



Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

MEMORANDUM

Date: March 8, 2018
To: TRPA Hearings Officer
From: TRPA Staff
Subject: Phillips Shoreline Protective Structure, 6400 North Lake Boulevard, Placer County, California; Assessor's Parcel No: 117-060-017, TRPA File No: ERSP2017-0455

Requested Action: Hearings Officer action on the proposed project, and related findings based on this Staff Summary and the Draft Permit (Attachment A).

Staff Recommendation: Staff recommends approval of the project based on this staff summary and the evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit. The work described in this staff summary was the result of an emergency approval granted by TRPA staff and has already been completed. Staff granted emergency approval based on the threat to water quality and public health and safety posed by the undermining of the residence foundation. TRPA reserves the right to review work done as a result of an emergency approval and mitigate against unforeseen impacts as needed as a part of the normal permit process. The project was completed in compliance with all of the conditions that are described in the post-completion permit.

Project Description: The project proposes to replace approximately 7 cubic yards of small cobble and add approximately 137 cubic yards of large boulders on the lake bottom to address the de-stabilization of the lake bottom where the existing residence foundation and support pilings currently sit, lakeward of the high water line. The proposed work will occur between lake bottom elevations 6226 and 6223.5 Lake Tahoe Datum. The lakeward toe of the revetment will sit no closer than 4 feet landward of lake bottom elevation 6223. This property is unique in that portions of the residence foundation and supporting elements of the foundation sit lakeward of the High Water Line of 6229.1, and the entire parcel is located within the backshore. As such, these structural elements are susceptible to storm event wave impacts. The proposed project will restore the lake bottom conditions surrounding the residence foundation and support pilings. The placement of larger rocks and boulders will dissipate wave action that occurs during large storm events, but will be permeable to avoid impacts to littoral processes and therefore protect this portion of the project area from further deterioration. Minimal scenic impact will result from the area of boulders that will extend above elevation 6226 Lake Tahoe Datum.

The shoreline in the vicinity of the project area is generally rocky with limited sand and gravel. Smaller sized gravels 1-2 inches in diameter had been used to "backfill" the lake bottom area surrounding the portions of the foundation and support pilings. During large storm events, the smaller sized gravels and some of the larger cobbles 3-18 inches in diameter move away from the foundation, causing instability in this area. The entire parcel sits within the TRPA-verified backshore boundary. There is an existing pier on the west side of the existing residence. The existing pier is L-shaped, with the L-shaped portion being

rock cribbing. The portion of the existing pier that extends from the upland is open-piling. The proposed rock shoreline protection will sit landward of the L-shaped portion of the pier.

Construction access will occur from a barge adjacent to the project area. Contractor personnel will access the project area via the existing pier and around the west side of the residence. Parking and staging will occur on the existing driveway. All staging areas will be on existing paved surfaces. All existing trees and vegetation shall be protected during construction activities. Temporary Best Management Practices (BMPs) will be installed including a turbidity curtain located between the area where the revetment will be constructed and the existing pier. Upon completion of construction, the project area will be re-vegetated according to the proposed landscape plan and scenic mitigation will be implemented improving the overall scenic quality of the shoreline unit.

Site Description: The project site is located on a 7,862 square foot parcel (APN 117-060--017). The parcel is bound on the north by North Lake Tahoe Boulevard, on the South by Lake Tahoe, and on the east and west by residential parcels. Existing structures on the property include a single family dwelling with attached garage and a single-use pier. The existing residence is a legally existing, non-conforming structure. The existing residence is supported by a foundation that sits below the High Water Line of Lake Tahoe, at an approximate lake bottom elevation of 6,226. The residence is also supported by structural pilings and concrete piers that sit at an approximate lake bottom elevation of 6,225. The proposed revetment is to be constructed around the foundation and support pilings in order to protect the area from instability caused by wave action. The site is sparsely vegetated. This area is within Shorezone Tolerance District 2. Surrounding land uses in the immediate vicinity are primarily single-family residential dwellings.

Issues: The primary issues associated with the project are:

1. Land Use: The proposed project is located within the Placer County Tahoe Basin Area Plan (PCTBAP), in the Tahoe Estates Subdistrict. Shoreline Protective Structures are considered a Special Use, requiring Special Use findings and Hearings Officer review and approval per subparagraph 2.2.2.F.2.a of the TRPA Code of Ordinances.
2. Scenic Quality and Landscaping: This parcel and project area is visible from Scenic Shoreline Unit 21, Agate Bay, which is in attainment with scenic thresholds. This parcel and project area is also visible from Scenic Roadway Unit 20A, