>st</sup>, 2024. Public outreach will occur via the District's website,

social media, bill notices, a customer mailer, and via partnership outreach with Sierra Community House and Liberty Utilities.

**FISCAL ANALYSIS:**

The rate relief credit program will be implemented beginning July 1<sup>st</sup>, 2024. As the District progresses through the FY2024-2025 budget process, staff will incorporate the recommended \$130,000 revenue offset in the proposed budget. This offset will be reflected in the Administrative & General Enterprise, which is the same enterprise as the Property Tax revenue. During the course of the budget cycle and funding level allocation, the overall financial performance of the organization, capital expenditure requirements, and operation needs will be considered to ensure a fiscally responsible determination.

It is important to note that, in compliance with California Proposition 218, the offsets to fund the program were generated via property tax allocations to the North Tahoe Public Utility District.

**STRATEGIC PLAN ALIGNMENT:**

Vision Statement: North Lake Tahoe is a vibrant and healthy community where we optimize our resources for the greater good and protect our environment for generations to come.

Mission Statement: Serve North Lake Tahoe by providing exceptional water, wastewater, and recreational resources.

Goal 3: Enhance District governance and partnerships – Objective A: Maintain best practices in public agency governance throughout all levels of the District – Tactic 1: Keep accurate and up-to-date ordinances and policies in alignment with best practices, laws, and regulations.


Goal 3: Enhance District governance and partnerships – Objective D: Be a strong community partner to provide value in alignment with the District's charter.

**ATTACHMENTS:**

- Rate Relief Program PowerPoint Presentation
- Rate Relief Program Policy
- Resolution No. 2024-08 – Approving a Rate Relief Program
- Rate Relief Program Application (Resolution 2024-08 – Exhibit A)

**REVIEW TRACKING:**

Submitted By:   
Vanetta Van Cleave  
Chief Financial Officer

Approved By:   
Bradley A. Johnson, P.E.  
General Manager/CEO

# Rate Relief Credit Program

## Rate Assistance Program Research & Next Steps

- Rate Assistance Program criteria:
  - Sustainable & quantifiable
  - Consistent with local practices
  - Ease of application process
  - Minimal administrative burden
- Staff has met with two local agencies gathering best practice, policy, and administration information
- Next Steps:
  - Outreach to potential partners
  - Policy development
  - Process development
  - Budgetary impact calculated
  - Board review and consideration

# Finance Committee Discussions

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February 12th, 2024

- Reviewed NTPUD experience with prior rate relief programs
- Discussed rate relief process options
- Explored local agency comparisons
- Discussed Liberty CARE program eligibility
- Provided direction to staff to develop flat amount credit based on targeted 20% relief for Water & Wastewater vs Wastewater only Customers with an annual expected spend < \$150,000



# Water & Wastewater vs Wastewater Only Customers

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	Carnelian Bay	Tahoe Vista	Kings Beach	Tahoe City
Residential Customers	2,053	1,336	1,776	16
Water & Wastewater Customers	513	1,235	1,765	-
Wastewater Only Customers	1,540	101	11	16

# Targeted Rate Relief Plan



NTPUD	Monthly		20%	Portion
Water Charges @ 6,000 gallon use	\$ 97.91	\$	19.58	63%
Wastewater Charges	\$ 57.55	\$	11.51	37%
	\$ 155.46	\$	31.09	

Potential NTPUD Program	Carnelian Bay	Tahoe Vista	Kings Beach	Tahoe City		Annual Program Cost	Approximate # Customers Funded
	2.0%	5.3%	14.0%	7.0% *			
<b>Based on Customers</b>							
Water & Wastewater Customers	\$ 30.00	\$ 3,688	\$ 23,628	\$ 88,727	\$ -	\$ 116,043	322
Wastewater Only Customers	\$ 15.00	\$ 5,536	\$ 966	\$ 276	\$ 201	\$ 6,979	39
						\$ 123,022	361

\* average of other areas

# Next Steps

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Recommendation to Full Board

Initiate Public Awareness Campaign

Implementation July 1<sup>st</sup>, 2024

# Prior Presentation Slides

# COVID 19 Rate Relief Program Experience

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April 28<sup>th</sup> 2020 – Board Authorized Temporary Rate Relief Credit Program

- Effective April 29, 2020 through December 1, 2020
- Residential and Non-Residential Customers with primary residence or business within the NTPUD's service area were eligible
- Funding up to \$200,000
- Credit amount equal to one month of fixed charges

November 10, 2020 – Board Amended Temporary Rate Relief Credit Program

- Utilization of 78 accounts for the total amount of \$15,476
- Extended Program through June 1, 2021

March 9, 2021 – Board Amended Temporary Rate Relief Credit Program

- Utilization of 87 accounts for the total amount of \$17,878
- Removed one time only restriction, allowing a second application submission

May 11, 2021 – Board Considered Temporary Rate Relief Credit Program

- Utilization of 126 applications for the total amount of \$30,634
- No action taken

**Final Utilization 126 applications, of which 67 were unique, for a total amount of \$31,470**

# CALIHWP Experience

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March 2022 – NTPUD Began Participation in California Low-Income Household Water Assistance Program

- Effective through October 31, 2023
- One-time financial assistance for delinquent accounts
- Extended through March 31, 2024

**Utilization To-Date 6 applications for a total amount of \$2,323**

# Property Owner vs Tenant Credit

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## History of Account Ownership

- Utility Accounts were setup in the name of the Owner
- During the COVID Rate Relief Program the District was unable to establish Tenant accounts, relying on the property owner to pass-through the credit to the Tenant as per agreement

## Current State of Account Ownership

- Utility Accounts are setup in the name of the Owner
- Staff has worked with utility billing system vendor to establish Tenant Sub-Account setup process

## Unique Customer Account Set-Up for Tenants

- Set-Up of Tenant Account During Initial Review
- Does Not Require Landlord Pass-Through of Credit

# Rate Relief Credit Application to Customer Account Options

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## One-Time Credit to Account

- COVID Rate Relief Program method
- CALIHWP method
- Low Administrative Burden

## Annual Credit to Account

- Apply Credit to Account upon Annual Review and Renewal
- Customer may utilize the full amount to offset next bill or spend down as needed
- Low Administrative Burden

## Monthly Flat Rate Credit Amount

- Annual Review and Renewal
- Low Administrative Burden

## Monthly % of Charges

- Annual Review and Renewal
- Utility Billing System Does Not Support
- Requires Manual Calculation and Application
- High Administrative Burden



# Local Rate Relief Assistance Programs

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## South Tahoe Public Utility District

- Utilizes Property Tax to Fund up to \$120,000
- Discount Amount 25% of Charges ≈ \$29 month
- Full-time Resident
- Liberty CARE Participant Eligibility

## Tahoe City Public Utility District

- Utilizes Rental Income to Fund up to \$50,000
- Discount Amount 50% of Base Water Charges ≈ \$47 month
- Primary Resident
- Water Consumption Has Not Exceeded 8,000 Gallons in Prior 12 Months
- Liberty CARE Participant Eligibility

## Truckee Donner Public Utility District

- Annual Credit to Account
- Discount Amount of 2<sup>nd</sup> Highest Prior Year Bill
- Various Income Qualified Eligibility Mechanisms
- Sierra Community House Administers Application Process

# Liberty Utilities CARE Program

## California Alternate Rates for Energy (CARE)

- Permanent Primary Residential Customers are Eligible
- Discount of 20%

## Two Ways to Qualify:

### Option 1: Public Assistance Programs

You or someone in your household participates in at least one of the following public assistance programs:

- Medi-Cal/Medicaid
- CalFresh/SNAP
- TANF/Tribal TANF
- WIC
- Medi-Cal for Families
- LIHEAP
- Supplemental Security Income (SSI)
- Bureau of Indian Affairs General Assistance
- Head Start Income Eligible (Tribal Only)

### Option 2: Household Income

Your gross annual household income falls within the ranges listed below:

That means your combined household income (before taxes) from all sources must be no more than the following:

#### CARE Income Guidelines – Effective June 1, 2023 to May 31, 2024

#### Maximum Gross Annual Household Income

Number of Persons in Household	Total Combined Annual Income
1 – 2	\$39,440
3	\$49,720
4	\$60,000
5	\$70,280
6	\$80,560
7	\$90,840
8	\$101,120
Each Additional Person	\$10,280

Upper Limit Calculation = 200% of Federal Poverty Guidelines.



# Liberty Utilities Saturation in District Service Area

## Number of Residential Accounts

	Carnelian Bay	Tahoe Vista	Kings Beach	Tahoe City
Single Family	2,009	1,278	1,577	16
Multi-Residential	43	56	178	-
Multi-Residential Mixed	1	2	21	-
<b>Total Residential</b>	<b>2,053</b>	<b>1,336</b>	<b>1,776</b>	<b>16</b>
Liberty CARE participants	41	71	248	138 *
Potential NTPUD program	2.0%	5.3%	14.0%	
Total NTPUD Customers Carnelian, TV, & KB		5,165		
Total CARE Participants Carnelian, TV, & KB		360		
		7.0%		

\* Number of CARES households participating in zip code

# CARE On-line Application



## Liberty CARE Program

**IT'S EASY TO START SAVING MONEY**  
on your monthly electric bill with the California Alternate Rates for Energy (CARE)  
Program.

The CARE Program offers a 20% discount on your electric bill every month for your permanent primary residence, simply by meeting some basic qualifications. Many of your neighbors may already be enjoying a lower electric bill by taking advantage of the CARE Program. It's a great way to save on your energy costs!

There are two ways to qualify, and it's so simple to apply. Just complete the online application. Your discount will begin after your completed application is received and approved. You don't need to do anything else. Just fill out the self certification application. That's it!

If you have any questions about qualification for the Liberty CARE Program, please call toll free at **1-800-782-2506** or see the [Liberty Electric Financial Programs](#) webpage.

Check here for information about other public assistance programs.

## Qualification

First, select how you qualify for CARE:

CARE Qualification Options \*

- Categorical Enrollment
- Income Qualified

**Categorical Enrollment:** You or a member of your household already participates in another qualifying public assistance program.

**Income Qualified:** Your gross annual household income falls within the range set by the California Public Utilities Commission (CPUC).

Submit



# District Rate Relief Scenarios

Potential NTPUD Program		Carnelian Bay 2.0%	Tahoe Vista 5.3%	Kings Beach 14.0%	Tahoe City 7.0% *	Annual Program Cost
Flat Amount Monthly Discount	\$ 30.00	\$ 14,760	\$ 25,560	\$ 89,280	\$ 401	\$ 130,001
Targeted % Monthly Discount	20%	\$ 7,084	\$ 23,484	\$ 93,271	\$ 133	\$ 123,972
Annual Credit Applied to Account	\$ 360.00	\$ 14,760	\$ 25,560	\$ 89,280	\$ 401	\$ 130,001
Approximate # Customers Funded						361

Model available for sensitivity testing and discussion

\*Apply average % of Carnelian, TV, & KB participation

For Comparison & Discussion Purposes	TCPUD	STPUD
Annual Funding Allocation	\$ 50,000	\$ 120,000
Discount Base	50% Water Base	25% Charges
Approximate Discount Amount Monthly	\$ 47	\$ 29
Approximate Discount Amount Annually	\$ 564	\$ 343
Approximate # Customers Funding Available	89	350

# Potential Communication/Referral Partners

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Liberty Utilities

Sierra Community House



## NORTH TAHOE PUBLIC UTILITY DISTRICT

POLICY:

**Income Qualified Rate Relief**

**Policy**

NUMBER: FIN005

EFFECTIVE: July 1, 2024

REVISED:

RESPONSIBLE PERSON: CFO

### **PURPOSE:**

The District shall provide a discount on wastewater and water service rates for income-qualified, primary-residence customers to ensure that all residents have access to responsible wastewater disposal and quality drinking water reducing the negative health outcomes which arise when they are lacking.

This policy establishes the procedure and funding to achieve the following specific goals:

- a) Fund Rate Relief in a manner consistent with the Mission of the District; and
- b) Maintain fiscal responsibility to tax payers.

The District shall account for, and report, Rate Relief revenue offsets in a transparent manner consistent with Government Accounting Standards.

### **POLICY:**

The District recognizes the fiscal challenges faced by a portion of the primary residents of its service area and, as such, are subject to potential negative outcomes as a result. It is the Districts' goal to ensure that income-qualified residents, who have their primary domicile within the boundaries of the District, may participate in a Rate Relief Credit Program to alleviate those risks. The District has identified the funding source of the relief to be from Property Tax receipts with a targeted level of funding reflective of current economic conditions and participation in the Liberty Utilities' CARES Program within the District.

The Chief Financial Officer, in collaboration with the General Manager and Finance Committee, shall perform a funding and per customer rate relief amount analysis annually to be provided to the Board of Directors for deliberation and approval, in conjunction with the annual Budget process.

Additional information may be provided to the Board of Directors upon the occurrence of the following events:

- a) When a major change in Property Tax receipts threatens the levels established for the fiscal year or circumstances call into question the effectiveness of this policy;
- b) Upon request by the Chief Financial Officer, General Manager, and/or Board.

**This Policy supersedes all previous policies, procedures, memos or other documentation on this subject matter.**

Adopted By:



**RESOLUTION NO. 2024-08  
OF THE BOARD OF DIRECTORS OF THE  
NORTH TAHOE PUBLIC UTILITY DISTRICT  
APPROVING A RATE RELIEF PROGRAM**

**WHEREAS**, the North Tahoe Public Utility District (“NTPUD”) is a public utility district organized and operating pursuant to the Public Utility District Act, commencing with section 15501 of the California Public Utilities Code; and

**WHEREAS**, NTPUD imposes and collects charges for the provision of water and wastewater services to customers within its service area; and

**WHEREAS**, NTPUD’s water and wastewater services are generally funded through rates on users, and rate revenues must be used in compliance with applicable legal requirements, including Proposition 218; and

**WHEREAS**, NTPUD receives property tax that may be used for any lawful public purpose; and

**WHEREAS**, the Board of Directors wishes to create a limited rate relief program funded by property tax for income-qualified, primary residence residential water and wastewater customers as set forth in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTH TAHOE PUBLIC UTILITY DISTRICT:**

1. Incorporation of Recitals.

The Recitals set forth above are made findings of this Board of Directors and are incorporated herein and made an operative part of this Resolution. The Board further finds and declares that the use of property tax revenues as set forth in this Resolution serves a public purpose.

2. Adoption of Rate Relief Program.

The Board of Directors hereby adopts and approves a rate relief program as more particularly described in the attached Exhibit A, incorporated by this reference. The General Manager and Chief Financial Officer are authorized to take those actions necessary to implement the program consistent with this Resolution.

3. Severability.

If any section, subsection, clause or phrase in this Resolution or the application thereof to any person or circumstances is for any reason held invalid, the validity of the remainder of this Resolution or the application of such provisions to other persons or circumstances shall not be affected thereby. The Board hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences,

clauses or phrases or the application thereof to any person or circumstance be held invalid.

4. Effective Date of Resolution.

This Resolution shall take effect July 1<sup>st</sup>, 2024.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE NORTH  
TAHOE PUBLIC UTILITY DISTRICT this 9<sup>th</sup> day of April 2024, by the following Roll  
Call Vote:**

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**Sarah Coolidge, President  
Board of Directors**

**ATTEST:**

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**Bradley Johnson, PE  
General Manager/CEO/Ex Officio Clerk of the Board**

## EXHIBIT A



**Application for Rate Relief Credit**

North Tahoe Public Utility District (NTPUD) residential customers meeting the eligibility requirements will receive a monthly credit to their account as follows:

- Wastewater customers: \$15 monthly
- Water and wastewater customers: \$30 monthly

The program is administered on a first-come, first-served basis. The program is in effect until program funds are fully expended on an annual July 1<sup>st</sup> to June 30<sup>th</sup> basis.

***Applicant Information***

1. Requested By:  Property Owner  Tenant |

2. Applicant’s Legal Name: \_\_\_\_\_

3. NTPUD Account Number: \_\_\_\_\_

4. Service Address: \_\_\_\_\_

5. Mailing Address: \_\_\_\_\_

6. Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

7. Provide COPIES (no originals) of the following documents with your application:

- a. **Most Recent Liberty Utility Bill** – Evidence of participation in Liberty Utilities CARE program.
- b. **Proof of Primary Residency** – Residential applicants may be required to provide proof of primary residency upon request by the NTPUD.

***How to Apply***

- Attach the required documents. Applications submitted without complete documentation cannot be processed.
- Fill out the application, read the “Important Information” statement and sign and date the application.
- Proof of continued eligibility must be provided by each anniversary of enrollment.

**Important Information – Please Read Before Signing**

*I, the undersigned, under penalty of perjury of the laws of the State of California do hereby declare and certify:*

- That I have read and understood all of the Rate Relief Credit Program guidelines provided with this application and that all of the information provided by me on this application is accurate, complete, and true to the best of my knowledge.
- That I understand that submitting the required documentation does not guarantee participation in the program. Such information will, however, be used to determine if I qualify for benefits under the program.
- That the program requires annual verification of eligibility.
- That I understand the credit will be applied to the account. In the event I am not the account holder of record, the NTPUD encourages the account holder of record/landlord and tenant to work together to provide a rent or similar credit to the tenant qualifying for the program.

That I understand that any attempt to falsify my information will result in my disqualification from the program and may subject me repayment of the benefits received and further civil or criminal penalties.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Account Holder Signature\*: \_\_\_\_\_ Date: \_\_\_\_\_

***For Internal Use Only***

Date Received: \_\_\_\_\_ Processed by: \_\_\_\_\_ Date Processed: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Denial Reason: \_\_\_\_\_



# NORTH TAHOE PUBLIC UTILITY DISTRICT

**DATE:** April 9, 2024

**ITEM:** G-3

**FROM:** Office of the General Manager

**SUBJECT:** Review, Discuss, and Select One (1) Candidate from the List of Nominees for Regular Voting Special District Representative, and Select Up to Two (2) Candidates for Alternate Special District Representative on Local Agency Formation Commissioner (LAFCO) and Authorize the Board President to Cast the District's Ballot

## **RECOMMENDATION:**

Review, discuss, and select one (1) candidate from the list of nominees for the Regular Voting Special District representative, and select up to two (2) Candidates for Alternate Special District Representative on Placer Local Agency Formation Commission (LAFCO) and authorize the Board President to cast the District's ballot.

## **BACKGROUND:**

The District is a Placer County Local Area Formation Commission (LAFCO) member. In 1963, the California State Legislature created LAFCO to encourage orderly growth and development to protect agricultural resources and open space, discourage urban sprawl, and provide efficient and effective provision of services.

Each county in the state is required to have a LAFCO. These LAFCOs fulfill their legislative mandate through the consideration, approval, or denial of boundary changes proposed by individuals or local agencies. LAFCOs do not have the power to initiate boundary changes on their own, except for proposals involving the dissolution, consolidation, or merger of special districts or the establishment of subsidiary districts.

Membership in each county's LAFCO is prescribed by law. The Placer LAFCO Commission contains seven members: Two representatives from the County Board of Supervisors, two representatives from city councils, two special district representatives, and one public member. The current membership is outlined below:

### **County Members**

- Cindy Gustafson, Chair  
Supervisor, District 5
- Shanti Landon  
Supervisor, District 2
- Jim Holmes, Alternate

## Supervisor, District 3

### **City/Town Members**

- Trinity Burruss  
Mayor, City of Colfax  
Term Expires May 2026
- Tracy Mendonsa  
Councilmember, City of Roseville  
Term Expires May 2024
- Jenny Knisley, Alternate  
Councilmember, Town of Loomis  
Term Expires May 2024

### **Special District Members**

- Joshua Alpine  
Placer County Water Agency  
Term Expires May 2024
- Rick Stephens  
Truckee Tahoe Airport District  
Term Expires May 2026
- William Kahrl, Alternate  
Newcastle Fire Protection District  
Term Expires May 2024

### **Public Members**

- Susan Rohan, Vice Chair  
Term Expires May 2027
- Cherri Spriggs, Alternate  
Term Expires May 2027

At the February 13, 2024 regular meeting, the NTPUD Board of Directors' nominated Joshua Alpine as the Regular Voting Special District Representative and Judy Friedman as the Alternate Special District Representative.

LAFCO is requesting the Directors to complete the ballot in the following manner:

#### **Regular Voting Special District Representative Ballot**

- Choose one candidate only.

#### **Alternate Special District Representative Ballot**

- Choose your *first-choice* candidate by writing the number 1 next to their name.
- Choose your *second-choice* candidate by writing the number 2 next to their name.

In previous years, the Board has designated the Board President to cast the District's ballot for the Special District representative.

**FISCAL ANALYSIS:** No Current Fiscal Impact

**STRATEGIC PLAN ALIGNMENT:**

Goal 3: Enhance District governance and partnerships – Objective D: Be a strong community partner to provide value in alignment with the District’s charter – Tactic 1: Engage with local agency partners.


**ATTACHMENTS:**

- Letter for Selection of a Special District Representative and Alternate
- Ballot for Regular Voting Special District Representative on LAFCO
- Ballot for Alternate Special District Representative on LAFCO
- Statement of Qualifications for Regular and Alternate – Gordon Ainsleigh
- Statement of Qualifications for Regular and Alternate – Joshua Alpine
- Statement of Qualifications for Alternate – Judy Friedman
- Statement of Qualifications for Regular and Alternate – Peter Gilbert
- Statement of Qualifications for Regular – Richard Hercules
- Statement of Qualifications for Regular and Alternate – William Kahrl
- Statement of Qualifications for Regular and Alternate – Luke Ragan
- Statement of Qualifications for Regular and Alternate – Teresa Ryland

**MOTION:**

Authorize the Board President to cast the District's ballot for the selected candidates.

**REVIEW TRACKING:**

Approved By:   
Bradley A. Johnson, P.E.  
General Manager/CEO

PLACER COUNTY  
**LOCAL AGENCY FORMATION COMMISSION**

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*Electronic Transmittal*

**COMMISSIONERS:**

Cindy Gustafson  
Chair (County)

Susan Rohan  
Vice Chair (Public)

Joshua Alpine  
(Special District)

Shanti Landon  
(County)

Sean Lomen  
(City)

Tracy Mendonsa  
(City)

Rick Stephens  
(Special District)

**ALTERNATE  
COMMISSIONERS:**

Jim Holmes  
(County)

William Kahrl  
(Special District)

Jenny Knisley  
(City)

Cherri Spriggs  
(Public)

**COUNSEL:**

Michael Walker  
General Counsel

**STAFF:**

Michelle McIntyre  
Executive Officer

Amy Engle  
Commission Clerk

Date: February 27, 2024  
To: Special District Presiding Officer c/o Clerk of the District  
From: Michelle McIntyre  
Re: Selection of a Special District Representative and Alternate

On January 17, 2024, LAFCO requested the Special Districts Presiding Officers consider nominating one or two special district board member(s) to serve as the Special District and Alternate Special District Representative on LAFCO.

We received several nominations for both seats within the deadline. Some nominees were nominated as the voting and alternate voting members. As a result, we ask you to complete the ballots in the following manner:

Regular Voting Special District Representative Ballot

- Choose one candidate only.

Alternate Special District Representative Ballot

- Choose your *first-choice* candidate by writing the number 1 next to their name.
- Choose your *second-choice* candidate by writing the number 2 next to their name.

We will count the ballots for the Special District Representative before tallying the votes for the alternate voting member seat. We will only use your second-choice candidate for the Alternate Representative if your first choice was selected as the regular voting member.

To be considered valid, ballots must be signed by the presiding officer of a special district, or another board member designated by the board. Ballots from a quorum of the Special Districts must be received for the election to be valid, and the person receiving the most votes for each seat shall be appointed. This memo contains ballots and any submitted Statement of Qualifications from the candidates.

Please return completed ballots via email to [lafco@placer.ca.gov](mailto:lafco@placer.ca.gov) no later than **Friday, April 26, 2024, at 4 pm.**

110 Maple Street Auburn, CA 95603  
(530) 889-4097  
<https://www.placer.ca.gov/lafco>



# Ballot: Selection of Regular Voting Special District Representative on LAFCO

Please choose one candidate:

\_\_\_\_\_ **H. Gordon Ainsleigh, Auburn Area Recreation and Park District Director**

*Nominated by:*  
Auburn Area Recreation and Park District

\_\_\_\_\_ **Joshua Alpine, Placer County Water Agency Director**

*Nominated by:*  
North Tahoe Public Utility District  
Placer County Water Agency  
Tahoe City Public Utility District

\_\_\_\_\_ **Peter Gilbert, Placer Mosquito & Vector Control District Trustee**

*Nominated by:*  
Placer Mosquito & Vector Control District

\_\_\_\_\_ **Richard Hercules, Foresthill Fire Protection District President**

*Nominated by:*  
Foresthill Fire Protection District

\_\_\_\_\_ **William Kahrl, Newcastle Fire Protection District President**

*Nominated by:*  
Newcastle Fire Protection District  
Penryn Fire Protection District  
Placer Hills Fire Protection District

\_\_\_\_\_ **Luke Ragan, North Tahoe Fire Protection District Vice President**

*Nominated by:*  
North Tahoe Fire Protection District

\_\_\_\_\_ **Teresa Ryland, South Placer Fire Protection District Director**

*Nominated by:*  
South Placer Fire Protection District

Name of Special District: \_\_\_\_\_

\_\_\_\_\_  
Presiding Officer Printed Name

\_\_\_\_\_  
Presiding Officer Signature

**Must be received by LAFCO via email at [LAFCO@placer.ca.gov](mailto:LAFCO@placer.ca.gov) no later than Friday, April 26, 2024 by 4pm.**

# Ballot: Selection of Alternate Special District Representative on LAFCO

Please choose two candidates, numbering your first choice 1 and second choice 2.  
Your second choice will be counted in the event your first choice is voted in as the LAFCO Special District Regular Voting Member.

\_\_\_\_\_ **H. Gordon Ainsleigh, Auburn Area Recreation and Park District Director**  
*Nominated by:*  
Auburn Area Recreation and Park District

\_\_\_\_\_ **Joshua Alpine, Placer County Water Agency Director**  
*Nominated by:*  
Placer Hills Fire Protection District

\_\_\_\_\_ **Judy Friedman, Tahoe City Public Utility District Director**  
*Nominated by:*  
Alpine Springs Community Water District  
North Tahoe Public Utility District  
Placer County Water Agency  
Tahoe City Public Utility District

\_\_\_\_\_ **William Kahrl, Newcastle Fire Protection District President**  
*Nominated by:*  
Penryn Fire Protection District

\_\_\_\_\_ **Luke Ragan, North Tahoe Fire Protection District Vice President**  
*Nominated by:*  
North Tahoe Fire Protection District

\_\_\_\_\_ **Teresa Ryland, South Placer Fire Protection District Director**  
*Nominated by:*  
Newcastle Fire Protection District  
South Placer Fire Protection District

Name of Special District: \_\_\_\_\_

\_\_\_\_\_  
Presiding Officer Printed Name

\_\_\_\_\_  
Presiding Officer Signature

**Must be received by LAFCO via email at [LAFCO@placer.ca.gov](mailto:LAFCO@placer.ca.gov) no later than Friday, April 26, 2024 by 4pm.**

I am Gordon Ainsleigh, 20-year Board Member of Auburn Recreation District. It has been my fortune, debatably good or bad, to have been president of two boards of directors at a time of crisis.

One was with Midway Heights County Water District in the late 1980s, when the EPA chose us as the first-in-the-nation community water district to attack, and force into chlorination. So in spite of the fact that the head of the National Cancer Institute had recently bragged about the new science showing that chlorinated water caused bowel and bladder cancer, and in spite of our Board's stance that we wanted to pursue ozonation for clean water, the Court went with the statement of the California State Health Officer that chlorinated water did not cause cancer, and we were forced to comply, trading the present giardia risk for a future bowel and bladder cancer risk. Our two small victories were that the EPA started with a proposed \$500,000 fine, and we maneuvered them down to \$37,500, and that we found a way to get the chlorinated water lines installed for less than half of the government-recommended approach, on a time-payment plan that was easy for our customers. It was a tempestuous time. I had taken the Presidency when the hall was full of angry customers, our past president was being unjustly prosecuted, and no one else was willing to sit behind the microphone. I changed the way meetings were handled, and two months later we had a peaceful nearly-empty hall, and could get on with business.

When I got elected to ARD, our organization was the least-trusted and most criticized special district in the Auburn Area. I was the only one who saw what the problem was. ARD had gone through 4 nightmare District Administrators in 10 years. All were wizards at resumes and interviews, but were either inept or dishonest, or both, at managing our recreation district. I also saw what no one else saw: that Placer High School District and Sierra College had also prospered as long as they hired people from within who had proven they were trustworthy and talented; but when they did a national search to get THE BEST, disaster struck. Sierra College paid out \$600,000 to a female librarian who had been bullied by their new wonder administrator, and Placer High School District had to pass a \$23,000,000 local bond to pay for the new high school in Foresthill, because their wonder administrator had deliberately not applied for 1994 State School Bond money that would have built Foresthill High School. Why? Because Mr Wonderful needed passage of a local bond in his resume to get the top job at wealthy Acalanes HSD, which pays twice as much as Placer HSD, and require superintendents with a proven record of bond passage, who can persuade their wealthy citizens in Orinda and Moraga and Lafayette to pass the many bonds and parcel taxes that support their elite school system. I saw that we had to hire from within, and that we had a bright, hard-working, honest young man with a degree in Recreation Management from Northern Colorado University named Kahl Muscott who could save us from disaster. For two month in a row, the rest of the ARD Board ridiculed me because Kahl didn't have the experience. Finally, I got together with the consultant who was doing the nationwide search, and we came up with a plan: hire the new Wonder Administrator for 6 months to teach Kahl how to do the job. Our new wonder administrator was so good that he left after 3 months to build a park from the ground up at decommissioned El Toro Marine Airbase, but Kahl knew enough by then to carry on. And ARD is now a model of success among special districts.

It seems likely that LAFCO could use a person like me on the Board, to see the problems that others don't see, and to formulate solutions that others don't comprehend. That's what I have done, repeatedly. My priorities are simple: to make sure that every LAFCO decision benefits the quality of life of the people who can be affected by that decision.

## **Joshua Alpine**

***District 5 Director, Placer County Water Agency | Special District Member, Placer LAFCo***

Joshua Alpine is the District 5 Director for Placer County Water Agency (PCWA), where he oversees the Agency's vital efforts to provide an affordable, reliable, and sustainable water supply to the people, environment, and economy of Placer County and the region.

Joshua currently serves on the Placer Local Agency Formation Commission (Commission); he was elected in 2016 to represent Special Districts. He also served on the Commission from 2011-2012, including a term as Chair representing the City of Colfax.

As current President of the Board of Directors for Project GO, Inc., Joshua is engaged in providing affordable housing and energy efficiency programs for low- and moderate-income working families and senior citizens in our area.

Joshua recently served on the Placer County Economic Development Board and the Association of California Water Agencies (ACWA) Board, serving as Chair of ACWA's Region 3 Board from 2015-2023 (Alpine, Amador, Calaveras, El Dorado, Inyo, Lassen, Mariposa, Modoc, Mono, Nevada, Placer, Plumas, Sierra, and Tuolumne Counties). He also serves from time to time as a member of numerous other committees and task forces.

Prior to serving as a Director for PCWA, Joshua served on the Colfax City Council from 2003-2012, including two terms as Mayor. During that time, he was very involved in wastewater, regional water, and land planning issues.

Joshua works effectively with elected officials and agencies at the local, state, and federal levels, including the Regional Water Quality Control Board and the State Water Resources Control Board, developing solutions to water and land use policies that affect our region. At the federal level, he has worked with the U.S. Environmental Protection Agency, U.S. Corps of Engineers, U.S. Department of Agriculture, and the U.S. Department of Housing & Urban Development.

Joshua has a B.S. in Information Systems Management and holds a California State Hydro Power System Operator certification. He worked as a Hydro System Operator from 2003-2009 for Pacific Gas & Electric (PG&E) operating the Bear, South Yuba, and the American Middle Fork river systems; he is currently a Lead System Operator for PG&E's electric transmission system. Joshua is also a member of the Placer County Historical Society and Colfax Lions Club. Joshua lives in Colfax.

**Judy Friedman**  
**Director, Tahoe City Public Utility District**  
**Candidate for Placer County LAFCO Special District Alternate Seat**

Judy Friedman has been a full-time resident of Tahoe City, located in the unincorporated area of Placer County, for over 50 years.

Friedman was elected to the Tahoe City Public Utility District (TCPUD) Board of Directors in 2008 and is currently serving her 4<sup>th</sup> publicly elected term. In addition to serving as a director for TCPUD, Friedman has served a variety of community organizations over the years, both as a volunteer and Board member. She is currently the President of Sierra Senior Services and is a small-business owner. Friedman has experience in both the public and private sectors and appreciates the fiduciary responsibility that comes with the office she seeks.

In her role as a public servant, Friedman makes decisions based on sound financial principles and respect for the needs and concerns of residents and the business community.

There has been tremendous growth in Placer County. LAFCO is charged with helping identify ways to organize, simplify, and streamline government and make sure that services are provided efficiently and economically. That requires thoughtful and creative solutions and well-informed decision makers.

Tahoe City was a small town in the '70s. The issues were modest, and the quality of life was hard to beat. As Placer County continues to grow, Friedman believes we need to work hard to balance quality of life while meeting growing service challenges. Friedman is fully committed to serving the citizens of Placer County in this effort, in a collaborative and transparent manner.

Judy Friedman is asking for your support to serve as Special District Alternate Commissioner and appreciates the trust that comes with your vote.

PETER GILBERT

peter-gilbert@sbcglobal.net

Current Chair, Lincoln Planning Commission

Former Councilman/Mayor. City of Lincoln

Former Councilman/Mayor. City of Foster City

Current Board Member, Placer County Mosquito & Vector Control District

Former President/Treasurer, Lincoln Hills Comm. Assoc.

Current member Lincoln Hills Foundation, Board of Directors

Former member Placer County Grand Jury

Former President – League of California Cities Peninsula Division

33 Cities in San Francisco, San Mateo and Santa Clara Counties

Former Chair, San Mateo County Criminal Justice Council

San Francisco State University – Speech Major -Radio/TV

U S Army Intelligence Corp. Sgt., E-6 Honorable Discharge

San Mateo County Safety Man of the Year for efforts funding a major highway project. (92/101 highway interchange)

Executive management experience. I have managed groups as large as 5,000 employees.

## **Statement of Qualifications for Election to Placer LAFCO**

### **Richard Hercules, President, Foresthill Fire Protection District**

#### **The Opportunity for Placer County**

It is certain that the special districts within Placer County will have new challenges in their opportunities and manner in which they provide unique services to the public. These serviced communities need to be bound together to develop organizational solutions for the County. These may be that is different than what exists, but again, to the benefit of the public. New state laws will also affect those districts, governments, and their purposes.

Placer County has been affected by the increased rate of development in most all areas. Special districts will be affected, but are largely managed by elected volunteers and staff that focus on the operations of that district. It is apparent that there are separations between the larger urban districts and the more remote districts, but some effort is expected to better align these groups for the issues of the County. LAFCO, with staff and support from Placer County officials, the special district volunteers and local city officials, can evaluate impacts of growth and development on these districts and urban communities and effect change. Appropriately, citizens of Placer County have expectations of services at many levels, particularly those funded by property taxes and assessment measures.

#### **My Background**

Much of my career in private industry was the development, operation of new businesses and organizations to deliver a service or product to a wide range of users. In almost all cases, my skills in these efforts required knowledge in long term planning, policy development, defined organizational structure, and legislative and financial management. Accordingly, conflict resolution and the need to manage negotiations for those opportunities is part of that environment. Further, my experience in mergers and acquisitions has broadened my perspectives in finding solutions beneficial to those parties involved, however disparate.

I have many strengths to work and balance improvements of these services through separation, consolidations or restructuring. While these activities are within the purview of LAFCO, I would apply the reality of the needs of the County and its citizens. In the last 5 years of my work with the Foresthill Fire Protection District board, I can offer that the district is better managed in this period than some of its previous history, and with better engagement and appreciation by the community it serves. This is the type of energy and commitment I would apply to this appointment. I look forward to discuss and understand the particular issues your district is experiencing. I can be reached through the Fire District web site or by telephone.

**STATEMENT OF QUALIFICATIONS  
PLACER LOCAL AGENCY FORMATION COMMISSION  
WILLIAM KAHRL**

My name is Bill Kahrl. For the last 24 years, my wife Kathleen and I have been working together with local community leaders, business owners, elected officials, friends and neighbors to protect and, where possible, to enhance the quality of life we all enjoy in Placer County.

In that connection, I am just beginning my fourth term as President of the Newcastle Fire Protection District. We've accomplished a lot. In 2023, we opened the new fire station in Newcastle that had been delayed for more than ten years. And we're enjoying considerable success with the Joint Operating Agreement we negotiated with the Penryn and Placer Hills Fire Protection Districts. As a result, we have been able to reduce the administrative costs for all three districts while at the same time improving service, reducing response times, while enhancing overall fire safety throughout central Placer.

It's not just the taxpayers who benefit. These improvements mean more opportunities for training and advancement for our firefighters and a better chance that all the communities we serve will be able to meet the increasing demands of the future.

I believe that closer cooperation, practical coordination, and innovative efficiency are essential to ensure that all our special districts will be able to continue delivering the quality of service the public has come to expect. The Placer LAFCO can be the key to making that happen. But it will require leadership. And it will require better communications among the special districts represented on the commission.

I have a long and detailed familiarity with how the LAFCO process works – and where it can sometimes fall short. In my professional life in government and business, I have worked for Democrats and Republican leaders, held key positions on the staff of the Governor and the Speaker of the Assembly, and advised several of California's major corporations as well as its largest water districts and forestry companies. As a journalist, award-winning editor and author, I've been able to focus on several of the state's major natural resource issues. Some of my proudest accomplishments in this area include the creation of the California Wild and Scenic River System, the acquisition of Point Reyes National Seashore, the preservation of Headwaters National Forest, and initiating the creation of the conservation easement that now protects more than 80,000 acres of pristine coastal lands around Hearst Castle.

