



City of South Lake Tahoe

"making a positive difference now"

DATE: November 30, 2007

TO: David Jinkens, City Manager

FROM: Sarah Hussong Johnson, Associate Civil Engineer

SUBJECT: Bijou Area Erosion Control Project Alternative Executive Summary

The Bijou Area Erosion Control Project (ECP; Project) is a storm water quality improvement project for a developed area in the eastern portion of the City of South Lake Tahoe (City; Figure 1). The Project is a part of the TRPA's Environmental Improvement Program (EIP) No. 172.

Project planning is being conducted pursuant to the Storm Water Quality Improvement Committee (SWQIC) process. In accordance with the SWQIC planning process, the Project Technical Advisory Committee (TAC), which is comprised of City staff, the City's consultant (Entrix, Inc.), permitting, funding, and regulatory agencies within the Tahoe Basin, has developed three possible alternatives for the overall watershed conceptual plan. The proposed project alternatives seek to improve the existing water quality conditions, recreational uses, and Stream Environment Zone (SEZ) areas within the project area. Pursuing alternatives that benefit all three thresholds is consistent with the EIP and achieves a broad range of benefits.

Due to the sensitivity of the project alternatives, City Staff will be presenting the proposed project to the City Council to gain feedback and support of the project. The following is a brief summary of the major components of each alternative, which may be of interest to the City Council due to financial, liability, land acquisition, and long-term planning issues.

1. **Project Alternative One** proposes a storm water drainage transfer from an adjacent watershed into the Project area, to improve storm water quality and reduce flooding in the adjacent watershed. This opportunity was identified in a hydrology study prepared for the City by Lumos and Associates in 2005. This alternative utilizes the Bijou Meadow to treat and infiltrate the storm water from the adjacent watershed, which has very limited opportunity for treatment, but has potential drainage law liability and cost issues.

Project Alternative One also proposes to relocate three holes of the Bijou golf course (including clubhouse and parking) from the lower portion of the meadow (closest to Fairway) to upper meadow in order to allow for SEZ restoration and improved storm water quality treatment in the lower portion of the meadow. This proposal would benefit the City by relocating the club house and parking to City owned property (from its current private property leased location), but has funding constraints.

2. **Project Alternative Two** proposes to restore the northern portion of Bijou Creek channel from the outlet of the Bijou Meadow to Lake Tahoe, which is currently contained in a constructed channel, piping, and culvert system from the outlet of the meadow to the lake. Inspections of the existing drainage system show that the drainage facilities in this area are undersized and failing. Additionally, there is currently no opportunity for treatment of highly-impacted storm water runoff from the Highway and commercial corridor before it enters the lake. This alternative will provide for conveyance of flood flows and treatment of storm water from the commercial corridor.

This alternative requires extensive property acquisition along Fairway and in the commercial corridor. The City estimates that five properties would require full acquisition and two properties would require easements. The full acquisition properties include parcels currently occupied by Heidi's, Ski Run Liquors, a residence owned by Melvin Springmeyer, a vacant parcel, and conservation easement parcel owned by the Lake Shore Lodge. Easements would be required from the Bijou Center (Longs) and a vacant parcel owned by Knox Johnson. This alternative is beneficial from a water quality, flood control, SEZ restoration, and scenic perspective and is in accordance with the Bijou-Al Tahoe Community Plan. However, due to major funding constraints the City has applied for California Department of Water Resources Flood Control grant funding to support this alternative. If this funding is not received, the City does not anticipate this as being a viable option.

Additionally, Alternative Two proposes to relocate the Bijou golf course, clubhouse, and parking to the Bijou Park facility in the upper meadow. This would allow for increased SEZ restoration and improved storm water quality treatment in the lower portion of the meadow, as well as co-located recreational facilities. This proposal would benefit the City by relocating the club house and parking to City owned property (from its current private property leased location), but has funding constraints.

3. **Project Alternative Three** has the fewest changes to the existing condition, with the exception of a proposed pumping system to treat highly-impacted storm water runoff from the highway and commercial corridor. This alternative proposed to reroute the existing storm drain pipes that currently run under the Bijou Center and Lakeshore Lodge properties north of the Highway. This alternative proposes to reroute the storm drain piping to the City owned right-of-way along Bal Bijou Road to the existing outfall location, and to collect and pump highly-impacted storm water from the commercial corridor to the upper portion of the Bijou Meadow for treatment. This alternative is beneficial in that it provides for treatment of the highly-impacted storm water from the highway and commercial corridor. However, it is controversial in that it combines private BMP responsibility with a City project and it requires high capital cost for construction and has long-term operations and maintenance funding issues.