



Welcome to homeownership on this beautiful gem!

Cascade Water Alliance owns the Lake Tapps Reservoir and looks forward to working with all homeowners to keep the reservoir clean and healthy. We hope the following information is helpful.

Questions?

Cascade is committed to getting information to homeowners in a timely manner and sends post card mailings directly to homeowners, issues press releases, and posts updates on www.cascadewater.org, Facebook (Cascade Water Alliance), and Twitter (@Cascade_Water).

For a quick reference guide as to who is responsible for what, at and around the lake, visit Cascade's handy "Who to Call" reference guide at <http://cascadewater.org/lake-tapps/who-to-call>

Residents can get information at www.cascadewater.org or by calling Cascade at 1.877.299.0930.

Together we will keep Lake Tapps Reservoir the beautiful, healthy recreational gem it is today and tomorrow.

cascadewater.org

1.877.299.0930

Homeowner's Guide to Living on the Lake Tapps Reservoir 2023



What is the Cascade Water Alliance?

Cascade Water Alliance is a municipal corporation formed by its members: the cities of Bellevue, Redmond, Issaquah, Kirkland and Tukwila; and Sammamish Plateau Water, and Skyway Water and Sewer District. In 2009, Cascade purchased the White River–Lake Tapps Reservoir project to provide—in a coordinated, cost-effective, and environmentally responsible manner—a safe, reliable, high quality municipal water supply for its members to meet current and projected water demands. Cascade continues to maintain and improve the project to meet this goal. Cascade funds come solely from its members, and it receives absolutely no funding from homeowners' property taxes.

Ownership of the Lake Tapps Reservoir

Cascade owns the Lake Tapps Reservoir, including the water and the lakebed, as well as the shoreline between the water and the 545-foot elevation line. Cascade maintains seasonal recreational reservoir water levels at a maximum elevation of 543 feet, which is two feet lower than Cascade's property line.

Reservoir Water Levels throughout the Year

By agreement with the Lake Tapps Community Council, and as authorized under Cascade's state-issued water rights, in a typical year, Cascade maintains seasonal recreational reservoir levels (or normal full pool), between elevation 541.5 feet and 543.0 feet, from April 15 to September 30. Cascade reduces reservoir levels each fall and winter for dike safety and maintenance purposes to approximately 533 to 539 feet. Specific projects may require the fall/winter level to be lower in a given year, for which Cascade provides notice to the Lake Tapps community well in advance. For current lake levels visit <https://cascadewater.org/lake-tapps/lake-levels>.

Use of the Lake Tapps Reservoir by Homeowners

Historic property deeds originally granted in the 1950s gave many homeowners abutting the reservoir use of the waters for ordinary recreational purposes (swimming, fishing, and boating) and allows certain minor improvements, such as docks, on Cascade property (below the 545-foot line), subject to limitations:

- **Access Rights to the Reservoir:** Not all properties near the reservoir have access rights. For example, the inlet leading from Printz Basin to the southeast area of the reservoir is closed to the public, and properties east of 64th Street and Vandermark Road do not have access rights under the historic deeds. At the northwest end of the reservoir, the inlet west of the Sumner Tapps Highway Bridge is also closed to the public and adjacent properties do not have access rights under historic deeds. Homeowners should consult a professional (attorney, title company, and/or surveyor) to determine whether your property has access rights to the reservoir. If your property does not have these rights, you may still use waterfront facilities at Allan Yorke Park, North Lake Tapps Park or possibly through your homeowner's association.
- **Homeowner Improvements on Cascade Property:** Prior to installing any new improvements or modifying existing improvements (including docks, bulkheads, and boatlifts) on Cascade property, property owners must obtain all appropriate city, county or state permits and a license from Cascade (which requires maintenance of specified liability insurance). For more details on applying for a Cascade license, see <http://cascadewater.org/lake-tapps/licenses-permits>. Also note that docks, boatlifts, and other authorized structures on Cascade property are for the use of adjacent property owners only; no additional boat storage is allowed.
- **Homeowner Improvements are Generally Not Allowed on Dikes:** Property owners adjacent to dikes are allowed to cross the dikes to access the reservoir for recreational purposes. However, as a general matter, no vehicles, improvements, structures, recreational equipment, etc., are allowed on dikes at any time.
- **No Pumping of Reservoir Water:** Pumping water from the reservoir is unauthorized and is reported to the state.
- **No Dumping:** Introduction of materials is not permitted and negatively impacts water quality and recreational use. There is no dumping allowed of any materials, including grass clippings, or other yard waste, in the reservoir.

Cascade's complete Lake Tapps Reservoir Property Management Policy, including a list of improvements that may be allowed by license, can be found in chapter 7.05 of the Cascade Water Alliance Code at <https://cascadewater.org/cascade-code>

Regulation of the Lake Tapps Reservoir

Pierce County and the City of Bonney Lake established and enforce boating rules and regulations (speed limits, rafting, and noise). Development activities within and adjacent to the reservoir are regulated by city, county and state agencies. Concerns about unauthorized activities occurring within the reservoir or on Cascade's property should be directed to local law enforcement (call 911) or to appropriate code enforcement agencies, such as Bonney Lake, Pierce County or the Department of Fish and Wildlife.

Logs and Stumps in the Reservoir

Cascade does not remove logs, stumps, or other floating objects from the reservoir. Boaters should always be aware and on the look-out for objects on the lake.

Milfoil and Other Aquatic Vegetation in the Lake Tapps Reservoir

Cascade works with the Washington Department of Ecology, Pierce County, the Muckleshoot Indian Tribe, the Puyallup Tribe of Indians, and others to monitor water quality in the White River and the Lake Tapps Reservoir, as well as to assess impacts of invasive plant species in the reservoir. Invasive species, like milfoil, pose operational challenges and Cascade has taken measures to manage—not eradicate—milfoil growth in the reservoir since 2010. Cascade will continue to monitor and apply appropriate treatment during milfoil growing seasons. Unless native vegetation poses an operational or future water quality issue, Cascade does not plan to remove native vegetation from the reservoir. For more info: <http://cascadewater.org/lake-tapps/milfoil/>

Algae in the Lake Tapps Reservoir

Cascade works closely with partners and residents to ensure best practices are observed in yard care, septic maintenance, and other efforts to keep the Lake Tapps Reservoir healthy. Homeowners can help by maintaining their septic tanks, and practicing natural yard care with phosphorous-free fertilizer and participating in free, natural yard care classes offered by the Tacoma-Pierce County Health Department. To report an algae bloom you think may be toxic, call the Health Department at (253) 649-1420. Find information about this and other tips at www.tpchd.org/healthy-places/surface-water-quality/toxic-algae and <http://cascadewater.org/lake-tapps/algae/>