The point is, I know how to get things done. And, with respect, I would like to ask for your support so that I can continue working on behalf of all our special districts on Placer LAFCO. If you have any questions or would like to discuss the issues your district is facing, please do not hesitate to call me at 916-663-0785.

William Kahrl, President  
Newcastle Fire Protection District  
Board of Directors



Luke Thomas Ragan  
P.O. Box 1793  
Tahoe City, CA 96145  
530.308.5098  
[ragan@ntfire.net](mailto:ragan@ntfire.net)

My name is Luke Thomas Ragan. My family is fifth generation Tahoe City. I currently serve on the North Tahoe Fire Protection District Board. I have been the Vice President on that Board for the past four years and have served on the Board since 2016. I also serve on the Boards for North Tahoe Little League and the Tahoe City Recreation Association. I am currently the President of Pacific Built, Inc. and sole owner of Ragan Snow Removal in Tahoe City. I graduated from North Tahoe High School and am currently the head junior varsity football coach and work with the varsity team as well.

I am interested in this position to make a difference and protect the interests in Placer County. I appreciate your consideration to be nominated for a seat on the Placer County LAFCO Board.

Please feel free to contact me if you have any questions.

STATEMENT OF NOMINEE FOR  
INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

Name: Teresa R Ryland, CPA, CFE

Special District: South Placer Fire Protection District

I am excited with this opportunity to serve the County on the LAFCO. This committee work would capitalize on my extensive experience in serving government agencies in Placer and allow for future decisions and conversations that benefit all residents of the County.

I have lived in South Placer for 34 years and am proud to have served as a South Placer Fire Protection District Director for over a decade. Through strategic planning, careful budgeting, and efficient operating practices we have been able to maximize our funding, thereby continuing to provide top notch service. I am committed to working with all agencies in the County to assure our strong, continued operation in support of our community and the entire County.

Professionally, I have spent 37 years working with and for California public agencies in planning, finance and facilities arenas, including the last 20 as a local, small business owner in Placer County. My business has involved working with most of the school districts in the County, several cities, the County of Placer, PCWA and of course fire districts.

I served on the fire board as we worked with Loomis Fire on an administrative and support MOU, then through the actual consolidation of the two districts. I am currently working with two other counties' LAFCOs (school district version) – Los Angeles and Sacramento county - as we work through potential school district unification projects.

It would be an honor to represent SPFD on the Placer County LAFCO.



**NORTH TAHOE  
PUBLIC UTILITY DISTRICT**

**DATE:** April 9, 2024

**ITEM:** H-1

**FROM:** Office of the General Manager

**SUBJECT:** General Manager/CEO Report

Major monthly items of note are included as agenda items or are addressed in the Department Managers' reports in this packet. Additional items are as follows:

- 1) The District, Tahoe City Public Utility District (TCPUD), and the South Tahoe Public Utility District (STPUD) continue their partnership work on legislative matters:
  - a) At the federal level, the partnership developed the 2024 project priority list in anticipation of a potential United States Forest Service (USFS) 2024 allocation for the Tahoe water for fire suppression program. Work focuses on ensuring as large a 2024 allocation as possible from the USFS occurs now that Congress has passed a Fiscal Year 2024 budget. Attention is also focused on Fiscal Year 2025 budget appropriations requests for the partnership.

Additionally, the partnership is working with our Nevada partners and the offices of both Congressman Kiley and Congressman Amodei (Nevada) to request authorization, via the pending 2024 Water Resources Development Act legislation, of a \$30-million bi-state, Basin-wide water infrastructure funding project through the United States Army Corps of Engineers (USACE) Section 219 program. The Section 219 program provides planning, design, and construction assistance for water and sewer related environmental infrastructure and resource protection and development projects for local communities throughout the country. Under the program, construction is cost shared 75 percent federal and 25 percent non-federal. The partnership is now focused on supporting Congressmen Kiley and Amodei's request as it navigates the bill writing process and Committee review and mark-up.

- b) The partnership traveled the week of March 11, 2024 to Washington DC for a legislative affairs visit. The trip was coordinated with TRPA and the other non-water Basin partners for a "Tahoe Team" fly-in focused on the extension of the Lake Tahoe Restoration Act. The Board President and General Manager

attended on behalf of NTPUD. Attached to this report is the Lake Tahoe Restoration Act brochure, the Lake Tahoe Water for Fire Suppression brochure, the Team Tahoe meeting agenda, and the Lake Tahoe Water for Fire Suppression Partnership meeting agenda.



Senator Padilla with the Board President and General Manager (left). Senator Butler with the General Manager and representatives from the TRPA and League to Save Lake Tahoe (above). Team Tahoe with Congressman Amodei at the Capitol (below).



- c) With the recent passage of the Federal Fiscal Year 2024 Budget, the District received notice that our \$1.25-million Community Project Funding Appropriations Request for our Kings Beach Drinking Water and Fire Suppression Improvement Project (Trout Avenue Watermain) through Congressman Kiley was included in the passed legislation. Attached to this report is a newsletter from Congressman Kiley's Office highlighting the District's Project.
  - d) The District submitted a \$2-million Community Project Funding Appropriations Request for our Kings Beach Grid and Brockway Water System Improvements – Brook, Salmon, and Brockway Vista Project to the Offices of Congressman Kiley, Senator Padilla, and Senator Butler for Federal Fiscal Year 2025.
  - e) At the state level, the partnership is working with Senator Alvarado-Gil on [SB 1088 \(Alvarado-Gil\)](#), which creates a new water infrastructure for fire suppression program that would then be funded by the anticipated climate resiliency bond.
  - f) The partnership, in coordination with the California Tahoe Alliance, traveled to Sacramento on March 19, 2024 for a legislative visit. The Public Information Officer attended on behalf of the District, and more information about the visit can be found in his report – Item H-2.
  - g) The District submitted a \$200,000 State of California Fiscal Year 2025 Direct State Appropriations Request through Senator Alvarado-Gil for our Kings Beach Drinking Water and Fire Suppression Improvement Project (Trout Avenue Watermain).
- 2) The District received notice that our \$1,029,055 grant request to the California State Parks Habitat Conservation Program for our North Tahoe Trail Access Improvement Project was approved. This grant will support the construction of the trail extension and stairway replacement to enhance access in the North Tahoe Regional Park to the Pam Emmerich Memorial Pinedrop Trail. Attached to this report is the California State Parks press release announcing the award.
  - 3) The District continues to work with TCPUD on a grant application to the California Tahoe Conservancy (CTC) to fund a greenhouse gas inventory of both districts' operations. The goal is for the grant to fund 100% of the direct costs of the effort (approximately \$80,000), with NTPUD and TCPUD providing in-kind labor. We anticipate a potential grant award to occur at the CTC's April 2024 Board meeting.
  - 4) The North Tahoe Business Association (NTBA) held its regularly scheduled February Board meeting on February 20, 2024. The following items were topics of discussion:
    - a) Approval of an Amended Fiscal Year 2023-24 Budget
    - b) Updates from the Executive Director

c) Review of NTBA Financials

The regularly scheduled March Board meeting was held on March 20, 2024. The following items were topics of discussion:

- a) Approval of the February Meeting Minutes
- b) Board Engagement and Meeting Structure Discussion
- c) NTBA Major Topics for 2024 Discussion
  - i) Parking Management
  - ii) Mobility Hub
  - iii) Art Grants
  - iv) Membership Consolidation
  - v) Summer 2024
- d) Updates from the Executive Director
- e) Review of NTBA Financials

The next regularly scheduled NTBA Board meeting is April 17, 2024.

- 5) The Boys and Girls Club of North Lake Tahoe (BGCNLT) held its regularly scheduled Board meeting on March 24, 2024. The following items were topics of discussion:

- a) Approval of the January Meeting Minutes
- b) Updates from the CEO
- c) Updates from the Finance Committee - review of Club financials
- d) Board Working Session for Wine on the Water 2024 Fundraising Goals and Strategy

Additionally, the BGCNLT Board held a Strategic Plan retreat on February 28, 2024.

The next regularly scheduled BGCNLT Board meeting is April 24, 2024.

- 6) The District is recruiting for two open positions:

- Utility Operations Maintenance Worker I/II
- North Tahoe Event Center Manager

Submitted By:



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Bradley A. Johnson, P.E.  
General Manager/CEO



**LAKE TAHOE**  
ENVIRONMENTAL  
IMPROVEMENT  
PROGRAM

MARCH  
2024

*The Enduring Power of the*  
**LAKE TAHOE  
RESTORATION ACT**

7 YEARS OF ACCOMPLISHMENTS + LOOKING FORWARD

Tahoe

LOOKING BACK AT 7 YEARS OF ACCOMPLISHMENTS

POWER

LOOKING FORWARD TO 10 YEARS OF ONGOING INVESTMENTS IN TAHOE'S FUTURE

THE LAKE TAHOE RESTORATION ACT (LTRA) OF 2016 EXPIRES IN SEPTEMBER 2024. Without the Act's extension, projects to thin overstocked forests, tackle aquatic invasive species, and protect the lake's world-famous clarity could slow or stop altogether.

IF LTRA IS NOT EXTENDED:

A significant reduction in the amount of forest health and fuel reduction work would result at a time when wildfire is a critical risk.

The region would lose millions in state and local matching funds. Without this match, many projects will face delays or cancellation, jeopardizing critical environmental goals.

Local jurisdictions will struggle to meet stormwater pollution reduction targets set to improve Tahoe's famed clarity and maintain Tahoe as an Outstanding National Resource Water under the federal Clean Water Act.

PROTECTING A NATIONAL TREASURE

Lake Tahoe is one of the deepest and clearest lakes in the world and is considered a national treasure. This incredible natural resource is also under constant threat from climate change and increasing recreation pressures.

With nearly 80 percent of the Lake Tahoe watershed under federal ownership, Congressional support is essential to help its small mountain communities restore and protect the lake for the nation and the generations that follow.

In the 1990s, after witnessing a rapid decline in lake clarity and the surrounding environment, Lake Tahoe leaders came together to launch the Environmental Improvement Program, or EIP, with support from former U.S. Senators Dianne Feinstein (D-CA), Harry Reid (D-NV), Representatives John Dolittle (R-CA) and Jim Gibbons (R-NV), and the Clinton Administration.

TODAY, THE EIP HAS GROWN INTO ONE OF THE MOST SUCCESSFUL LANDSCAPE RESTORATION INITIATIVES IN THE NATION.

THE FEDERAL Commitment TO LAKE TAHOE

The Lake Tahoe Restoration Act of 2016 authorized up to \$415 million over 7 years for the EIP. These federal funds serve as an anchor for the state, local, tribal, and private matching funds necessary to fund environmental restoration and infrastructure improvements.

The Act also includes non-funding provisions that are critical to accelerating the pace and scale of federal investments in the EIP.

LTRA APPROPRIATIONS



THE INVESTMENT OF \$114 MILLION IN LTRA FUNDING SINCE 2016 HAS CATALYZED \$500 MILLION IN STATE, LOCAL, AND PRIVATE MATCHING FUNDS.

Since 2016, \$114 million out of the \$415 million authorized has been appropriated for Lake Tahoe restoration.

That is 27 percent of the total authorization.

The extension would allow time to fill the appropriations gap.

THE EIP SUPPORTS

AN AVERAGE OF

1,700 jobs

A YEAR.

EVERY \$1 MILLION

IN EIP SPENDING GENERATES

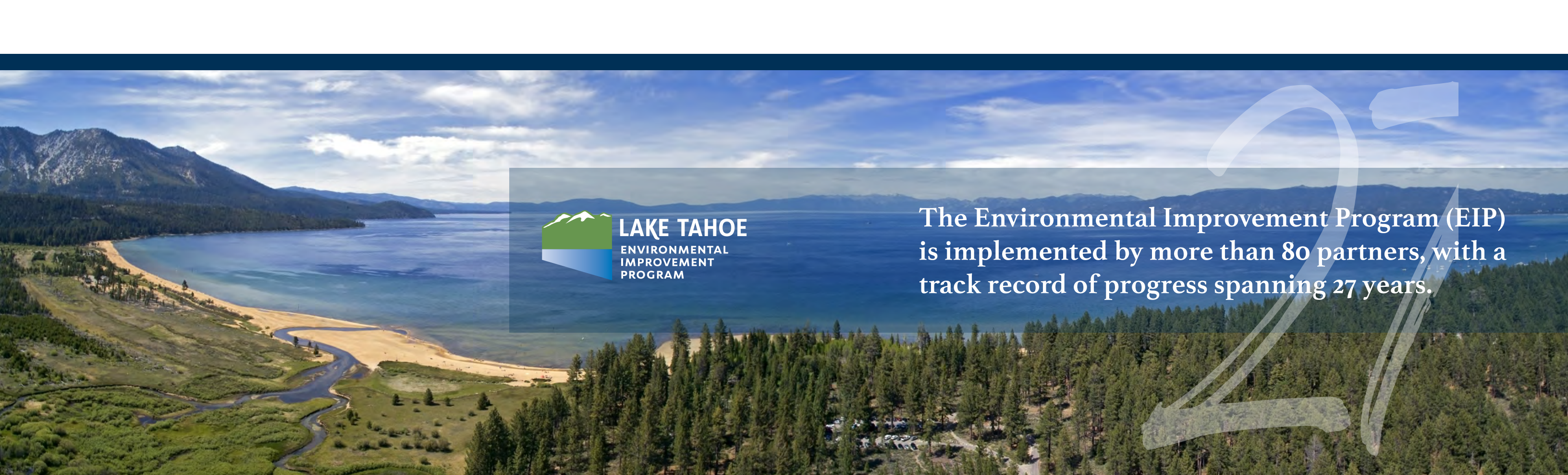
\$1.6 million

IN ECONOMIC OUTPUT.



Photo courtesy: California Tahoe Conservancy





The Environmental Improvement Program (EIP) is implemented by more than 80 partners, with a track record of progress spanning 27 years.

### The Enduring Power of the Lake Tahoe Restoration Act

Go to [www.laketahoeinfo.org](http://www.laketahoeinfo.org) to see EIP project and funding details.

#### Snapshot of ACCOMPLISHMENTS SINCE THE 2016 LTRA:

##### FOREST HEALTH

- 37 projects completed
- 21,000 acres treated

In 2021, the Caldor Fire burned through 10,000 acres of South Lake Tahoe forests, requiring the evacuation of more than 30,000 residents. It could have been much worse. Scientific research has found that forest health treatments in the area reduced the fire's 150-foot flames to 15 feet, making it easier for fire crews to control the blaze and avert catastrophic loss.

##### WATER INFRASTRUCTURE TO FIGHT FIRE

- 7 projects accelerated by LTRA
- more than 100 implemented by local water districts

LTRA has funded upgrades to the region's aging and undersized water infrastructure to help fire crews defend communities against catastrophic wildfires. This funding is matched 2 to 1 with local dollars to install fire hydrants, upsize waterlines, and add new water storage tanks. These upgrades allowed firefighters to prevent the Caldor Fire from destroying homes and devastating South Shore communities.

##### WATERSHED RESTORATION

- 17 projects completed
- 342 acres of wetland restored

Restoring the region's meadows, rivers, and streams is essential to protect wildlife habitat, provide healthy drinking water, sequester carbon emissions, and maintain Lake Tahoe's clarity. Since 2016, LTRA has allowed EIP partners to initiate some of the largest wetland restoration projects to date such as Taylor Tallac, Meeks Bay, and the Upper Truckee Marsh.

##### WATER QUALITY

- 39 projects completed
- more than 500,000 lbs of fine sediment and pollution prevented annually from flowing into Lake Tahoe

Local governments have prioritized stormwater treatment projects to capture and remove fine sediment and pollutants from roads and urban areas before they reach Lake Tahoe. Since 2016, lake clarity loss has stabilized but remains affected by extreme weather and lake warming.

##### AQUATIC INVASIVE SPECIES

- 15 projects completed
- 51,000 boats inspected
- 271 acres treated

LTRA is the cornerstone of funding Lake Tahoe's aquatic invasive species control program. This funding stops the spread of invasive weeds and other species such as the newly discovered New Zealand mudsnail. Partners have made substantial progress to address the Tahoe Keys, the largest weed infestation in the lake.

##### LAHONTAN CUTTHROAT TROUT

- Unfunded

Lahontan cutthroat trout is a threatened native species to Lake Tahoe and holds deep cultural significance to the Washoe Tribe of Nevada and California. Wildlife agencies are working with the Tribe to reintroduce the species to the region but the program remains unfunded under LTRA.

##### ACCOUNTABILITY

- Unfunded

The Tahoe Regional Planning Agency hosts the EIP Project Tracker online to maintain transparency of EIP expenditures and accomplishments. Funding through LTRA is necessary to ensure this platform stays live and dynamic to keep pace with the work occurring on the ground.

# LTRA PRIORITIES AND APPROPRIATION NEEDS FOR FEDERAL FISCAL YEAR 2025

The Act requires that EIP partners maintain a priority list of projects and funding needs for LTRA program areas. Appropriation requests for federal fiscal year 2025 total \$72 million.



## FOREST HEALTH: \$21 MILLION

Priority: Increase the pace and scale of forest fuels treatments to prevent catastrophic wildfire, remove dead and dying trees, and restore areas burned by the Caldor Fire. Federal funding is critical to reach the goal of treating 9,000 more acres by 2025.

## WATER INFRASTRUCTURE TO FIGHT FIRE: \$15 MILLION

Priority: Accelerate projects to upgrade aging and undersized water systems to protect communities from wildfire.

## AQUATIC INVASIVE SPECIES: \$7 MILLION

Priority: Continue the removal of aquatic invasive weeds and expand the prevention program to include permanent inspection stations and more non-motorized watercraft decontaminations. Without LTRA, the program is at risk of losing the progress made to date to combat invasive weeds and protect lake clarity.



## WATERSHED RESTORATION + WATER QUALITY: \$20 MILLION

Priority: Complete large-scale projects underway to restore meadows and wetlands and protect biodiversity. Reduce stormwater pollution to reach the Lake Tahoe clarity goal of nearly 100 feet.



## LAHONTAN CUTTHROAT TROUT: \$7 MILLION

Priority: Build a sustainable population of Lahontan cutthroat trout in the watershed to maintain the native ecosystem.

## ACCOUNTABILITY: \$2 MILLION

Priority: Expand Lake Tahoe's online tracking system (laketahoeinfo.org) to ensure transparency and real-time reporting.

**TOTAL FY 2025 APPROPRIATIONS REQUEST: \$72 MILLION**



**OF THE REGION**



## CONTINUED FEDERAL INVESTMENT IN THE EIP IS CRITICAL TO BUILDING A SUSTAINABLE FUTURE FOR THE REGION.

The Lake Tahoe Restoration Act is essential to ensuring Lake Tahoe remains a national treasure. Without it, crucial support is in jeopardy for conservation projects aimed at protecting Tahoe's famed clear waters, managing invasive species, preventing wildfires, and restoring wetlands. Without this work, Lake Tahoe's environment, communities, and economy will suffer.



## BIPARTISAN SUPPORT FOR EXTENDING THE LAKE TAHOE RESTORATION ACT

In 2023, Senator Catherine Cortez Masto (D-NV), Senator Dianne Feinstein (D-CA), Senator Jacky Rosen (D-NV), and Senator Alex Padilla (D-CA) joined together to introduce bipartisan legislation to extend authorization of the Act.

Companion legislation on the House side is supported by Reps. Mark Amodei (R-NV), Kevin Kiley (R-CA), John Garamendi (D-CA), Dina Titus (D-NV), Susie Lee (D-NV), Steven Horsford (D-NV) and Rep. John Duarte (D-CA).



[www.laketahoeinfo.org](http://www.laketahoeinfo.org)

Published by the Tahoe Regional Planning Agency  
March 2024



## Working together to create fire-resilient communities in the Lake Tahoe Basin.

The **Tahoe Water for Fire Suppression Partnership** is a bi-state collaboration of Lake Tahoe Basin water agencies formed in response to the 2007 Angora Fire.

The Partnership's mission is to accelerate the installation of a resilient water infrastructure to address fire suppression needs.

Robust water infrastructure serves a vital purpose to protect the environment, economy, and people against catastrophic wildfire.



## Water Infrastructure to Defend Our Communities

Over the next five years, the Partnership expects an additional investment of **\$120 million** is needed to protect Lake Tahoe communities from wildfire by improving the capacity of water availability and fire flows for firefighters. The cost is more than can be financed through rate payer revenue alone.

### FY25 Funding Request:

- The Partnership supports the **\$15M requested** by the Lake Tahoe Partnership for FY25 to upgrade priority water infrastructure to fight catastrophic wildfire. Projects are identified through the Tahoe Regional Planning Agency - Lake Tahoe Environmental Improvement Program and align with the priorities of the Tahoe Fire and Fuels Team.

### Investment Priorities:

- Improving fire hydrant coverage
- Replacing old, undersized waterlines
- Increasing water storage capacity
- Increasing water distribution capacity
- Creating interconnections between public and private water systems
- Collaborating to address the patchwork of small, geographically isolated, and undersized water systems in the Lake Tahoe Basin.



# Tahoe Water

FOR FIRE SUPPRESSION PARTNERSHIP

Since 2009, the partnership has leveraged over \$20 million in Federal Funding to install over \$52 million of critical fire suppression projects.

With 77% of the Tahoe Basin designated as national forest, the Partnership has collaborated closely with the U.S. Forest Service to implement projects with a direct nexus to improving emergency fire suppression response in the wildland urban interface.

Funding for water infrastructure for fire suppression projects, authorized under the Lake Tahoe Restoration Act (PL 106-506), is critical to ensure a wildfire resilient Lake Tahoe.

The **Caldor Fire is proof of concept** that communities located in the wildland-urban interface can be protected through a comprehensive strategy of hazardous fuels management, large landscape-scale forest restoration and targeted installation of water infrastructure for fire suppression.

The federal investment in forest management and water infrastructure projects, authorized by the LTRA and funded by Congress, was vital in mitigating the spread of the Caldor Fire and in defending South Lake Tahoe from possible devastation.

With additional federally allocated funding, the Partnership can continue to accelerate the pace of implementation for the highest priority water infrastructure projects throughout the Lake Tahoe region.

### Caldor Fire (2021) - Christmas Valley Map

-  Caldor Fire Perimeter
-  TFFT Treatments
-  Watermains & Hydrants
-  Primary Export Line & Recycled Water Hydrants



## Team Tahoe – Washington, DC Fly-In Schedule

<b>TIME (EST)</b>	<b>MEETING</b>	<b>LOCATION</b>
<b><u>March 12, 2024</u></b>		
9:00-10:00AM	<b>Roundtable</b>	Hall of the States, Suite 237 444 N Capitol St NW
10:00	<b>FYI Senate Committee on Energy &amp; Natural Resources: Full Committee Hearing – Examine the Findings and Recommendations Of the Wildland Fire Mitigation and Management Commission</b>	366 Dirksen 50 Constitution Ave NE
11:00-11:30AM	<b>Meeting with Rep. Amodei (R-NV) Tahoe Delegation</b>	104 Cannon 27 Independence Ave SE
11:00-11:30AM	<b>Meeting with Minority HNR Staff</b> Attendees: Rachel Lentz, Professional Staff Member Brandon Bragato, Staff Director	186 Ford Office Building 2 <sup>nd</sup> St SW, D St SW
1:00-1:30PM	<b>Meeting with Rep. Wittman Staff (R-VA)</b> <i>HNR Member</i> Attendees: Grayson Jenkins, Legislative Correspondent	2055 Rayburn 45 Independence Ave SW
1:30-2:00PM	<b>Meeting with Rep. Curtis Staff (R-UT)</b> <i>HNR Member</i> Attendees: Grace Bellone, Legislative Assistant	2323 Rayburn 45 Independence Ave SW
1:30-2:00PM	<b>Meeting with Rep. Kiley Staff (R-NV)</b> <i>Tahoe Delegation</i> Attendees: James Zandstra, Legislative Director	1032 Longworth 1 Independence Ave SE
2:30-3:00PM	<b>Meeting with Sen. Padilla (D-CA)</b> <i>Tahoe Delegation</i> <b>Some of blue team may join (Rylee to facilitate)</b>	331 Hart 120 Constitution Ave NE
2:45-3:15PM	<b>Meeting with Rep. Titus (D-NV)</b> <i>Friends of Tahoe</i>	2464 Rayburn 45 Independence Ave SW
3:00-3:30PM	<b>Meeting with Sen. Rosen (D-NV)</b> <i>Tahoe Delegation</i>	Capitol Hideaway North Capitol Security Entrance

*Max 6 participants*

3:30-4:00PM	<b>Meeting with Sen. Cortez Masto (D-NV)</b> <i>Tahoe Delegation</i> <i>Max 15 participants</i> <b>Some of blue team may join (Rylee to facilitate)</b>	520 Hart 120 Constitution Ave NE
3:30-4:00PM	<b>Meeting with Rep. Lamborn Staff (R-CO)</b> <i>HNR Member</i> Attendees: Megan Wenrich, Senior Legislative Assistant	2371 Rayburn 45 Independence Ave SW
3:30-4:00PM	<b>Meeting with Rep. Schiff Staff</b> <i>Friends of Tahoe</i> Attendees: Danielle Fulfs, Deputy Chief of Staff and Legislative Director Jamie Thompson, Senior Legislative Assistant	2309 Rayburn 45 Independence Ave SW
4:30-5:00	<b>Team Tahoe Group Photo</b>	East Steps US Capitol
5:30-7:30PM	<b>Congressional Reception</b>	Dirksen SD-G11 50 Constitution Ave NE

**March 13, 2024**

9:30-9:45	<b>Meeting with Rep. Mullin Staff (D-CA)</b> <i>HNR Member</i> Attendees: Nathan Dadap, Senior Legislative Assistant	1404 Longworth 1 Independence Ave SE
10:00-10:45AM	<b>Press Conference</b>	House Triangle
10:30-11:00AM	<b>Meeting with House Appropriations Staff</b> Attendees: Courtney Stevens, Professional Staff Member (Majority) Rita Culp, Clerk (Minority)	2007 Rayburn 45 Independence Ave SW
10:30-11:00AM	<b>Meeting with Rep. Hoyle Staff (D-OR)</b> <i>HNR Member</i> Attendees: Olivia Wilhite, Legislative Assistant	1620 Longworth 1 Independence Ave SE
11:30-12:00PM	<b>Meeting with Rep. LaMalfa Staff (R-CA)</b> <i>HNR Member</i> Attendees: John Veale, Legislative Director	408 Cannon 27 Independence Ave SE

12:30-1:00PM	<b>Meeting with Department of Transportation</b> Attendees: Evan Wessel, Deputy Assistant Secretary for Intergovernmental Affairs Landon Bailey, Advisor for Intergovernmental Affairs	
1:00-2:00PM	<b>Meeting with USDA Forest Service</b>	Yates Building 201 14th St SW
1:00-1:30PM	<b>Meeting with Rep. Lee Staff (D-NV)</b> <i>Friends of Tahoe</i> Attendees: Mark Coombs, Senior Policy Adviser	365 Cannon  27 Independence Ave SE
1:00-1:30PM	<b>Meeting with Senate Appropriations Staff</b> Attendees: Ryan Hunt, Professional Staff Member (Majority) Emy Lesofski, Clerk (Minority)	125 Hart 120 Constitution Ave NE
2:00-2:30PM	<b>Meeting with Rep. Garamendi (D-CA)</b> <i>Friends of Tahoe</i>	2004 Rayburn 45 Independence Ave SW
2:00-2:30PM	<b>Meeting with Rep. Webster Staff (R-CA)</b> <i>HNR Member</i> Attendees: Angela Herron, Legislative Assistant	2184 Rayburn 45 Independence Ave SW
2:00-2:30PM	<b>Meeting with HNR Majority Staff</b> Attendees: Aniela Butler, Staff Director Brandon Miller, Professional Staff Member	1328 Longworth 1 Independence Ave SE
2:30-3:00PM	<b>Meeting with Rep. Peltola Staff (D-AK)</b> Attendees: Bryce Cluff, Staff Assistant	153 Cannon 27 Independence Ave SE
3:00-3:30PM	<b>Meeting with Rep. Horsford Staff (D-NV)</b> <i>Friends of Tahoe</i> Attendees: Mahogany Feaster, Legislative Correspondent	406 Cannon 27 Independence Ave SE
3:00-3:30PM	<b>Meeting with Rep. Gallego Staff (D-AZ)</b> <i>HNR Member</i> Attendees: Emma Reidy, Senior Legislative Assistant	1114 Longworth 1 Independence Ave SE





**ITINERARY**  
**Washington, D.C.**  
**March 12-14, 2024**

**Sarah Coolidge, Board President, North Tahoe PUD**  
**Brad Johnson, General Manager, North Tahoe PUD**  
**Shelly Thomsen, Director of Public and Legislative Affairs, South Tahoe PUD**

**Thursday, March 14**

- 10:00 a.m. Ken Brooke, Legislative Director**  
Congressman Mark Amodei  
**Courtney Stevens, Professional Staff**  
Committee on Appropriations, Subcommittee on the Interior  
104 Cannon House Office Building  
202-225-6155
- 11:00 a.m. James Zandstra, Legislative Director**  
Congressman Kevin Kiley  
1032 Longworth House Office Building 202-225-2523
- 1:00 p.m. McKenna LeVitt, Legislative Assistant Office of Senator**  
Jacky Rosen  
713 Hart Senate Office Building  
202-224-6244
- 1:30 p.m. Kyle Chapman, Senior Policy Advisor Office of Senator**  
Cortez-Masto  
Office of Senator Catherine Cortez-Masto 520 Hart Senate  
Office Building  
202-224-3542



Good news! Recently, the House of Representatives passed the *Consolidated Appropriations Act of 2024*, which included my request for more than \$7.5 million in funding for projects in the Plumas-Sierra-Nevada County region. These important local projects include the following:

**Kings Beach Drinking Water and Fire Suppression Improvement Project:** This request would allocate \$1,250,000 to the North Tahoe Public Utility District to replace old and undersized water pipes, install new fire hydrants, and improve water supply for fire suppression in Kings Beach.

“This important federal funding gets us one step closer to ensuring that there is a fire hydrant on every neighborhood street and we have reliable water supplies to defend our community against the threat of catastrophic wildfire,” **said Sarah Coolidge, President of the Board of Directors of the North Tahoe Public Utility District (NTPUD).**

“We sincerely appreciate Congressman Kiley’s commitment to bring federal funding to action to protect the communities of Lake Tahoe,” **added Bradley A. Johnson, P.E., NTPUD General Manager.** “Upgrading our region’s aging water infrastructure is a critical component of our collaborative strategy to ensure a fire-resilient future for Lake Tahoe. These dollars allow us to accelerate shovel-ready projects that have been awaiting full funding and are designed, engineered, and ready to go.”



North Tahoe Fire Department

**City of Loyalton Water Infrastructure Project:** \$2,000,000 to the City of Loyalton to replace the deteriorating main water line and ensure access to safe drinking water, as well as enable the fire department to better fight fires. This project benefits the community by improving water infrastructure, preventing water loss, supporting local agriculture, promoting economic growth, enhancing fire suppression capabilities, and reducing the burden on limited state resources in times of drought and emergencies.

"On behalf of the Eastern Plumas Hospital District I wish to express my gratitude and appreciation for your efforts to secure funding under the Consolidated Appropriations Act which will provide funding to initiate repairs to the water system for the City of Loyalton. Our hospital district provides healthcare services to the Loyalton community and the population of Sierra County. A large portion of our patient population are seniors or those on MediCaid with limited access to services. In 2022 the City of Loyalton issued a state of emergency regarding the community water system. The damage to the main water line was causing a loss of 100,000 gallons per day, and the City was unable to maintain adequate pressure to support fire suppression systems," **said Doug McCoy, CEO of the Eastern Plumas Health Care District.**



Examining the City of Loyalton water infrastructure on a walking tour in 2023.

**Truckee Law Enforcement Radio Project:** \$468,000 to the Truckee Police Department to purchase tri-band radios. This project would benefit the community by upgrading the Truckee Police Department's radios to state-of-the-art systems that improve interoperability, coordination, and communication with various local, state, and federal agencies. This will enhance response capabilities, first responder safety, and overall public safety, particularly in the event of major wildfires or other emergencies.

"There is a critical need to upgrade the Police Department's handheld and vehicle radios to stay current with the best safety practices by employing the latest technology available," **said Truckee Mayor Dave Polivy**. "Without these funds, the ability to acquire the latest technology in radios likely would have taken many years, leaving police officers and others at even more risk in their jobs," **he continued**.



**PST A-15 Broadband Project:** \$4,224,000 to the Plumas-Sierra Rural Electric Co-Op to construct middle and last-mile fiber optic networks to rural residents in the A-15 and Valley Ranch areas. This project would benefit the community by providing reliable, high-speed broadband services to rural residents, enabling access to online education, telemedicine, remote work, and supporting local economic development, while also enhancing emergency personnel communication capabilities.

**Bob Marshall, General Manager of Plumas-Sierra Telecommunications, said** “it was great to hear the news that Representative Kiley was able to keep funding for the project in the federal budget through such a contentious budget process. We really appreciate the determination and follow-through that made this happen. This particular area is one of the toughest for us to get to and now it will happen!”



It was very good news to see this legislation signed into law and I deeply appreciate the local officials that worked with my office to move forward projects of such obvious importance to the community. If you have any questions or concerns about these projects or any other issue, please do not hesitate to reach out to my office [here](#) or call (916) 724-2575 or toll free at (888) 406-3855 to get in touch. To receive updates on this and other projects, [click here](#) to sign up for my weekly e-newsletter.

Sincerely,

**Rep. Kevin Kiley**

**Member of Congress**

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[Contact Me](#)

**Washington DC Office**

1032 Longworth House Office Building  
Washington, DC 20515  
Phone: (202) 225-2523

**Rocklin District Office**

6538 Lonetree Blvd.  
Suite 200  
Rocklin, CA 95765



For Immediate Release: 3/18/2024

# California State Parks Provides \$6.7 Million in Grants to Protect, Restore, and Enhance Wildlife Habitats

**Contact:**

[Newsroom@parks.ca.gov](mailto:Newsroom@parks.ca.gov) (<mailto:Newsroom@parks.ca.gov>)

*SACRAMENTO, Calif.*— California State Parks today announced the selection of 19 local projects that will receive grants totaling \$6.7 million from the California Habitat Conservation Fund Grant Program. These grants will help local agencies with the protection, restoration, and enhancement of wildlife habitat to maintain California’s quality of life. Since 1990, approximately \$84 million has been allocated to habitat conservation projects throughout California.

“Protecting California’s biodiversity is critical as approximately 40% of the estimated 5,500 plant species found in this state are found nowhere else on Earth,” said State Parks Director Armando Quintero. “With funding from the California Habitat Conservation Fund, local, state and nonprofit organizations can work toward California’s 30x30 initiative (<https://www.californianature.ca.gov/>) that seeks to protect and restore biodiversity, expand public access to nature, and mitigate and build resilience to climate change.”

State Parks’ Office of Grant and Local Services (OGALS) conducted a competitive review process which is funded by the California Wildlife Protection Act of 1990 (Proposition 117). This grant program includes seven sub-categories: Deer and Mountain Habitat; Wetlands; Trail; Riparian Habitat; Wildlife Area Activities; Rare, Endangered, Threatened, or Fully Protected Species Habitat; and Anadromous Salmonids and Trout Habitat.

Grant awardees by county and sub-category include:

## **Alameda County**

### **Riparian Habitat**

- Hayward: *Hayward Area Recreation and Park District, Sulphur Creek Restoration at D and Clay Park, \$597,000* – Restore a riparian habitat on 4.25 acres by managing non-invasive plants, cleaning the site

and creek, installing habitat enhancement features, stabilizing the creek bank, carrying out riparian plantings and re-vegetation.

### **Wildlife Area Activities**

- Oakland: *City of Oakland Department of Parks and Recreation and Youth Development, Welcome to Wildlife: Oakland Youth Outdoors, \$200,000* – Expand the Welcome to Wildlife: Oakland Youth Outdoor program in Peralta Hacienda Historical Park. Educate participating youth on the East Bay's flora, fauna, concept of ecological change, wildlife and habitats, connection to the natural world, and introduce them to the region's parks.

### **Humboldt County**

#### **Wildlife Area Activities**

- Eureka: *City of Eureka, Camp Cooper Environment Education Camp, \$126,257* – Provide an eight-week Outdoor Environmental Education Summer Camp with an emphasis on environmental stewardship, wildlife habitats, conservation, and interpretation for youth ages 5-12 over a four-year period at Cooper Gulch Park.

#### **Trails**

- Fortuna: *City of Fortuna, Vancil Community Forest, \$171,000* – Acquire approximately 6.25 acres to link together Rohner Park and Vancil Reservoir to create a contiguous forested area with trails.

### **Lake County**

#### **Trails**

- Cobb: *County of Lake, Cobb Community Park and Trail, \$207,500* – Acquire approximately 12.88 acres to create the new Cobb Community Park with a defined trail system.

### **Los Angeles County**

#### **Wildlife Area Activities**

- Glendale: *City of Glendale, Nature Education Program, \$336,250* – Provide a weekly outdoor education program during summer months and school breaks.

#### **Trails**

- San Pedro: *County of Los Angeles Department of Parks and Recreation, Friendship Park Trail Enhancements and Signage Project, \$200,000* – Construct 1,160 linear feet of new trail, improve 950 linear feet of an existing ADA trail, decommission multiple user-created trails throughout the park, and install interpretive signage and trail counters within Friendship Park.



## **Orange County**

### **Trails**

- Huntington Beach: *City of Huntington Beach, Shipley Nature Trail Restoration Project, \$383,309* – Create 850 feet of new trail to complete a loop trail and construct new interpretive signage.

## **Placer County**

### **Trails**

- Tahoe Vista: *North Tahoe Public Utilities District, North Tahoe Trail Access Improvement Project, \$1,029,005* – Construction of one-quarter mile of trail with stairway to extend the Pam Emmerich Memorial Pinedrop Trail.

## **Riverside County**

### **Trails**

- Moreno Valley: *City of Moreno Valley, Equestrian Park & Nature Center Trail Enhancements, \$122,500* – Renovate 750 linear feet of trails, construct two new restrooms, and install solar lighting, informational kiosks, horse troughs, seating areas, and a shade structure with seating area.

