



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

E.J. Ivaldi, Deputy Director

Date: May 6, 2015
Time: 1:30 PM

DATE: April 29, 2015
TO: Zoning Administrator
FROM: Development Review Committee
SUBJECT: PLN 15-00078 – Minor Use Permit
OWNER: Tahoe Resort Improvement District
APPLICANT: Tahoe Resort Improvement District, Richard Dewante
STAFF PLANNER: Allen Breuch, Supervising Planner
ZONING: Plan Area Statement 168 Talmont Residential
LOCATION: 1970 Silver Tip Drive
APN: 083-300-001-000

PROPOSAL:

The applicant is requesting the approval of a Minor Use Permit for the construction of a replacement water pump station building adjacent to an existing water tank located off Silver Tip Drive within the Talmont Estates Unit No. 2 Subdivision

CEQA COMPLIANCE:

The project has been determined categorically exempt from the provisions of CEQA per Section 18.36.030.C (Class 2 – Replacement or reconstruction) of the Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15302).

BACKGROUND/EXISTING CONDITIONS:

The project site is located within a residential neighborhood and is currently developed with an approximate 40 square foot water pump station building and water tank that serves the Talmont Estates Subdivision. The topography slopes approximately 15% from the northwest corner of the property towards the southeast where Talmont Circle and Silver Tip Drive intersect on this corner lot. The 11,016 square foot parcel is currently owned by Talmont Resort Improvement District. In August 3, 1992 the applicant requested the approval of a water tank replacement (TRPA#920073) from the Tahoe Regional Planning Agency (TRPA) to expand and improve the existing water system, which

included the replacement of an existing water tank. TRPA approved the water tank replacement, but county permits for the replacement tank were not obtained at the time.

Staff conducted a field visit of the site in March 2015. The Talmont Pump Station is located on the southerly side of the subject property with approximately five square feet of the pump station building located within the 60-foot Silver Tip Drive right-of-way. Adjacent to the pump station and within the property is a steel 38-foot diameter water tank that maintains a ten-foot (10) setback from the Silver Tip Drive property line. The site has approximately 80 feet of rock rip rap located along Talmont Circle that leads in an upward westerly direction towards the existing water tank. Vegetation includes several pine trees towards the eastern portion of the property and several willow clumps along Silver Tip Drive.

ANALYSIS:

General Plan and Zoning Consistency

The pump station and water tank are considered a local public health and safety facility which requires a Minor Use Permit within Plan Area Statement 168 Talmont Residential zoning district. These facilities are either operated by public or quasi-public entities and include water tanks, pumps and wells. The Talmont pump station use is centrally located within the Talmont Estates Unit No. 2 Subdivision and is consistent with the 1998 West Shore General Plan by providing needed fire protection and domestic water supply to the residential community.

Project Description

The applicant is requesting approval of a Minor Use Permit for the reconstruction of an approximate 200 square foot replacement water pump station building to the east and below the existing water tank. The proposed structure will maintain 20 foot front setbacks from Talmont Circle and Silver Tip Drive. The existing water pump station building does not meet current fire protection or health department standards and will be removed and the disturbed ground revegetated once the new pump station is built and operating. The new water pump station will be constructed on 11-4 feet by 16-8 feet slab floor and encased in a one story brown speckled split face concrete masonry unit (CMU) with natural wood siding at eve height. The one story (16 foot) structure is proposed with a 12:8 pitched forest green metal roof. Two new 6" water lines will be installed to the new water pump station which includes tapping into the existing water tank and the main water line located on the Silver Tip Drive right-of-way. There are no proposed changes to the existing water tank since and will remain in its current location and operation.

