Chapter 27 BASIC SERVICE REQUIREMENT

Chapter Contents

- 27.0 Purpose
- 27.1 Applicability
- 27.2 Paved Roads
- 27.3 Water Service
- 27.4 Waste Water Treatment Service
- 27.5 Electrical Service
- 27.0 <u>Purpose</u>: The Goals and Policies set forth requirements for projects to be served by paved roads and water, electrical and waste water treatment services. This chapter establishes standards to implement those requirements.
- 27.1 <u>Applicability</u>: All projects proposing a new structure, reconstruction, or expansion of an existing structure, designed or intended for human occupancy, shall meet the standards set forth in this chapter.
- 27.2 <u>Paved Roads</u>: Except as provided in Chapter 36, all projects described in Section 27.1, and which require vehicular access, shall be served by a paved roadway. To be considered served, a right-of- way or easement shall abut the driveway serving the parcel and shall contain a paved roadway of adequate size and construction to accommodate the vehicular traffic resulting from the project.
 - 27.2.A Waiver: TRPA may permit a waiver of this requirement if it finds that:
 - (1) The project is subject to a variance for historically significant structures and districts pursuant to Chapter 29;
 - (2) The roadway is not designated to be paved by the surface water management plan. (Volume I of the 208 Water Quality Plan as amended);
 - (3) The project is the expansion of a single family dwelling;
 - (4) The permittee posts a security with TRPA in an amount equal to the permittee's fair share of the estimated cost of paving the road serving the parcel. TRPA shall apply the procedures established in law by the local jurisdiction to determine a fair share, or, in the absence of such procedures, shall adopt a procedure for determining a fair share. This waiver shall not apply to the construction or reconstruction of a commercial, tourist accommodation or multi-family residential project;
 - (5) A program has been established which provides assurance the road will be paved within five years.

- 27.3 <u>Water Service</u>: All projects described in Section 27.1 shall have adequate water rights and water supply systems.
 - 27.3.A <u>Water Rights</u>: Additional development requiring water shall not be approved unless:
 - (1) There is an adequate water supply within an existing water right recognized under the laws of the state in which the use is to occur; or
 - (2) Adequate water rights recognized under the laws of the state in which the use is to occur are furnished with the development.
 - 27.3.B <u>Water Supply</u>: Additional development requiring water shall not be approved unless there is distribution and storage or pumping systems to deliver an adequate quantity and quality of water to the development for domestic consumption and fire protection. A service connection to a water system or an approved well system shall be sufficient for domestic consumption.
 - (1) <u>Fire Flow Requirements</u>: The applicable local, state, federal or utility district standards shall determine adequate fire flow standards. If no such standards exist, the following standards shall apply:

TABLE 27-1
MINIMUM FIRE FLOW REQUIREMENTS

Land Use	Fire Flow (gallons per minute at 20 psi residual pressure)	Duration
I. Conservation and Recreation Plan Areas (minimum)	250 gpm	2 Hours
II. Residential Plan Areas (single family only)	500 - 750 gpm	2 Hours
III. Residential Plan Areas (multi-residential)	750 - 1000 gpm	2 Hours
IV. Tourist Plan Areas	1000 - 1500 gpm	2 Hours
V. Commercial/Public Service Plan Areas	1500 - 2500 gpm	2 Hours
A) Hotel - Casino Areas	3500 - 6000 gpm	3 to 6 Hours
B) Institutional (Hospitals, Schools)	2000 - 3000 gpm	3 Hours