### **Wildlife Area Activities**

- Riverside: *Riverside County Regional Park and Open Space, Knee High Naturalists, \$184,552* – Provide a series of parent and toddler environmental education classes to showcase the natural wonders within Hidden Valley Wildlife Area.

## **Santa Barbara County**

### **Trails**

- Carpinteria: *City of Carpinteria, Carpinteria Bluffs II Trail Segment, \$183,438* – Construct a new section of 500 linear feet of trail that will extend the Carpinteria Coastal Vista Trail.

## **San Bernardino County**

### **Trails**

- Rancho Cucamonga: *City of Rancho Cucamonga, Cucamonga Canyon Land Conservation, \$1,000,000* – Acquire 122.09 acres of land at the foothills of the mountains, known as the King Family Trust, for conservation.

## **San Francisco County**

## **Wetlands**

- San Francisco: *City and County of San Francisco Recreation and Park Department, India Basin Shoreline Park Living Shoreline, \$756,728* – Restore and enhance existing wetlands by contouring the shoreline, planting over 13,000 square feet of mid and high marsh zones, and constructing a pedestrian path and overlook bridge that will provide access into the marsh.

## **Wildlife Area Activities**

- San Francisco: *City and County of San Francisco Recreation and Park Department, Greenager Program, \$200,000* – Engage teens from underserved communities in the southeast and northeast sections of San Francisco with service-learning projects through the city's parks and wildlife areas, as well as provide opportunities to become stewards and advocates for environmental change.
- San Francisco: *City and County of San Francisco Recreation and Park Department, Youth Stewardship Program, \$200,000* – Engage K-12 students in environmental education and service-learning projects throughout San Francisco's parks and open spaces.

## **Solano County**

### **Wetlands**

- Vacaville: *City of Vacaville, Peña Adobe Park Pond Restoration, \$100,000* – Restoration and enhancement of the lining, filtration, and aeration of the pond, enhancing the vegetation, improving the wildlife habitat, and creating access to the pond.

## **Sonoma County**

### **Deer and Mountain Lion Habitat**

- Santa Rosa: *County of Sonoma, McCormick Ranch Acquisition Phase 2, \$650,000* – Acquire approximately 197.52 acres of McCormick Ranch to protect the wildlife corridors and the Columbian black-tailed deer and mountain lion habitats.

### **Trails**

- Sonoma: *City of Sonoma, Sonoma Overlooks Trail Rehabilitation, \$91,634* – Renovate the Sonoma Overlook Trail and add retaining walls.

California State Parks' Office of Grants and Local Services (OGALS) develops grant programs to provide funding statewide for local, state, and nonprofit organization projects. Since 1964, more than 7,400 local parks throughout California have been created or improved through OGALS' grant funding. Since 2000, OGALS has administered over \$3.8 billion in grant funding throughout California.

For more information about the Habitat Conservation Fund Program and other grant programs administered by OGALS, please visit [www.parks.ca.gov/grants](http://www.parks.ca.gov/grants) (<http://www.parks.ca.gov/grants>).



*Images of previous projects funded by the California Habitat Conservation Fund grants program. Top left: Sierra Verde Connection Preserve Acquisition, which added approximately 251 acres to the preserve in San Diego County. Top right: Powers Creek Enhancement of salmon bedding area in the City of Blue Lake. Bottom left: Ts'iwish Wetland Restoration in the City of Ukiah. Bottom middle: Palos Verdes Nature Preserve Connectivity and Trails included developing approximately 4 miles of trails, trail markers and habitat restoration in the City of Rancho Palos Verdes. Bottom right: Catalina Island Wetland Restoration on Catalina Island in Los Angeles County. Photos from California State Parks.*

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(<mailto:NewsRoom@parks.ca.gov>)

California State Parks provides for the health, inspiration and education of the people of California by helping to preserve the state’s extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high quality outdoor recreation.

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## **NORTH TAHOE PUBLIC UTILITY DISTRICT**

**DATE:** April 9, 2024

**ITEM:** H-2

**FROM:** Justin Broglio, Public Information Officer

**SUBJECT:** Public Information and Community Outreach Report

### **DISCUSSION:**

#### **Public Information and Community Outreach:**

- For the months of February and March our communications and outreach focused on – 1) the District’s Five-year Rate Adjustment mailers, customer notifications, Open House, Rate Hearing, and messaging; 2) Continued Regional Park winter operations updates; 3) 2024 Snowfest Events and messaging; 4) Planning for Summer 2024 messaging and marketing materials.
- Staff concluded all public outreach and messaging related to the 2024 Rate Adjustments - including the required Proposition 218 public notice mailing and brochure, community open house and public hearing notices, and social media and website content campaign content.
  - Staff coordinated with our Web Developer to successfully implement a new Utility Rate Calculator on our website. This can be viewed at - <https://ntpud.org/utility-rate-calculator/>
- Staff successfully marketed and assisted with staffing at the annual Snowfest Pancake Breakfast and Kings Beach Parade.
- Staff successfully completed marketing and outreach for the District’s Winter Recreation events – including Nordic Nights, the Lost Sauna Wellness Series, and the Spring Scavenger Hunt.
- Staff is preparing Customer Outreach and resident notification letters for those that will be impacted by the planned 2024 Summer Construction Season.
- Staff is preparing the District’s 2024 Summer Activity Guide and associated marketing materials, in collaboration with the Recreation Department staff.
- Staff continues to update and track engagement with our “Customer Service Experience” survey.
- Staff continues to add content and update the District’s new website as needed.

## Grants:

- Staff attended a planning meeting for the California Tahoe Conservancy's SB630 Grant Program for 2024.
  - Our request for \$60,000 in grant funding for the Planning and Design of Enhancements to Secline Beach has been moved to the 2025 grant cycle, due to the need to fund urgent AIS (aquatic invasive species) projects related to the New Zealand mud snail findings.
- Staff is continuing to monitor and review grant opportunities as appropriate.

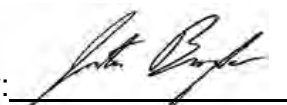
## North Tahoe Event Center Marketing:


- Staff has completed the initial design of the NTEC's new Meeting and Conference Brochure Book and is continuing to work with staff and our graphic designer on final edits and printing.
- Staff is coordinating with a local videographer on a new 30-60 second promotional video reel that will highlight the NTEC as a premier wedding venue.

## Community and Regional Partner Connections:

- Participated in bi-weekly Tahoe-Truckee PIO team meetings and North Lake Tahoe-Truckee Stakeholder meetings.
  - February and March meetings focused on the Action Teams within the new Destination Stewardship framework, summer planning, Basin-wide AIS response to the New Zealand mud snail findings, and other updates.
- Attended the NTCA's Monthly First Tuesday Breakfast Club.
  - Staff provided updates on the District's Rate Adjustments, winter operations for the North Tahoe Regional Park, Snowfest events, and Summer planning.
- Attended the California Tahoe Alliance quarterly meetings and 2024 Lobbying/Advocacy Day in Sacramento.
  - Lobbying/Advocacy day in Sacramento included successful outreach to more than a dozen Legislative Staff and State leaders. Agenda and materials are attached.
- Attended the Placer County Land Tender – Forest Health Community Forum

## Review Tracking:

Submitted By:   
Justin Broglio  
Public Information Officer

Approved By:   
Bradley A. Johnson, P.E.  
General Manager/CEO

## Email Newsletter Metrics –

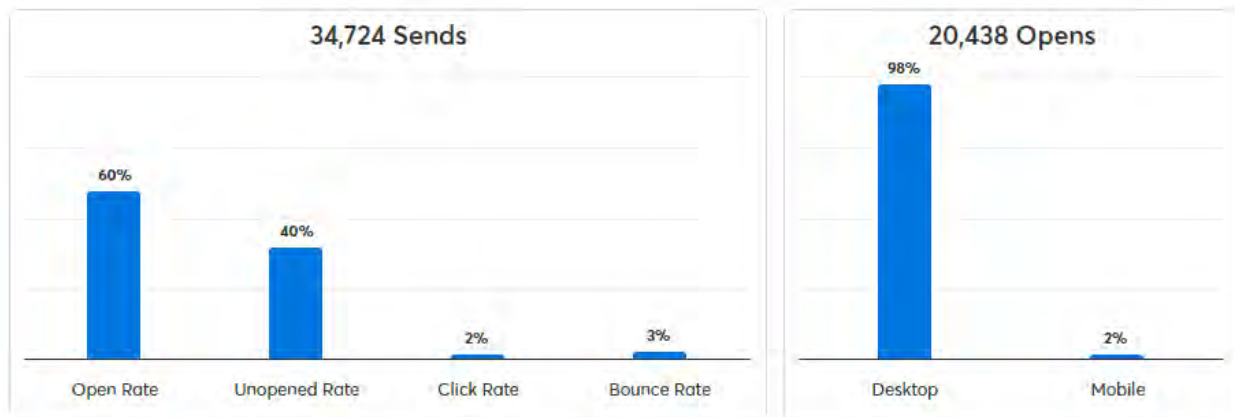
### February and March metrics for the District’s Recreation Newsletter and Board Meeting Notices –

*District email newsletters continue to draw an Open Rate of 60% and above for all emails coming from both the Recreation & Parks team and the District meeting notices.*

*Staff sent 17 separate emails in February and March to inform residents and visitors of District meetings, events, and recreation programming.*

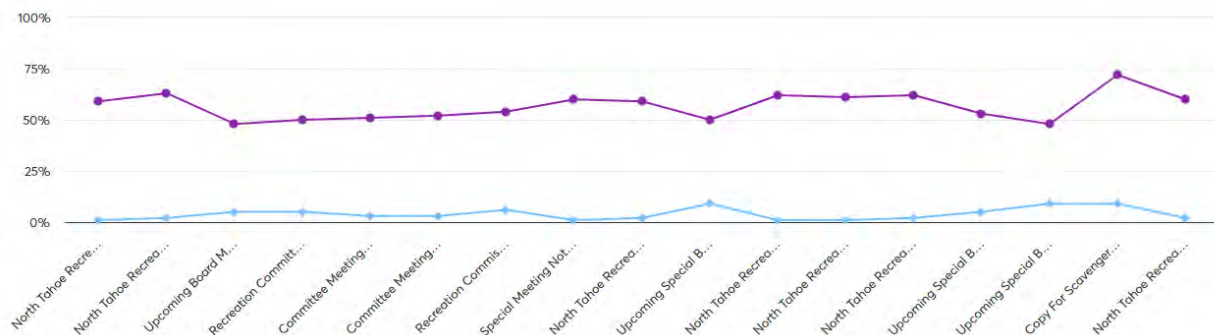
### District Email List – Recreation & Admin

- North Tahoe Recreation – Weekly Updates
- NTPUD Board and Commission Meeting Notices
- Continued monthly average of a very positive 60% Open Rate




### 17 Separate Email – Meeting Notices and Newsletters Sent in Feb. and March.

- Purple Line = Open Rate with an average of 60%
- Blue Line = Link Click Rate with an average of 5%



Social Media Content –



**northtahoerecreation**  
Montell Jordan • This Is How We Do It

**northtahoerecreation** 3w  
#northtahoerecreation  
#northtahoelacrosse  
#northtahoeregionalpark  
#tahoevista #laketahoe  
#northtahoe  
1 like Reply


**hbvtahoe** 3w  
👍 Thank you!  
Reply

**northtahoelakerboosterclub** 2w  
Amazing! We appreciate you!  
Reply

[View insights](#) [Boost post](#)

👍 🗨️ 📍  
👤👤👤 70 likes  
March 8

[Add a comment...](#)



**northtahoerecreation**

**northtahoerecreation** 2w  
Join us THIS FRIDAY 5-7pm for our FINAL Nordic Nights of the season! 🌟  
❄️  
This FREE community event will feature races, hot cocoa, music, s'mores, and some St. Patrick's Day surprises! Grab your XC skis and headlamps, and meet us at the NEW Pam Emmerich Memorial Pinedrop Trailhead for an unforgettable winter family adventure!  
  
\*Please note: XC ski rentals are not provided. Be sure to check with local shops for rental options! 📍

**northtahoerecreation** 2w

[View insights](#) [Boost post](#)

👍 🗨️ 📍  
👤👤👤 19 likes  
March 14

[Add a comment...](#)





**North Tahoe Recreation & Parks is with North Tahoe Business Association.**

March 17 at 2:00 PM · 🌐

We had such a blast at the Snowfest Pancake Breakfast and Kings Beach Parade last weekend! Thank you to everyone who came out for pancakes and to support our amazing martial art athletes in the parade. To top it all off, we are thrilled to have won the "Most Entertaining Entry" for the SnowFest Parade! 🎉

Thank you [North Tahoe Business Association](#) for hosting such a great annual event! We are already brainstorming ideas to raise the bar next year!



📣 Boost this post to reach up to 1512 more people if you spend \$28.

**Boost post**

👍 101.5 FM KTKE [www.truckeetahoeradio.com](http://www.truckeetahoeradio.com) and 11 others

1 share

# PROPOSED FIVE-YEAR RATE ADJUSTMENT

Learn more and participate on Tuesday, Feb. 13



**Utility Rate Open House**  
**February 13, 2024 from 6:00–8:00 p.m.**  
North Tahoe Event Center  
8318 North Lake Blvd., Kings Beach, CA 96143



northtahoepud · Following



northtahoepud 7w

The North Tahoe Public Utility District (NTPUD) will be hosting a Utility Rate Open House on Tuesday, February 13th from 6-8pm at the North Tahoe Event Center in Kings Beach.

This Open House is an opportunity for NTPUD residents to learn more about the District's proposed five-year rate adjustments and long-term capital improvement plan.

District staff will be on hand to answer questions about the proposed rate adjustments, the District's planned water and wastewater system upgrades and improvements, and Utility Operations and customer billing.

The Utility Rate Open House will be



1 like

February 7



Add a comment...



North Tahoe PUD  
@NorthTahoePUD

Join us tonight at 6 pm at the North Tahoe Event Center for our Utility Rate Open House. District staff will be on hand to answer questions about the proposed rates, the District's planned capital improvements, and customer billing. Spanish translation will be available.



PROPUESTO  
AJUSTE DE TARIFA A CINCO AÑO



PROPOSED  
FIVE-YEAR RATE ADJUSTMENT

**Casa abierta sobre tarifas de  
servicios públicos  
ESTA NOCHE  
13 de febrero (6-8 p.m.)**

Centro de Eventos North Tahoe  
8318 North Lake Boulevard, Kings Beach

**Utility Rate Open House  
TONIGHT!  
Tuesday, February 13 (6-8 p.m.)**

North Tahoe Event Center  
8318 North Lake Blvd., Kings Beach



2:00 PM · Feb 13, 2024 · 42 Views

# We're Hiring!

## Full-Time Management Position

- Event Center Manager

Apply online at [www.NTPUD.org](http://www.NTPUD.org)





**northtahoepud** • Following

**northtahoepud** 7w  
 We're Hiring! The North Tahoe PUD has an incredible opportunity to join our team as Manager of the North Tahoe Event Center in downtown Kings Beach!

This is a full-time, year-round management position with an excellent benefit package. This position will oversee the daily operations, staff, scheduling, planning and budgeting of the North Tahoe Event Center - one of the most beautiful lakefront venues and community-focused event locations in Lake Tahoe!

A full job description and application are available online at the link in our bio. Apply today!

12 likes  
February 6

Add a comment...



**northtahoeevents** • Following  
sevgjyledekor • Original audio

**northtahoeevents** 1w  
 As you envision your perfect morning wedding by the serene waters of Lake Tahoe, let North Tahoe Event Center be the canvas for your dream day.

With its breathtaking views, versatile spaces, and a supportive team ready to bring your vision to life, our venue offers an unparalleled setting for your early celebration.

Take a step toward creating those unforgettable moments...

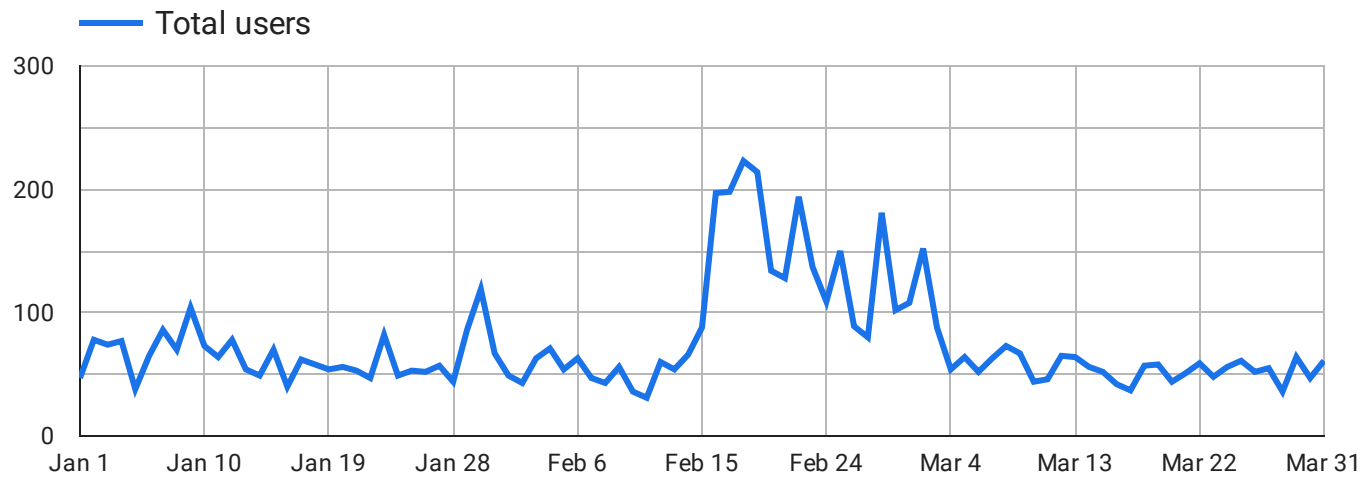
👉 Book North Tahoe Event Center, and let your marvelous morning wedding unfold in a place where natural beauty meets heartfelt celebrations. → [LINK IN BIO]

16 likes  
March 22

Add a comment...



## Website Traffic (Audience) Metrics

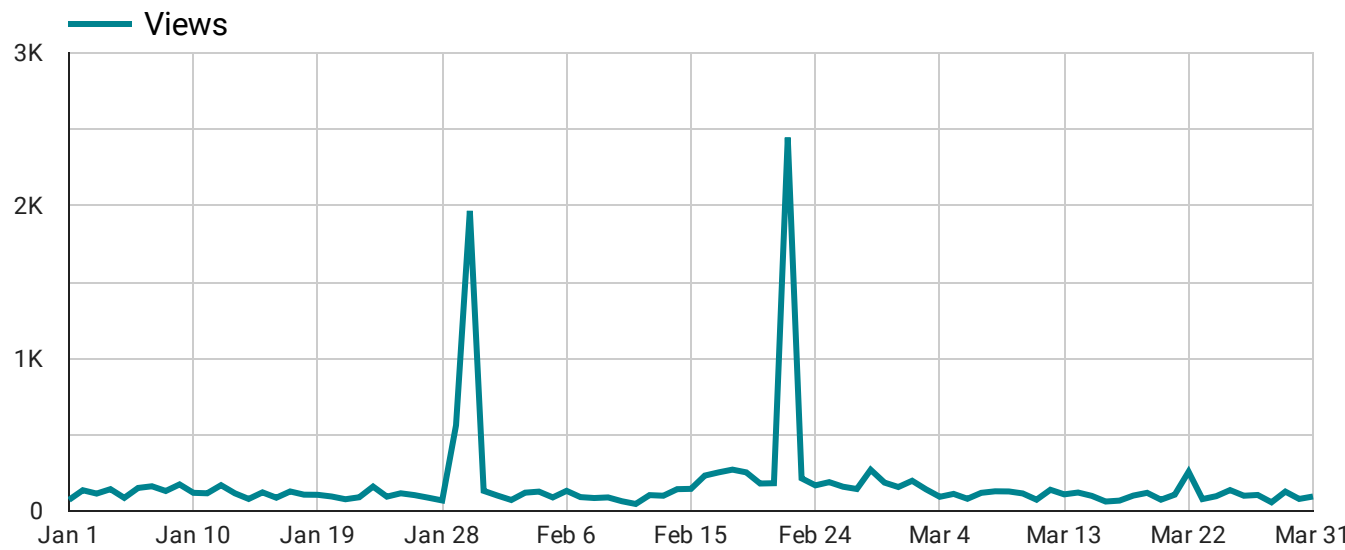


Total users  
**5,823**

New users  
**5,735**

Time on Site  
**02:12**

Engagement rate  
**47.32%**



Pageviews  
**16,003**

Pages Viewed Per Session  
**2.05**

Pageviews Per User  
**2.76**

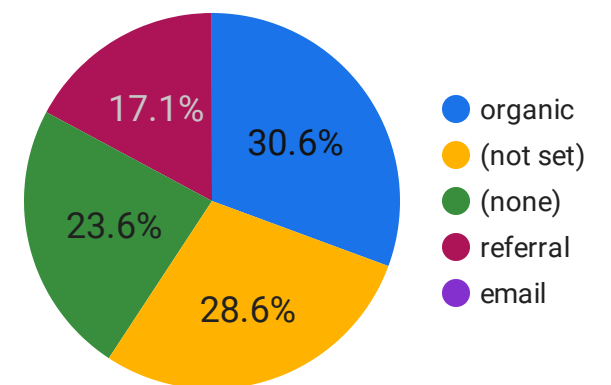
## User City

City	Views
1. (not set)	
2. San Jose	
3. Warsaw	
4. Los Angeles	
5. Sacramento	
6. Reno	
7. Truckee	
8. San Francisco	
9. Kings Beach	
10. Seattle	

## First Page Users Visited

First Page Visited
1. (not set)
2. /your-guide-to-choosing-wedding-traditions-for-y...
3. /blog
4. /weddings-private-events/page/2
5. /north-lake-tahoe-wedding-pictures

## User Referral Traffic



## How did users get to our website?

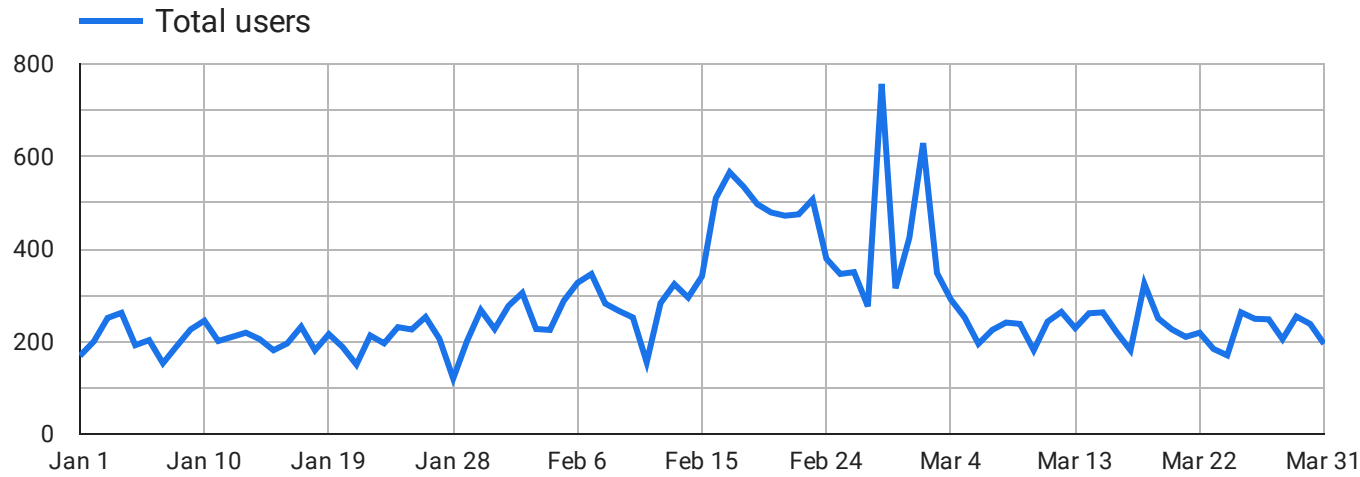
User Source	Views
1. (not set)	4,580
2. google	4,472
3. (direct)	3,775
4. news.grets.store	810
5. nteventcenter.wpengine.com	353
6. bing	269
7. herecomestheguide.com	245

## Lead Generation = Are these user new clients or returning website users?

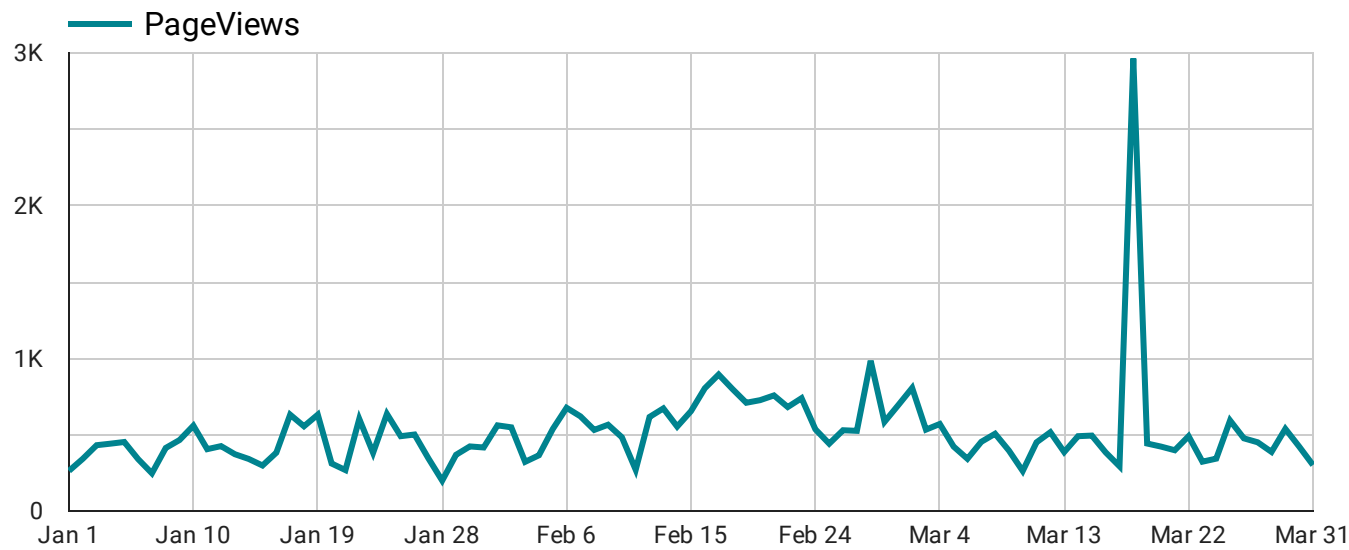
New / returning	Total users
1. new	
2. returning	
3. (not set)	



## Website Traffic (Audience) Metrics



Total users **20,540**    New users **19,978**    Time on Site **02:09**    Engagement rate **47.34%**



Pageviews **47,160**    Pages Viewed Per Session **1.67**    Pageviews Per User **2.3**

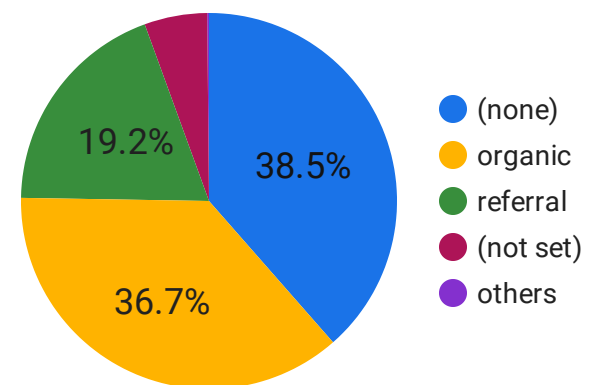
## User City

City	Views
1. San Jose	
2. Tahoe Vista	
3. (not set)	
4. Warsaw	
5. Sacramento	
6. Kings Beach	
7. Truckee	
8. Los Angeles	
9. Columbus	
10. San Francisco	

## First Page Users Visited

First Page Visited
1. / = Homepage
2. /recreation-parks
3. /live-webcams
4. <b>/jobs/north-tahoe-event-center-manager</b>
5. /recreation-parks/parks-facilities/north-tahoe-reg...

## User Referral Traffic



## How did users get to our website?

User Source	Pageviews
1. (direct)	18,172
2. google	15,543
3. (not set)	2,549
4. <b>gotahoenorth.com</b>	2,096
5. news.grets.store	1,452
6. bing	1,114
7. 192.168.17.220	914

## What did users "Search" to get to our website?

Search term	Pageviews
1. <b>window pass</b>	
2. who on the board	
3. who is no the board	
4. where to put pass	
5. <b>wellness series</b>	
6. webcam	
7. waterfall ambiance	229



The California Tahoe Alliance is a coalition of 11 public and private organizations in the Lake Tahoe Basin. We advocate for the preservation and protection of Lake Tahoe, focusing on addressing the most pressing public policy challenges facing the region.

## Preserving the Lake Tahoe Basin

Each year 15 million people visit Tahoe, including hundreds of thousands on busy summer weekends. The resident population is approximately 55,000. Wildfire, smoke, and extreme weather events such as winter storms and summer heat, threaten the fragile ecosystem. Meadows, wetlands, and streams play a major role in the region's ecosystem to protect Lake Tahoe's water clarity.



Lake Tahoe is under extreme stress from years of drought and the catastrophic Caldor Fire, followed by a record breaking snow pack. Tahoe's pristine water quality and natural resources are uniquely vulnerable to the impacts of the warming climate and it is therefore essential that we continue to build the tools it needs to be resilient.

## Public Policy Priorities

As California plans for the future and looks to preserve and protect the Tahoe Basin, we are advocating for the following policy priorities that will help this vital ecosystem thrive:



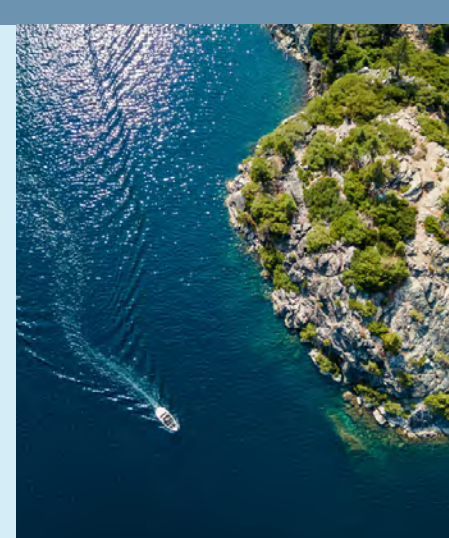
- **Lake Clarity:** Restoring Lake Tahoe's clarity in the face of climate change.
- **Recreation:** Promoting equitable access to recreation opportunities.
- **Wildfire Preparedness:** Reducing wildfire risk and improving water and transportation infrastructure.
- **Climate Change Resilience:** Creating resilience for the Tahoe Basin's ecosystems.
- **Watershed:** Managing demands on recreation in a fragile watershed.

## Addressing Climate Impacts

This year, the California Tahoe Alliance is advocating for passage of a climate resilience bond that includes a fair share of funding for Lake Tahoe to prepare the region's treasured natural resources for climate impacts like wildfire, extreme precipitation, drought, and warming temperatures.

These funds are crucial to provide a California match for funds from Nevada, the federal government, and the private sector for the Environmental Improvement Program (EIP).

We also look to ensure that funding be directed to the California Tahoe Conservancy, as a vetted and trusted state agency, to distribute funding to priority projects that will achieve climate resilience goals as identified in adopted regional climate, wildfire, invasive species, and other plans.



## Wildfire Preparedness

In August 2021, the Caldor Fire became the largest wildfire ever to burn in the Tahoe Basin. The fire burned approximately 10,000 acres and impacted the Basin's largest sub watershed in the Upper Truckee River.



Vegetation that once covered the steep slopes in the burn scar has been replaced with charred trees, ash, and bare soils in some areas of the Tahoe Basin. To accelerate the work to create fire-resilient communities within the Tahoe Basin,

**\$6 million** is requested to be allocated to the California Tahoe Conservancy to leverage and match the \$10 million in federal funds appropriated through the Lake Tahoe Restoration Act.

The California Tahoe Alliance supports **SB 1088** (Alvarado-Gil) that would establish state matching funds to enhance water infrastructure across the state. Specifically, the bill would create a Rural and Small Community Fire Resilience Program within the Office of Emergency Services to work in coordination with the Department of Water Resources, the State Water Resources Control Board, and other state entities to develop a program that would improve water system infrastructure, as prescribed.

Funding requested is for projects that are shovel ready, CEQA/NEPA ready, and will upsize water systems in the wildland urban interface by installing fire hydrants and new storage tanks, upsizing waterlines, emergency generators, and critical interties between systems.



## Reducing Traffic Congestion & Enhancing Transportation

Improving transportation in Tahoe is a top priority as traffic congestion and a lack of parking negatively impact lake clarity and the resident and visitor experience. Personal car travel dominates how people get to and from the Tahoe Basin. In 2017, California and Nevada convened a bi-state consultation with public and private partners to accelerate transportation improvements at Lake Tahoe.

The Transportation Action Plan that identifies priority projects and services found the need for \$400 million over 20 years. California must continue to invest a connected transportation system that prioritizes transit, trails and technology to move people around the region as efficiently as possible.



## Aquatic Invasive Species

Human-introduced aquatic invasive species (AIS) have overrun portions of Tahoe's waters, altering its cherished ecosystem, deteriorating lake clarity, and paving the way for further invasive species proliferation.

The warming waters due to climate change are expanding shoreline habitats, providing additional breeding grounds for AIS infestation. Funding is needed to address these challenges, specifically for the following initiatives:



- **Inspections:** Establish permanent watercraft inspection stations to stop the introduction of AIS.
- **Monitoring:** Continue to expand lake-wide prevention, control, and monitoring of existing AIS populations and potential new outbreaks.
- **Education:** Implement and expand mobile clean, drain dry stations and education for non-motorized recreators.



## **Advocacy Day - Tuesday March 19<sup>th</sup>, 2024**

### **Agenda Morning Speakers**

**1215 K St, Suite 1150, Sacramento**

- 9:00am** Coffee & Arrival
- 9:40am** Treasurer Fiona Ma
- 10:00am** Secretary Wade Crowfoot, California Natural Resources Agency (CNRA)
- 10:30am** Break
- 11:00am** Undersecretary Mark Tollefson, California State Transportation Agency (CalSTA)
- 12:00pm** Lunch

### **Afternoon Legislative Meetings 1021 O St, Sacramento**

- 1:30pm - 2:00pm** Tate Hanna, Policy Analyst (Office of Sen Scott Wiener) - Suite 8620
- 1:30pm - 2:00pm** Matthew Livers, Policy (Office of Sen Monique Limón) - Suite 6510
- 1:30pm - 1:50pm** Alice Bennett, Sr Field Rep (Office of Asm Megan Dahle) - Suite 5710
- 2:00pm - 2:30pm** Sam Mahanes, Climate Change (Office of Asm Damon Connolly) - Suite 5240
- 2:00pm - 2:30pm** Allison Kustic, Sr Leg Aide (Office of Asm Freddie Rodriguez) - Suite 5140
- 2:00pm - 2:15pm** Alyssa Lee, Leg Aide (Office of Asm Kevin McCarty) - Suite 5610
- 2:30pm - 3:00pm** Jessie Gorovitz, Leg Aide (Office of Asm Jesse Gabriel) - Suite 8230
- 2:30pm - 3:00pm** Jesus Gonzalez, Leg Aide (Office of Asm Eduardo Garcia) - Suite 8120
- 2:30pm - 3:00pm** Mark Rossow, Leg Director (Office of Asm Lori Wilson) - Suite 8110
- 2:30pm - 3:00pm** Daniel Banaru, Leg Aide (Office of Asm Gail Pellerin) - Suite 6310



- 2:45pm - 3:00pm** Tammy Trinh, Policy Analyst (Office of Senator John Laird) - Suite 8720
- 3:00pm - 3:30pm** Lauren Sanchez, Senior Advisor for Climate (Office of Governor Gavin Newsom) - Big Sur Conference Room - 9<sup>th</sup> Floor
- 3:00pm - 3:15pm** Senator Alvarado Gil - Room 7240
- 3:15pm - 3:30pm** Assembly Majority Leader Cecilia Aguiar-Curry - Suite 8210
- 3:30pm - 4:00pm** George Miller, Leg Aide (Office of Asm Blanca Rubio) - Suite 5250
- 3:30pm - 4:00pm** Daniela Garcia-Hernandez (Office of Sen Susan Rubio) - Suite 8710
- 3:30pm - 4:00pm** Evan Fern, Leg Aide (Office of Sen Dave Cortese) - Suite 6630
- 3:30pm - 4:00pm** Andrea Gallardo, Leg Aide (Office of Asm Matt Haney) - Suite 5740



# NORTH TAHOE PUBLIC UTILITY DISTRICT

**DATE:** April 9, 2024

**ITEM:** H-3a

**FROM:** Finance Department

**SUBJECT:** Monthly Financial Reports through February 29, 2024

## **DISCUSSION:**

The following financial reports provide the revenue and expense status of the North Tahoe Public Utility District as of the month ending February 29, 2024. This report represents 8/12 or 67% of the fiscal year.

- **All Funds:** At the end of February, the District's Revenues exceeded Expenses by \$3,123,537. This represents Net Income of \$1,421,535 over Budget. Operating Revenues are below budget by (\$182,224). The District as a whole, is (\$958,561) or (8.3%) under Budget for expenses at month end, primarily due to Outside Services/Contractual below budget by (\$103,828) and Other Operating Expenses being under budget by (\$370,400). The timing of Employee Benefits and Depreciation also contribute to the current variance, for Depreciation we will begin to see a catchup as project closures are approved by the Board. Non-Operating Revenues are higher than Budget by \$706,244 at month end primarily due to unbudgeted Grant Revenue earned from the Tahoe Water for Fire Suppression Grant. Capital projects and purchases in the amount of \$7,691,097 have been initiated year-to-date (YTD).
- **All Wastewater Funds:** This report includes the Wastewater Operations Fund, the Wastewater Reserve Fund, and the Wastewater System Replacement Fund. At the end of February, the Wastewater Revenues exceeded Expenses by \$463,097. Operating Revenues YTD are (\$1,484) under Budget. Operating Expenses are (\$446,384) or (16%) under Budget at month end, largely due to Other Operating Expenses and Depreciation. Combined this results in a YTD performance of \$463,081 better than Budget.

