

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS

County of Placer

TO: BOARD OF SUPERVISORS DATE: October 21, 2008

FROM: KEN GREHM / PETER KRAATZ

SUBJECT: TNT PROPERTY ACQUISITION AND FUTURE LAND RESTORATION EFFORTS,
TAHOE VISTA, NORTH LAKE TAHOE

ACTION REQUESTED / RECOMMENDATION

The Department of Public Works will present information to the Board of Supervisors on the Placer County acquisition of the former Truckee North Tahoe (TNT) property adjacent to National Avenue and the proposed work to restore the property and the surrounding Snow Creek watershed. The property was purchased for \$1.75 million with funding received from a Sierra Nevada Cascade Conservancy Proposition 50 grant.

BACKGROUND / SUMMARY

The former TNT cement batch plant (eight parcels totaling 1.14 acres) is located in Tahoe Vista on the north shore of Lake Tahoe and was purchased on August 14, 2008 by the Department of Public Works. The property was originally developed in 1948 as a cement batch plant and construction material storage facility. Batch plant buildings and impervious surfaces on the property were constructed by placing fill material in a sensitive wetlands area or land classified as stream environment zone (SEZ). This public service/industrial zoned property was placed on the market in 2003. In 2005, Public Works pursued grant funding to obtain the property for restoration purposes. The property is situated adjacent to, and has partially degraded, sensitive SEZ land that drains to Snow Creek which then discharges into Lake Tahoe. Through the County's commitment to various storm water quality improvement programs and regulations in the Lake Tahoe basin, acquisition and restoration of the property became a priority.

The project is identified as the Tahoe Regional Planning Agency (TRPA) Environmental Improvement Program (EIP) Project No. 391. During the escrow period, Public Works worked with the property owner to remove one underground storage tank, five above ground storage tanks, asbestos-laden buildings and approximately 2,100 cubic yards of hydrocarbon contaminated soil. This property cleanup effort resulted in regulatory compliance with Placer County Environmental Health Department and the Lahontan Regional Water Quality Control Board.

Future restoration efforts for the project propose to remove fill, additional environmentally-impacted soil, impervious surfaces such as concrete slabs, and to restore the SEZ. SEZ restoration will include addressing untreated urban storm water runoff from county right-of-way that runs through a culvert under National Avenue and is currently piped through the property, impacting an historic perennial tributary of Snow Creek. These proposed water quality improvements will minimize or eliminate the erosive surface storm water flows, hazardous material contamination impacts, sediment and nutrient transport to Snow Creek, provide opportunities for infiltration and treatment of water from upgradient sources, and ultimately reduce the load of fine sediment, nutrients and other pollutants of concern to Lake Tahoe.

Completion of this restoration project will afford a contiguous wetland area with California Tahoe Conservancy (CTC) and United States Forest Service (USFS) public parcels located immediately east of the subject property.

Pursuant to funding opportunities, other project components such as a bus shelter and an interpretive Class I bike trail connection from National Avenue into the North Tahoe Regional Park will likely be incorporated into the project during the restoration design effort.

ENVIRONMENTAL

This action is not a project, as defined in Section 15378 of the California Environmental Quality Act (CEQA), and is exempt from CEQA requirements.

FISCAL IMPACT

The property acquisition was funded through a grant by the Sierra Nevada Cascade Conservancy. Funding to support planning and design for future restoration efforts has been acquired from the Bureau of Reclamation. Additional funding will be pursued through the CTC, the USFS, and the California Department of Resources. The total project cost is estimated at \$3,800,000.