- (2) <u>Waiver</u>: If the above minimum fire flow requirements cannot be met, TRPA may waive the requirements for I and II above, if TRPA finds that existing conditions are equal, or superior, to the following:
 - (a) The fire department qualifies as a recognized fire department;
 - (b) Areas are within a five mile response (road) distance of the closest engine (pumper) company, and within an eight mile distance of the balance of any apparatus units required under (h)(ii) below;
 - (c) For more than one unit of apparatus, all assigned apparatus is radio equipped;
 - (d) For more than one unit of apparatus, there are not less than five persons responding on first alarm;
 - (e) There is additional staffing, as necessary, to meet the conditions of (g) and (h)(ii) below;
 - (f) At least one unit of apparatus is a pumper constructed and equipped in accordance with the intent of the Standard No. 19 of the National Fire Protective Association:
 - (g) The department demonstrates a capability to effectively develop and continuously apply water for not less than 20 minutes, at a rate of not less than 200 gpm, commencing with the initial evolutions of the first due company; and
 - (h) Apparatus:
 - (i) For areas adequately served by fire flows (available throughout the year) of not less than 200 gpm, a single pumper may suffice; or
 - (ii) For all other areas, there are not less than two units and all units are suitable for the intended service.
- 27.4 <u>Waste Water Treatment Service</u>: Except as provided for in Chapter 81, all projects described in Section 27.1 that generate wastewater shall be served by facilities for the treatment and export of wastewater from the Lake Tahoe Basin. To be considered served, a service connection shall be required to transport wastewater from the parcel to a treatment plant.
- 27.5 <u>Electrical Service</u>: Except as provided in Chapter 36, all projects described in Subsection 27.1 shall be served by facilities to provide adequate electrical supply. Such facilities shall include lines to supply electrical power to the parcel and only require a service connection to institute service.

Chapter 83 SOURCE WATER PROTECTION

Chapter Contents

- 83.0 Purpose
- 83.1 Applicability
- 83.2 Source Water Protection
- 83.3 Source Water Assessment
- 83.0 <u>Purpose</u>: This chapter sets forth regulations pertaining to recognition of source water, prevention of contamination to source water, and protection of public health relating to drinking water. It strengthens provisions of the Goals and Policies that address groundwater protection, and implements elements of the TRPA Source Water Protection Program.
- 83.1 Applicability :: This chapter applies to projects and activities that have the potential to contaminate identified source water protection zones as depicted on TRPA Source Water Assessment maps, and retrofit of existing development with Best Management Practices that identified source water protection zones as depicted on TRPA Source Water Assessment maps, and to the retrofit of existing development with Best Management Practices.
- 83.2 <u>Source Water Protection</u>: To protect public health and to insure the availability of safe drinking water, TRPA shall review proposed projects identified as possible contaminating activities to source water which are located within a source water protection zone depicted on TRPA Source Water Assessment maps according to the following standards and procedures:
 - 83.2.A <u>Source Water Defined</u>: Water drawn to supply drinking water from an aquifer by a well or from a surface water body by an intake, regardless of whether such water is treated before distribution.
 - 83.2.B <u>Possible Contaminating Activity Defined</u>: Activities equivalent to TRPA primary uses identified by either the California Department of Health Services or the Nevada Bureau of Health Protection Services, regardless of where the project is located, as having the potential to discharge contaminants to surface or groundwaters. Such uses include but are not limited to those listed in Table A.§§

§§ Amended 10/22/2008

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[§] Adopted 12/15/99

- 83.2.C <u>Source Water Protection Zone Defined</u>: A zone delineated around drinking water sources in the following manner as depicted on the TRPA Source Water Assessment maps.
 - Protection Zone[§]: The protection zone for wells and springs shall consist of a fixed 600 foot radius circle around the source. The zone for lake intakes shall be a 1.320 foot radius circle measured where the intake line crosses the shoreline. Protection zones may be located using the centroid of the parcel in which the well, lake intake, or spring is found if more detailed information is not available. Protection zones shall be delineated using the best available source water location data known to TRPA. Protection zone delineations may be modified by TRPA as follows: Upon receipt of source water assessment information collected by the California Department of Health Services, the Nevada Bureau of Health Protection Services, or other public agencies responsible for conducting drinking source water assessments in accordance with state Source Water Assessment and Protection Programs and if recommended by the California Department of Health Services or the Nevada Bureau of Health Protection Services; or upon receipt of source water assessment information provided by the property owner in which the well, spring, or lake intake is located and if the California Department of Health Services or the Nevada Bureau of Health Protection Services concurs with the new delineation.
- 83.2.D Review of Proposed Possible Contaminating Activities located in Well and Spring Source Water Protection Zones[§]: Proposed uses determined by TRPA to be projects that are identified as a Possible Contaminating Activity, in a project area located within a well or spring source water protection zone, shall not be approved unless TRPA finds that:
 - (1) The project complies with the requirements to install BMPs as set forth in Section 25.2.
 - (2) TRPA has solicited comments from the operator/owner of the source water, and the department of environmental health with jurisdiction over the source water, and all such comments received were considered by TRPA prior to action being taken on the proposed project.
 - (3) A spill control plan is submitted to TRPA for review and approval. The plan shall contain the following elements:
 - (a) Disclosure element describing the types, quantities, and storage locations of contaminants commonly handled as part of the proposed project.