The Wastewater Fund has expended \$1,085,298 and encumbered an additional \$177,304 for CIP through February 29, 2024. See Capital Outlay page.

- **All Water Funds:** This report includes the Water Operations Fund, the Water Reserve Fund, and the Water System Replacement Fund. At the end of February, the Water Revenues exceeded Expenses by \$1,880,241. Operating Revenues YTD are under budget by (\$230,963) partially due to lower than anticipated consumption in addition to lower utilization than anticipated. Operating Expenses YTD are under budget by (\$194,266) or (6.9%). Non-Operating Revenues are higher than Budget by \$464,547 at month end primarily due to unbudgeted Grant Revenue earned from the Tahoe Water for Fire Suppression Grant. Combined this results in a YTD performance of \$427,853 better than Budget.

The Water Fund has expended \$2,610,574 and encumbered an additional \$329,932 for CIP through February 29, 2024.

- **All Recreation & Parks:** This report includes the Regional Park, Recreation Programming, the TVRA Boat Ramp, the Event Center, and contractual maintenance services provided to Placer County and Kings Beach Elementary School. At the end of February, the Recreation & Parks Revenues exceeded Expenses by \$2,544,044. Recreation and Parks Operating Revenues are above Budget YTD by \$54,087. Total Expenses YTD are (\$96,843) or (4.7%) below Budget. Non-Operating Revenue exceeded Budget by \$145,864 primarily due to the timing of Grant Revenue.

The Recreation and Parks have expended \$2,326,983 and encumbered an additional \$56,379 for CIP Parks Projects through February 29, 2024. See Capital Outlay page.

- **North Tahoe Event Center (NTEC):** NTEC has a Net Loss of (\$188,269) YTD compared to Budget Net Loss of (\$247,060). The Net Loss outcome is (\$58,791) lower than budget.
- **Fleet:** Operating Expenses YTD are (\$73,776) under budget, due to Other Operating Expenses being lower than budget.

Fleet has expended \$543,454 for CIP and encumbered \$368,670 through February 29, 2024. See Capital Outlay page.

- **General & Administrative and Base:** Operating Expenses YTD are (\$147,293) or (4.4%) below Budget, due to Employee Benefits and Other Operating Expenses.

Administration has expended \$129,977 for CIP and encumbered \$65,526 through February 29, 2024. See Capital Outlay page.

- **Capital Outlay:** The District has expended \$6,696,286 on Capital and encumbered an additional \$994,811 for a total of \$7,691,097 through February 29, 2024.

**ATTACHMENTS:** Financial Reports for February 29, 2024

**REVIEW TRACKING:**

Submitted by:



Vanetta N. Van Cleave  
Chief Financial Officer

Approved by:



Bradley A. Johnson, P.E.  
General Manager/CEO



**Statement of Revenues and Expenses  
For the Period Ended February 29, 2024**

Income Statement	Month-To-Date				Year-To-Date				FY 2023
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance	YTD
<b>Operations</b>									
Operating Revenue	\$ 789,721	\$ 787,809	\$ 1,912	0.2%	\$ 6,962,000	\$ 7,166,895	\$ (204,895)	-2.9%	\$ 6,695,898
Internal Revenue	16,896	11,874	5,022	42.3%	127,613	104,942	22,671	21.6%	126,275
<b>Total Operating Revenue</b>	<b>\$ 806,617</b>	<b>\$ 799,683</b>	<b>\$ 6,934</b>	<b>0.9%</b>	<b>\$ 7,089,613</b>	<b>\$ 7,271,837</b>	<b>\$ (182,224)</b>	<b>-2.5%</b>	<b>\$ 6,822,173</b>
Salaries and Wages	\$ (417,810)	\$ (443,393)	\$ 25,583	5.8%	\$ (3,725,019)	\$ (3,840,324)	\$ 115,305	3.0%	\$ (3,514,478)
Employee Benefits	(227,319)	(235,744)	8,425	3.6%	(1,754,833)	(1,938,696)	183,863	9.5%	(1,589,281)
Outside Services/Contractual	(159,484)	(101,397)	(58,087)	-57.3%	(1,001,132)	(1,104,960)	103,828	9.4%	(780,278)
Utilities	(54,693)	(51,848)	(2,845)	-5.5%	(502,486)	(437,075)	(65,411)	-15.0%	(365,819)
Other Operating Expenses	(118,186)	(97,490)	(20,696)	-21.2%	(1,015,117)	(1,385,517)	370,400	26.7%	(1,097,795)
Insurance	(31,112)	(31,072)	(40)	-0.1%	(249,675)	(248,579)	(1,096)	-0.4%	(184,787)
Internal Expense	(16,896)	(11,874)	(5,022)	-42.3%	(127,613)	(104,942)	(22,671)	-21.6%	(124,247)
Debt Service	(3,239)	(2,796)	(443)	-15.8%	(25,912)	(27,682)	1,770	6.4%	(36,322)
Depreciation	(277,101)	(338,123)	61,022	18.0%	(2,123,651)	(2,396,224)	272,573	11.4%	(2,155,885)
<b>Total Operating Expense</b>	<b>\$ (1,305,840)</b>	<b>\$ (1,313,737)</b>	<b>\$ 7,897</b>	<b>0.6%</b>	<b>\$ (10,525,438)</b>	<b>\$ (11,483,999)</b>	<b>\$ 958,561</b>	<b>8.3%</b>	<b>\$ (9,848,892)</b>
<b>Operating Income(Loss)</b>	<b>\$ (499,223)</b>	<b>\$ (514,054)</b>	<b>\$ 14,831</b>	<b>2.9%</b>	<b>\$ (3,435,825)</b>	<b>\$ (4,212,162)</b>	<b>\$ 776,337</b>	<b>18.4%</b>	<b>\$ (3,026,719)</b>
<b>Non-Operations</b>									
Property Tax Revenue	\$ 525,000	\$ 525,000	\$ -	0.0%	\$ 4,200,000	\$ 4,200,000	\$ -	0.0%	\$ 3,910,000
Community Facilities District (CFD 94-1)	56,964	58,575	(1,611)	-2.8%	455,711	468,600	(12,889)	-2.8%	446,582
Grant Revenue	-	-	-	0.0%	1,494,817	869,198	625,619	72.0%	653,878
Interest	5,827	3,750	2,077	55.4%	103,315	30,000	73,315	244.4%	70,655
Other Non-Op Revenue	25,107	6,667	18,440	276.6%	433,232	413,033	20,199	4.9%	86,418
Capital Contribution	-	-	-	0.0%	-	-	-	0.0%	-
Other Non-Op Expenses	(8,903)	(8,333)	(570)	-6.8%	(127,713)	(66,667)	(61,046)	-91.6%	(73,799)
<b>Income(Loss)</b>	<b>\$ 104,772</b>	<b>\$ 71,605</b>	<b>\$ 33,167</b>	<b>46.3%</b>	<b>\$ 3,123,537</b>	<b>\$ 1,702,002</b>	<b>\$ 1,421,535</b>	<b>83.5%</b>	<b>\$ 2,067,015</b>
<b>Additional Funding Sources</b>									
Allocation of Non-Operating Revenue	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Transfers	-	-	-	0.0%	-	-	-	0.0%	-
<b>Balance</b>	<b>\$ 104,772</b>	<b>\$ 71,605</b>	<b>\$ 33,167</b>	<b>46.3%</b>	<b>\$ 3,123,537</b>	<b>\$ 1,702,002</b>	<b>\$ 1,421,535</b>	<b>83.5%</b>	<b>\$ 2,067,015</b>
Operating Income	\$ (499,223)	\$ (514,054)	\$ 14,831	2.9%	\$ (3,435,825)	\$ (4,212,162)	\$ 776,337	18.4%	\$ (3,026,719)
Net Income(Loss)	\$ 104,772	\$ 71,605	\$ 33,167	46.3%	\$ 3,123,537	\$ 1,702,002	\$ 1,421,535	83.5%	\$ 2,067,015
Earnings Before Interest, Depreciation & Amortization	\$ 385,112	\$ 412,524	\$ (27,412)	-6.6%	\$ 5,273,100	\$ 4,125,908	\$ 1,147,192	27.8%	\$ 4,259,222
Operating Ratio	162%	164%	-2%	-1.5%	148%	158%	-9%	-6.0%	144%
Operating Ratio - plus Tax & CFD	94%	95%	-1%	-1.0%	90%	96%	-7%	-6.8%	88%
Debt Service Coverage Ratio	32.35	25.61	674%	1887%	120.54	61.48	5906%	242%	56.91



**Actual Results For the Month Ended February 29, 2024**

<b>Income Statement</b>	<b>Wastewater</b>	<b>Water</b>	<b>Recreation &amp; Parks</b>	<b>Fleet &amp; Equipment</b>	<b>General &amp; Administrative</b>	<b>Total</b>
<b>Operations</b>						
Operating Revenue	\$ 367,498	\$ 336,340	\$ 82,876	\$ -	\$ 3,008	\$ 789,721
Internal Revenue	3,680	4,124	9,093	-	-	16,896
<b>Total Operating Revenue</b>	<b>\$ 371,177</b>	<b>\$ 340,464</b>	<b>\$ 91,969</b>	<b>\$ -</b>	<b>\$ 3,008</b>	<b>\$ 806,618</b>
Salaries and Wages	\$ (83,022)	\$ (76,115)	\$ (63,775)	\$ (8,375)	\$ (186,523)	\$ (417,810)
Employee Benefits	(43,190)	(39,175)	(41,475)	(5,297)	(98,183)	(227,319)
Outside Services/Contractual	(17,692)	(15,640)	(27,743)	(1,420)	(96,989)	(159,484)
Utilities	(7,104)	(21,725)	(13,822)	(862)	(11,181)	(54,693)
Other Operating Expenses	(8,847)	(39,775)	(12,640)	(5,517)	(51,406)	(118,186)
Internal Expense	(973)	(3,355)	(4,579)	(140)	(7,850)	(16,896)
Debt Service	-	(3,239)	-	-	-	(3,239)
Insurance	(6,217)	(6,217)	(6,217)	(5,436)	(7,025)	(31,112)
Depreciation	(99,054)	(95,630)	(66,722)	(13,020)	(2,674)	(277,101)
Total Operating Expense	(266,099)	(300,870)	(236,973)	(40,067)	(461,831)	(1,305,840)
<b>Operating Contribution</b>	<b>\$ 105,079</b>	<b>\$ 39,594</b>	<b>\$ (145,005)</b>	<b>\$ (40,067)</b>	<b>\$ (458,823)</b>	<b>\$ (499,222)</b>
Allocation of Fleet	\$ (25,828)	\$ (24,290)	\$ (9,154)	\$ 59,273	\$ -	\$ -
<b>Operating Income(Loss)</b>	<b>\$ 79,250</b>	<b>\$ 15,304</b>	<b>\$ (154,159)</b>	<b>\$ 19,206</b>	<b>\$ (458,823)</b>	<b>\$ (499,222)</b>
<b>Non-Operations</b>						
Property Tax Revenue	\$ -	\$ 141,667	\$ 220,833	\$ 35,417	\$ 127,083	\$ 525,000
Community Facilities District (CFD 94-1)	-	-	56,964	-	-	56,964
Grant Revenue	-	-	-	-	-	-
Interest	-	-	-	-	5,827	5,827
Other Non-Op Revenue	18,180	6,927	-	-	-	25,107
Capital Contribution	-	-	-	-	-	-
Other Non-Op Expenses	-	-	(570)	-	(8,333)	(8,903)
<b>Income(Loss)</b>	<b>\$ 97,430</b>	<b>\$ 163,898</b>	<b>\$ 123,068</b>	<b>\$ 54,623</b>	<b>\$ (334,246)</b>	<b>\$ 104,773</b>
<b>Additional Funding Sources</b>						
Allocation of Non-Operating Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	-	-	-	-	-	-
<b>Balance</b>	<b>\$ 97,430</b>	<b>\$ 163,898</b>	<b>\$ 123,068</b>	<b>\$ 54,623</b>	<b>\$ (334,246)</b>	<b>\$ 104,773</b>
Earnings Before Interest, Depreciation & Amortization	\$ 196,485	\$ 262,767	\$ 189,791	\$ 67,642	\$ (331,572)	\$ 385,113
Operating Ratio	72%	88%	258%		15354%	Median
Operating Ratio - plus Tax & CFD	72%	62%	64%	113%	355%	54%



**YTD For the Period Ended February 29, 2024**

<b>Income Statement</b>	<b>Wastewater</b>	<b>Water</b>	<b>Recreation &amp; Parks</b>	<b>Fleet &amp; Equipment</b>	<b>General &amp; Administrative</b>	<b>Total</b>
<b>Operations</b>						
Operating Revenue	\$ 2,969,273	\$ 2,998,348	\$ 971,310	\$ -	\$ 23,069	\$ 6,962,000
Internal Revenue	29,436	41,317	56,860	-	-	127,613
<b>Total Operating Revenue</b>	<b>\$ 2,998,709</b>	<b>\$ 3,039,666</b>	<b>\$ 1,028,170</b>	<b>\$ -</b>	<b>\$ 23,069</b>	<b>\$ 7,089,613</b>
Salaries and Wages	\$ (724,544)	\$ (693,769)	\$ (666,005)	\$ (89,092)	\$ (1,551,610)	\$ (3,725,019)
Employee Benefits	(378,118)	(356,870)	(340,567)	(49,641)	(629,637)	(1,754,833)
Outside Services/Contractual	(155,274)	(155,108)	(181,077)	(6,256)	(503,418)	(1,001,132)
Utilities	(119,815)	(214,538)	(78,783)	(6,084)	(83,266)	(502,486)
Other Operating Expenses	(121,275)	(343,947)	(141,368)	(99,492)	(309,034)	(1,015,117)
Internal Expense	(7,800)	(12,730)	(44,361)	(1,113)	(61,608)	(127,613)
Debt Service	-	(25,912)	-	-	-	(25,912)
Insurance	(49,736)	(49,736)	(50,066)	(43,937)	(56,200)	(249,675)
Depreciation	(790,604)	(763,711)	(457,642)	(91,385)	(20,309)	(2,123,651)
Total Operating Expense	(2,347,165)	(2,616,320)	(1,959,869)	(387,000)	(3,215,083)	(10,525,437)
<b>Operating Contribution</b>	<b>\$ 651,544</b>	<b>\$ 423,345</b>	<b>\$ (931,699)</b>	<b>\$ (387,000)</b>	<b>\$ (3,192,014)</b>	<b>\$ (3,435,823)</b>
Allocation of Fleet	\$ (206,627)	\$ (194,319)	\$ (73,235)	\$ 474,182	\$ -	\$ -
<b>Operating Income(Loss)</b>	<b>\$ 444,916</b>	<b>\$ 229,026</b>	<b>\$ (1,004,935)</b>	<b>\$ 87,183</b>	<b>\$ (3,192,014)</b>	<b>\$ (3,435,823)</b>
<b>Non-Operations</b>						
Property Tax Revenue	\$ -	\$ 1,133,333	\$ 1,766,667	\$ 283,333	\$ 1,016,667	\$ 4,200,000
Community Facilities District (CFD 94-1)	-	-	455,711	-	-	455,711
Grant Revenue	-	466,866	1,027,951	-	-	1,494,817
Interest	-	-	-	-	103,315	103,315
Other Non-Op Revenue	18,180	51,014	359,700	-	4,338	433,232
Capital Contribution	-	-	-	-	-	-
Other Non-Op Expenses	1	3	(61,051)	1	(66,667)	(127,713)
<b>Income(Loss)</b>	<b>\$ 463,098</b>	<b>\$ 1,880,242</b>	<b>\$ 2,544,043</b>	<b>\$ 370,517</b>	<b>\$ (2,134,361)</b>	<b>\$ 3,123,539</b>
<b>Additional Funding Sources</b>						
Allocation of Non-Operating Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers	-	-	-	-	-	-
<b>Balance</b>	<b>\$ 463,098</b>	<b>\$ 1,880,242</b>	<b>\$ 2,544,043</b>	<b>\$ 370,517</b>	<b>\$ (2,134,361)</b>	<b>\$ 3,123,539</b>
Earnings Before Interest, Depreciation & Amortization	\$ 1,253,702	\$ 2,669,864	\$ 3,001,685	\$ 461,902	\$ (2,114,052)	\$ 5,273,102
Operating Ratio	78%	86%	191%			Median
Operating Ratio - plus Tax & CFD	78%	63%	60%			54%



**Wastewater Operations**  
**Statement of Revenues and Expenses**  
**For the Period Ended February 29, 2024**

Income Statement	Month-To-Date				Year-To-Date				Prior
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance	YTD
<b>Operations</b>									
Operating Revenue	\$ 367,498	\$ 371,345	\$ (3,847)	-1.0%	\$ 2,969,273	\$ 2,970,759	\$ (1,486)	-0.1%	\$ 2,770,005
Internal Revenue	3,680	3,679	1	0.0%	29,436	29,434	2	0.0%	27,234
<b>Total Operating Revenue</b>	<b>\$ 371,178</b>	<b>\$ 375,024</b>	<b>\$ (3,846)</b>	<b>-1.0%</b>	<b>\$ 2,998,709</b>	<b>\$ 3,000,193</b>	<b>\$ (1,484)</b>	<b>0.0%</b>	<b>\$ 2,797,239</b>
Salaries and Wages	\$ (83,022)	\$ (95,728)	\$ 12,706	13.3%	\$ (724,544)	\$ (813,474)	\$ 88,930	10.9%	\$ (737,513)
Employee Benefits	(43,190)	(48,573)	5,383	11.1%	(378,118)	(412,850)	34,732	8.4%	(368,297)
Outside Services/Contractual	(17,692)	(19,857)	2,165	10.9%	(155,274)	(197,878)	42,604	21.5%	(101,733)
Utilities	(7,104)	(15,357)	8,253	53.7%	(119,815)	(96,661)	(23,154)	-24.0%	(91,092)
Other Operating Expenses	(8,847)	(28,750)	19,903	69.2%	(121,275)	(288,320)	167,045	57.9%	(271,582)
Insurance	(6,217)	(6,341)	124	2.0%	(49,736)	(50,726)	990	2.0%	(34,368)
Internal Expense	(973)	(976)	3	0.3%	(7,800)	(8,807)	1,007	11.4%	(19,149)
Debt Service	-	-	-	0.0%	-	-	-	0.0%	-
Depreciation	(99,054)	(122,055)	23,001	18.8%	(790,604)	(924,834)	134,230	14.5%	(883,196)
<b>Total Operating Expense</b>	<b>\$ (266,099)</b>	<b>\$ (337,637)</b>	<b>\$ 71,538</b>	<b>21.2%</b>	<b>\$ (2,347,166)</b>	<b>\$ (2,793,550)</b>	<b>\$ 446,384</b>	<b>16.0%</b>	<b>\$ (2,506,930)</b>
<b>Operating Contribution</b>	<b>\$ 105,079</b>	<b>\$ 37,387</b>	<b>\$ 67,692</b>	<b>181.1%</b>	<b>\$ 651,543</b>	<b>\$ 206,643</b>	<b>\$ 444,900</b>	<b>215.3%</b>	<b>\$ 290,309</b>
Allocation of Base	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Allocation of Fleet	(25,828)	(25,828)	-	0.0%	(206,627)	(206,627)	-	0.0%	(203,832)
Allocation of General & Administrative	-	-	-	0.0%	-	-	-	0.0%	-
<b>Operating Income(Loss)</b>	<b>\$ 79,251</b>	<b>\$ 11,559</b>	<b>\$ 67,692</b>	<b>585.6%</b>	<b>\$ 444,916</b>	<b>\$ 16</b>	<b>\$ 444,900</b>	<b>2780625.0%</b>	<b>\$ 86,477</b>
<b>Non-Operations</b>									
Property Tax Revenue	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ 366,667
Community Facilities District (CFD 94-1)	-	-	-	0.0%	-	-	-	0.0%	-
Grant Revenue	-	-	-	0.0%	-	-	-	0.0%	-
Interest	-	-	-	0.0%	-	-	-	0.0%	-
Other Non-Op Revenue	18,180	-	18,180	100.0%	18,180	-	18,180	100.0%	27,745
Capital Contribution	-	-	-	0.0%	-	-	-	0.0%	-
Other Non-Op Expenses	-	-	-	0.0%	1	-	1	100.0%	(4,000)
<b>Income(Loss)</b>	<b>\$ 97,431</b>	<b>\$ 11,559</b>	<b>\$ 85,872</b>	<b>742.9%</b>	<b>\$ 463,097</b>	<b>\$ 16</b>	<b>\$ 463,081</b>	<b>2894256.3%</b>	<b>\$ 476,889</b>
<b>Additional Funding Sources</b>									
Allocation of Non-Operating Revenue	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Transfers	-	-	-	0.0%	-	-	-	0.0%	-
<b>Balance</b>	<b>\$ 97,431</b>	<b>\$ 11,559</b>	<b>\$ 85,872</b>	<b>742.9%</b>	<b>\$ 463,097</b>	<b>\$ 16</b>	<b>\$ 463,081</b>	<b>2894256.3%</b>	<b>\$ 476,889</b>
Earnings Before Interest, Depreciation & Amortization	\$ 196,485	\$ 133,614	\$ 62,871	47.1%	\$ 1,253,701	\$ 924,850	\$ 328,851	35.6%	\$ 1,360,085
Operating Ratio	72%	90%	-18%	-20.4%	78%	93%	-15%	-15.9%	90%
Operating Ratio - plus Tax & CFD	72%	90%	-18%	-20.4%	78%	93%	-15%	-15.9%	79%



**Water Operations**  
**Statement of Revenues and Expenses**  
**For the Period Ended February 29, 2024**

Income Statement	Month-To-Date				Year-To-Date				Prior
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance	YTD
<b>Operations</b>									
Operating Revenue	\$ 336,340	\$ 373,771	\$ (37,431)	-10.0%	\$ 2,998,348	\$ 3,236,668	\$ (238,320)	-7.4%	\$ 2,983,320
Internal Revenue	4,124	4,245	(121)	-2.9%	41,317	33,960	7,357	21.7%	42,614
<b>Total Operating Revenue</b>	<b>\$ 340,464</b>	<b>\$ 378,016</b>	<b>\$ (37,552)</b>	<b>-9.9%</b>	<b>\$ 3,039,665</b>	<b>\$ 3,270,628</b>	<b>\$ (230,963)</b>	<b>-7.1%</b>	<b>\$ 3,025,934</b>
Salaries and Wages	\$ (76,115)	\$ (91,343)	\$ 15,228	16.7%	\$ (693,769)	\$ (776,199)	\$ 82,430	10.6%	\$ (684,816)
Employee Benefits	(39,175)	(44,899)	5,724	12.7%	(356,870)	(381,623)	24,753	6.5%	(339,061)
Outside Services/Contractual	(15,640)	(14,360)	(1,280)	-8.9%	(155,108)	(187,309)	32,201	17.2%	(84,999)
Utilities	(21,725)	(17,537)	(4,188)	-23.9%	(214,538)	(182,502)	(32,036)	-17.6%	(152,626)
Other Operating Expenses	(39,775)	(26,040)	(13,735)	-52.7%	(343,947)	(362,160)	18,213	5.0%	(273,541)
Insurance	(6,217)	(6,341)	124	2.0%	(49,736)	(50,726)	990	2.0%	(34,368)
Internal Expense	(3,355)	(1,122)	(2,233)	-199.0%	(12,730)	(9,974)	(2,756)	-27.6%	(18,836)
Debt Service	(3,239)	(2,796)	(443)	-15.8%	(25,912)	(27,682)	1,770	6.4%	(36,322)
Depreciation	(95,630)	(116,575)	20,945	18.0%	(763,711)	(832,412)	68,701	8.3%	(752,813)
<b>Total Operating Expense</b>	<b>\$ (300,871)</b>	<b>\$ (321,013)</b>	<b>\$ 20,142</b>	<b>6.3%</b>	<b>\$ (2,616,321)</b>	<b>\$ (2,810,587)</b>	<b>\$ 194,266</b>	<b>6.9%</b>	<b>\$ (2,377,382)</b>
<b>Operating Contribution</b>	<b>\$ 39,593</b>	<b>\$ 57,003</b>	<b>\$ (17,410)</b>	<b>-30.5%</b>	<b>\$ 423,344</b>	<b>\$ 460,041</b>	<b>\$ (36,697)</b>	<b>-8.0%</b>	<b>\$ 648,552</b>
Allocation of Base	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Allocation of Fleet	(24,290)	(24,290)	-	0.0%	(194,319)	(194,319)	-	0.0%	(191,604)
Allocation of General & Administrative	-	-	-	0.0%	-	-	-	0.0%	-
<b>Operating Income(Loss)</b>	<b>\$ 15,303</b>	<b>\$ 32,713</b>	<b>\$ (17,410)</b>	<b>-53.2%</b>	<b>\$ 229,025</b>	<b>\$ 265,722</b>	<b>\$ (36,697)</b>	<b>-13.8%</b>	<b>\$ 456,948</b>
<b>Non-Operations</b>									
Property Tax Revenue	\$ 141,667	\$ 141,667	\$ -	0.0%	\$ 1,133,333	\$ 1,133,333	\$ -	0.0%	\$ 2,766,667
Community Facilities District (CFD 94-1)	-	-	-	0.0%	-	-	-	0.0%	-
Grant Revenue	-	-	-	0.0%	466,866	-	466,866	100.0%	607,551
Interest	-	-	-	0.0%	-	-	-	0.0%	-
Other Non-Op Revenue	6,927	6,667	260	3.9%	51,014	53,333	(2,319)	-4.3%	54,093
Capital Contribution	-	-	-	0.0%	-	-	-	0.0%	-
Other Non-Op Expenses	-	-	-	0.0%	3	-	3	100.0%	-
<b>Income(Loss)</b>	<b>\$ 163,897</b>	<b>\$ 181,047</b>	<b>\$ (17,150)</b>	<b>-9.5%</b>	<b>\$ 1,880,241</b>	<b>\$ 1,452,388</b>	<b>\$ 427,853</b>	<b>29.5%</b>	<b>\$ 3,885,259</b>
<b>Additional Funding Sources</b>									
Allocation of Non-Operating Revenue	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Transfers	-	-	-	0.0%	-	-	-	0.0%	-
Balance	\$ 163,897	\$ 181,047	\$ (17,150)	-9.5%	\$ 1,880,241	\$ 1,452,388	\$ 427,853	29.5%	\$ 3,885,259
Earnings Before Interest, Depreciation & Amortization	\$ 262,766	\$ 300,418	\$ (37,652)	-12.5%	\$ 2,669,864	\$ 2,312,482	\$ 357,382	15.5%	\$ 4,674,394
Operating Ratio	88%	85%	3%	4.1%	86%	86%	0%	0.2%	79%
Operating Ratio - plus Tax & CFD	62%	62%	1%	1.0%	63%	64%	-1%	-1.8%	41%





**Recreation & Parks Operations  
Statement of Revenues and Expenses  
For the Period Ended February 29, 2024**

Income Statement	Month-To-Date				Year-To-Date				Prior
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance	YTD
<b>Operations</b>									
Operating Revenue	\$ 82,876	\$ 39,326	\$ 43,550	110.7%	\$ 971,310	\$ 932,535	\$ 38,775	4.2%	\$ 871,785
Internal Revenue	9,093	3,950	5,143	130.2%	56,860	41,548	15,312	36.9%	54,399
<b>Total Operating Revenue</b>	\$ 91,969	\$ 43,276	\$ 48,693	112.5%	\$ 1,028,170	\$ 974,083	\$ 54,087	5.6%	\$ 926,184
Salaries and Wages	\$ (63,775)	\$ (76,310)	\$ 12,535	16.4%	\$ (666,005)	\$ (706,050)	\$ 40,045	5.7%	\$ (537,028)
Employee Benefits	(41,475)	(42,691)	1,216	2.8%	(340,567)	(367,265)	26,698	7.3%	(270,470)
Outside Services/Contractual	(27,743)	(24,413)	(3,330)	-13.6%	(181,077)	(169,206)	(11,871)	-7.0%	(160,843)
Utilities	(13,822)	(5,988)	(7,834)	-130.8%	(78,783)	(63,078)	(15,705)	-24.9%	(55,251)
Other Operating Expenses	(12,640)	(8,166)	(4,474)	-54.8%	(141,368)	(178,779)	37,411	20.9%	(146,981)
Insurance	(6,217)	(6,341)	124	2.0%	(50,066)	(50,726)	660	1.3%	(34,533)
Internal Expense	(4,579)	(4,608)	29	0.6%	(44,361)	(36,868)	(7,493)	-20.3%	(44,573)
Debt Service	-	-	-	0.0%	-	-	-	0.0%	-
Depreciation	(66,722)	(73,641)	6,919	9.4%	(457,642)	(484,740)	27,098	5.6%	(396,417)
<b>Total Operating Expense</b>	\$ (236,973)	\$ (242,158)	\$ 5,185	2.1%	\$ (1,959,869)	\$ (2,056,712)	\$ 96,843	4.7%	\$ (1,646,096)
<b>Operating Contribution</b>	\$ (145,004)	\$ (198,882)	\$ 53,878	27.1%	\$ (931,699)	\$ (1,082,629)	\$ 150,930	13.9%	\$ (719,912)
Allocation of Base	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Allocation of Fleet	(9,154)	(9,154)	-	0.0%	(73,235)	(73,235)	-	0.0%	(72,117)
Allocation of General & Administrative	-	-	-	0.0%	-	-	-	0.0%	-
<b>Operating Income(Loss)</b>	\$ (154,158)	\$ (208,036)	\$ 53,878	25.9%	\$ (1,004,934)	\$ (1,155,864)	\$ 150,930	13.1%	\$ (792,029)
<b>Non-Operations</b>									
Property Tax Revenue	\$ 220,833	\$ 220,833	\$ -	0.0%	\$ 1,766,667	\$ 1,766,667	\$ -	0.0%	\$ 1,033,333
Community Facilities District (CFD 94-1)	56,964	58,575	(1,611)	-2.8%	455,711	468,600	(12,889)	-2.8%	446,582
Grant Revenue	-	-	-	0.0%	1,027,951	869,198	158,753	18.3%	46,327
Interest	-	-	-	0.0%	-	-	-	0.0%	18
Other Non-Op Revenue	-	-	-	0.0%	359,700	359,700	-	0.0%	-
Capital Contribution	-	-	-	0.0%	-	-	-	0.0%	-
Other Non-Op Expenses	(570)	-	(570)	-100.0%	(61,051)	-	(61,051)	-100.0%	(4,466)
<b>Income(Loss)</b>	\$ 123,069	\$ 71,372	\$ 51,697	72.4%	\$ 2,544,044	\$ 2,308,301	\$ 235,743	10.2%	\$ 729,765
<b>Additional Funding Sources</b>									
Allocation of Non-Operating Revenue	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Transfers	-	-	-	0.0%	-	-	-	0.0%	-
<b>Balance</b>	\$ 123,069	\$ 71,372	\$ 51,697	72.4%	\$ 2,544,044	\$ 2,308,301	\$ 235,743	10.2%	\$ 729,765
Earnings Before Interest, Depreciation & Amortization	\$ 189,791	\$ 145,013	\$ 44,778	30.9%	\$ 3,001,686	\$ 2,793,041	\$ 208,645	7.5%	\$ 1,126,182
Operating Ratio	258%	560%	-302%	-54.0%	191%	211%	-21%	-9.7%	178%
Operating Ratio - plus Tax & CFD	64%	75%	-11%	-14.6%	60%	64%	-4%	-5.9%	68%



Division  
Department

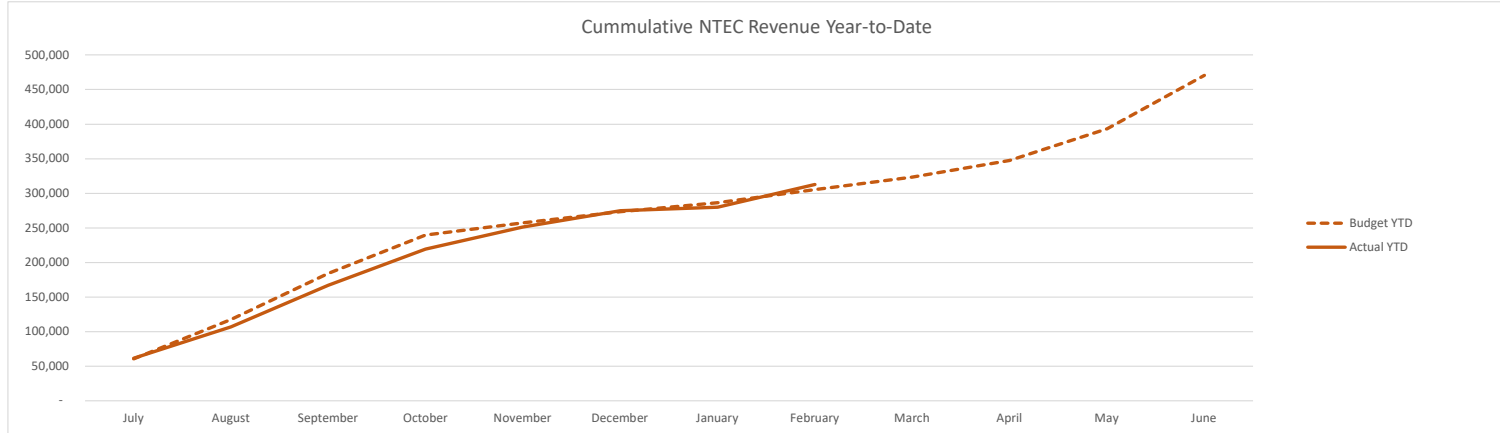
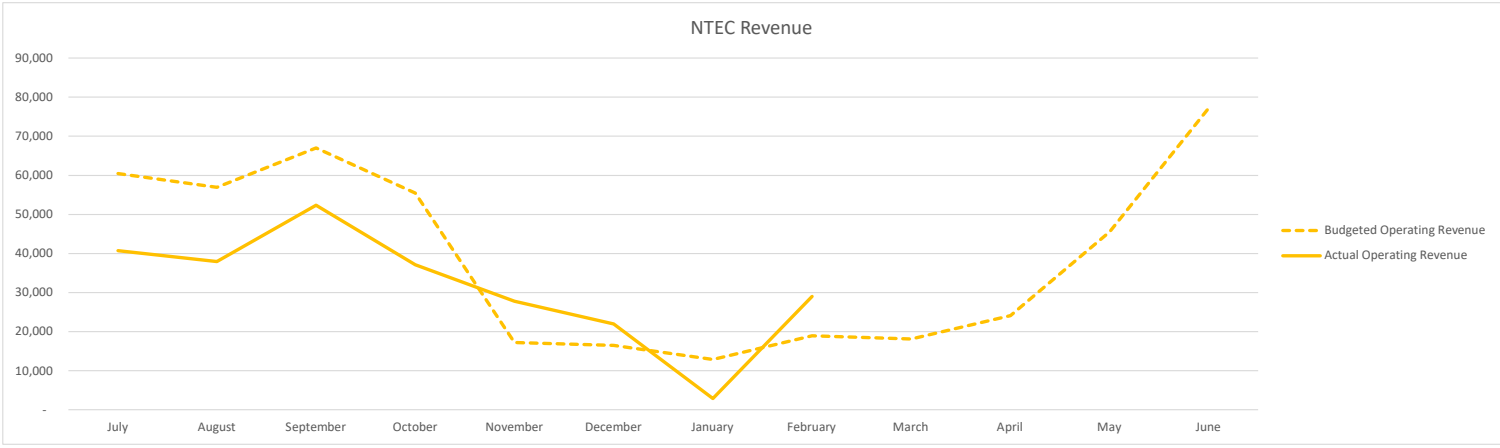
51-5100  
Recreation & Parks  
Event Center Operations

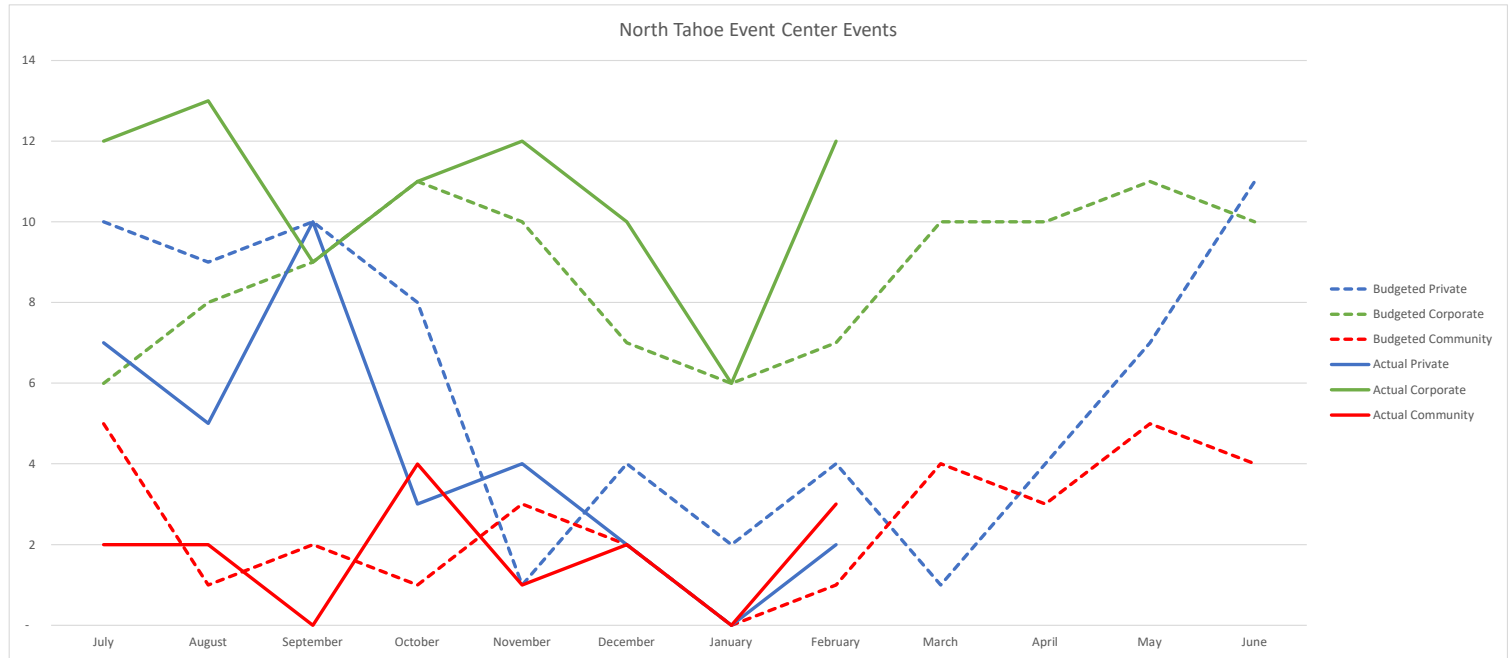
Statement of Revenues and Expenses  
For the Period Ended February 29, 2024

