



# TAHOE CITY PUBLIC UTILITY DISTRICT

## BOARD OF DIRECTORS

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## GENERAL MANAGER

Sean Barclay

December 7, 2017

TO: Commercial Property Owner/Tenant

RE: **Tahoe City Sidewalk Ordinance 240**

Winter is just around the corner and with that comes the responsibility for snow removal along the sidewalks. We realize that there has been confusion in the past about specific definitions and expectations set forth in Ordinance 240, as language in an ordinance is not always conversational. **Our ultimate objective is to ensure a safe environment for all visitors, business owners, customers and first responders who come to downtown Tahoe City.** The bullets below attempt to clearly outline and define the expectations of section 12, for which you are responsible:

- Clear the entire sidewalk in front of your property of **snow** and **ice** during and after a storm to provide for a clear and safe surface and please do not create a wall at the sidewalk edge. (12.1)
- Please keep up with snow removal and not allow 4" or more of accumulation during business hours. (12.2)
- If snow and ice is so hard that removal would likely cause sidewalk damage, please use sand or other approved substances to make travel on the sidewalk reasonably safe until weather/temperatures permit complete snow and ice removal. (12.3)
- Please clear a three foot radius around fire hydrants within 24 hours after they are buried by accumulated snow, a plowed windrow of snow or buried by drifts. (12.4)
- Please do not allow snow or ice accumulation on any roof edge, ledge or overhang. (12.5)
- Please do not deposit snow, ice, or mud in any way onto any sidewalk. (12.6)
- Please understand that in order to maintain safety, TCPUD reserves the right to have snow and ice removed at the landowner's expense. (12.7)
- Please remove snow/ice regardless of repair or maintenance on any section of sidewalk. (12.8)

Attached is Section 12 of Ordinance 240 for your review. If you would like to review the Ordinance in its entirety, you can find it on our web site under General Information.

If you have tenants, please inform them of the responsibility outlined in Ordinance 240. Please do not hesitate to contact me directly at 530.580.6050, with any questions. We sincerely appreciate and thank you for your efforts and cooperation.

Sincerely,

Kay Berntson  
Parks Superintendent

Attachments: TCPUD Ordinance 240 Section 12, Snow and Ice Removal

**12.0 Snow and Ice Removal:** No property owner shall place or cause snow to be placed on the sidewalks. Furthermore, it shall be the duty of every property owner to make a good faith effort to clear the sidewalks and stairways at the perimeter of his/her property from accumulation of snow.

12.1 Every owner of abutting land or sidewalk shall promptly remove and clear away, or cause to be removed and cleared away from the sidewalk, snow, ice and mud from so much of the sidewalk as abuts on the owners' land.

12.2 Snow shall not be allowed to accumulate to a depth of more than four inches during business hours, defined as 8:00 a.m. to 7:00 p.m., seven days a week prior to commencing and diligently providing for its removal. If the standard is violated for longer than a 24-hour period, TCPUD reserves the right, but shall not have a duty, to remove snow and ice at the abutting landowners' cost. This standard applies except in climactic conditions that make it physically impossible to perform the work.

12.3 In the event snow and ice on a sidewalk has become so hard that it cannot be removed without likelihood of damage to the sidewalk, the abutting property owner, shall, within the time mentioned above, cause enough sand or other approved substances described in Appendix "C" to be adopted by TCPUD by resolution from time to time to be put on the sidewalk to attempt to make travel thereon reasonably safe; and shall then, as soon thereafter as weather permits, cause the sidewalk to be thoroughly cleaned. The person or entity charged with its removal shall only use snow and ice melter products approved in writing by TCPUD from time to time as referred in Appendix "D".

12.4 It shall be the duty of every abutting owner to uncover and remove accumulated snow and windrows of snow from over and around fire hydrants. The hydrants shall be uncovered for a distance of not less than three feet on all sides so that the hydrants are accessible for emergency use. Hydrants shall be uncovered within 24 hours of the time they are buried by a plowed windrow of snow or from the time they become buried from drifts.

12.5 No abutting owner shall allow or permit snow or ice to accumulate on, or to project or overhang from, any roof, ledge or other part of the structure or building upon the abutting property where the accumulation, projection or overhang of ice or snow constitutes a hazard or presents a reasonable possibility of sliding off the building onto any sidewalk.

12.6 It shall be a violation of this ordinance for any person to deposit, haul, push, blow or otherwise deposit snow, ice, or mud accumulated on private property onto any sidewalk.

12.7 If the General Manager or his/her designee finds that any portion of a sidewalk has not been cleared of snow, ice, mud and other obstructions, the General Manager or his/her designee may elect to provide for the work to be performed at the expense of the landowner or the General Manager may elect to notify the abutting owner to perform the work. Notice is sufficient if hand-delivered or telephoned to the owner, lessee or occupant. If the person so notified fails to remove the snow, ice or mud accumulations as required by the notice from the General Manager or his/her designee, the General Manager or his/her designee may cause the removal of the snow, ice or mud and charge and collect the costs thereof, including administrative costs and District overhead and indirect costs to the abutting property owner.

12.8 The fact that TCPUD has undertaken repair or maintenance of a given area of sidewalk shall not act to relieve the owner of the abutting property from their obligations to clear accumulations of snow, ice or mud under this paragraph or their duties under any other provisions of this ordinance.

13.0 **Sweeping and Cleaning:** Abutting property owners are responsible for keeping the sidewalk free from visible litter, dirt, and organic matter, as determined by the General Manager. Placing materials into the gutter not permitted by Cal Trans is expressly forbidden.

14.0 **Garbage and Litter Removal:** It shall be a violation of this ordinance for any person to store, place, keep or deposit any solid waste or recyclable material on any sidewalk except in a suitable container for collection. All trash receptacles and collection structures shall be emptied by the abutting property owner when contents reach within six inches of the rim, or when noxious contents create odors or a public nuisance or safety hazard.

Littering of the sidewalk is prohibited. Litter is defined to include:

14.1 lighted cigarettes, cigars, ashes, firecrackers or any other flaming or glowing substance;

14.2 any glass bottles, glass, nails, tacks, hoops, wire, cans or any other substance likely to injure any person, animal or vehicle; and,

14.3 any refuse.

15.0 **Weeds and Adjacent Landscaping or Vegetation:** No abutting property owner shall cause or allow weeds to grow on or through the sidewalk. Plant material on any portion of the sidewalks outside of the planters is prohibited. In addition, plant material in the planters that is not of a species on the approved planting materials list on Appendix "F" adopted by TCPUD by resolution from time to time is prohibited. Removal of the unapproved plant material is the responsibility of the abutting property owner and shall be performed in accordance with all legal requirements.

## SIDEWALK PROPERTY OWNER CONTACT INFORMATION

In our effort to help us work with you,  
please complete and return this form with the necessary information.  
We would also like to have contact information for any emergency and/or maintenance issues.

OWNER'S NAME (S): \_\_\_\_\_

OWNER'S MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_

OWNER'S DAYTIME PHONE: \_\_\_\_\_

OWNER'S NIGHT PHONE: \_\_\_\_\_

OWNER'S E-MAIL ADDRESS: \_\_\_\_\_

Do you have someone you would prefer us to contact for emergencies & maintenance:    Yes    No  
(please circle one)

CONTACT NAME: \_\_\_\_\_

CONTACT'S MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_

CONTACT'S DAYTIME PHONE: \_\_\_\_\_

CONTACT'S NIGHT PHONE: \_\_\_\_\_

CONTACT'S E-MAIL ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
OWNER'S SIGNATURE

\_\_\_\_\_  
DATE