



June 3, 2024

Tahoe Regional Planning Agency (TRPA)  
128 Market Street  
Stateline, NV 89410

Reference: Dewatering Plan & Schedule  
Lakeside Inn public nuisance drive demolition project  
168 US Hwy. 50, Stateline Nevada

To Whom It May Concern,

Dewatering proposed plan, as follows:

JM Environmental, Inc. has completed the demolition of the above grade structures, and the lower elevation structure Glenbrook Hotel along Laura Drive. The basement has now lent itself to becoming a sediment catch bason. It is approximately 400 feet long, 75 feet wide and 12 feet deep with 3 to 1 tapered edge. It will hold approximately 1,500,000 gallons of rainwater and/or ground water at half capacity. The casino basement located directly east on the upper elevation of the site is approximately 215 feet long, 125 feet wide and 12 foot in depth. It is at approximately  $\frac{1}{2}$  capacity holding approximately 750,00 gallons of clean water.

JM Environmental, Inc. plan is to pump and discharge the water from the excavated casino basement into the sediment holding pond at the bottom of the site. The rate of absorption is approximately 250,000 gallons per day. Once the sediment pond reaches  $\frac{3}{4}$  capacity, JM Environmental, Inc. will stop the discharge and wait for the absorption to recover prior to putting anymore discharge water from the upper basement/depression into it. Note: There is a high-water table in the direct region of this project. The casino basement historically ran sump pumps for decades to keep the ground water from pushing into the building. The historical water lines on the wall show approximately 3-foot stains. The plan to deal with the ongoing groundwater problem is once the basement depression accumulated water has been evacuated. JM Environmental, Inc. will install 6-inch minus compactible rip rap rock approximately 18 inches in depth at the bottom of the former basement depression to create an engineered base once the base has been compacted. JM Environmental, Inc. will backfill using native soil, the basement depression bringing it to the same elevation as the adjacent existing grade. JM Environmental, Inc. will use trash pumps to capture the ground water and pump it into either the catch basin and/or water trucks to use as emissions control throughout the balance of the demolition and depression backfill. Note: JM Environmental, Inc. will have two 2,000-gallon water trucks running continuously throughout the grading/soil disturbing activities establishing a zero emissions environmental ongoing throughout final demolition and limited grade bringing the site back to its original topography.

Time frame to complete the demolition of the concrete superstructure, footings, and foundation, including basement is approximately eight weeks. Post demolition, JM Environmental, Inc. will grade the building footprint leaving a 3:1 safety slope and install jute cloth blanket throughout the entire disturbed area and ring the edges where asphalt meets dirt with biodegradable wattle. See step by step procedures and conclusion below.

**Dewatering Method of Procedures (MOP):**

Procedure 1: Verify that all best management practices are in place regarding stormwater, runoff, erosion control, blankets/biodegradable, wattle, etc.

Procedure 2: Install 3-inch water pumps times two at grade above the water filled basement of the former casino, run discharge hose above grade into the lower sediment pond.

Procedure 3: Secure above grade discharge line with sandbags, check for competent connections.

Note 1: all discharge lines to be inspected for cleanliness prior to bringing onsite.

Note 2: Multi quip 3x3 pumps powered by Honda four stroke motors will be used.

Procedure 4: Using pumps as described above, pump water from basement to sediment pond. This activity is to be monitored continuously by a qualified technician familiar with the protects sensitivity and complying with TRPA criteria.

Procedure 5: Run pumps until sediment pond reaches  $\frac{3}{4}$  capacity, stop and wait for sediment pond to absorb below 50% capacity, then repeat process as described above.

Procedure 6: Post grading, JM Environmental, Inc. technicians will install erosion control blankets (jute cloth) and wattle around the perimeter. A second row of wattle will be installed at all lower grade runoff points.

Note: All BMPs will be secured per TRPA criteria.

Procedure 7: Post demolition and final grading, including all BMPs inspected, replaced and/or modified as applicable.

Procedure 8: JM Environmental, Inc. qualified technician to bi-weekly monitor the absorption rate of the sediment pond. Post demolition when the absorption stops, it will be determined the height of the ground water flow accumulating above grade has stabilized. This will be documented and communicated to TRPA.

Note 1: It is anticipated that approximately 12-16 inches of water will remain in the sediment pond/basin, which will leave approximately 90 inches for growth during a rain event that would have the potential of caring sediment from the run-on point (Hwy. 50) upper elevation to the east across the site.

Note 2: The exit point of the sediment basin is the natural existing grade adjacent to Laurel Drive, BMPs will be maintained and monitored until vegetative reinforcement becomes established.

Regarding Construction Schedule; tentative start June 17<sup>th</sup> water extraction and hardscape demolition ongoing through July 29<sup>th</sup>, miscellaneous water extraction, backfill and compaction ongoing through September 29<sup>th</sup>, SWPP/BMP ongoing through October 15<sup>th</sup>.

Any questions, feel free to contact me on my direct line, 916-802-8035.

Sincerely,

A handwritten signature in cursive script that reads "John Moore".

John Moore, President

Email: [jmoore@jmenv.com](mailto:jmoore@jmenv.com)

JM Environmental, Inc.

PO Box 2189, Granite Bay CA 95746