Income Statement	Month-To-Date				Year-To-Date				Prior
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance	YTD
<b>Operations</b>									
Operating Revenue	\$ 23,824	\$ 15,013	\$ 8,811	58.7%	\$ 256,916	\$ 263,881	\$ (6,965)	-2.6%	\$ 315,584
Internal Revenue	9,093	3,950	5,143	130.2%	56,860	41,548	15,312	36.9%	34,399
<b>Total Operating Revenue</b>	<b>\$ 32,917</b>	<b>\$ 18,963</b>	<b>\$ 13,954</b>	<b>73.6%</b>	<b>\$ 313,776</b>	<b>\$ 305,429</b>	<b>\$ 8,347</b>	<b>2.7%</b>	<b>\$ 349,983</b>
Salaries and Wages	\$ (17,767)	\$ (29,819)	\$ 12,052	40.4%	\$ (241,197)	\$ (261,780)	\$ 20,583	7.9%	\$ (203,956)
Employee Benefits	(17,352)	(14,405)	(2,947)	-20.5%	(124,781)	(123,076)	(1,705)	-1.4%	(103,797)
Outside Services/Contractual	(5,558)	(4,842)	(716)	-14.8%	(22,584)	(25,732)	3,148	12.2%	(14,168)
Utilities	(9,922)	(3,780)	(6,142)	-162.5%	(43,810)	(32,518)	(11,292)	-34.7%	(32,678)
Other Operating Expenses	(7,301)	(6,715)	(586)	-8.7%	(61,279)	(95,601)	34,322	35.9%	(79,722)
Insurance	-	-	-	0.0%	-	-	-	0.0%	-
Internal Expense	(1,714)	(1,723)	9	0.5%	(13,944)	(13,782)	(162)	-1.2%	(13,077)
Debt Service	-	-	-	0.0%	-	-	-	0.0%	-
Depreciation	-	-	-	0.0%	-	-	-	0.0%	-
<b>Total Operating Expense</b>	<b>\$ (59,614)</b>	<b>\$ (61,284)</b>	<b>\$ 1,670</b>	<b>2.7%</b>	<b>\$ (507,595)</b>	<b>\$ (552,489)</b>	<b>\$ 44,894</b>	<b>8.1%</b>	<b>\$ (447,398)</b>
<b>Operating Contribution</b>	<b>\$ (26,697)</b>	<b>\$ (42,321)</b>	<b>\$ 15,624</b>	<b>36.9%</b>	<b>\$ (193,819)</b>	<b>\$ (247,060)</b>	<b>\$ 53,241</b>	<b>21.5%</b>	<b>\$ (97,415)</b>
Allocation of Base	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Allocation of Fleet	-	-	-	0.0%	-	-	-	0.0%	-
Allocation of General & Administrative	-	-	-	0.0%	-	-	-	0.0%	-
<b>Operating Income(Loss)</b>	<b>\$ (26,697)</b>	<b>\$ (42,321)</b>	<b>\$ 15,624</b>	<b>36.9%</b>	<b>\$ (193,819)</b>	<b>\$ (247,060)</b>	<b>\$ 53,241</b>	<b>21.5%</b>	<b>\$ (97,415)</b>
<b>Non-Operations</b>									
Property Tax Revenue	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Community Facilities District (CFD 94-1)	-	-	-	0.0%	-	-	-	0.0%	-
Grant Revenue	-	-	-	0.0%	-	-	-	0.0%	-
Interest	-	-	-	0.0%	-	-	-	0.0%	-
Other Non-Op Revenue	-	-	-	0.0%	-	-	-	0.0%	-
Capital Contribution	-	-	-	0.0%	-	-	-	0.0%	-
Other Non-Op Expenses	-	-	-	0.0%	5,550	-	5,550	100.0%	-
<b>Income(Loss)</b>	<b>\$ (26,697)</b>	<b>\$ (42,321)</b>	<b>\$ 15,624</b>	<b>36.9%</b>	<b>\$ (188,269)</b>	<b>\$ (247,060)</b>	<b>\$ 58,791</b>	<b>23.8%</b>	<b>\$ (97,415)</b>
<b>Additional Funding Sources</b>									
Allocation of Non-Operating Revenue	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Transfers	-	-	-	0.0%	-	-	-	0.0%	-
<b>Balance</b>	<b>\$ (26,697)</b>	<b>\$ (42,321)</b>	<b>\$ 15,624</b>	<b>36.9%</b>	<b>\$ (188,269)</b>	<b>\$ (247,060)</b>	<b>\$ 58,791</b>	<b>23.8%</b>	<b>\$ (97,415)</b>

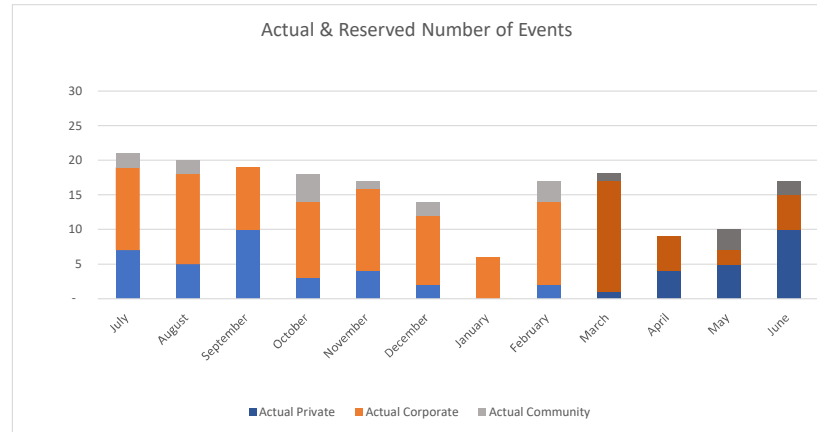
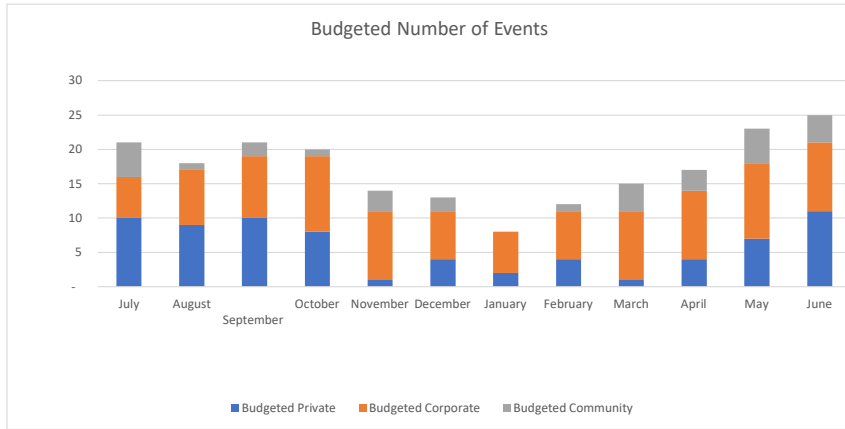
North Tahoe Event Center  
FY 2023-24

	July	August	September	October	November	December	January	February	March	April	May	June	Total
<b>Revenue</b>													
Private	45,600	39,300	45,600	35,900	2,100	8,400	4,200	8,400	2,100	8,400	19,300	49,000	268,300
Corporate	3,620	8,452	9,557	10,171	10,154	4,598	7,912	7,998	10,154	10,654	12,839	12,264	108,373
Community	3,150	1,106	2,213	1,106	2,656	1,771	-	885	3,542	2,656	4,427	4,426	27,938
Budgeted Total Room Rent	52,370	48,858	57,370	47,177	14,910	14,769	12,112	17,283	15,796	21,710	36,566	65,690	404,611
Program Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Ancillary Revenue	8,100	8,100	9,600	8,250	2,350	1,750	750	1,680	2,300	2,380	9,000	11,500	65,760
Budgeted Operating Revenue	60,470	56,958	66,970	55,427	17,260	16,519	12,862	18,963	18,096	24,090	45,566	77,190	470,371
Private	33,455	22,221	45,678	16,300	13,015	5,038	-	12,010	-	-	-	-	147,716
Corporate	7,277	11,932	6,639	12,685	4,668	6,850	2,875	12,123	-	-	-	-	65,048
Community	-	3,825	-	8,135	10,100	10,100	-	4,900	-	-	-	-	37,060
Actual Total Room Rent	40,732	37,978	52,317	37,120	27,783	21,988	2,875	29,033	-	-	-	-	249,824
Program Revenue	-	196	-	-	-	-	-	560	-	-	-	-	756
Ancillary Revenue	20,554	7,374	7,893	15,111	4,259	1,797	1,908	3,325	-	-	-	-	62,220
Actual Operating Revenue	61,286	45,548	60,209	52,231	32,041	23,785	4,783	32,917	-	-	-	-	312,800
Variance to Budget	816	(11,410)	(6,761)	(3,196)	14,781	7,266	(8,079)	13,954	(18,096)	(24,090)	(45,566)	(77,190)	(157,571)
<b># Events</b>													
Budgeted Private	10	9	10	8	1	4	2	4	1	4	7	11	71
Budgeted Corporate	6	8	9	11	10	7	6	7	10	10	11	10	105
Budgeted Community	5	1	2	1	3	2	-	1	4	3	5	4	31
	21	18	21	20	14	13	8	12	15	17	23	25	207
Actual Private	7	5	10	3	4	2	-	2	-	-	-	-	33
Actual Corporate	12	13	9	11	12	10	6	12	-	-	-	-	85
Actual Community	2	2	-	4	1	2	-	3	-	-	-	-	14
	21	20	19	18	17	14	6	17	-	-	-	-	132





\* Program & Recreation events reporting to be forthcoming





**Fleet & Equipment Support  
Statement of Revenues and Expenses  
For the Period Ended February 29, 2024**

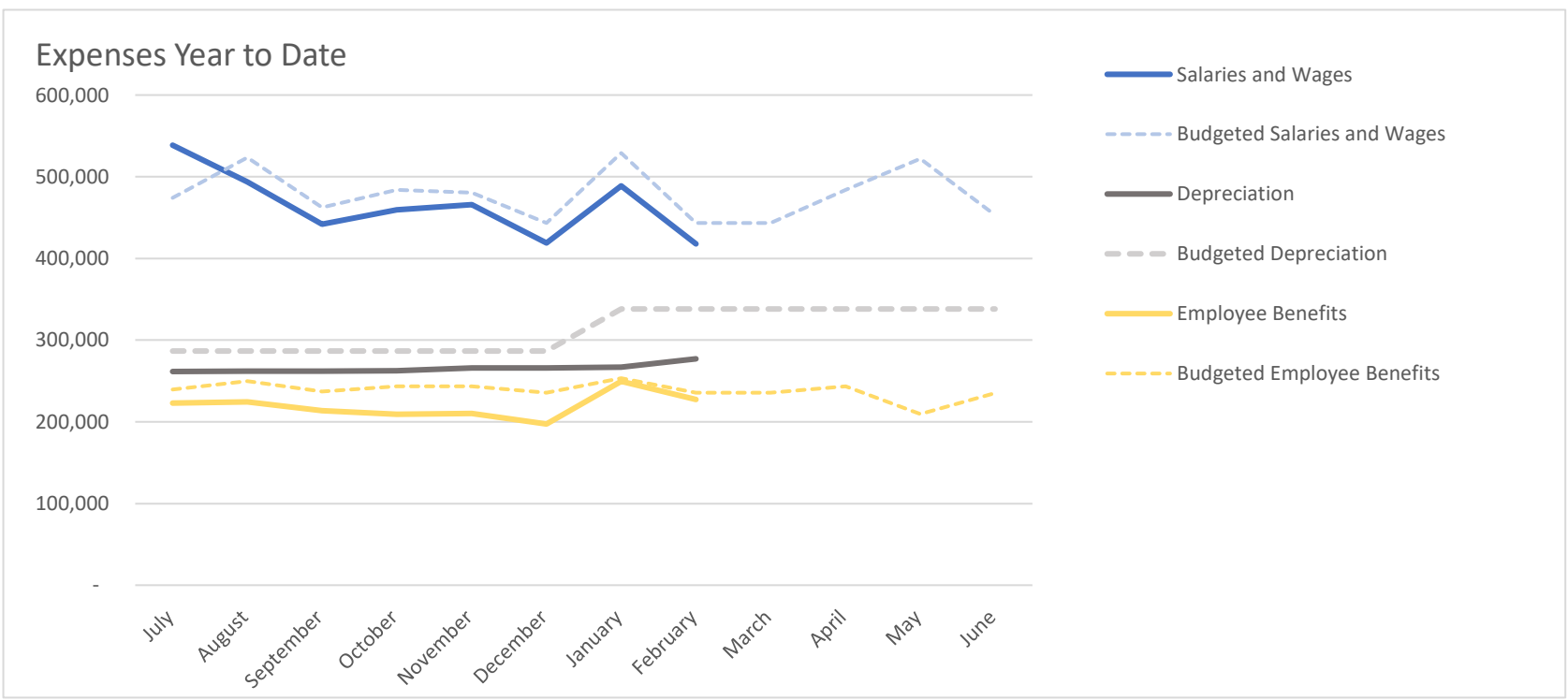
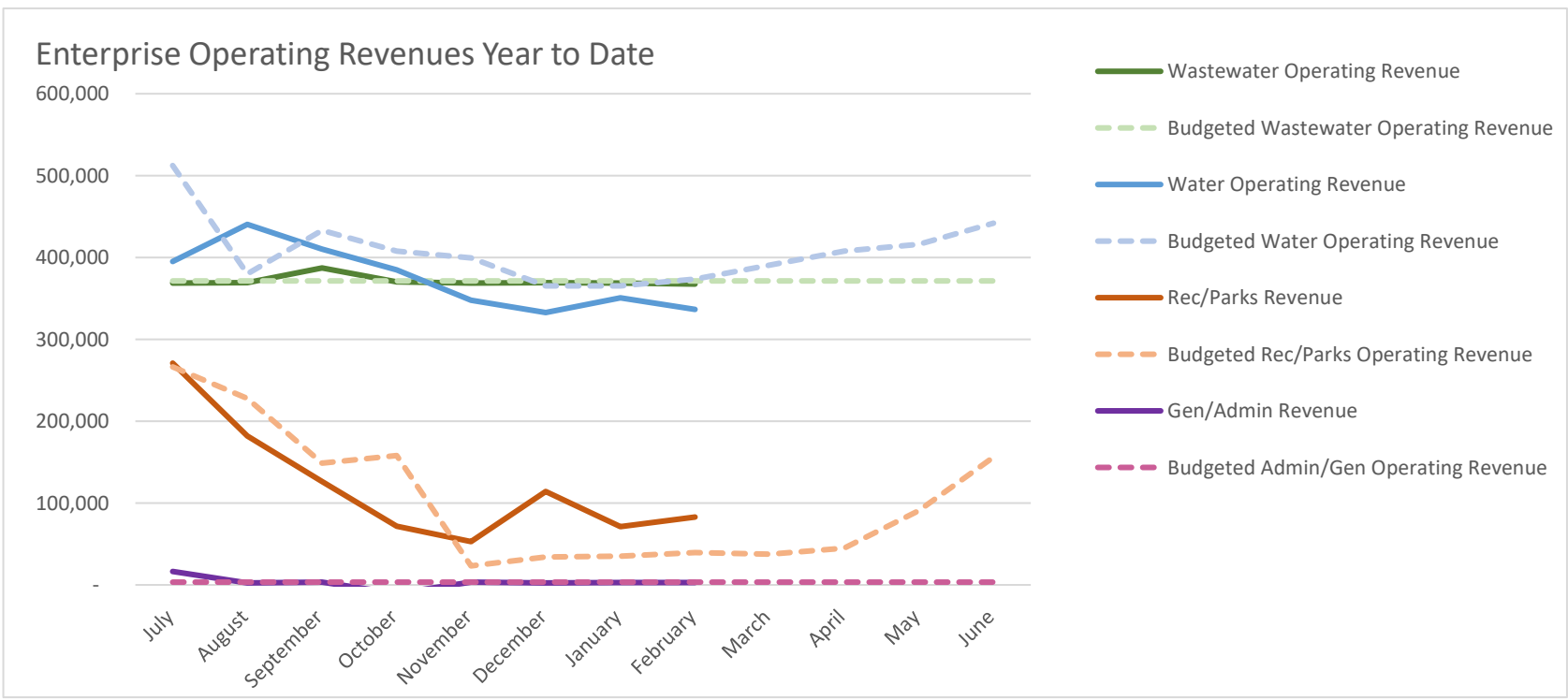
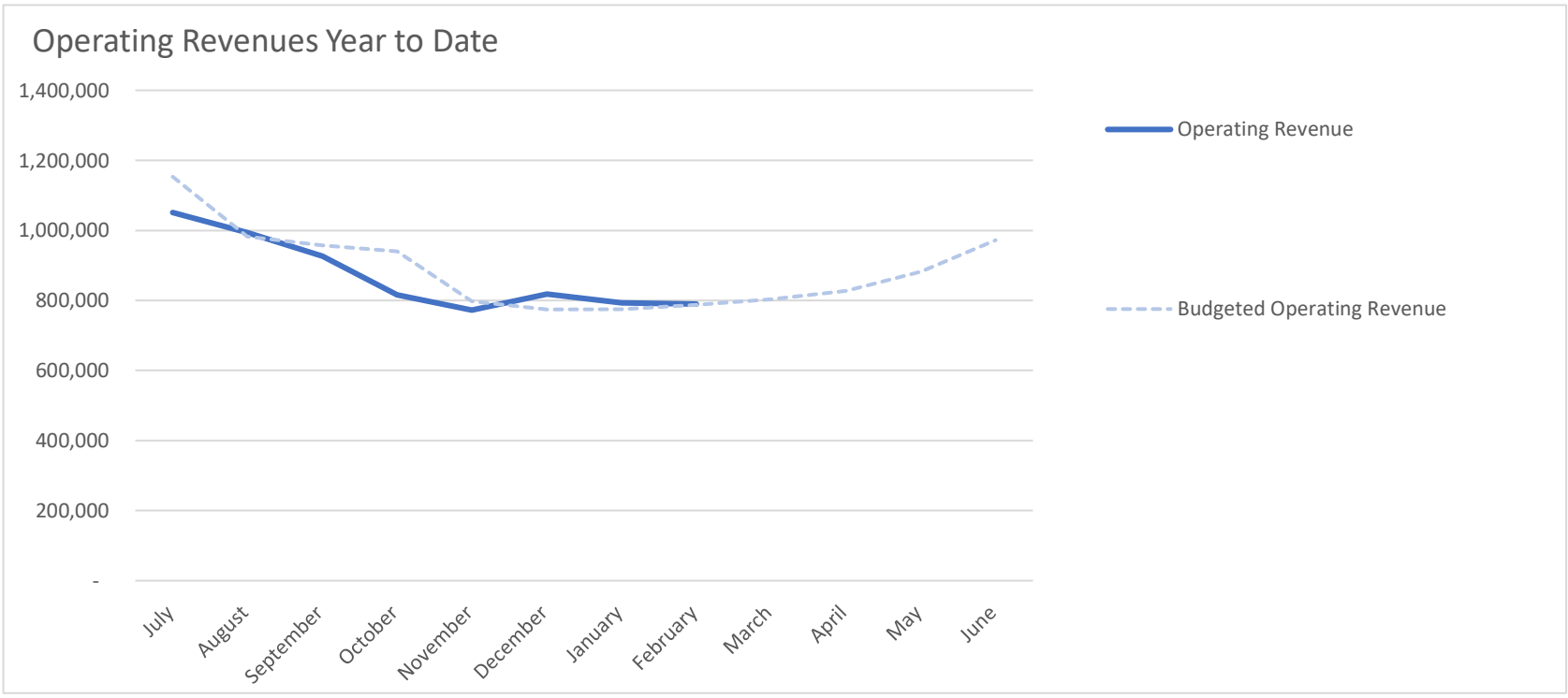
Income Statement	Month-To-Date				Year-To-Date				Prior
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance	YTD
<b>Operations</b>									
Operating Revenue	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Internal Revenue	-	-	-	0.0%	-	-	-	0.0%	-
<b>Total Operating Revenue</b>	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Salaries and Wages	\$ (8,375)	\$ (8,653)	\$ 278	3.2%	\$ (89,092)	\$ (73,546)	\$ (15,546)	-21.1%	\$ (100,092)
Employee Benefits	(5,297)	(4,868)	(429)	-8.8%	(49,641)	(41,375)	(8,266)	-20.0%	(53,095)
Outside Services/Contractual	(1,420)	(150)	(1,270)	-846.7%	(6,256)	(8,360)	2,104	25.2%	(5,817)
Utilities	(862)	(546)	(316)	-57.9%	(6,084)	(3,506)	(2,578)	-73.5%	(3,707)
Other Operating Expenses	(5,517)	(11,000)	5,483	49.8%	(99,492)	(163,055)	63,563	39.0%	(107,280)
Insurance	(5,436)	(4,942)	(494)	-10.0%	(43,937)	(39,537)	(4,400)	-11.1%	(40,678)
Internal Expense	(140)	(137)	(3)	-2.2%	(1,113)	(1,096)	(17)	-1.6%	(1,073)
Debt Service	-	-	-	0.0%	-	-	-	0.0%	-
Depreciation	(13,020)	(22,226)	9,206	41.4%	(91,385)	(130,300)	38,915	29.9%	(107,178)
<b>Total Operating Expense</b>	\$ (40,067)	\$ (52,522)	\$ 12,455	23.7%	\$ (387,000)	\$ (460,775)	\$ 73,775	16.0%	\$ (418,920)
<b>Operating Contribution</b>	\$ (40,067)	\$ (52,522)	\$ 12,455	23.7%	\$ (387,000)	\$ (460,775)	\$ 73,775	16.0%	\$ (418,920)
Allocation of Base	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Allocation of Fleet	59,273	59,273	-	0.0%	474,182	474,182	-	0.0%	467,554
Allocation of General & Administrative	-	-	-	0.0%	-	-	-	0.0%	-
<b>Operating Income(Loss)</b>	\$ 19,206	\$ 6,751	\$ 12,455	184.5%	\$ 87,182	\$ 13,407	\$ 73,775	550.3%	\$ 48,634
<b>Non-Operations</b>									
Property Tax Revenue	\$ 35,417	\$ 35,417	\$ -	0.0%	\$ 283,333	\$ 283,333	\$ -	0.0%	\$ -
Community Facilities District (CFD 94-1)	-	-	-	0.0%	-	-	-	0.0%	-
Grant Revenue	-	-	-	0.0%	-	-	-	0.0%	-
Interest	-	-	-	0.0%	-	-	-	0.0%	-
Other Non-Op Revenue	-	-	-	0.0%	-	-	-	0.0%	-
Capital Contribution	-	-	-	0.0%	-	-	-	0.0%	-
Other Non-Op Expenses	-	-	-	0.0%	1	-	1	100.0%	-
<b>Income(Loss)</b>	\$ 54,623	\$ 42,168	\$ 12,455	29.5%	\$ 370,516	\$ 296,740	\$ 73,776	24.9%	\$ 48,634
<b>Additional Funding Sources</b>									
Allocation of Non-Operating Revenue	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Transfers	-	-	-	0.0%	-	-	-	0.0%	-
Balance	\$ 54,623	\$ 42,168	\$ 12,455	29.5%	\$ 370,516	\$ 296,740	\$ 73,776	24.9%	\$ 48,634
Earnings Before Interest, Depreciation & Amortization	\$ 67,643	\$ 64,394	\$ 3,249	5.0%	\$ 461,901	\$ 427,040	\$ 34,861	8.2%	\$ 155,812

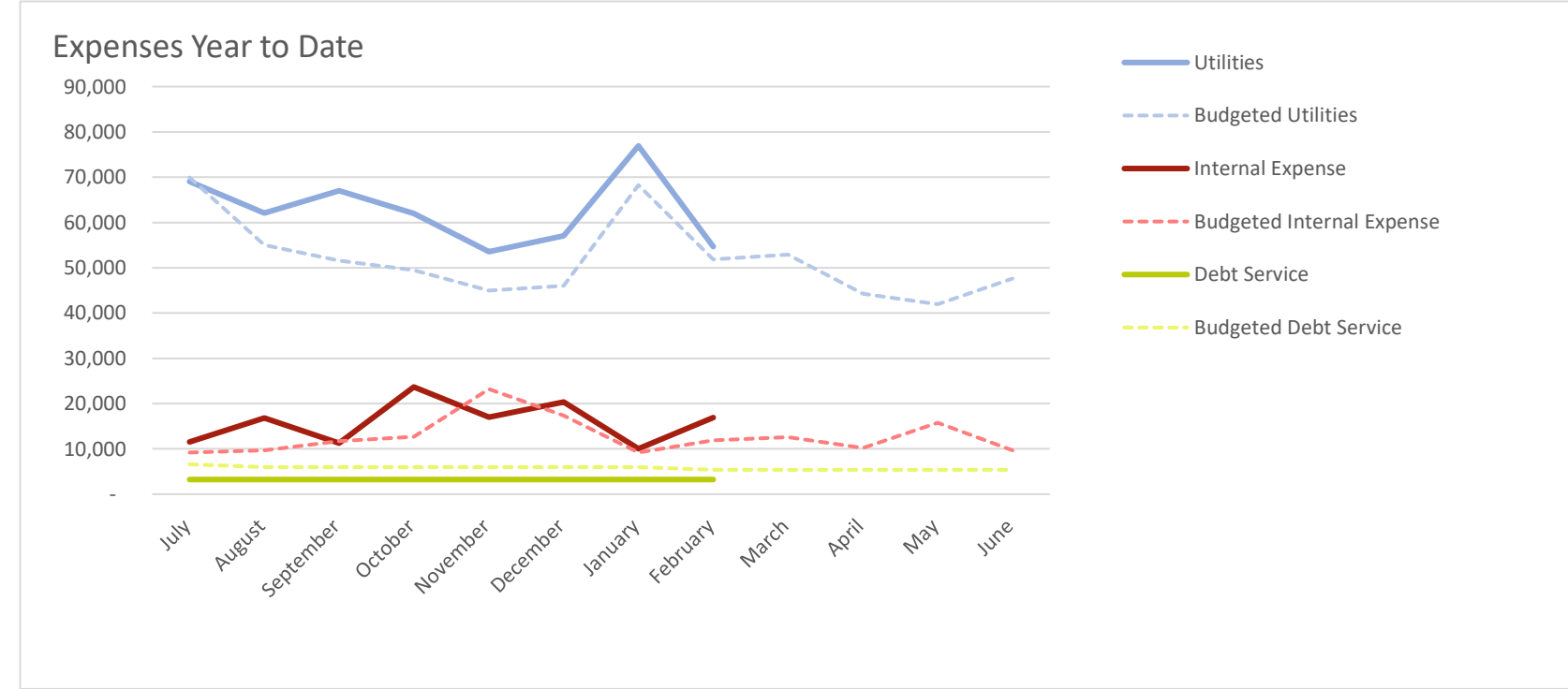
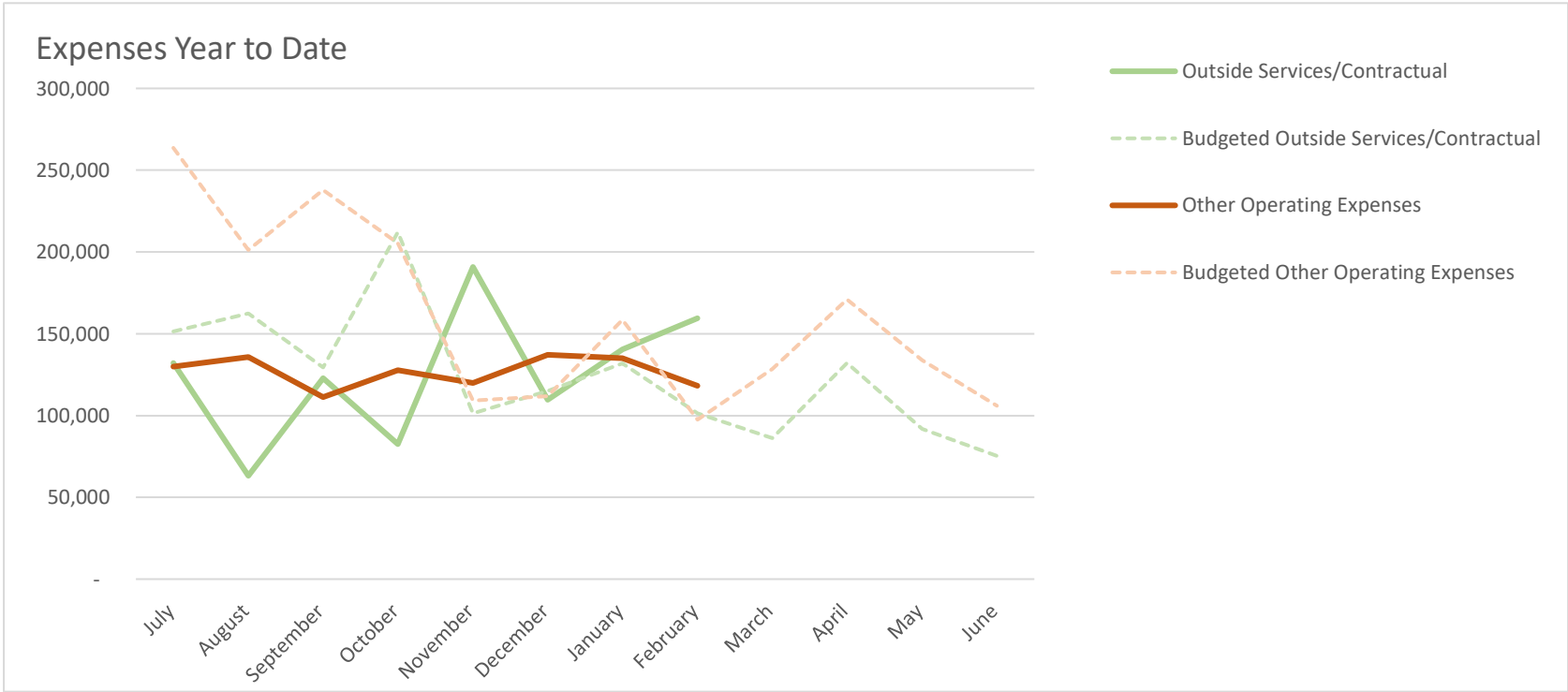


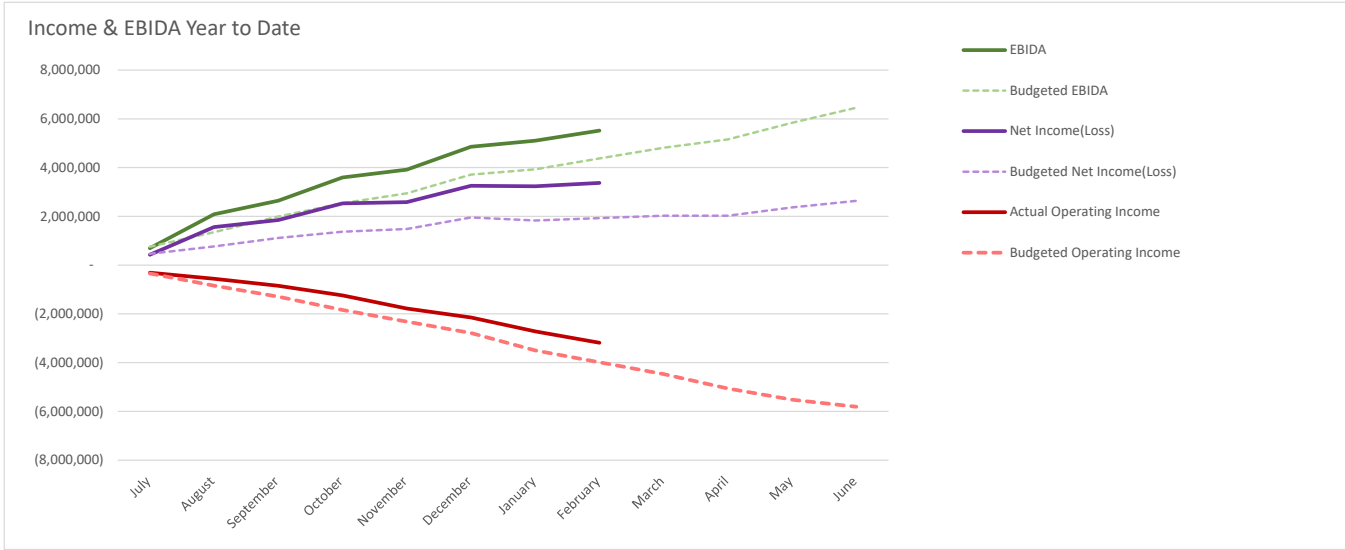
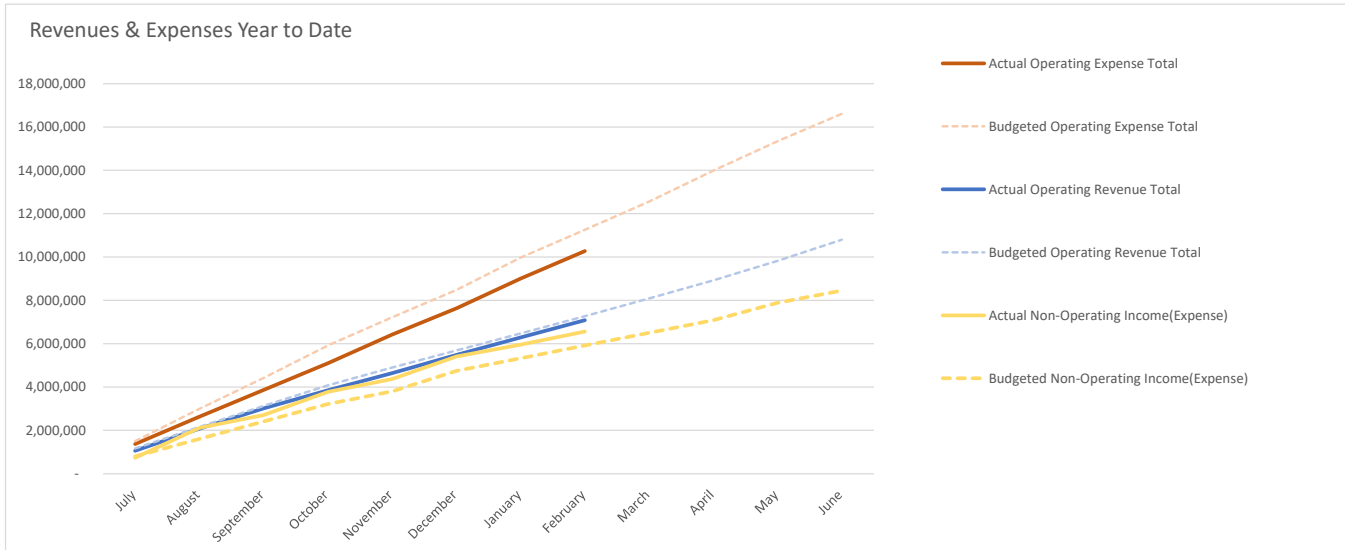
**General & Administrative Support  
Statement of Revenues and Expenses  
For the Period Ended February 29, 2024**

