

Tahoe Cedars Water System Reconstruction Projects – Frequently Asked Questions Private Water Service Laterals - New water service connection location “Point Of Delivery”

Why is the TCPUD doing this Project?

The Tahoe Cedars Water System was built over 60 years ago and is now actively failing, and lacks sufficiently sized water mains to support fire hydrants and fire flow to meet modern fire suppression standards. To address these critical deficiencies, TCPUD is undertaking complete system reconstruction in the Tahoe Cedars water service area.

What does this have to do with private water service laterals?

In portions of the Tahoe Cedars water service area, the existing water mains are located in backyard alignments outside of public right of ways (“back of lots”). System reconstruction will include abandoning these water mains and installing new water mains in the street. Where this occurs, a property’s water service connection location (Point of Delivery) will be relocated from the back to the front of the property at the street. This will require that a new private water service lateral be constructed to connect the structure to the water system.

Why doesn’t TCPUD replace the water main in the same backyard alignment?

Replacing the water main in the same backyard alignment would be significantly more expensive. The unit cost per foot to install water main in the backyards is 1.5 to 2 times the cost of replacing the same sized water main in the roadway. This increase does not include additional costs for:

- Adding fire hydrant laterals from the backyard to the front and associated easement acquisition across private property.
- Temporary water service infrastructure for the duration of the replacement work (measured in weeks/months).
- Replacement of private improvements (fences, sheds, patios, decks, etc.).
- Increased cost of long-term operations and maintenance associated with limited/constrained access to infrastructure.

What is the property owner’s responsibility for relocating their private water service lateral?

The property owner is responsible, both physically and financially, to relocate their private water service lateral to the new Point Of Delivery at the property line at the street right of way. In general, private water system improvements on private property are constructed, owned, and maintained by the property owner.

The TCPUD will be considering financing assistance for property owners.

When will I be required to install the new Point of Connection for my private water service lateral to the property line at the street?

Construction of new water mains in the street is anticipated to begin in 2025; however, the specific timeline for each section of water main located in backyards has not been determined. It is unlikely that property owners will be required to relocate their private water service lateral until 2026 at the soonest.

How will I know where the new Point Of Delivery for my water service will be?

It is preferable for the Point of Delivery to be located near a property’s side lot line where it meets the street right of way. However, in most instances, TCPUD can connect to private water service lateral at any location along the front property line. As TCPUD works through the final design of the project, we will work with property owners to coordinate the best location for the new Point of Delivery. If the property owner has already installed a new private water service lateral, the TCPUD can connect to it.

Are permits required for this work?

Approval by TRPA and El Dorado or Placer County for work inside or outside the structure is required. The amount of soil disturbance and plumbing modification(s) required for your properties’ specific condition will determine the level of TRPA/County permitting needed. Additionally, TCPUD will require inspection of and compliance with TCPUD specifications for replacement of the new water service lateral and will work with property owners to streamline and expedite this service. The TCPUD will be working with these agencies to better define permitting requirements and assist with streamlining the processes, with the potential for obtaining blanket permits in some cases.

Who does TCPUD recommend install my new water service lateral?

As a public agency, TCPUD cannot recommend a particular contractor to do private work. TCPUD has a list of local plumbing and excavating contractors who have requested to be included on our list for this type of work. It is up to the individual property owners to verify licensure and references.

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