Attachments:

- Flow Path to Snow Creek Map
- Location Map

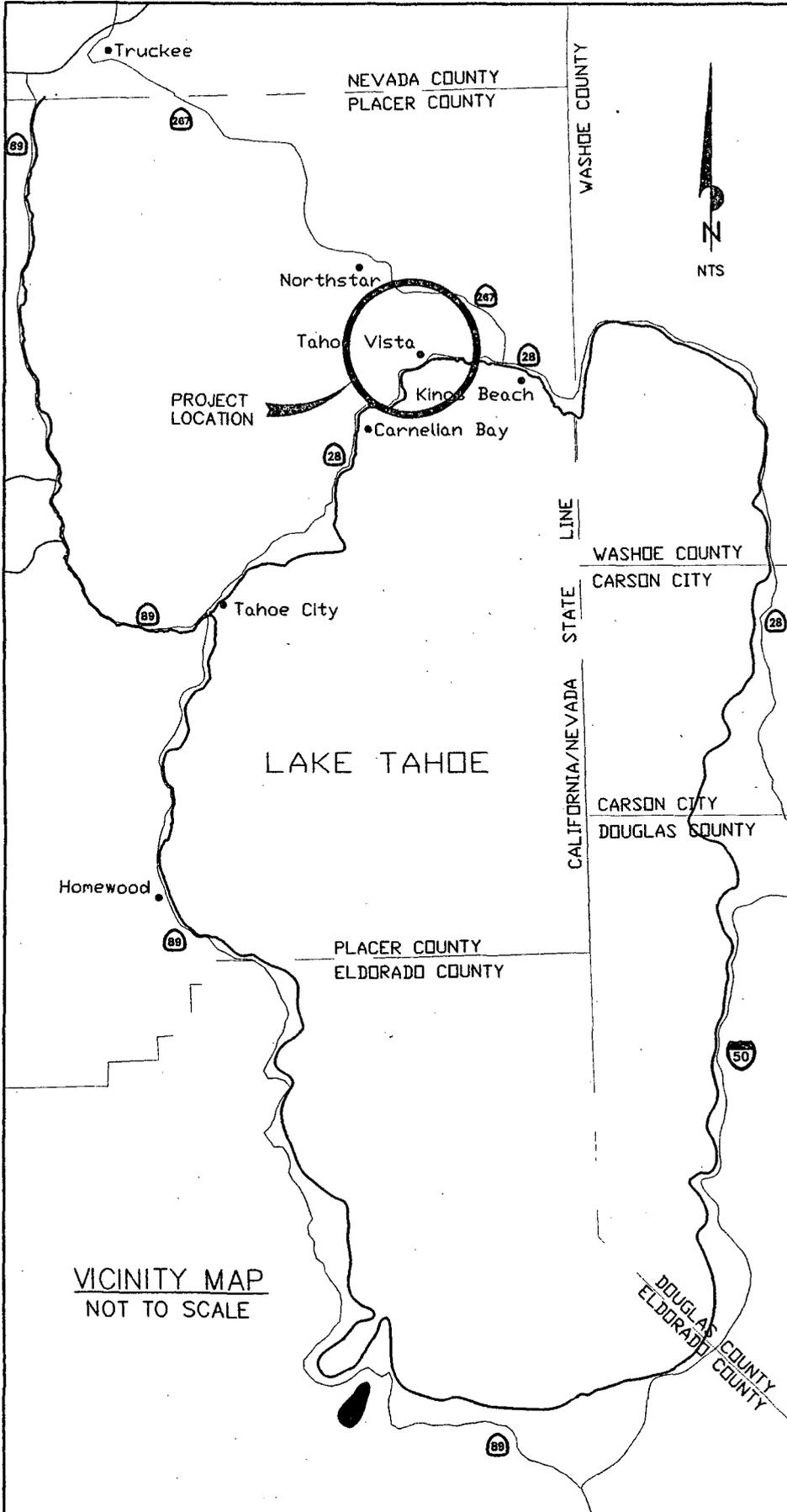


FIGURE 1

PLACER COUNTY
DEPARTMENT OF
PUBLIC WORKS

U.S. FOREST SERVICE
LAKE TAHOE EROSION CONTROL
2004 APPLICATION FOR THE
TAHOE ESTATES
EROSION CONTROL PROJECT

LOCATION MAP