Income Statement	Month-To-Date				Year-To-Date				Prior
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance	YTD
<b>Operations</b>									
Operating Revenue	\$ 3,008	\$ 3,367	\$ (359)	-10.7%	\$ 23,069	\$ 26,933	\$ (3,864)	-14.3%	\$ 72,816
Internal Revenue	-	-	-	0.0%	-	-	-	0.0%	-
<b>Total Operating Revenue</b>	<b>\$ 3,008</b>	<b>\$ 3,367</b>	<b>\$ (359)</b>	<b>-10.7%</b>	<b>\$ 23,069</b>	<b>\$ 26,933</b>	<b>\$ (3,864)</b>	<b>-14.3%</b>	<b>\$ 72,816</b>
Salaries and Wages	\$ (186,523)	\$ (171,358)	\$ (15,165)	-8.8%	\$ (1,551,610)	\$ (1,471,055)	\$ (80,555)	-5.5%	\$ (1,455,028)
Employee Benefits	(98,183)	(94,714)	(3,469)	-3.7%	(629,637)	(735,583)	105,946	14.4%	(558,359)
Outside Services/Contractual	(96,989)	(42,617)	(54,372)	-127.6%	(503,418)	(542,207)	38,789	7.2%	(426,885)
Utilities	(11,181)	(12,420)	1,239	10.0%	(83,266)	(91,328)	8,062	8.8%	(63,143)
Other Operating Expenses	(51,406)	(23,534)	(27,872)	-118.4%	(309,034)	(393,203)	84,169	21.4%	(298,411)
Insurance	(7,025)	(7,108)	83	1.2%	(56,200)	(56,863)	663	1.2%	(40,840)
Internal Expense	(7,850)	(5,031)	(2,819)	-56.0%	(61,608)	(48,198)	(13,410)	-27.8%	(40,615)
Debt Service	-	-	-	0.0%	-	-	-	0.0%	-
Depreciation	(2,674)	(3,626)	952	26.3%	(20,309)	(23,938)	3,629	15.2%	(16,281)
<b>Total Operating Expense</b>	<b>\$ (461,831)</b>	<b>\$ (360,408)</b>	<b>\$ (101,423)</b>	<b>-28.1%</b>	<b>\$ (3,215,082)</b>	<b>\$ (3,362,375)</b>	<b>\$ 147,293</b>	<b>4.4%</b>	<b>\$ (2,899,562)</b>
<b>Operating Contribution</b>	<b>\$ (458,823)</b>	<b>\$ (357,041)</b>	<b>\$ (101,782)</b>	<b>-28.5%</b>	<b>\$ (3,192,013)</b>	<b>\$ (3,335,442)</b>	<b>\$ 143,429</b>	<b>4.3%</b>	<b>\$ (2,826,746)</b>
Allocation of Base	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Allocation of Fleet	-	-	-	0.0%	-	-	-	0.0%	-
Allocation of General & Administrative	-	-	-	0.0%	-	-	-	0.0%	-
<b>Operating Income(Loss)</b>	<b>\$ (458,823)</b>	<b>\$ (357,041)</b>	<b>\$ (101,782)</b>	<b>-28.5%</b>	<b>\$ (3,192,013)</b>	<b>\$ (3,335,442)</b>	<b>\$ 143,429</b>	<b>4.3%</b>	<b>\$ (2,826,746)</b>
<b>Non-Operations</b>									
Property Tax Revenue	\$ 127,083	\$ 127,083	\$ -	0.0%	\$ 1,016,667	\$ 1,016,667	\$ -	0.0%	\$ (256,667)
Community Facilities District (CFD 94-1)	-	-	-	0.0%	-	-	-	0.0%	-
Grant Revenue	-	-	-	0.0%	-	-	-	0.0%	-
Interest	5,827	3,750	2,077	55.4%	103,315	30,000	73,315	244.4%	70,638
Other Non-Op Revenue	-	-	-	0.0%	4,338	-	4,338	100.0%	4,581
Capital Contribution	-	-	-	0.0%	-	-	-	0.0%	-
Other Non-Op Expenses	(8,333)	(8,333)	-	0.0%	(66,667)	(66,667)	-	0.0%	(65,333)
<b>Income(Loss)</b>	<b>\$ (334,246)</b>	<b>\$ (234,541)</b>	<b>\$ (99,705)</b>	<b>-42.5%</b>	<b>\$ (2,134,360)</b>	<b>\$ (2,355,442)</b>	<b>\$ 221,082</b>	<b>9.4%</b>	<b>\$ (3,073,527)</b>
<b>Additional Funding Sources</b>									
Allocation of Non-Operating Revenue	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%	\$ -
Transfers	-	-	-	0.0%	-	-	-	0.0%	-
Balance	<b>\$ (334,246)</b>	<b>\$ (234,541)</b>	<b>\$ (99,705)</b>	<b>-42.5%</b>	<b>\$ (2,134,360)</b>	<b>\$ (2,355,442)</b>	<b>\$ 221,082</b>	<b>9.4%</b>	<b>\$ (3,073,527)</b>
Earnings Before Interest, Depreciation & Amortization	\$ (331,572)	\$ (230,915)	\$ (100,657)	-43.6%	\$ (2,114,051)	\$ (2,331,504)	\$ 217,453	9.3%	\$ (3,057,246)

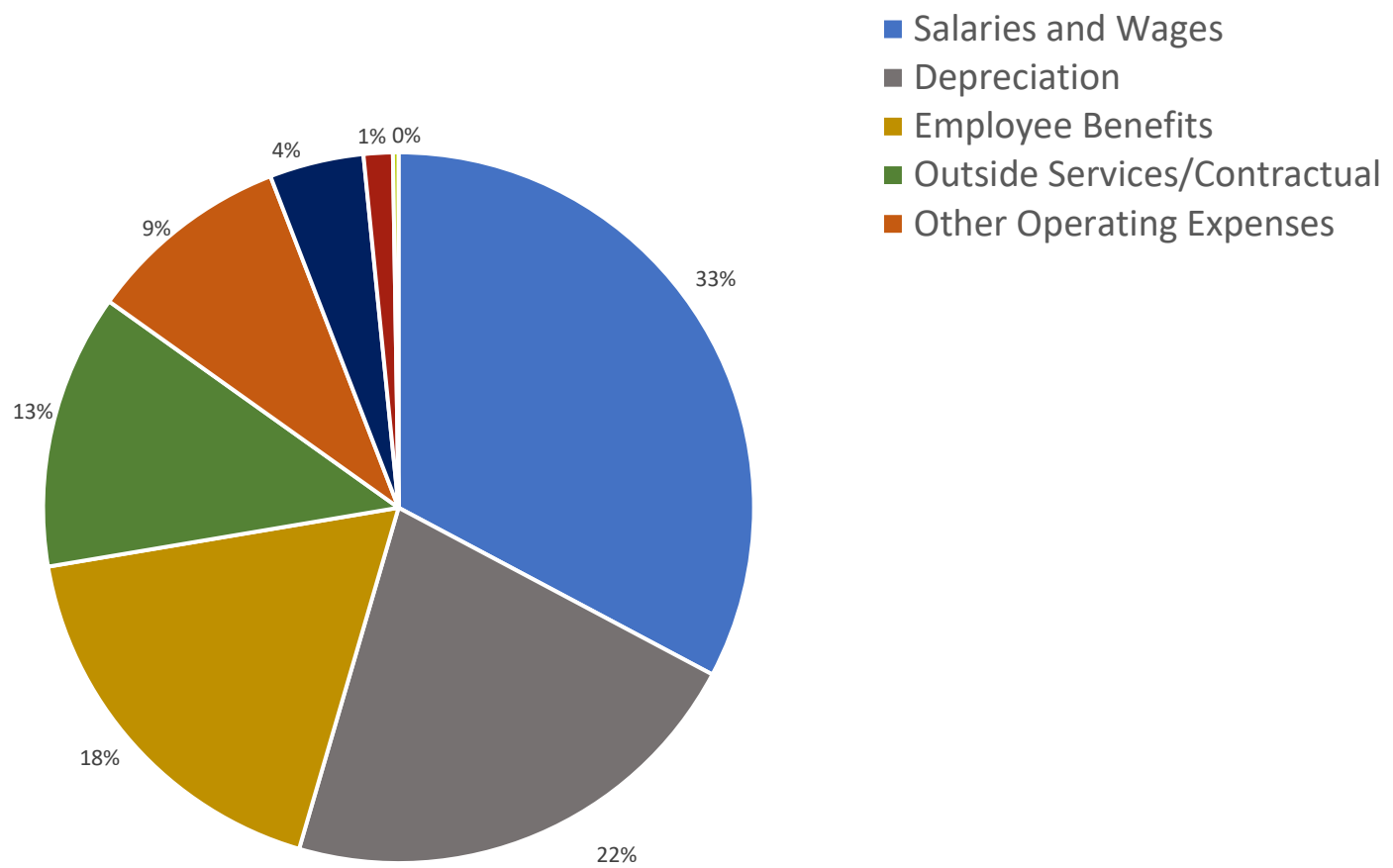




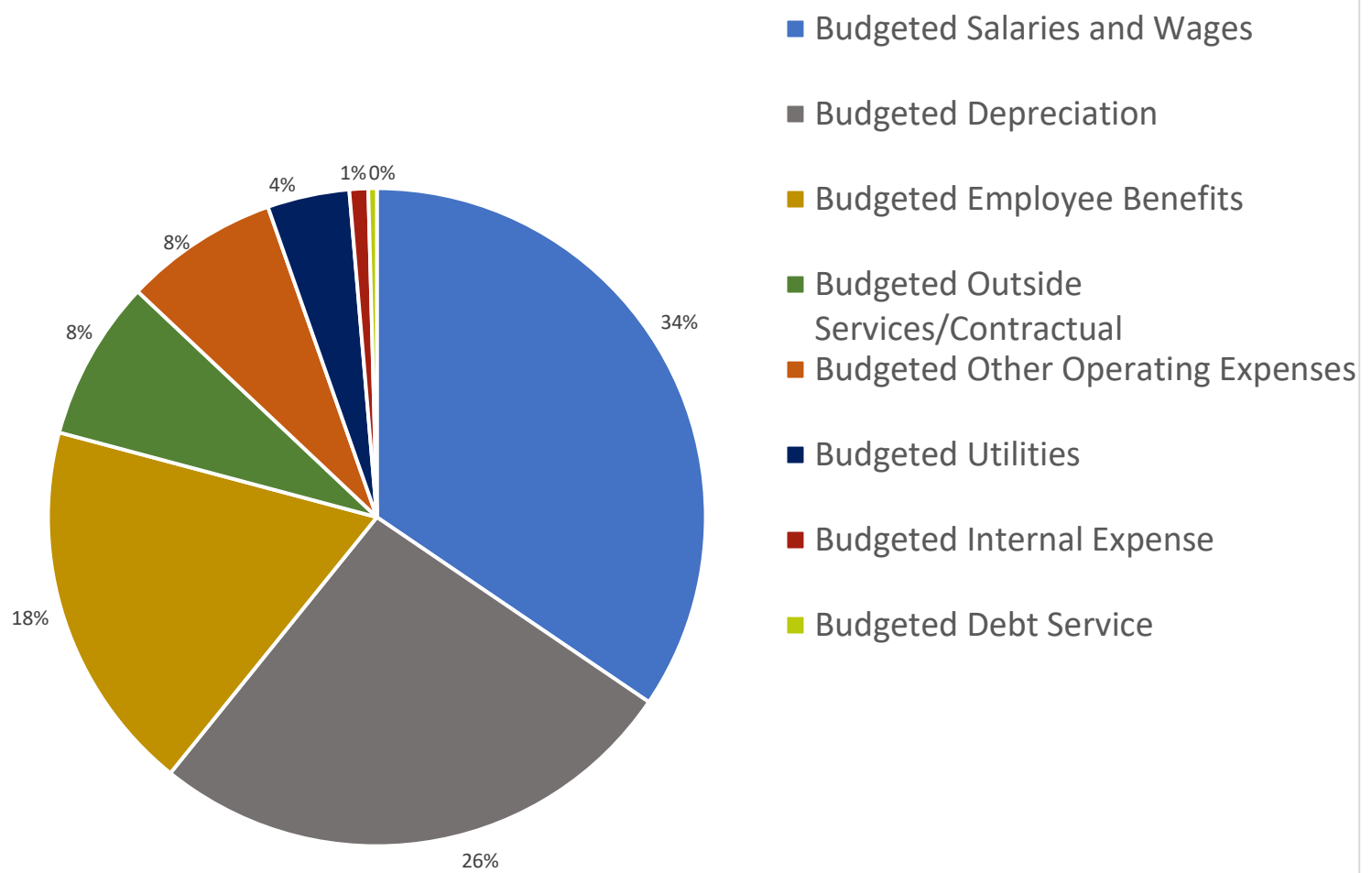




Actual February



Budgeted February



# Capital Outlay

Projects In Process

For the Period Ended February 29, 2024

Project Number	Project Description	2024 Adopted Budget	Prior Year Open Project Rollforward	Budget Adjustment	Total Available Budget	Year To Date			Return to Reserves	C = Complete G = Grant Funded	Grant Amount	Grant Funding
						Actual	Encumbered	(Over) Under Budget				
<b>Administration &amp; Base</b>												
2401-0000	Base Administration Building Improvements	\$ 25,000	\$ -	\$ -	25,000	\$ 1,544	\$ -	\$ 23,456				
2402-0000	Operations Office Reconfiguration	50,000	-	-	50,000	37,690	44	12,267				
2151-0000	Master Plan: Corporation Yard Layout	200,000	-	-	200,000	-	-	200,000				
2403-0000	Administration Building Roof Improvements **	40,000	-	-	40,000	3,321	32,220	4,459				
2405-0000	Base Facility Detention Pond Fencing	25,000	-	-	25,000	4,624	29,194	(8,818)				
2406-0000	Pavement Maintenance Plan - Engineering	60,000	-	-	60,000	29,104	-	30,896	30,896	C		
2450-0011	Pavement Maintenance - Slurry Seal	30,000	-	-	30,000	37,176	-	(7,176)	(7,176)	C		
2407-0000	Electric Vehicle Charging Station	30,000	-	-	30,000	263	-	29,737				
2415-0000	Server and Network Equipment Replacement	50,000	-	-	50,000	16,255	1,069	32,676				
<b>Total Administration Purchases</b>		<b>\$ 510,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 510,000</b>	<b>\$ 129,977</b>	<b>\$ 62,526</b>	<b>\$ 317,496</b>	<b>\$ 23,720</b>		<b>\$ -</b>	
<b>Fleet</b>												
2320-0000	#78 Air Compressor*	\$ 15,000	\$ 26,000	\$ -	\$ 41,000	\$ 35,870	\$ -	\$ 5,130	\$ 5,130	C		
2420-0000	Pavement Saw Slurry Vacuum	15,000	-	-	15,000	12,850	-	2,150	2,150	C		
2422-0000	Snow Removal MultiPurpose Tractor	200,000	-	-	200,000	196,606	-	3,394	3,394	C		
2423-0000	Mid-Size Loader	325,000	-	-	325,000	298,128	-	26,872	26,872	C		
2430-0000	Truck: 3/4 ton 2500HD 4x4 GMC Sierra	75,000	-	-	75,000	-	61,445	13,555				
2431-0000	Truck: 3/4 ton 2500HD 4x4 GMC Sierra	75,000	-	-	75,000	-	61,445	13,555				
2432-0000	Truck: 3/4 ton 2500HD 4x4 GMC Sierra	75,000	-	-	75,000	-	61,445	13,555				
2433-0000	Truck: 3/4 ton 2500HD 4x4 GMC Sierra	75,000	-	-	75,000	-	61,445	13,555				
2434-0000	Truck: 3/4 ton 2500HD 4x4 GMC Sierra	75,000	-	-	75,000	-	61,445	13,555				
2435-0000	Truck: 3/4 ton 2500HD 4x4 GMC Sierra	75,000	-	-	75,000	-	61,445	13,555				
<b>Total Fleet Purchases</b>		<b>\$ 1,005,000</b>	<b>\$ 26,000</b>	<b>\$ -</b>	<b>\$ 1,031,000</b>	<b>\$ 543,454</b>	<b>\$ 368,670</b>	<b>\$ 118,876</b>	<b>\$ 37,546</b>		<b>\$ -</b>	
<b>Wastewater</b>												
Packaged Satellite Sewer Pump Station Improvements Project S-												
2244-0000	1, S-2, N-2, D-2, D-5, S-3*	\$ -	\$ 949,165	\$ 70,000	\$ 1,019,165	\$ 918,961	\$ 137,083	\$ (36,879)				
2440-0000	Lower Lateral CIPP Rehabilitation	70,000	-	-	70,000	-	-	70,000				
2441-0000	Sewer Force Main Improvements	70,000	-	-	70,000	-	-	70,000				
2442-0000	Lower Lateral Replacement	70,000	-	(70,000)	-	-	-	-				
2443-0000	Sewer Collection System Improvements	70,000	-	-	70,000	55,352	-	14,648				
2444-0000	Gravity Main Rehabilitation and Replacement **	100,000	-	-	100,000	-	-	100,000				
2445-0000	Sewage Export System Inspection/Analysis Predesign **	150,000	-	-	150,000	-	-	150,000				
2446-0000	Satellite PS Rehabilitation Design	200,000	-	-	200,000	55,922	25,730	118,349				
2447-0000	N-3, C-2, D-4 Satellite PS Improvements Project**	50,000	-	-	50,000	-	-	50,000				
2448-0000	Easement Clearing (location TBD)	65,000	-	-	65,000	12,041	-	52,959				
2449-0000	SCADA Infrastructure Improvements	120,000	-	-	120,000	-	-	120,000				
2451-0000	CCTV Push Camera	20,000	-	-	20,000	21,226	-	(1,226)	(1,226)	C		
2452-0000	Sewage Pump Station Improvements	25,000	-	-	25,000	5,057	14,492	5,451				
2450-0021	Pavement Maintenance - Slurry Seal	20,000	-	-	20,000	16,740	-	3,260	3,260	C		
<b>Total Wastewater Purchases</b>		<b>\$ 1,030,000</b>	<b>\$ 949,165</b>	<b>\$ -</b>	<b>\$ 1,979,165</b>	<b>\$ 1,085,298</b>	<b>\$ 177,304</b>	<b>\$ 716,563</b>	<b>\$ 2,034</b>		<b>\$ -</b>	

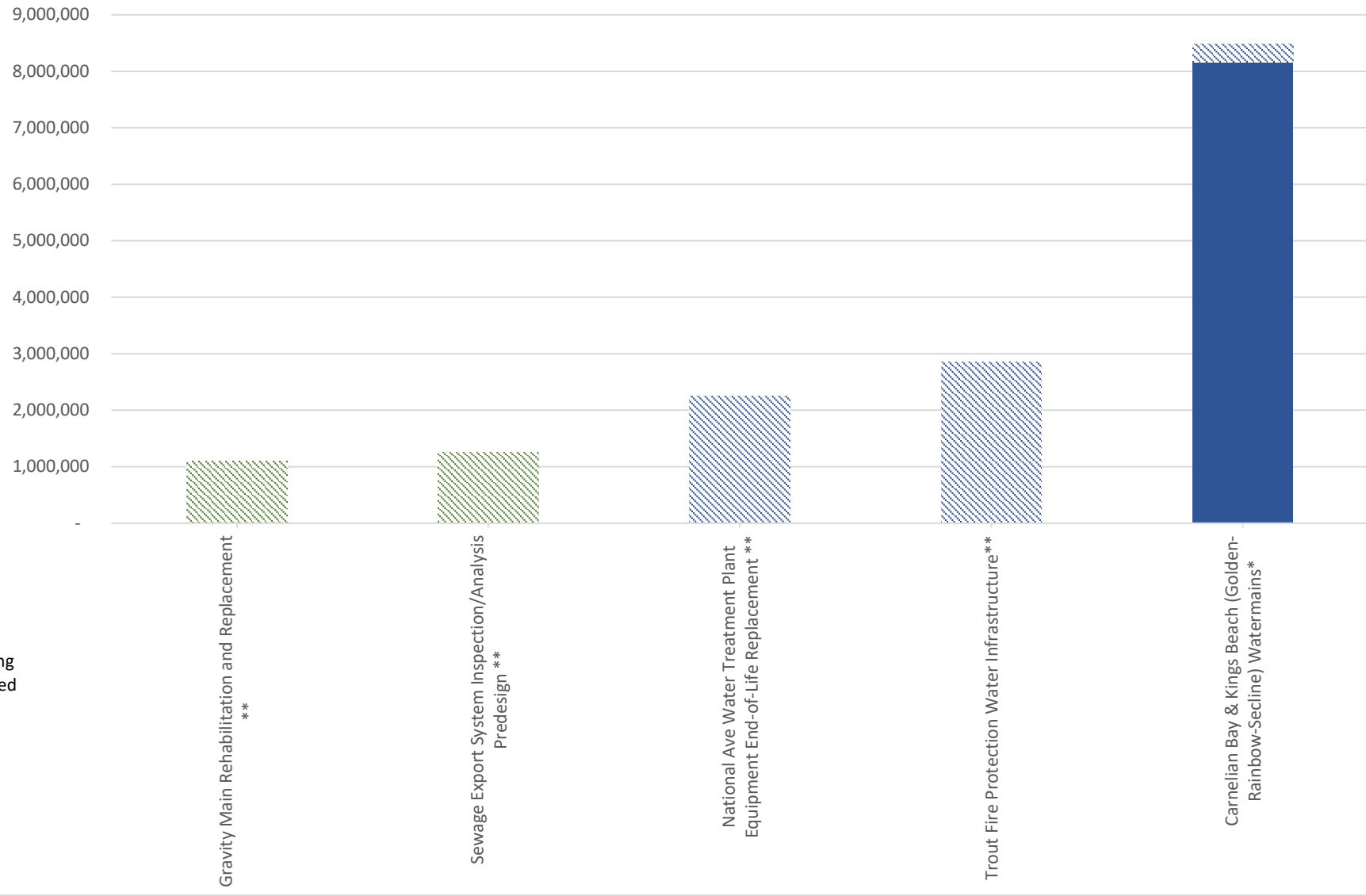
# Capital Outlay


Projects In Process

For the Period Ended February 29, 2024

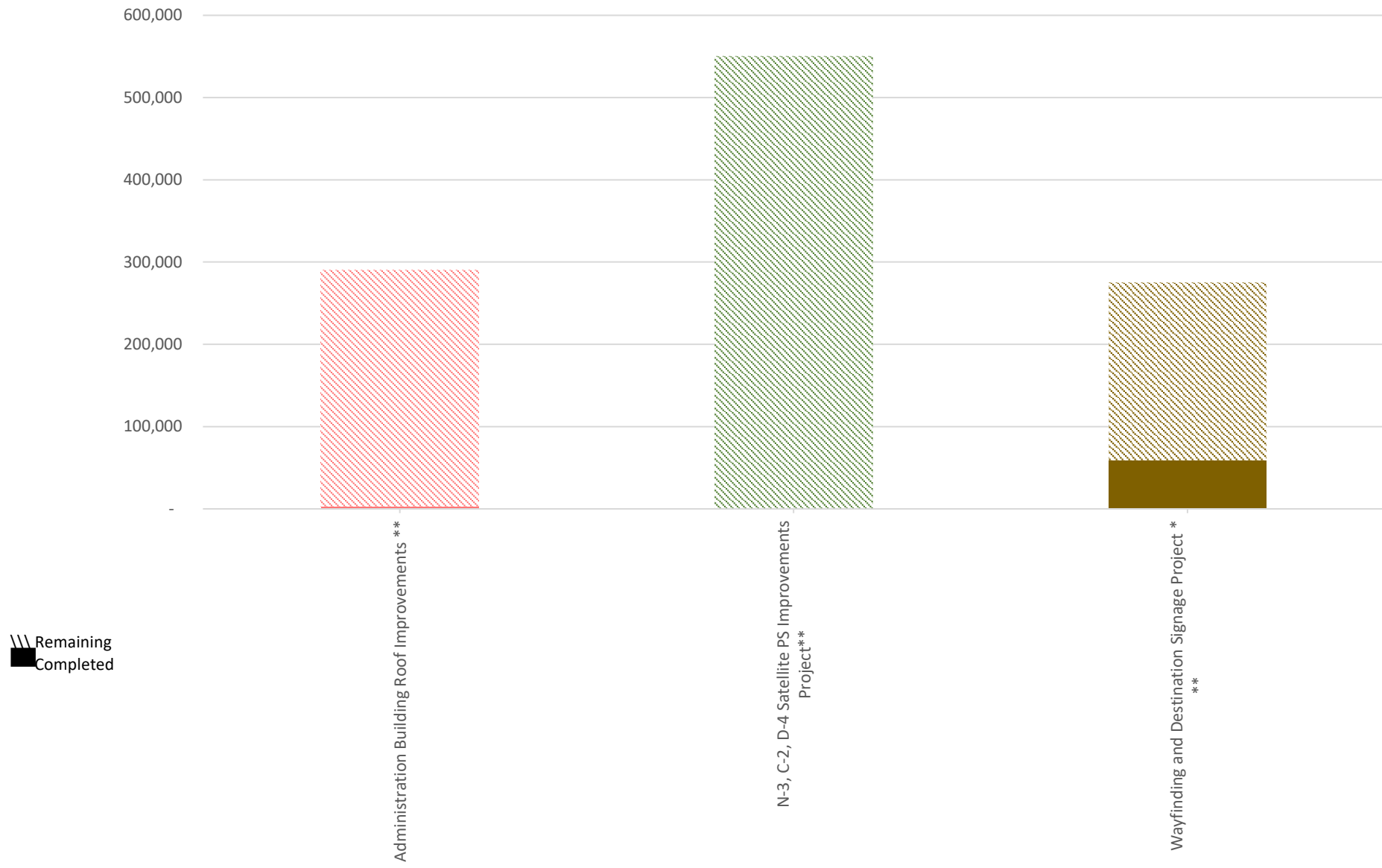
Project Number	Project Description	2024 Adopted Budget	Prior Year Open Project Rollforward	Budget Adjustment	Total Available Budget	Year To Date			Return to Reserves	C = Complete G = Grant Funded	Grant Amount	Grant Funding	
						Actual	Encumbered	(Over) Under Budget					
<b>Water</b>													
2260-0000	Cybersecurity Assessment and Implementation Phase I*	\$ -	\$ 137,380	\$ -	\$ 137,380	\$ 125,280	\$ 9,428	\$ 2,672					
2361-0000	Brockway Vista at North Lake at Speed Boat Watermain*	-	12,059	-	12,059	46,729	-	(34,670)		G			
2362-0000	National Ave Water Treatment Plant Programmable Logical Carnelian Bay & Kings Beach (Golden-Rainbow-Secline)	-	30,860	-	30,860	22,285	8,575	-					
2264-0000	Watermains*	2,466,000	1,341	-	2,467,341	2,131,540	218,670	117,131					
2460-0000	Dollar Cove SR28 Watermain Crossing	250,000	-	-	250,000	290	-	249,710					
	National Ave Water Treatment Plant Equipment End-of-Life Replacement **	150,000	-	-	150,000	-	-	150,000					
2465-0000	Trout Fire Protection Water Infrastructure**	50,000	-	-	50,000	861	-	49,139					
2470-0000	Water PS Mechanical and Electrical Improvements	70,000	-	-	70,000	6,529	55,270	8,201					
2471-0000	Water Facility Improvements	70,000	-	-	70,000	71,569	13,559	(15,127)					
2450-0031	Pavement Maintenance - Slurry Seal	25,000	-	-	25,000	20,088	-	4,912	4,912	C			
2461-0000	Carnelian Woods Service Lateral and Meter Replacement	125,000	-	-	125,000	141,438	-	(16,438)	(16,438)	C			
2462-0000	Smart Metering Infrastructure Improvements	20,000	-	-	20,000	2,183	-	17,817					
2472-0000	Carnelian Woods Booster Station 2 Pump	-	-	-	-	1,213	24,000	(25,213)					
2473-0000	Leak Detection Equipment	-	-	-	-	40,569	431	(41,000)					
<b>Total Water Purchases</b>		<b>\$ 3,226,000</b>	<b>\$ 181,640</b>	<b>\$ -</b>	<b>\$ 3,407,640</b>	<b>\$ 2,610,574</b>	<b>\$ 329,932</b>	<b>\$ 467,134</b>	<b>\$ (11,526)</b>			<b>\$ -</b>	
<b>Recreation and Parks</b>													
2481-0000	Joint Needs Analysis - NTPUD/TCPUD Phase III	\$ 100,000	\$ -	-	\$ 100,000	\$ 43,877	\$ 3,178	\$ 52,945		#	\$ 50,000	50%	
1623-0000	Wayfinding Sign	-	11,941	-	11,941	(62,048)	-	73,989	73,989	C	G	13,169	110%
2040-PLC	Wayfinding and Destination Signage Project * **	50,000	19,894	-	69,894	4,083	22,806	43,006		G	G	69,894	100%
2280-WEBC	TVRA Marian Trail Webcam Completion	-	-	-	-	23,130	-	(23,130)	(23,130)	C			
2284-0000	NTEC Architectural Planning Study *	78,185	(38,624)	-	39,561	15,852	-	23,709					
2392-0000	Regional Park Tennis/Pickleball Court Reconstruction*	2,792,715	(791,815)	-	2,000,900	1,800,685	16,500	183,715		G	G	750,000	37%
2486-0000	Pickleball Plaza Improvements	-	-	-	-	10,732	4,478	(15,210)					
2192-0000	NTEC Emergency Generator*	275,000	11,176	-	286,176	37,015	57	249,104		G	G	188,406	66%
2490-0000	NTEC - Furnishings, Fixtures and Building Improvements	75,000	-	-	75,000	23,703	9,360	41,937					
2482-0000	Park Facility Improvements	60,000	-	-	60,000	40,988	-	19,012					
2281-0000/1PLC	Regional Park Pam Emmerich Pine Drop Trailhead Project*	430,000	(47,566)	-	382,434	362,587	-	19,847	19,847	C	G	241,901	63%
2450-0043	Pavement Maintenance - Slurry Seal	30,000	-	-	30,000	23,436	-	6,564	6,564	C			
2484-0000	NTRP Multi-Purpose Trail Connection (Design)	30,000	-	-	30,000	2,943	-	27,057					
2485-0000	Electric Vehicle Charging Station	30,000	-	-	30,000	-	-	30,000					
<b>Total Recreation and Parks Purchases</b>		<b>\$ 3,950,900</b>	<b>\$ (834,994)</b>	<b>\$ -</b>	<b>\$ 3,115,906</b>	<b>\$ 2,326,983</b>	<b>\$ 56,379</b>	<b>\$ 732,544</b>	<b>\$ 77,270</b>			<b>\$ 1,313,370</b>	
*	Project carry-over from Prior Year												
**	Multi-year encumbrance - on 5 year CIP												
#	Non-grant cost reimbursement												
<b>Administration &amp; Base</b>		<b>\$ 510,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 510,000</b>	<b>\$ 129,977</b>	<b>\$ 62,526</b>	<b>\$ 317,496</b>	<b>\$ 23,720</b>			<b>\$ -</b>	
<b>Fleet</b>		<b>1,005,000</b>	<b>26,000</b>	<b>-</b>	<b>1,031,000</b>	<b>543,454</b>	<b>368,670</b>	<b>118,876</b>	<b>37,546</b>			<b>-</b>	
<b>Wastewater</b>		<b>1,030,000</b>	<b>949,165</b>	<b>-</b>	<b>1,979,165</b>	<b>1,085,298</b>	<b>177,304</b>	<b>716,563</b>	<b>2,034</b>			<b>-</b>	
<b>Water</b>		<b>3,226,000</b>	<b>181,640</b>	<b>-</b>	<b>3,407,640</b>	<b>2,610,574</b>	<b>329,932</b>	<b>467,134</b>	<b>(11,526)</b>			<b>-</b>	
<b>Recreation and Parks</b>		<b>3,950,900</b>	<b>(834,994)</b>	<b>-</b>	<b>3,115,906</b>	<b>2,326,983</b>	<b>56,379</b>	<b>732,544</b>	<b>77,270</b>			<b>1,313,370</b>	
<b>Total Capital Expenditures</b>		<b>\$ 9,721,900</b>	<b>\$ 321,811</b>	<b>\$ -</b>	<b>\$ 10,043,711</b>	<b>\$ 6,696,286</b>	<b>\$ 994,811</b>	<b>\$ 2,352,614</b>	<b>\$ 129,044</b>			<b>\$ 1,313,370</b>	

### Multi-Year Capital Projects \$1M and Above



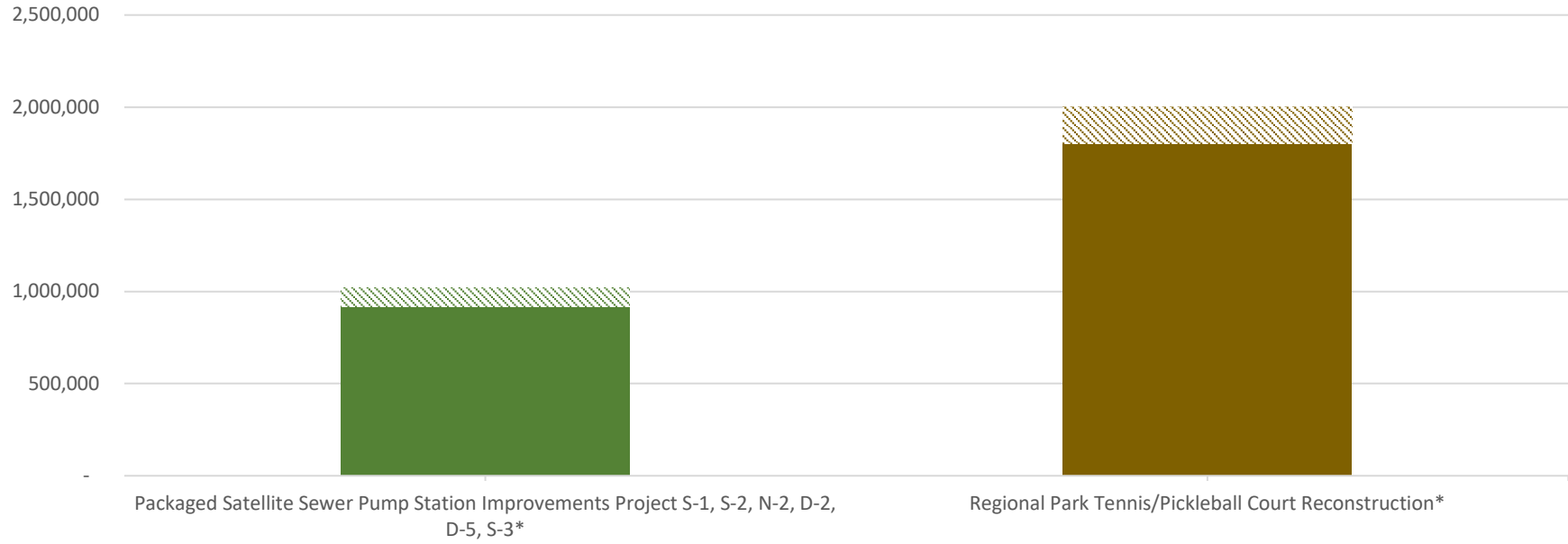
 Remaining  
 Completed

### Multi-Year Capital Projects under \$1M





FY 23-24 Capital Projects \$500,000 and Above

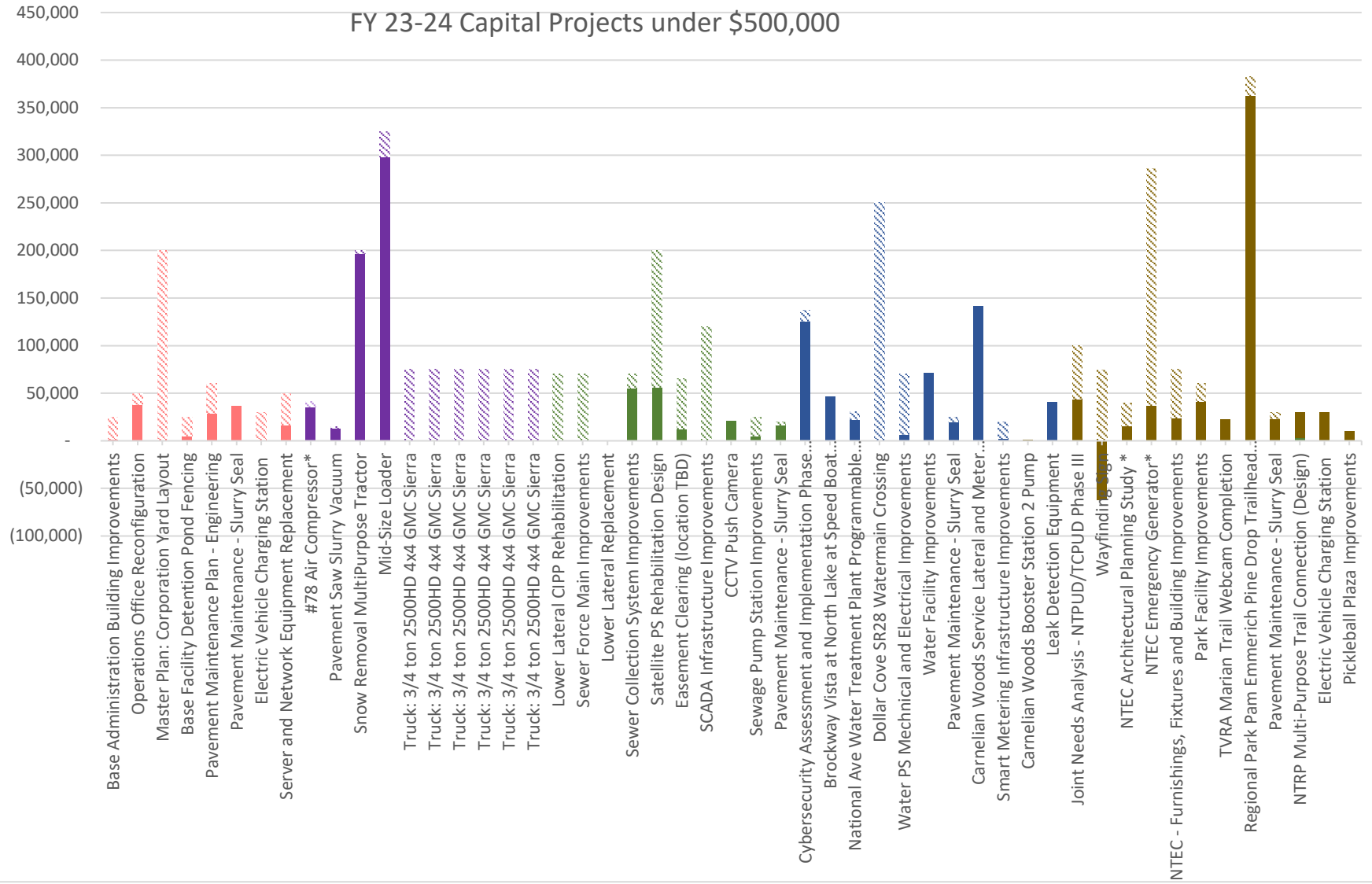


\\ Remaining  
■ Completed

\*\* Multi-year encumbrance

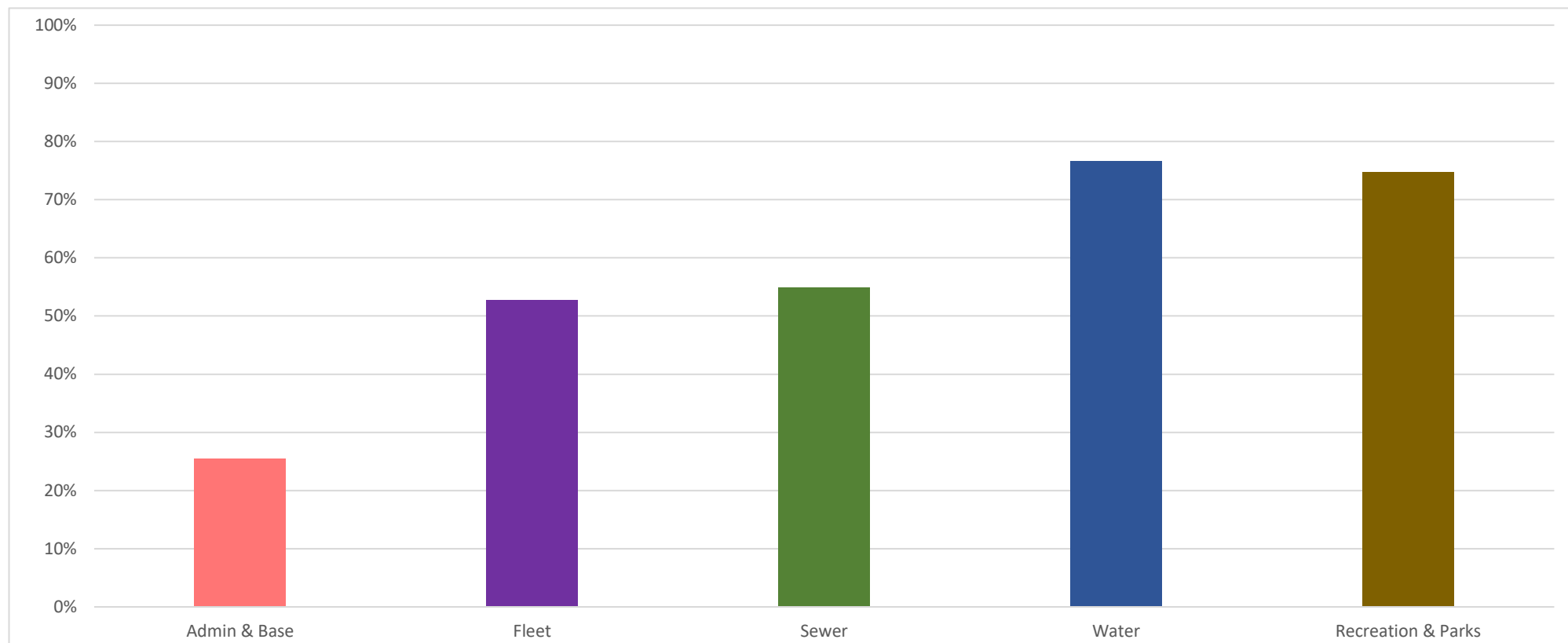
### FY 23-24 Capital Projects under \$500,000