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[§] Amended 10/22/2008

- (b) Contaminant handling and spill prevention element.
- (c) Spill reporting element, including a list of affected agencies to be contacted in the event of a spill.
- (d) Spill recovery element.
- (e) Spill clean-up element.
- (4) Submittal of a spill control plan may be waived provided a state or local agency with jurisdiction over the subject source water provides a written statement to TRPA that a plan containing the above elements remains on file with that agency, or TRPA staff determines, at its discretion, that requiring a spill control plan would not result in significant additional protection of the source water.
- 83.2.E Review of Proposed Possible Contaminating Activities located in Lake Intake Source Water Protection Zones[§]: Proposed uses are determined by TRPA to be projects that are identified as a Possible Contaminating Activity, in a project area located within a lake intake source water protection zone, shall not be approved unless TRPA finds that:
 - (1) the project complies with the requirements to install BMPs as set forth in Section 25.2.
 - (2) TRPA has solicited comments from the operator/owner of the source water, and the department of environmental health with jurisdiction over the source water, and all such comments received were considered by TRPA prior to action being taken on the proposed project.
 - (3) the applicant prepares an assessment of the risk to the public water supply from the development, project or activity's proposed location and submits the risk assessment to both TRPA and the applicable public water purveyor.
 - (4) the applicable public water purveyor, upon review of the risk assessment, recommends to TRPA that the proposed location of the project/development is acceptable; or would be acceptable if changes were to be made to the project's design, use, location, construction method or other component.
 - (5) The final determination of approval for the proposed development, project or activity, as determined by TRPA, has been made with review by the appropriate State Health Department.

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[§] Amended 10/22/2008

- 83.2.F[§] Requirements of Existing Uses located in Source Water Protection Zones: Existing uses that are identified as a Possible Contaminating Activity located in a source water protection zone shall comply with Subparagraph 83.2.D(3). Compliance with Subparagraph 83.2.D(3) shall occur pursuant to the deadlines set forth in Subparagraph 25.3.A.
- 83.3 <u>Source Water Assessment</u>: An inventory of wells, springs, and lake intakes that serve five (5) or more user service connections shall be prepared for the Lake Tahoe Region. An inventory shall be prepared in consultation with local and state environmental health agencies. Sources omitted from the inventory due to a lack of information provided by local and state environmental health agencies shall be added as appropriate if additional source information is received by TRPA. Source water protection zones delineated on the source water assessment maps shall be modified pursuant to subparagraph 83.2.C(1).

[§] Amended 10/22/2008

TABLE A POSSIBLE CONTAMINATING ACTIVITIES

RESIDENTIAL:

Domestic animal raising Farm/Ranch structures[§]

COMMERCIAL:

Retail:

Service Stations

Amusements and recreation services§

Nursery§

Services:

Auto repair and service Business support services

Laundries and dry cleaning plant

Repair services

Light Industrial:

Batch plants

Fuel and ice dealers Industrial Services Recycling and scrap

Wholesale/Storage:

Storage yards

Vehicle storage and parking Vehicle and freight terminals

PUBLIC SERVICE:

General:

Airfields, landing strips and heliports

Collection stations

Hospitals

Local public health and safety facilities

Regional public health and safety facilities

Power generating

Public utility centers

Schools

Linear Public Facilities

Transit stations and terminals

[§] Amended 10/22/2008

RECREATION:

Beach recreation
Boat launching facilities
Developed campgrounds
Golf courses
Marinas
Recreational vehicle parks
Rural sports

RESOURCE MANAGEMENT:

Timber Management:

Timber stand improvement

Range:

Grazing

Range pasture management

Watershed Improvements

Erosion Control[§] Runoff control

Stream Environment Zone restoration§

SHOREZONE:

Beach recreation[§]
Boat launching facilities[§]
Buoy fields[§]
Commercial Boating[§]
Construction Equipment Storage Marinas[§]
Para-sailing[§]
Salvage Operations[§]

Seaplane Operations Tour Boat Operations

Water-Oriented Outdoor Recreation Concessions

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[§] Amended 10/22/2008