Project Analysis

According to the Plan Area Statement 168 Talmont Residential, a Minor Use Permit is required for the construction and/or modification of a local public health and safety facility. The applicant is proposing to reconstruct the water pump station building to meet current state and local codes and requirements. The proposed structure complies with the Development Standards for the Plan Area Statement 168 Talmont Residential zoning district, which includes the structure height and 20 feet from property line on Talmont Circle and Silver Tip Road. The proposed water pump station location is desirable since it's below the water tank foundation to aid in water pressure and distribution. The existing water tank location is 10 feet within the 20 foot front setback (Silver Tip Road). Staff has recognized that the water tank was permitted and constructed under the TRPA permit at its current location and would require no further county zoning review or approvals. The proposed new water pump station will be required to obtain Design/Review approval for the material and colors of the new water pump structure. A recommended condition of approval can be found requiring the applicant to obtain this approval prior to construction of the water pump station building.

Temporary protective fencing will be erected around those trees shown on the site plan. The applicant is proposing installing BMP's as mitigation for potential grading and water quality impacts resulting from project construction and removal of the existing water pump station.

STAFF SUMMARY AND RECOMMENDATION:

As supported by the discussion and findings contained in this staff report, staff concludes that the findings to approve the Minor Use Permit can be made for this project and that none of the findings to deny the Minor Use Permit modification may be made.

Staff recommends the Zoning Administrator (ZA) determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) and staff recommends approval of the Minor Use Permit for the water pump station building reconstruction (Assessor's Parcel Number 083-300-001-000) subject to the following findings and conditions.

FINDINGS:

Environmental Review / California Environmental Quality Act (CEQA):

1. This project is categorically exempt from the provisions of CEQA per Section 18.36.030.C (Class 2) (Class 2 – Replacement or reconstruction) of the Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15302). of the Placer County Environmental Review Ordinance, October 4, 2001. The project will not create a significant impact to the surrounding properties, structures, or public.

Minor Use Permit:

1. The site for the proposed use is physically suitable for the type and density/intensity of development being proposed and adequate in size and shape to accommodate the use required by the Zoning Ordinance in that the reconstructed water pump station is to provide adequate water supply and pressure to the surrounding community and proposed within the confines of the existing parcel. The site is currently utilized by the water company and will continue to be used by the Tahoe Resort Improvement District. The site is physically suitable for the public facility in that the replacement water pump station building has been designed to comply with the required development standards, including but not limited to, setbacks, height, coverage etc. The parcel currently contains the facilities and the improvements will ensure the new water pump station building will meet current standards and regulations of other special agencies and districts.
2. The proposed use of a new water pump station building is consistent with all applicable provisions of Chapter 17.58.140 (Permit Issuance) and any applicable provisions of other chapters of the Zoning Ordinance and the Plan Area Statement 168 Talmont Residential zoning district in that a public safety facility, specially water tanks, pumps, well and related facilities are considered a special use within the Plan Area Statement 168 Talmont Residential. A special use requires approval of a Minor use Permit. As stated above, the proposed project complies with the development standards for the Pan Area Statement 168, including but not limited to setbacks, height, coverage etc. and the use currently exists today.
3. The proposed use is consistent with applicable policies and requirements of the Placer County General Plan, West Shore General Plan, Plan Area Statement 168 Talmont Residential, and that any specific findings required by any of the plans are made in that a Minor Use Permit has been filed and approved. The project proposes to replace the existing water pump station building in order to meet current standards and regulations and will not create an inconsistency with the policies and requirements of the applicable General Plans and West Shore General Plan, in that the use will remain the same.
4. The establishment, maintenance or operation of the proposed use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County; except that a proposed use may be approved contrary to this finding where the

granting authority determines that extenuating circumstances justify approval and enable the making of specific overriding findings in that the replacement water pump station building will be located entirely within the confines of the subject parcel and will provide for current and updated pumping abilities. The proposed project complies with the development standards and it can be found that the new water pump station building on the subject parcel will not be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County. The water pump station building is a public safety facility which will otherwise be able to respond to the needs of the general public and will be updated consistent with the standards and regulations of today.

5. The proposed project or use will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development in that a water pump station building currently exists and the proposed building, although bigger in size will continue to be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development. The water pump station building will be required to be reviewed for consistency with the Site /Design Review Standards which further ensure that the design of the water pump station building will be consistent with the character of the immediate neighborhood.
6. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project, either those existing or those to be improved with the project unless a specific design deficiency is acknowledged and approved in conjunction with the adoption of a general plan or community plan applicable to the area in question in that there will be no additional traffic generated by the replacement of the water pump station building. The new water pump station building will not create a capacity of traffic beyond that for a water facility nor beyond that currently exists today. It can be found that the project will not generate a volume of traffic beyond the design capacity of Silver Tip Drive.