\\ Remaining  
 ■ Completed



### Capital Projects Expended by Enterprise as % of Current Year Budget for Enterprise

Total      \$    510,000                      \$    1,031,000                      \$    1,979,165                      \$    3,407,640                      \$    3,115,906





**Consolidated Balance Sheet**  
**For the Period Ended February 29, 2024**

	Current Month	Prior Month	FYE 2023
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash & Cash Equivalents	\$ 8,116,737	\$ 8,909,273	\$ 12,513,294
Investments	2,055,751	1,604,751	902,842
Due (To)/From Other Fund	-	-	-
Accounts Receivable	1,098,838	654,732	1,304,459
Inventory	168,443	168,443	168,443
Deposits and Prepaid Expenses	87,986	133,841	613,617
<b>Total Current Assets</b>	<b>\$ 11,527,755</b>	<b>\$ 11,471,041</b>	<b>\$ 15,502,654</b>
<b>Restricted Assets</b>			
Cash & Cash Equivalents	\$ 420,019	\$ 420,019	\$ 420,019
Accounts Receivable	541,778	1,342,026	1,914,317
Deposits and Prepaid Expenses	-	-	-
<b>Total Restricted Assets</b>	<b>\$ 961,796</b>	<b>\$ 1,762,044</b>	<b>\$ 2,334,336</b>
<b>Non-Current Assets</b>			
Subscription Asset	\$ 520,859	\$ 520,859	\$ 520,859
Accumulated Amortization	(127,154)	(127,154)	(127,154)
<b>Net Subscription Asset (New GASB 96)</b>	<b>\$ 393,705</b>	<b>\$ 393,705</b>	<b>\$ 393,705</b>
<b>Property, Plant &amp; Equipment</b>			
Work in Process	\$ 12,044,497	\$ 14,676,874	\$ 9,475,865
Land	7,123,368	7,123,368	7,123,368
Property Rights	15,237	15,237	15,237
Buildings and Improvements	31,279,792	28,540,849	27,864,845
Vehicles and Equipment	8,708,416	8,408,444	8,164,962
Furniture and Office Equipment	1,886,358	1,886,358	1,886,358
Water System	39,309,451	39,309,451	39,147,924
Sewer System	41,057,718	41,057,718	41,036,492
Subtotal - Property, Plant & Equipment	141,424,837	141,018,299	134,715,052
Accumulated Depreciation	(70,782,024)	(70,504,923)	(68,658,372)
<b>Net Property, Plant &amp; Equipment</b>	<b>\$ 70,642,813</b>	<b>\$ 70,513,377</b>	<b>\$ 66,056,680</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	<b>\$ 2,131,413</b>	<b>\$ 1,510,207</b>	<b>\$ 1,510,207</b>
<b>TOTAL ASSETS &amp; DEFERRED OUTFLOWS</b>	<b>\$ 85,657,483</b>	<b>\$ 85,650,374</b>	<b>\$ 85,797,582</b>

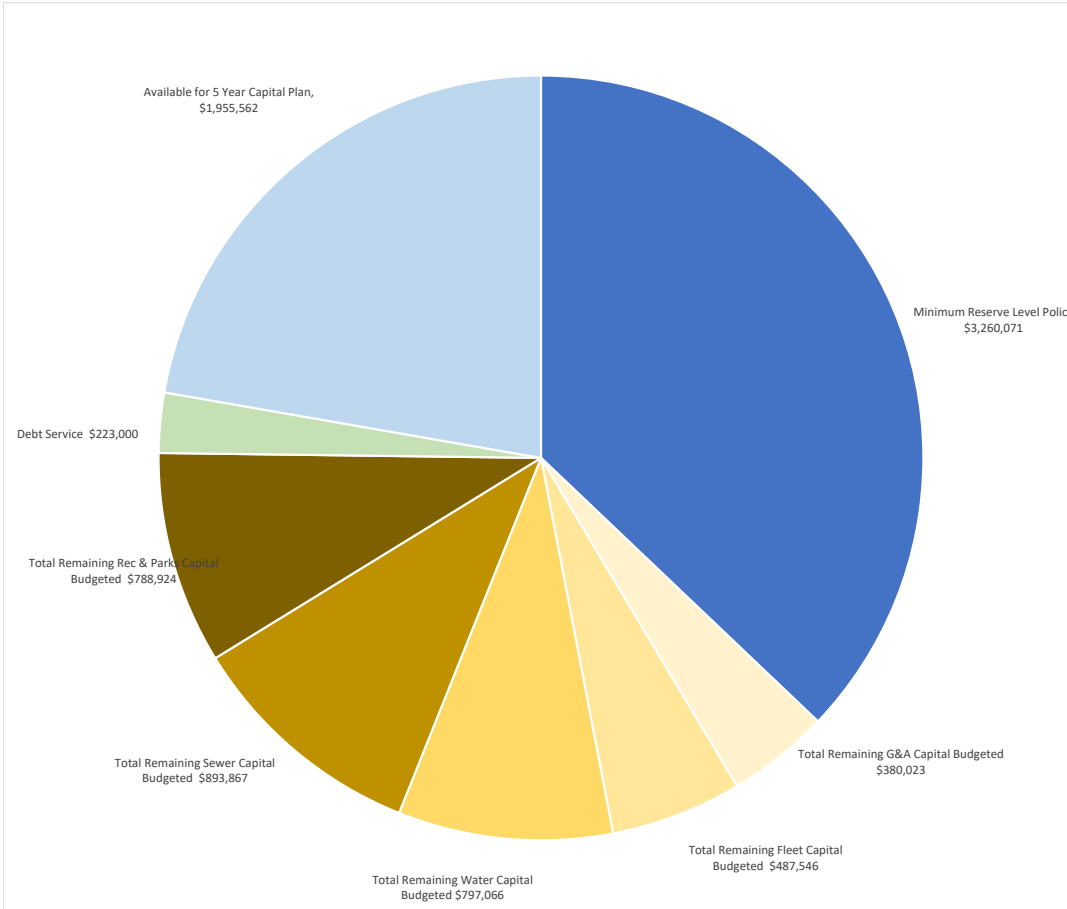


**Consolidated Balance Sheet**  
**For the Period Ended February 29, 2024**

	Current Month	Prior Month	FYE 2023
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 518,820	\$ 415,883	\$ 3,176,340
Deferred Revenue	208,265	203,610	560,895
Compensated Absences Payable	777,603	778,093	712,749
Accrued Liabilities	836,531	839,101	754,397
Current Portion of Long-Term Debt	400,477	400,477	400,477
	<u>2,741,697</u>	<u>2,637,164</u>	<u>5,604,857</u>
<b>Current Liabilities (Payable from Restricted Assets)</b>			
Deferred Grant Revenue	\$ -	\$ -	\$ -
Accounts Payable	-	-	-
<b>Total Current Liabilities</b>	<b>\$ 2,741,697</b>	<b>\$ 2,637,164</b>	<b>\$ 5,604,857</b>
<b>Non-Current Liabilities</b>			
Long-Term Debt, Net of Current Portion	\$ 660,015	\$ 862,211	\$ 1,060,492
Net Pension Liability	324,699	324,699	324,699
<b>Total Long Term Liabilities</b>	<b>\$ 984,714</b>	<b>\$ 1,186,910</b>	<b>\$ 1,385,191</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>\$ 102,597</b>	<b>\$ 102,597</b>	<b>\$ 102,597</b>
<b>NET POSITION</b>			
Net Investment in Capital Assets (Net of Debt)	\$ 69,582,321	\$ 69,250,689	\$ 64,595,711
Debt Services	445,936	445,936	445,936
Net Restricted Assets	961,796	1,762,044.43	2,334,336.12
Unrestricted	7,714,883	7,246,267	5,871,349
Current Year Income / (Loss)	3,123,539	3,018,766	5,457,605
<b>Balance</b>	<b>\$ 81,828,476</b>	<b>\$ 81,723,703</b>	<b>\$ 78,704,937</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS &amp; FUND BALANCE</b>	<b>\$ 85,657,483</b>	<b>\$ 85,650,374</b>	<b>\$ 85,797,582</b>
<b>Ratios</b>			
Days in Cash (Cash/Operating Expenses less Depreciation)	Median 296	NTPUD 230	FYE 2023
Days of Working Capital (Reserves/Operating Expenses less Depreciation)	92	271	
Debt Ratio (Total Liabilities/Total Assets)	36%	4%	8%
Return on Assets (Net Income/Total Assets)	2.5%	6.5%	6.5%
Debt Service Coverage Ratio	1.3		
<b>Reserves</b>			
Unrestricted Reserves	\$ 8,786,059	\$ 8,833,876	\$ 9,897,796
Minimum Reserve Level Policy	(3,260,071)	(3,057,239)	(3,057,239)
<b>Available for Investment</b>	<b>\$ 5,525,987</b>	<b>\$ 5,776,637</b>	<b>\$ 6,840,557</b>
Additional FY 2024 EBIDA	1,948,086		
Total Available	\$ 7,474,073		
Total Remaining FY 2024 Capital Budgeted	(3,476,469)		
Debt Service	\$ (223,000)		
<b>Unbudgeted</b>	<b>\$ 3,774,604</b>		

North Tahoe Public Utility District  
As Of 2/29/2024

Total Reserve Funds of \$8,786,058 of which \$3,260,071 is Restricted as Minimum Reserve



Changes in Reserves from Prior Month	
Minimum Reserve	\$ -
Debt Service	-
Future Capital	358,720
Capital	(406,538)
<b>Total</b>	<b>\$ (47,818)</b>

Total Remaining Capital Budgeted is in reference to current year budget

**NTPUD (consolidated)**  
**Statement of Cash Flows**  
**For the Period Ended February 29, 2024**  
(In Thousands)

	<u>Current Month</u>	<u>Year-to Date</u>
<b>Operating Activities</b>		
Net Income (Loss)	\$104,772	\$3,123,537
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation and amortization	277,101	2,123,651
Net changes in operating assets and liabilities:		
(Increase)/Decrease Account Receivables	(444,106)	205,621
(Increase)/Decrease Inventories	-	-
(Increase)/Decrease Deposits & Prepaid expenses	45,856	525,631
(Increase)/Decrease Deferred Outflows	(621,206)	(621,206)
(Decrease)/Increase Payables & Accrued Liabilities	104,533	(2,863,169)
(Decrease)/Increase Deferred Grant Revenue	-	-
(Decrease)/Increase in Deferred Inflows	-	-
<b>Net Cash Provided (Used) by operating activities</b>	<b>(533,051)</b>	<b>2,494,064</b>
<b>Investing Activities</b>		
Change in Restricted Assets	800,248	1,372,540
Net Purchases of property, plant and equipment	(406,538)	(6,709,785)
<b>Net Cash Provided (Used) by investing activities</b>	<b>393,710</b>	<b>(5,337,245)</b>
<b>Financing Activities</b>		
Change in Capital Loan	(202,196)	(400,466)
Change in Net Pension Liability	-	-
<b>Net Cash Provided (Used) by financing activities</b>	<b>(202,196)</b>	<b>(400,466)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(341,536)</b>	<b>(3,243,647)</b>
<b>Cash and Equivalents at beginning of period</b>	<b>10,514,025</b>	<b>13,416,136</b>
<b>Cash and Equivalents at end of period</b>	<b>\$10,172,489</b>	<b>\$10,172,488</b>



Division Balance Sheet  
For the Period Ended February 29, 2024

	Wastewater	Water	Recreation & Parks	Fleet & Equipment	Base	General & Administrative	General & Administrative and Base	Total
<b>ASSETS</b>								
<b>Current Assets</b>								
Cash & Cash Equivalents	\$ -	\$ 445,936	\$ 21,345	\$ -	\$ -	\$ 7,649,456	\$ 7,649,456	\$ 8,116,737
Investments	-	-	-	-	-	2,055,751	2,055,751	2,055,751
Due (To)/From Other Fund	2,482,256	2,558,793	1,418,540	463,386	433,626	(7,356,602)	(6,922,975)	-
Accounts Receivable	45,706	90,583	206,778	-	-	755,772	755,772	1,098,838
Inventory	168,443	-	-	-	-	-	-	168,443
Deposits and Prepaid Expenses	-	-	17,542	-	-	70,443	70,443	87,986
<b>Total Current Assets</b>	<b>\$ 2,696,405</b>	<b>\$ 3,095,312</b>	<b>\$ 1,664,205</b>	<b>\$ 463,386</b>	<b>\$ 433,626</b>	<b>\$ 3,174,821</b>	<b>\$ 3,608,448</b>	<b>\$ 11,527,755</b>
<b>Restricted Assets</b>								
Cash & Cash Equivalents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,019	\$ 420,019	\$ 420,019
Accounts Receivable	-	(3,341)	539,119	-	-	6,000	6,000	541,778
Deposits and Prepaid Expenses	-	-	-	-	-	-	-	-
<b>Total Restricted Assets</b>	<b>\$ -</b>	<b>\$ (3,341)</b>	<b>\$ 539,119</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 426,019</b>	<b>\$ 426,019</b>	<b>\$ 961,796</b>
<b>Non-Current Assets</b>								
Subscription Asset	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,859	\$ 520,859	\$ 520,859
Accumulated Amortization	-	-	-	-	-	(127,154)	(127,154)	(127,154)
<b>Net Subscription Asset (New GASB 96)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 393,705</b>	<b>\$ 393,705</b>	<b>\$ 393,705</b>
<b>Property, Plant &amp; Equipment</b>								
Work in Process	\$ 1,947,450	\$ 9,402,271	\$ 626,287	\$ 0	\$ -	\$ 68,489	\$ 68,489	\$ 12,044,497
Land	86,310	772,058	6,265,000	-	-	-	-	7,123,368
Property Rights	7,237	8,000	-	-	-	-	-	15,237
Buildings and Improvements	8,239,025	-	22,786,220	-	-	254,547	254,547	31,279,792
Vehicles and Equipment	5,806,355	285,750	817,577	1,798,733	-	-	-	8,708,416
Furniture and Office Equipment	925,994	35,919	843,687	-	-	80,758	80,758	1,886,358
Water System	-	39,309,451	-	-	-	-	-	39,309,451
Sewer System	41,057,718	-	-	-	-	-	-	41,057,718
Subtotal - Property, Plant & Equipment	58,070,089	49,813,449	31,338,772	1,798,733	-	403,793	403,793	141,424,837
Accumulated Depreciation	(34,422,911)	(22,034,020)	(13,528,359)	(728,599)	-	(68,134)	(68,134)	(70,782,024)
<b>Net Property, Plant &amp; Equipment</b>	<b>\$ 23,647,178</b>	<b>\$ 27,779,429</b>	<b>\$ 17,810,413</b>	<b>\$ 1,070,134</b>	<b>\$ -</b>	<b>\$ 335,660</b>	<b>\$ 335,660</b>	<b>\$ 70,642,813</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	<b>\$ 60,750</b>	<b>\$ 337,412</b>	<b>\$ 238,372</b>	<b>\$ 8,384</b>	<b>\$ -</b>	<b>\$ 1,486,494</b>	<b>\$ 1,486,494</b>	<b>\$ 2,131,413</b>
<b>TOTAL ASSETS &amp; DEFERRED OUTFLOWS</b>	<b>\$ 26,404,333</b>	<b>\$ 31,208,812</b>	<b>\$ 20,252,109</b>	<b>\$ 1,541,904</b>	<b>\$ 433,626</b>	<b>\$ 5,816,699</b>	<b>\$ 6,250,326</b>	<b>\$ 85,657,483</b>





Division Balance Sheet  
For the Period Ended February 29, 2024

	Wastewater	Water	Recreation & Parks	Fleet & Equipment	Base	General & Administrative	General & Administrative and Base	Total
<b>LIABILITIES</b>								
<b>Current Liabilities</b>								
Accounts Payable	\$ 63,176	\$ 444,675	\$ 38,716	\$ 3,335	\$ -	\$ (31,083)	\$ (31,083)	\$ 518,820
Deferred Revenue	-	-	208,265	-	-	-	-	208,265
Compensated Absences Payable	128,861	135,740	103,332	22,183	-	387,487	387,487	777,603
Accrued Liabilities	-	1,026	3,938	-	-	831,567	831,567	836,531
Current Portion of Long-Term Debt	-	400,477	-	-	-	-	-	400,477
	192,037	981,918	354,252	25,518	0	1,187,971	1,187,971	2,741,697
<b>Current Liabilities (Payable from Restricted Assets)</b>								
Deferred Grant Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Payable	-	-	-	-	-	-	-	-
<b>Total Current Liabilities</b>	<b>\$ 192,037</b>	<b>\$ 981,918</b>	<b>\$ 354,252</b>	<b>\$ 25,518</b>	<b>\$ -</b>	<b>\$ 1,187,971</b>	<b>\$ 1,187,971</b>	<b>\$ 2,741,697</b>
<b>Non-Current Liabilities</b>								
Long-Term Debt, Net of Current Portion	\$ -	\$ 449,039	\$ -	\$ -	\$ -	\$ 210,976	\$ 210,976	\$ 660,015
Net Pension Liability	(54,574)	53,716	49,076	(11,143)	-	287,624	287,624	324,699
<b>Total Long Term Liabilities</b>	<b>\$ (54,574)</b>	<b>\$ 502,755</b>	<b>\$ 49,076</b>	<b>\$ (11,143)</b>	<b>\$ -</b>	<b>\$ 498,600</b>	<b>\$ 498,600</b>	<b>\$ 984,714</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>\$ 24,118</b>	<b>\$ 36,437</b>	<b>\$ 19,130</b>	<b>\$ 5,971</b>	<b>\$ -</b>	<b>\$ 16,940</b>	<b>\$ 16,940</b>	<b>\$ 102,597</b>
<b>NET POSITION</b>								
Net Investment in Capital Assets (Net of Debt)	\$ 23,647,178	\$ 26,929,913	\$ 17,810,413	\$ 1,070,134	\$ -	\$ 124,684	\$ 124,684	\$ 69,582,321
Debt Services	-	445,936	-	-	-	-	-	445,936
Net Restricted Assets	-	(3,341)	539,119	-	-	426,019	426,019	961,796
Unrestricted	2,132,476	434,951	(1,063,924)	80,907	433,626	5,696,846	6,130,473	7,714,883
Current Year Income / (Loss)	463,098	1,880,242	2,544,043	370,517	-	(2,134,361)	(2,134,361)	3,123,539
<b>Balance</b>	<b>\$ 26,242,752</b>	<b>\$ 29,687,702</b>	<b>\$ 19,829,651</b>	<b>\$ 1,521,558</b>	<b>\$ 433,626</b>	<b>\$ 4,113,188</b>	<b>\$ 4,546,814</b>	<b>\$ 81,828,476</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS &amp; FUND BALANCE</b>	<b>\$ 26,404,333</b>	<b>\$ 31,208,812</b>	<b>\$ 20,252,109</b>	<b>\$ 1,541,904</b>	<b>\$ 433,626</b>	<b>\$ 5,816,699</b>	<b>\$ 6,250,326</b>	<b>\$ 85,657,483</b>



Division Balance Sheet  
For the Period Ended February 29, 2024

	Wastewater	Water	Recreation & Parks	Fleet & Equipment	Base	General & Administrative	General & Administrative and Base	Total
<b>Reserves</b>								
Unrestricted Reserves	\$ 2,504,368	\$ 2,113,394	\$ 1,309,953	\$ 437,868	\$ 433,626	\$ 1,986,850	\$ 2,420,476	\$ 8,786,059
Minimum Reserve Level Policy	(757,651)	(777,515)	(595,282)	54,050			(1,183,673)	(3,260,071)
<b>Available for Investment</b>	<b>\$ 1,746,717</b>	<b>\$ 1,335,878</b>	<b>\$ 714,671</b>	<b>\$ 491,918</b>	<b>\$ 433,626</b>	<b>\$ 1,986,850</b>	<b>\$ 1,236,803</b>	<b>\$ 5,525,987</b>
Additional FY 2024 EBIDA	502,745	1,297,320	1,129,408	217,164	-	(1,198,550)	(1,198,550)	1,948,086
Total Available	\$ 2,249,461	\$ 2,633,198	\$ 1,844,079	\$ 709,081	\$ 433,626	\$ 788,300	\$ 38,253	\$ 7,474,073
Total Remaining FY 2024 Capital Budgeted	(895,901)	(785,539)	(866,194)	(525,092)			(403,742)	(3,476,469)
Debt Service		(223,000)						\$ (223,000)
<b>Unbudgeted</b>	<b>\$ 1,353,560</b>	<b>\$ 1,624,659</b>	<b>\$ 977,885</b>	<b>\$ 183,989</b>	<b>\$ 433,626</b>	<b>\$ 788,300</b>	<b>\$ (365,489)</b>	<b>\$ 3,774,604</b>



**Trended by Month**  
**Statement of Revenues and Expenses**  
**For the Period Ended February 29, 2024**

Income Statement	Actual July	Actual August	Actual September	Actual October	Actual November	Actual December	Actual January	Actual February	Budget March	Budget April	Budget May	Budget June	Expected Total	Budgeted Total	Variance
<b>Operations</b>															
Operating Revenue	\$ 1,051,086	\$ 994,186	\$ 926,969	\$ 816,145	\$ 772,472	\$ 818,008	\$ 793,412	\$ 789,721	\$ 803,192	\$ 827,477	\$ 881,853	\$ 972,426	\$ 10,446,947	\$ 10,651,843	\$ (204,896)
Internal Revenue	11,547	16,797	11,284	23,675	16,983	20,389	10,042	16,896	12,624	10,257	15,757	9,707	175,958	153,288	22,670
<b>Total Operating Revenue</b>	<b>\$ 1,062,633</b>	<b>\$ 1,010,983</b>	<b>\$ 938,253</b>	<b>\$ 839,820</b>	<b>\$ 789,455</b>	<b>\$ 838,397</b>	<b>\$ 803,454</b>	<b>\$ 806,617</b>	<b>\$ 815,816</b>	<b>\$ 837,734</b>	<b>\$ 897,610</b>	<b>\$ 982,133</b>	<b>\$ 10,622,905</b>	<b>\$ 10,805,131</b>	<b>\$ (182,226)</b>
Salaries and Wages	\$ (538,627)	\$ (493,838)	\$ (441,717)	\$ (459,497)	\$ (465,939)	\$ (418,944)	\$ (488,647)	\$ (417,810)	\$ (443,498)	\$ (483,836)	\$ (522,110)	\$ (453,082)	\$ (5,627,545)	\$ (5,742,850)	\$ 115,305
Employee Benefits	(222,909)	(224,614)	(213,697)	(209,255)	(210,150)	(197,321)	(249,567)	(227,319)	(235,752)	(243,644)	(209,530)	(235,006)	(2,678,764)	(2,862,628)	183,864
Outside Services/Contractual	(132,152)	(63,194)	(122,875)	(82,519)	(190,849)	(109,629)	(140,431)	(159,484)	(86,098)	(132,046)	(91,904)	(75,332)	(1,386,513)	(1,490,340)	103,827
Utilities	(69,083)	(62,117)	(67,039)	(62,005)	(53,551)	(57,086)	(76,913)	(54,693)	(52,901)	(44,283)	(41,949)	(47,584)	(689,204)	(623,792)	(65,412)
Other Operating Expenses	(129,990)	(135,744)	(111,269)	(127,843)	(119,821)	(137,140)	(135,125)	(118,186)	(128,478)	(171,038)	(133,920)	(105,961)	(1,554,515)	(1,924,914)	370,399
Insurance	(31,112)	(31,277)	(31,277)	(31,561)	(31,112)	(31,112)	(31,112)	(31,112)	(31,072)	(35,023)	(35,023)	(35,023)	(385,816)	(384,721)	(1,095)
Internal Expense	(11,547)	(16,797)	(11,284)	(23,675)	(16,983)	(20,389)	(10,042)	(16,896)	(12,624)	(10,257)	(15,757)	(9,707)	(175,958)	(153,288)	(22,670)
Debt Service	(3,239)	(3,239)	(3,239)	(3,239)	(3,239)	(3,239)	(3,239)	(3,239)	(2,796)	(2,796)	(2,796)	(2,796)	(37,096)	(38,868)	1,772
Depreciation	(261,588)	(261,932)	(262,044)	(262,392)	(265,727)	(265,727)	(267,141)	(277,101)	(338,123)	(338,123)	(338,123)	(338,123)	(3,476,144)	(3,748,716)	272,572
<b>Total Operating Expense</b>	<b>\$ (1,400,247)</b>	<b>\$ (1,292,752)</b>	<b>\$ (1,264,441)</b>	<b>\$ (1,261,986)</b>	<b>\$ (1,357,371)</b>	<b>\$ (1,240,587)</b>	<b>\$ (1,402,217)</b>	<b>\$ (1,305,840)</b>	<b>\$ (1,331,342)</b>	<b>\$ (1,461,046)</b>	<b>\$ (1,391,112)</b>	<b>\$ (1,302,614)</b>	<b>\$ (16,011,555)</b>	<b>\$ (16,970,117)</b>	<b>\$ 958,562</b>
<b>Operating Income(Loss)</b>	<b>\$ (337,614)</b>	<b>\$ (281,769)</b>	<b>\$ (326,188)</b>	<b>\$ (422,166)</b>	<b>\$ (567,916)</b>	<b>\$ (402,190)</b>	<b>\$ (598,763)</b>	<b>\$ (499,223)</b>	<b>\$ (515,526)</b>	<b>\$ (623,312)</b>	<b>\$ (493,502)</b>	<b>\$ (320,481)</b>	<b>\$ (5,388,650)</b>	<b>\$ (6,164,986)</b>	<b>\$ 776,336</b>
<b>Non-Operations</b>															
Property Tax Revenue	\$ 525,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 6,300,000	\$ 6,300,000	\$ -
Community Facilities District (CFD 94-1)	56,964	56,964	56,964	56,964	56,964	56,964	56,964	56,964	58,575	58,575	58,575	58,575	690,012	702,900	(12,888)
Grant Revenue	156,100	793,230	-	447,307	-	98,180	-	-	-	-	217,300	217,300	1,929,417	1,303,797	625,620
Interest	-	7,569	3,512	46,766	4,566	4,020	31,054	5,827	3,750	3,750	3,750	3,750	118,314	45,000	73,314
Other Non-Op Revenue	6,124	6,124	8,768	6,632	6,499	367,732	6,247	25,107	6,667	6,667	6,667	6,667	459,901	439,700	20,201
Capital Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Non-Op Expenses	(8,903)	(8,903)	(8,903)	(8,903)	(3,344)	(8,903)	(70,951)	(8,903)	(8,333)	(8,333)	(8,333)	(248,333)	(401,045)	(340,000)	(61,045)
<b>Income(Loss)</b>	<b>\$ 397,671</b>	<b>\$ 1,098,215</b>	<b>\$ 259,153</b>	<b>\$ 651,600</b>	<b>\$ 21,769</b>	<b>\$ 640,803</b>	<b>\$ (50,449)</b>	<b>\$ 104,772</b>	<b>\$ 70,133</b>	<b>\$ (37,653)</b>	<b>\$ 309,457</b>	<b>\$ 242,478</b>	<b>\$ 3,707,949</b>	<b>\$ 2,286,411</b>	<b>\$ 1,421,538</b>
<b>Additional Funding Sources</b>															
Allocation of Non-Operating Revenue	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -
Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Balance</b>	<b>\$ 397,671</b>	<b>\$ 1,098,215</b>	<b>\$ 259,153</b>	<b>\$ 651,600</b>	<b>\$ 21,769</b>	<b>\$ 640,803</b>	<b>\$ (50,449)</b>	<b>\$ 104,772</b>	<b>\$ 70,133</b>	<b>\$ (37,653)</b>	<b>\$ 309,457</b>	<b>\$ 242,478</b>	<b>\$ 3,707,949</b>	<b>\$ 2,286,411</b>	<b>\$ 1,421,538</b>
Operating Income	\$ (337,614)	\$ (281,769)	\$ (326,188)	\$ (422,166)	\$ (567,916)	\$ (402,190)	\$ (598,763)	\$ (499,223)	\$ (515,526)	\$ (623,312)	\$ (493,502)	\$ (320,481)	\$ (5,388,650)	\$ (6,164,986)	\$ 776,336
Net Income(Loss)	\$ 397,671	\$ 1,098,215	\$ 259,153	\$ 651,600	\$ 21,769	\$ 640,803	\$ (50,449)	\$ 104,772	\$ 70,133	\$ (37,653)	\$ 309,457	\$ 242,478	\$ 3,707,949	\$ 2,286,411	\$ 1,421,538
Earnings Before Interest, Depreciation & Amortization	\$ 662,498	\$ 1,363,386	\$ 524,436	\$ 917,231	\$ 290,735	\$ 909,769	\$ 219,931	\$ 385,112	\$ 411,052	\$ 303,266	\$ 650,376	\$ 583,397	\$ 7,221,189	\$ 6,073,995	\$ 1,147,194
Operating Ratio	132%	128%	135%	150%	172%	148%	175%	162%	163%	174%	155%	133%	151%	157%	526%
Operating Ratio - plus Tax & CFD	85%	81%	83%	89%	99%	87%	101%	94%	95%	103%	94%	83%	91%	95%	491%
Debt Service Coverage Ratio	122.78	339.06	80.01	201.17	6.72	197.84	(15.58)	32.35	25.08	(13.47)	110.68	86.72	99.96	58.83	(802.22)



# NORTH TAHOE PUBLIC UTILITY DISTRICT

**DATE:** April 9, 2024

**ITEM:** H-3b

**FROM:** Finance Department

**SUBJECT:** Treasurer's Report – as of February 29, 2024

## **FISCAL ANALYSIS:**

The Chief Financial Officer has reviewed the District's investment portfolio and has included its value within the attached Treasurer's Report.

The District's investments are governed by the Board of Directors' approved Investment Policy. While continuing to operate within this Investment Policy, the District has continued to emphasize safety.


Total bank value of cash and investments equaled \$11,128,637 as of January 31, 2024. Of the total, \$1,406,124 of the District's portfolio was restricted. The total of Cash and Investments increased \$3,257,384 during January.


Total bank value of cash and investments equaled \$10,755,873 as of February 29, 2024. Of the total, \$1,409,216 of the District's portfolio is restricted. The total of Cash and Investments decreased \$372,765 during February.

The portfolio meets the guidelines of the Investment policy.

**ATTACHMENTS:** Treasurer's Report as of February 29, 2024.

## **REVIEW TRACKING:**

Submitted By:   
Vanetta N. Van Cleave  
Chief Financial Officer

Approved By:   
Bradley A. Johnson, P.E.  
General Manager/CEO

P RESENTED BY: Vanetta N. Van Cleave, CFO

**Cash and Investments**

Statement Date	Institution/Account Number	Market Value	Description
<b>BMO</b>			
02/29/24	025-381186	\$4,239,952	General Checking
	243-000486	61,197	Payroll
	243-000874	121,566	Utility Billing Deposit Account
	243-001708	8,258	Event Center Deposit Account
	243-004157	1,205	Parks Dept. Sweep Account
		<u>4,432,178</u>	Total Bank of the West
<b>Wells Fargo</b>			
08/09/22	4942017997	750,000	General Checking
	4942018011	-	Payroll
	4942018003	-	Utility Billing Deposit Account
	4942018029	-	Event Center Deposit Account
		<u>750,000</u>	Total Bank of the West
<b>Local Agency Investment Fund</b>			
02/29/24	85-31-003	1,389,771	General Investment Account
<b>UBS Financial Services Inc.</b>			
02/29/24	OG 00829 70	19,334	Cash & Cash Alternatives Balance
	"	428,849	Money Market Instruments
	"	2,063,173	Certificates of Deposit
	"	21,890	Mutual Funds
	"	231,053	U.S. Government Securities
	"	10,409	Accrued Interest
		<u>2,774,707</u>	Total UBS Financial Services Inc.
<b>Total Unrestricted Cash and Investments:</b>		<b>\$9,346,656</b>	

**Restricted**

Statement Date	Institution/Account Number	Market Value	Description
<b>BMO</b>			
02/29/24	243-058559	\$4,745	FSA
	243-058567	509,596	HRA
<b>Wells Fargo</b>			
02/29/24	4942018037	-	FSA
	4942018045	-	HRA
<b>Bank of the West</b>			
02/29/24	041-441346	445,936	NTBC - BofA Install.Payment Fund
<b>CalPERS 115 Trust</b>			
12/31/23		438,742	CalPERS Prefunding of Pension Expense
<b>Bank of the West</b>			
12/31/23	000-459874	10,197	TRPA C.D.'s
<b>Total Restricted Cash and Investments:</b>		<b>\$1,409,216</b>	

**Total Cash and Investments:**

**Total Cash and Investments: \$10,755,873**



## NORTH TAHOE PUBLIC UTILITY DISTRICT

**DATE:** April 9, 2024

**ITEM:** H-4

**FROM:** Recreation, Parks, and Facilities Manager

**SUBJECT:** Recreation, Parks, and Facilities Department Report

### Parks

- February-April are the months when Field 4 is the most utilized with up to three organized youth sports groups holding scheduled practices daily. Additionally, countless unorganized groups drop in to use the field daily, bringing the mid-week daily average users to over 100. Groups share the limited space with grace and camaraderie in mind.



*The MultiHog demonstrating its power to make turf accessible*



*40 kids happily squeezing into available turf just 2 days after the big storm*

- The big storm in early March allowed for a few successful weeks of grooming and winter trail access. The snow melted fast, however, and grooming concluded for the season on March 15. Of note is the new Birdie trail, which provides on-snow access from the Pam Emmerich Memorial Pinedrop Trailhead to the entire trail network. This trail functioned as designed this winter.
- Regarding summer operations, the tennis and pickleball courts will be open sometime in May, depending on snow melt. Tahoe Vista Recreation Area has sufficient water, and the District is planning to open the launch for the 2024 boating season. Additionally, recruitment for the Park Host has begun. Seasonal employee recruitment begins in mid-April.

## Recreation

- Nordic Nights occurred on February 16 and March 15 at the new trailhead location. Each event had 40 participants ski, skate or roast marshmallows under the night sky. On the final night, Tahoe Multi Sport out of Incline Village came and offered free Nordic and skate ski rentals to participants.



- Each year of SnowFest & Pancake Breakfast brings refinement and success for the event. This year, in 2024, staff served well over 300 plates of pancakes, a 35% increase from last year's success. Collaboration with the North Tahoe Jazz Band and the North Tahoe Martial Arts, as well as live music by Megan Lacy, filled the entire North Tahoe Event Center for the morning.

The Recreation Department won a Snowfest parade award for the second year in a row. This year's "Most Entertaining Entry" was given to the Recreation Department and their float feature, North Tahoe Martial Arts.



- Staff is lining up several new instructors and programs for the summer season. Programs and events will demonstrate our new and improved relationships with community partners and contractors. Some of the exciting new programs include NTPUD Resident Sailing Program, Live at the Launch August live music series, sand volleyball leagues at North Tahoe Beach and pickleball/tennis leagues.
- The North Tahoe Regional Park is “on the map” as a location for winter recreation. Peak parking at the Regional Park continued through mid-March with incredible success as hundreds of families and individuals took advantage of NTPUD’s great



sledding, clean restrooms, trail access and overall easability. This pilot program will have a full board report in the upcoming months.

- The second annual Spring Scavenger Hunt occurred on March 30 in cold, snowy conditions. This non-traditional spin off of an egg hunt takes families and children on a walking tour through Regional Park Aspen ADA trail and delivers an spring goodie bag to all participants at the end. The visit from the Easter Bunny rounds off the interactive, engaging event.