ATTACHMENTS:

- Attachment A - Planning Service Division
- Attachment B - Engineering and Surveying Department
- Attachment C - Environmental Health Services
- Attachment D - Project Plans

**PLANNING DEPARTMENT
RECOMMENDED CONDITIONS OF APPROVAL
APPLICATION NO. PLN 15-000078
(TALMONT MINOR USE PERMIT)**

- 1 The Minor Use Permit (PLN 15-000078) is approved for the replacement and construction of an approximate 200 sq.ft water pump station building adjacent to an existing water tank located off Silver Tip Drive within the Talmont Estates Unit No. 2 Subdivision. The water pump station building shall be constructed and located as described within this staff report dated April 15, 2015 and as shown on the submitted site plan and elevations as approved on file in the Community Development Resource Agency.
- 2 No outside storage of materials, vehicles or equipment shall be permitted, allowed or maintained on the site or within the right-of-way. Emergency and normal repairs of on-site equipment and structures are permitted.
- 3 The project shall receive any required approvals from TRPA, Lahontan, North Tahoe Fire Protection District and any other department or agency having jurisdiction over this project.
- 4 The applicant shall obtain County Tahoe Basin Design Review Committee Review and approval for the project.
- 5 The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Talmont Resort Improvement District Talmont Pump Station Minor Use Permit. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition (County Counsel).



COUNTY OF PLACER
Community Development/Resource Agency

Michael Johnson, AICP
Agency Director

**ENGINEERING AND
SURVEYING DIVISION**

Richard Eiri, Deputy Director

MEMORANDUM

TO: Allen Breuch, Planning Services Division
Nicole Hinkle, Planning Services Division

DATE: April 21, 2015

FROM: Ed Staniforth, Engineering and Surveying Division

SUBJECT: PLN15-00078: Talmont Pump Station Replacement; 1970 Silver Tip Drive;
Tahoe Resort Improvement District; (APN: 083-300-001)

The applicant proposes to construct a new 177 square foot pump station building to replace the existing Silver Tip pump station building. The above ground structure of the existing building will be completely removed. Miscellaneous new water piping is also proposed under this permit. The Engineering and Surveying Division (ESD) supports the Development Review Committee's (DRC) recommendation for the Minor Use Permit application subject to the following recommended conditions of approval:

1. Prior to issuance of any County permits, the applicant or authorized agent shall obtain an Encroachment Permit from the Placer County Department of Public Works (DPW) for the water main connection to be made in Silver Tip Drive.
2. Prior to issuance of any County permits, the applicant shall obtain approval from the Tahoe Regional Planning Agency (TRPA).
3. No temporary access road is proposed or approved with this permit. Any temporary/permanent access road or disturbance to the project site within the County right-of-way must be reviewed by the DRC and permitted separately.
4. Prior to Building Permit issuance, obtain a Grading Permit for any grading/trenching work outside the building footprint in excess of 3 cubic yards in volume.
5. Prior to Building Permit issuance, dedicate to Placer County a 20' snow storage easement along the Talmont Circle and Silver Tip Drive property frontage. The County Surveyor will prepare the legal description of the snow storage easement and the description can be obtained by contacting the ESD. The easement needs to be signed and notarized by the owner prior to Building Permit issuance.
6. Prior to Building Permit issuance, the applicant shall obtain from the Department of Public Works an encroachment permit for the portion of the water tank located within the front setback. Said permit shall be in recordable form and hold Placer County harmless from any damage resulting to the structure.
7. There shall be no material or equipment storage or staging in the County roadway.
8. Prior to occupancy of the new pump station building, the above ground structure of the existing building shall be removed.