### North Tahoe Event Center

- The recruitment for the next Event Center Manager continues. Staff is still in the interview process, with interviews scheduled throughout early April. The hope is to have a new manager hired in early May to allow for overlap before Cathy's retirement.
- In February, the North Tahoe High School Jazz Band held its annual fundraiser, the 40s Jazz Night.



- Voting took place at the Event Center for three consecutive days in early March.
- Governmental (corporate) rentals were high in February and March, with parking management and changes to zoning rules bringing large crowds into the Event Center in order to participate in the public process.
- A videographer and producer have been selected to create an NTEC promotional video that highlights the Event Center as a location for weddings and special events.

### Administration

- Multi-family homeowners from across the District have been contacted to offer a chance to disseminate the Resident Benefit Parking Passes to their tenants. 150 stickers were delivered to the Domas housing units for the first time, and several batches of stickers were mailed to homeowners to disperse to their tenants.

- Staff members from California State Parks and NTPUD met in March to reestablish both organizations' connections and commitment to public access in and around North Lake Tahoe.
- Preliminary meetings with Sierra Community House to establish a long-term partnership began with the co-hosting of the Family Dance at the North Tahoe Event Center. NTPUD's contribution to this event has enabled Sierra Community House to have donation-based admission, opening up access to many more people.

**REVIEW TRACKING:**

Submitted By: 

Amanda Oberacker  
Recreation, Park & Facilities Manager

Approved By: 

Bradley A. Johnson, P.E.  
General Manager/CEO



## NORTH TAHOE PUBLIC UTILITY DISTRICT

**DATE:** April 9, 2024 **ITEM:** H-5

**FROM:** Planning and Engineering Department

**SUBJECT:** Planning and Engineering Department Status Report

**DISCUSSION:** Capital Improvement Projects, Internal Operations & Planning, and Outside Agency/Private Development

### CAPITAL IMPROVEMENT PROJECTS

The Engineering Division is managing the following CIP projects.

#### Construction Phase Projects

##### **Packaged Satellite Sewer Pump Station Improvements Project (Project #2244):**

This project will replace five (5) packaged sewer pump stations (S-1, S-2, N-2, D-2, and D-5), including the control systems, power connections, and appurtenances, with five new similar packaged sewer pump station systems. This project includes improvements to the controls, power, and communication at S-3 necessary to operate Satellite Pump Station S-1 and S-2.

Status: All five of the new pump stations have been installed and are in operation. The contractor has installed three electrical panels and the final panel for S-1 and S-2 is shipping March 28, 2024.



Old Pump Station D-5



New station at S-1

K.G. Walters Construction Co., Inc. – Construction Contract Status:

Original Contract Amount	Change Orders	Current Total Contract Amount	Total Payments for Work Completed	Current Balance to Completion (including retention)
\$807,000.00	\$117,899.79	\$924,899.79	\$828,732.30	\$96,167.49
Estimated Construction Status as of 3/31: 94% complete				

**Uniform Public Construction Cost Accounting Act**

The District elected to participate in the Act to utilize alternative bidding procedures for public works projects. This section reports out contracts awarded for projects between \$15,000 and \$60,000 that are now issued under the General Manager's authority.

<b>ACTIVE PROJECTS</b>			
Project	Contractor	Contract Amount	Award Date
Chain-link Fence and Gate Replacements	Florence Fence, Inc.	\$41,684	January 10, 2024
A 2023-24 capital improvement project to improve safety and security at various NTPUD sites. Specifically, this project will add a missing fence panel between the Annex Building and the fueling bay, add a fence panel with a gate between the NTEC and the adjacent condominiums, and replace the existing failing fence around the detention pond in front of the Administration building.			
Zone 1 Booster Pump Replace/Rehab	Nevada Seal & Pump, LLC	\$57,860	January 4, 2024
A 2023-24 capital improvement project to remove and replace the two (2) existing Zone 1 water Booster Pumps. The existing pumps were original to the construction of Zone 1 Tank and have reached the end of their service life. One new pump has been installed and the second one will be installed April 11.			
Pickleball Shade Sail	Leo's Awnings and Interiors LLC.	\$16,500	November 29, 2023
The 2022-2023 Regional Park Tennis/Pickleball Court Reconstruction Project included shade sail posts within the pickleball courts for NTPUD to provide shade sails. The posts have been installed, and this project is to furnish and install the shade sails. The sails will be fabricated over the winter and installed in early spring 2024.			
<b>COMPLETED PROJECTS</b>			
Tennis Gazebo Roof Replacement	Kodiak Union Roofing Services Inc.	\$19,970	November 6, 2023

<p>The 2022-23 winter's heavy snowfalls damaged the existing gazebo roof. The snow partially slid and was caught by the gutter bending three sides. The replacement roof system has been designed to freely shed the snow to ensure this problem does not repeat itself. This project is complete.</p>			
Corp. Yard Paving	Lakeside Paving	\$24,999	September 29, 2023
<p>The NTPUD Corporation Yard's asphalt had reached its end of life and was identified by NCE for replacement in the pavement maintenance plan. Utilizing the excess budget in the Pavement Maintenance Plan capital project, we were able to remove and replace 4,600 SF of "alligatoring" asphalt. NTPUD crews removed the existing asphalt and prepared the base to help reduce the overall cost of the project. This project is complete.</p>			
Potable Water Tank Inspection and Cleaning Services	Catalyst Diving, Inc.	\$15,745	August 18, 2023
<p>Underwater evaluation/inspection of all interior tank components using a diver or a remotely operated vehicle and removal of sand, silt, sediment and other accumulations on the bottom of the District's 8 potable water tanks. The inspection and cleaning of the District potable water chlorine contract chamber located at the water treatment facility was postponed due to access issues. The complete inspection was provided to the District that includes video and photos. The project is complete.</p>			
Tahoe Vista Recreation Area Web Camera	Intermountain Electric, Inc.	\$17,815	August 11, 2023
<p>Underground communication conduits and a mounting pole were installed at TVRA as part of the Peninsula Improvement Project. This project provided the additional conduit and CAT6 cables required to operate a web camera. The project is complete.</p>			
CW2 Tank Welding	Joel's Welding and Fabrication, Inc.	\$23,400	August 10, 2023
<p>The Carnelian Woods 2 water tank's safety railing on the top of the tank was damaged during the winter of 2022-23. This project replaced the railing with heavier gauge metal to withstand heavy snowfall and improve safety for staff working on the tank. This project is complete.</p>			
Concrete Panel Repair	GLA-Morris Construction, Inc.	\$15,678.80	July 27, 2023
<p>Several concrete sidewalk panels and sections of curb and gutter were damaged during sewer and water repairs over the last couple years. This project replaced the temporary cold patch asphalt with concrete. The project is complete.</p>			

## **Design / Bid Preparation Phase Projects**

**NTEC Architectural Planning Study (Project #2049):** A 2022-2023 Capital Improvement Project to retain an architectural consultant to complete a planning study for the North Tahoe Event Center.

Status: The draft NTEC Architectural Planning Study was presented to the Recreation and Parks Commission at their October 26<sup>th</sup> Meeting and the Board of Directors at the November 14, 2023 Board Meeting. NTPUD staff has reached out to Goring and Straja Architects (GaS) to revise the study based on the Commissioners' and Directors' feedback.

**NTEC Emergency Generator (Project #2192):** A 2022-2023 Capital Improvement Project to add an emergency generator at the North Tahoe Event Center. The project is grant-funded in part by FEMA and Placer County.

Status: NTPUD has retained PR Design and Engineering to complete the design and bid documents. Dudek has prepared an acoustical study to calculate the level of noise at the property line. Design work is complete and has been submitted to Placer County for approval. The project is currently being advertised for bids. Bid results are scheduled to be presented to the Board of Directors at their May 14<sup>th</sup> meeting. Construction is scheduled for summer/fall 2024.

**Wayfinding and Destination Signage Project (NTEC Sign) (Project #2040):** A Capital Improvement Project to add a changeable message monument sign at the North Tahoe Event Center. The project is grant-funded in part by Placer County.

Status: PR Design and Engineering has completed a preliminary sign design and site layout. On January 24<sup>th</sup>, the project was presented to the Placer County Design Review Committee as an informal item and received generally positive feedback. Following the presentation to the Design Review Committee, Placer County and TRPA have determined a changeable message board sign will require a code amendment. As the code amendment will take significant time and effort to complete NTPUD staff and PR Design and Engineering have decided to pivot and instead focus on improving the existing building signage. PR Design has prepared preliminary drawings of the proposed building signage.

**Kings Beach Grid Watermain Replacement and Fire Hydrant Installation Project:** Pre-design work (survey, biological assessment, and archaeological) for a 2023-2024 capital project to replace waterlines and add fire hydrants in Kings Beach Grid, specific locations include Secline Street south of SR 28 to the end of Brockway Vista Drive, and segments along Trout, Brook, and Salmon Avenue, and Raccoon and Chipmunk Street. The project is grant funded in part by Placer County Water Agency.

Status: Auerbach Engineering has completed the topographic survey of the project area. Dr. Susan Lindstrom has completed the archeological study. Ascent Environmental, Inc.

has completed the biological assessment. NTPUD Engineering Staff has begun construction drawings for the watermain replacement in Trout Avenue.

**Brockway Fire Protection Water Infrastructure 2024 Project:** This project includes 1,937' of new water main in Highway 28 between Park Ave and the Nevada State Line, 431' of new water main in the undeveloped Placer County Pier Street right of way, a 50' crossing of Highway 28 in the Lake Forest area near Lardin Ave., 21 replacement residential water services, and 4 new fire hydrants.

Status: The project has been designed in house by District Staff and advertised for public bid. Those bids have been received, opened, and the low bidder selected. The contract award recommendation is included in the April NTPUD Board of Directors meeting agenda.

**North Tahoe Regional Park Multi-Purpose Trail Connection:** A FY23/24 Capital Improvement Project to begin the design of extending the Pam Emmerich Memorial Pinedrop trail to the lower restroom. The proposed trail will improve pedestrian/bicycle mobility through the Regional Park and reduce the safety hazards associated with trail users having to navigate through the parking lot.

Status: NTPUD's Board of Directors accepted a grant from Placer County and authorized the final design contract at the February 13, 2024, Board Meeting. The project kick-off meeting is scheduled in April and the topographic survey of the project area will proceed as soon as the snow melts.



**Representative image of pedestrians and bicyclists occupying the vehicular travel way.**

## **INTERNAL OPERATIONS & PLANNING**

Psomas, the District's water modeler, is nearing completion with the Agate and Fulton Water Companies to develop their water system models. Staff is updating the California TRUCRs database with all licensed vehicles as the baseline for compliance with the Advanced Clean Fleet Rule.

## FUNDING OPPORTUNITIES

**Bureau of Reclamation 2024 WaterSMART Grant (#R24AS00052):** Staff has submitted a grant application to upgrade our existing 3,500 water meters with new, ultrasonic flowmeters utilizing cellular endpoints for data communication. The grant is for the purchase of the new meters and requires a 50% District match. If the District is successful in receiving the grant, the installation would be performed by a Contractor through the public bid process. Grant evaluation would be conducted through the summer of 2024.

### **California Department of Water Resources Division of Drinking Water (DWR) State Revolving Fund (SRF):**

#### Watermain Projects

Staff is preparing an application for SRF funding to complete the remaining 15,200 linear feet of watermain in the Kings Beach Grid and to replace 7,000 linear feet of watermain in the Brockway subdivision. The first step was to determine whether the loan would be a principal forgiveness load if the service area was determined to be a Disadvantaged Community (DAC). The State hired a consultant and performed the median household income survey and determined that our application did not meet the standards for DAC.

Staff next had a conference call with our Application Representative and discussed the findings and reviewed the next steps in submitting a completed application. The State ranks project criticality from Category A (most critical) to Category F (least critical). The District's project is now a Category F after it was determined it was not DAC. The Representative also stated that the State is only considering Category A, B and C projects for SRF eligibility in the current State Fiscal Year Budget ending on June 30, 2024.

In reviewing the project with the Representative, there is the potential to move this project from Category F up to Category D, which would improve its priority on the list and increase its potential for receiving favorable funding terms. The SRF low interest loans are currently at a 1.25% interest. However, as stated above, the project would still not be considered in the current Fiscal Year eligibility for the SRF.

The timeline to submit a SRF application and receive a completed status from the State, which includes Technical, Financial, Environmental and Administrative packages, is typically 12 to 18-months for this type of project which pushes us into the next California Fiscal Year, FY2025. The Representative expected funding to be available for Category D, E & F projects in future fiscal years which should line up with our application timeline.

#### Water System Consolidation

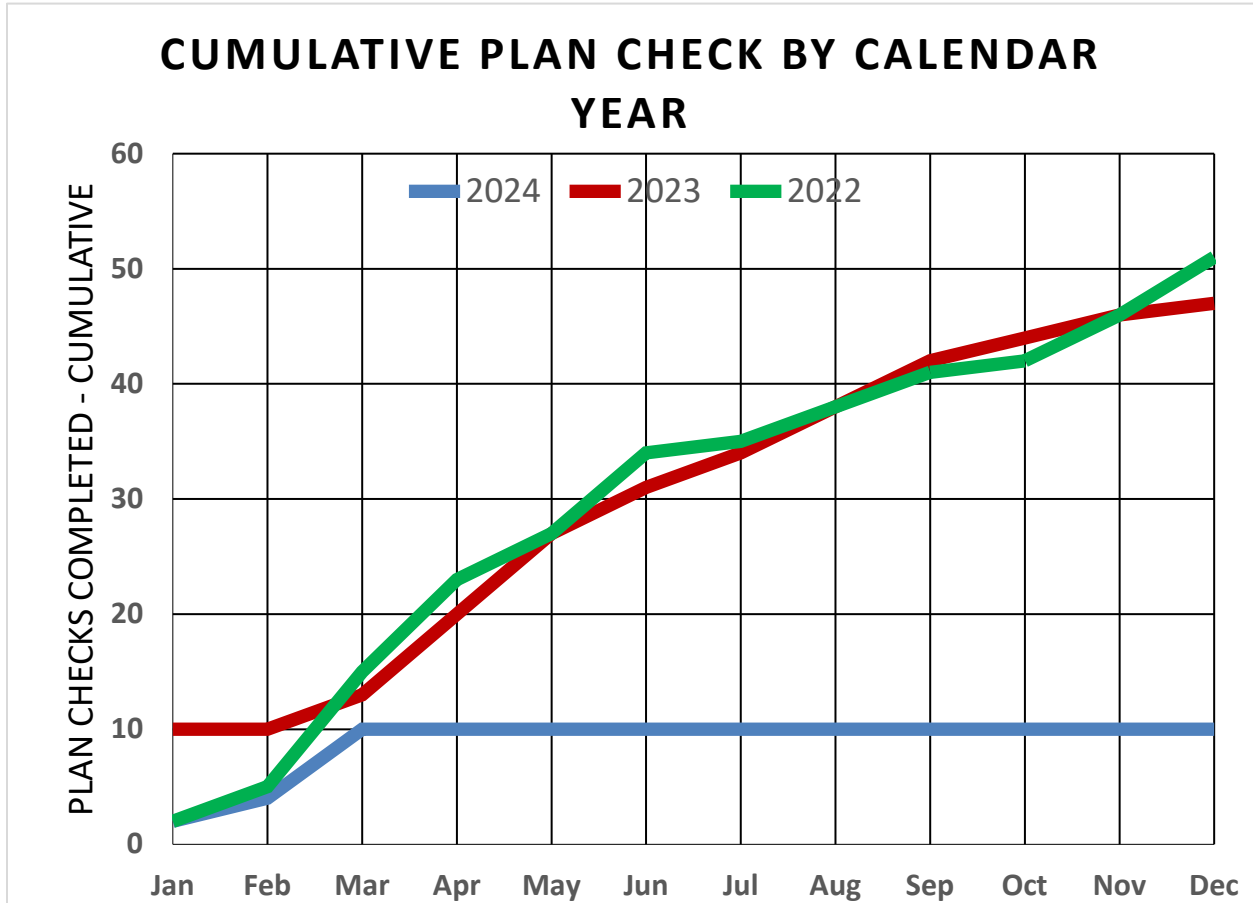
Staff has spoken with an Application Representative at the State Water Board on funding opportunities for water system consolidation. The first step, similar to the



watermain application process, is to determine the median household income and determine the project's eligibility status. The process and threshold are different for consolidation since funding is available for communities up to 150% of MHI. Staff has submitted the water system boundaries to the State for evaluation.

**OUTSIDE AGENCY/PRIVATE DEVELOPMENT**

**Plan Reviews**



**REVIEW TRACKING:**

Submitted By: Joseph J. Pomroy  
 Joseph J. Pomroy, P.E.  
 Engineering and Operations Manager

Approved By: Bradley A. Johnson  
 Bradley A. Johnson, P.E.  
 General Manager/CEO



## NORTH TAHOE PUBLIC UTILITY DISTRICT

**DATE:** April 9, 2024                      **ITEM:** H-6  
**FROM:** Operations Department  
**SUBJECT:** Operations Department Status Report  
**DISCUSSION:** Department Highlights for the month of March

### **Maintenance Division**

Annual PMs in both water and sewer are on-going, i.e., hydrants, valves, manholes, gravity mains. Lots of time is being spent in search of unaccounted for water loss. Unaccounted water loss is the difference between water produced and water consumed which includes customer meters, hydrant usage, and known volumes from watermain breaks. The new correlating equipment works well and has helped us identify two water leaks in the Kingswood area, but to identify the watermains that have continuous usage, we will begin using a new ultrasonic flowmeter, a “radar gun” if you will. This is a meter we move to different locations to help us identify areas where leaks may exist. This works by putting the meter on the pipe to record water flow between midnight and four a.m. when water use should be near zero or intermittent. If a continuous flow is detected, then there is potentially a leak downstream of this point. Staff will then correlate for a more exact location, finding leaks more quickly and with more certainty. We spent 266 hours on snow removal over eight days in early March.

### **Technician Division**

In February and March, Staff has spent 94 hours assisting Engineering and providing contractor support for the installation of the new Zone 1 pumps, D-2 Electrical issues and programming and controls work at the NAWTP with Tesco. Daily, weekly, and monthly PMs were completed. A recent head scratcher was discovered when the new generator could not power one of the sewer stations. Some of the sewer stations are now 208 volts, and some are still 240 volts. The new towable generators default to 240 volts and a special adjustment needs to be made to produce 208V. This was determined by having the Generac Representative come on site and troubleshoot the operation of the generator and show us this functionality. The towable generators have now all been set for use at all the satellite sewer stations and have been tested.

### **Fleet Division**

In March, 24 work orders were completed in Fleet, including scheduled PMs on nine vehicles, emergency equipment and large equipment. Repairs were made to four different snow blowers, and an entire day was spent looking for the source of a hydraulic leak on the Multihog. Fortunately, the dealer was able to take the vehicle to their shop, leave us with a loaner and make the repair in one day.

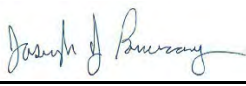
## Departmentwide in March


The District has renewed its commitment to bringing quality water and sewer training classes to the North Tahoe Event Center. We hosted water classes in February and sewer classes in March, with no fewer than five District employees attending each day, including three new hires. We are happy to bring these training sessions back to the area not only for our staff, but for the several who attended from neighboring agencies. We participated in six OSHA training sessions in the past two months and completed respirator fit tests for all field personnel. Anniversaries were had by Jorgen Jakobsen, 4 years, Thomas Payne, 11 years and Catherine Colburn, 18 years. Several Operations staff members took the time to participate in the NTPUD Snowfest parade again this year. Jason Dicey attended the SDRMA conference in Sacramento and participated in the safety requirements to help us with our SDRMA requirements.

### REVIEW TRACKING:

Submitted By: CColburn  
Catherine Colburn  
Operations Coordinator

Reviewed By:   
Kenneth P. Fischer  
Operations Manager

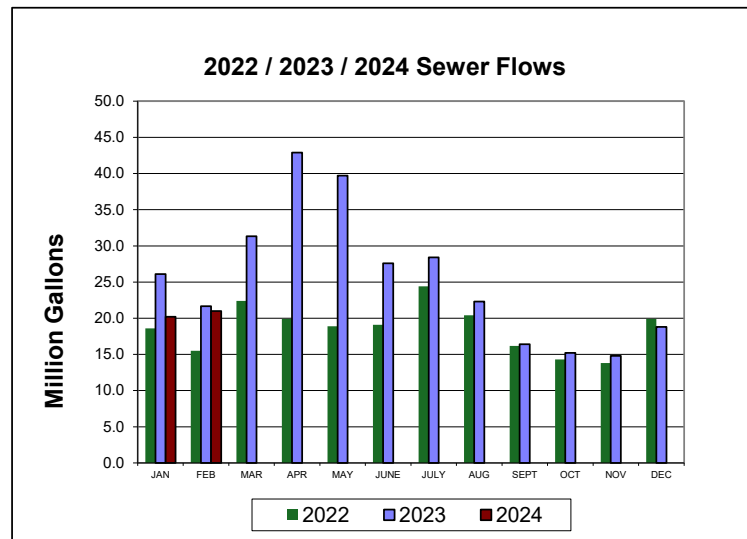
Approved By :   
Joseph J. Pomroy, P.E.  
Engineering and Operations Manager

Approved By:   
Bradley A. Johnson, P.E.  
General Manager/CEO

**Sewer**

**Monthly**

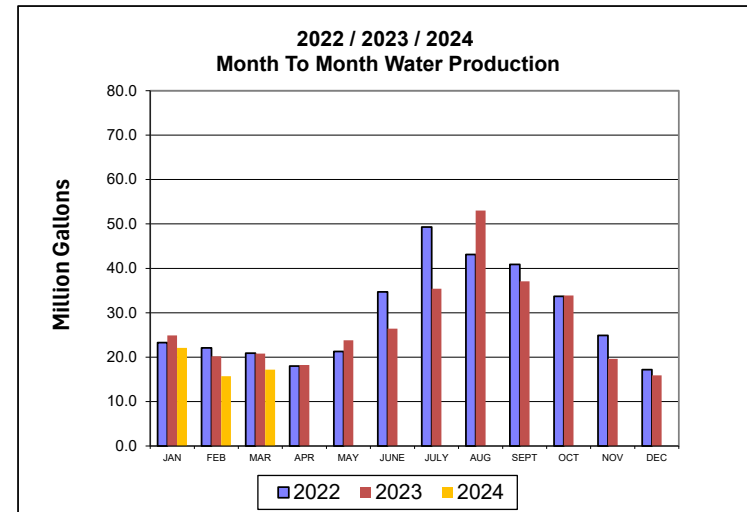
	<b>2022</b>	<b>2023</b>	<b>2024</b>
JAN	18.6	26.1	20.2
FEB	15.5	21.6	21.0
MAR	22.4	31.3	
APR	19.9	42.9	
MAY	18.9	39.7	
JUNE	19.1	27.6	
JULY	24.4	28.4	
AUG	20.4	22.3	
SEPT	16.2	16.4	
OCT	14.3	15.2	
NOV	13.8	14.8	
DEC	19.9	18.8	
<b>Average</b>	<b>18.6</b>	<b>25.4</b>	<b>20.6</b>
<b>Total</b>	<b>223.4</b>	<b>305.2</b>	<b>41.2</b>



**Water**

**Monthly**

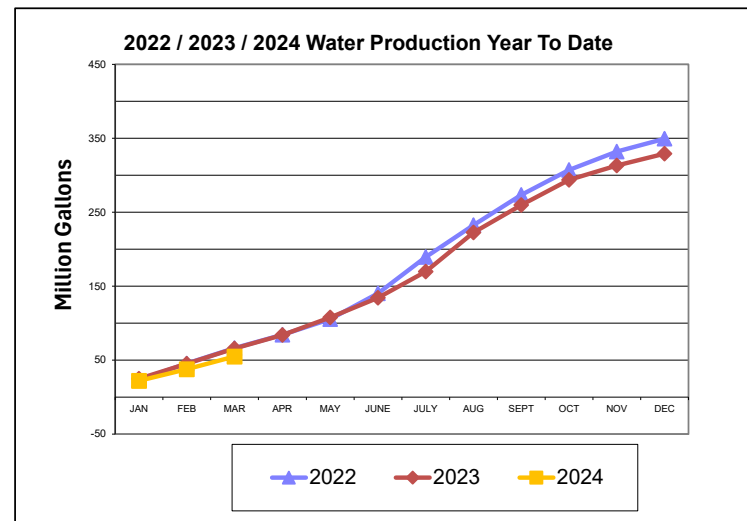
	<b>2022</b>	<b>2023</b>	<b>2024</b>
JAN	23.3	24.9	22.1
FEB	22.1	20.2	15.7
MAR	20.9	20.8	17.2
APR	18.0	18.2	
MAY	21.3	23.8	
JUNE	34.7	26.4	
JULY	49.3	35.4	
AUG	43.1	53.0	
SEPT	40.9	37.1	
OCT	33.7	33.9	
NOV	24.9	19.6	
DEC	17.2	15.9	



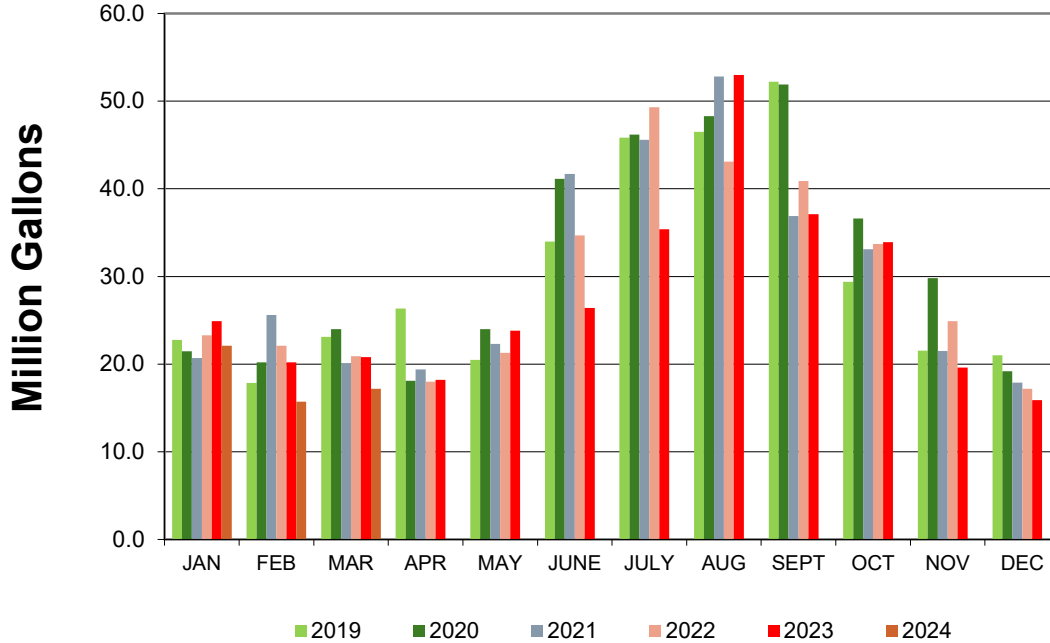
**Water**

**Cumulative**

	<b>2022</b>	<b>2023</b>	<b>2024</b>
JAN	23.3	24.9	22.1
FEB	45.4	45.1	37.8
MAR	66.3	65.9	55.0
APR	84.3	84.1	
MAY	105.6	107.9	
JUNE	140.3	134.3	
JULY	189.6	169.7	
AUG	232.7	222.7	
SEPT	273.6	259.8	
OCT	307.3	293.7	
NOV	332.2	313.3	
DEC	349.4	329.2	



### Total Water Production 2019 - 2024



#### District Water Production

YEAR	2019	2020	2021	2022	2023	2024	2019-24 5-yr Avg	2024 vs 5 yr Avg
JAN	22.8	21.5	20.7	23.3	24.9	22.1	22.5	98%
FEB	17.8	20.2	25.6	22.1	20.2	15.7	20.3	77%
MAR	23.1	24.0	20.1	20.9	20.8	17.2	21.0	82%
APR	26.4	18.1	19.4	18.0	18.2		20.0	0%
MAY	20.5	24.0	22.3	21.3	23.8		22.4	0%
JUNE	34.0	41.2	41.7	34.7	26.4		35.6	0%
JULY	45.8	46.2	45.6	49.3	35.4		44.5	0%
AUG	46.5	48.3	52.8	43.1	53.0		48.7	0%
SEPT	52.2	51.9	36.9	40.9	37.1		43.8	0%
OCT	29.4	36.6	33.1	33.7	33.9		33.3	0%
NOV	21.6	29.8	21.5	24.9	19.6		23.5	0%
DEC	21.0	19.2	17.9	17.2	15.9		18.2	0%
<b>Total</b>	<b>361</b>	<b>381</b>	<b>358</b>	<b>349</b>	<b>329</b>	<b>55</b>	<b>356</b>	<b>15%</b>

MONTH: March 2024

Compiled By:

Michael Harper

Water Production:	Gallage	Pump run	COMMENTS
National Ave. Treatment Plant	14,365,000		
Park Well	1,085,494	19.5 hrs	927.8 AVG GPM
Carnelian Well	888,608	74.9 hrs	197.7 AVG GPM
Dollar Inter-Tie	820,000		
<b>Total Production</b>	<b>17,159,102</b>		



**NORTH TAHOE  
PUBLIC UTILITY DISTRICT**

**DATE:** April 9, 2024

**ITEM:** H-7

**FROM:** Office of the General Counsel

**SUBJECT:** Legal Report

Below is a summary of noteworthy legal items for this month:

1. AB 2626 – Clean Fleets Regulation: Local Governments

In April of 2023, the California State Air Resources Board (State Board) adopted the Advanced Clean Fleets (ACF) regulation to accelerate the transition to zero-emission medium- and heavy-duty vehicles. The ACF regulation applies to specific fleets, including those owned by State, local, and federal government agencies, and requires affected fleets to reduce emissions through specific requirements such as phasing in the use of Zero-Emission Vehicles (ZEVs). Specifically, the ACF regulation affects public agencies and local governments who own, lease, or operate one or more vehicles with a gross weight over 8,500 lbs. The ACF regulation requires affected fleets to ensure, beginning January 1, 2024, that 50 percent of their annual vehicle purchases per calendar year are zero-emissions, and starting January 1, 2027, that 100 percent of vehicle purchases are zero-emissions. Additionally, under the ACF regulation, small government fleets (those with 10 or fewer vehicles) can delay the start of their ZEV purchases until January 1, 2027, at which point 100 percent of vehicle purchases must be ZEVs.

Last month, Assemblymember Dixon (R) introduced AB-2626, titled “Advanced Clean Fleets regulation: local governments,” which would add Section 43109 to the Health and Safety Code and extend the compliance dates for local government outlined in the ACF regulation by 10 years. AB-2626 would also prohibit the State Board from taking enforcement action against a local government for violating the ACF regulation if the alleged violation occurs before January 1, 2025.

We will continue closely monitoring this bill and provide an update in the coming months.

2. Proposition 19

Proposition 19, also referred to as Assembly Constitutional Amendment No. 11, is an amendment of the California Constitution that voters approved in 2020 which introduced significant changes to property tax benefits aimed at benefiting families, seniors, disabled persons, and those affected by natural disasters. Historically, California had a parent-child exception that allowed parents, grandparents, and children to pass on

the existing assessed values of their primary residence and other properties up to \$1 million in assessed values without reassessment. Prop 19 modified that rule so that people who inherit family properties cannot keep the low property tax base unless they use the home as their primary residence, which may result in a tax revenue gain or loss to jurisdictions. Prop 19 directs the California Department of Tax and Fee Administration (CDTFA) to use state funds in the County Revenue Protection Fund (CRPF) to reimburse counties and local agencies that experience a revenue loss from implementing these specific property tax changes.

If sufficient funds exist in the CRPF, CDTFA must provide full or pro rata reimbursement from the CRPF to the counties and eligible local agencies with an aggregate negative gain (or revenue decrease) from implementing these changes every three years. If CDTFA determines reimbursement is required and there are available funds in the CRPF, any money will be distributed by paper warrant directly to the county or local agency with the negative gain at the end of each three-year period.

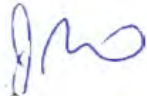
### 3. State Water Resources Control Board Releases Revised Proposed Regulations Establishing Budget-Based Water Conservation Targets for Urban Water Agencies.


In the September 2023 edition of NTPUD's legal report, we summarized proposed regulations issued by the State Water Resources Control Board ("SWRCB") titled "*Making Conservation a California Way of Life*" which would establish annual water use objectives for each Urban Retail Water Supplier. In response to feedback from various public agency stakeholders voicing concern that the proposed water conservation rules were too arduous and costly, the SWRCB issued revised regulations on March 12, 2024, that have more relaxed standards and give urban water suppliers more time to meet their targets.

The SWRCB's newly revised regulations, which are expected to be finalized in July and go into effect in 2025, delay the start date for enforcing compliance with the water budgets by two years, until 2027, and water suppliers also are granted an extra five years, until 2035, to meet targets ramping down outdoor water use, and are given until 2040 for reductions originally planned for 2035. According to [provisional data](#) released by the SWRCB as part of *Making Conservation a California Way of Life* proposed regulation, the newly revised regulations set the following water reduction objectives for NTPUD: 1% reduction by 2030, 14% reduction by 2035, and 20% reduction by 2040. Additionally, under the proposed regulation, water suppliers will develop their own budgets for six different urban water needs which will be used to calculate a total water use objective. The six budget categories are: residential indoor water use, residential outdoor water use, water loss, and the irrigation of commercial, industrial and institutional landscapes.

The NTPUD's Legal Counsel will continue monitoring the SWRCB's rulemaking for the proposed *Making Conservation a California Way of Life* regulations and will provide future updates to the Board of Directors.

**REVIEW TRACKING:**

Submitted By:   
Joshua Nelson/BB&K  
District Counsel

Approved By:   
Bradley A. Johnson, P.E.  
General Manager/CEO



**Board of Directors  
Long Range Calendar**

<b>April 2024 Dates of Interest</b>	<b>Date</b>			
Form 700s are due April 1, 2024	4/1			
Toddler Time & Golden Hour Socials				
California Park and Recreation Society Annual Conference				
NTPUD Recreation & Parks Commission and Committee Regular Joint Meeting	4/25/2024			
Semi-Annual Employee Meeting				
TVRA 2023 Operations & fees				
Special Board Meeting - Fiscal Year 2024/25 Captial Improvement Project Budget Workshop and Tour (tentative)	TBD			
Parents Night Out	4/26/204	5 P.M.	NTEC	
California Trails and Greenways Conference - Evergreen Resort	4/30-5/1			
Annual Joint Sewer Facilities (JSF) D&P Committee Meeting with TCPUD Sewer & Water				
CSDA Special District Leadership Academy	4/14/2017			
<b>May 2024 Dates of Interest</b>				
Bulk Item Collection Day - District Offices				
Summer Activity Guide release				
May Meltdown Disc Golf Tournament	5/19/2024	9 A.M.	NTRP	
TVRA Boat Ramp opens	early May			
Special Board Meeting - Fiscal Year 2024/25 Budget Workshop	TBD			
ACWA Spring Conference	5/7/2009			
<b>May 14, 2024 Regular Board of Directors Meeting</b>		<b>Finance Committee</b>	<b>D&amp;P Committee</b>	<b>Other Committees</b>
Fiscal Year 2024/25 Draft Budget Review and Workshop				
Resolution for <i>Parks Make Life Better!</i> Month in July				
Employee Service Awards - Kirk Misiewicz (5 years - moved from February)				
GM Evaluation (Closed session)				
Employee Service Awards - Cathy Becker (5 years), Misty Moga (5 years)				
Request election services from Placer				
NTEC Rates				
NTRP Peak Season Parking Fee Review				
Award Construction Contract for the NTEC Generator (tentative)			X	
Facility Naming Policy Updates Review (tentative)				
Utility Rate Assistance Program Adoption (tentative)				
Approve Wholesale Water Agreement with TCPUD			X	
<b>June 2024 Dates of Interest</b>	<b>Date</b>			
NTBA Community Cleanup Day (District is a Sponsor)				
Resident KAYAK & SUP Storage Registration Opens				
Muscle & Flow Fitness Classes Start (Tuesdays all summer)				
Non-Resident KAYAK & SUP Storage Registration Opens				

**Board of Directors  
Long Range Calendar**

Green Waste Collection Day - District Offices (District is a Sponsor)				
Tahoe Bike Challenge - All June - <a href="https://www.lovetoride.net/tahoe">https://www.lovetoride.net/tahoe</a>				
B&G Club: Wine on the Water				
NTPUD Recreation & Parks Commission and Committee Regular Joint Meeting	6/27/2024			
Music on the Beach (every Friday at KBSRA, 6 - 8:30 p.m.) Begins				
Free Yoga at the Park w/ Tahoe Flow				
Park Fun-Run 5K Series				
Walk & Learn Tour - National Ave. Water Treatment Plant				
Gathering at the Garden - Bocce and Brunch				
Tuesday Night Pickleball Starts - Every Tuesday through 8/29				
Placer County Board of Supervisors (@NTEC)				
American Water Works Association (AWWA) Association ACE Conference	6/10-6/13			
CSDA General Manager's Conference	6/23-6/25			
<b>June 11, 2024 Regular Board of Directors Meeting</b>		<b>Committee</b>	<b>D&amp;P Committee</b>	<b>Committees</b>
Adopt Final Budget				
Approve Appropriations Limit				
Approve PO's for Budgeted Line Items/Vendors				
GM Evaluation (Closed session)				
Facility Naming Policy Update Adoption				
<b>Items with dates pending</b>				
California Fair Political Practices Commission Ethics Training (AB 1234) by General Counsel, Joshua Nelson, Best Best & Krieger LLP (Required every two years; Due 9/12/2025)				
Interagency Agreement with Tahoe Conservancy for Fuels Management for Infrastructure				
Employee survey				
Anti Harrassment Training Workshop for Board (AB1661) (Required every two years; Due September 2024)				
Biennial Filing - Amend Conflict of Interest Code September 2024 (start process in Spring 2024)				
GM Eval (May-June); CFO Eval (Oct-Jan)				