Placer County Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

DEPARTMENT OF HEALTH & HUMAN SERVICES ENVIRONMENTAL HEALTH SERVICES

To: Zoning Administrator

From: Justin Hansen
Land Use and Water Resources Section

Date: March 11, 2015

Subject: **PLN 15-00078, Tahoe Resort Improvement, APN 083-300-001**

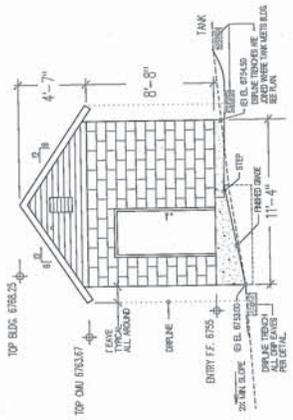
Environmental Health Services has completed our review of the subject project and have the following recommended conditions for approval:

1. Obtain the necessary public water system permit approvals from the State Division of Drinking Water, State Water Resources Control Board for the proposed project prior to building permit approval.

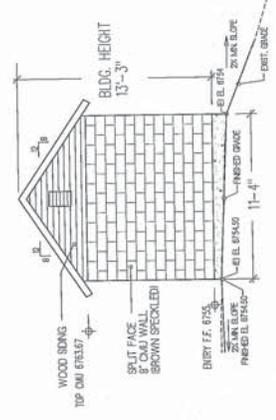
Perspective, Hope, and Opportunity

REVISION	DESCRIPTION	BY	APP	DATE

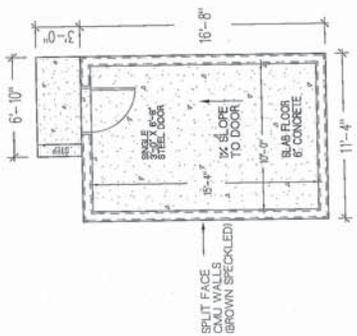
HEIGHT CALCULATION:
 GROUND SLOPE = 16%
 ROOF PITCH = 8:12
 ALLOWABLE HT. = 37'-7"
 PROPOSED HT. = 16'-0"



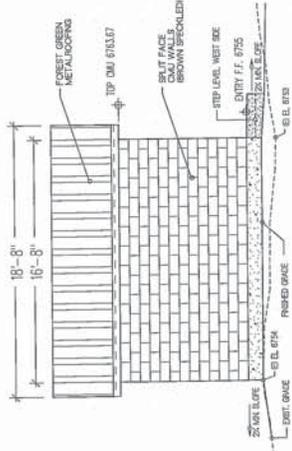
NORTH ELEVATION
 SCALE: 1/4" = 1'



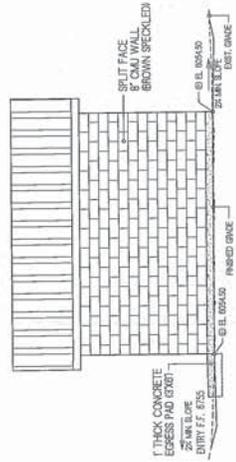
SOUTH ELEVATION
 SCALE: 1/4" = 1'



FLOOR PLAN
 SCALE: 1/4" = 1'



EAST ELEVATION
 SCALE: 1/4" = 1'



WEST ELEVATION
 SCALE: 1/4" = 1'



DRAWING NUMBER
A-01
 SHEET NUMBER
8 of 12

SKYLINE BUILDING & MECHANICAL

TALMONT RESORT IMPROVEMENT DISTRICT
 PLACER COUNTY, CALIFORNIA - LAKE TAHOE BASIN
 SKYLINE PUMP STATION REPLACEMENT PROJECT

DEWANTE AND STOWELL
 CONSULTING ENGINEERS
 1000 W. 10TH ST., SUITE 100
 SACRAMENTO, CA 95811
 (916) 441-1111

SCALE AS GIVEN	DATE 6/21/2008	DESIGNED (RD.) JMR	SUBMITTED JMR
	FILE 999 202208 IA	DRAWN (RD.) JMR	RECOMMENDED JMR
		CHECKED (RD.) JMR	APPROVED JMR

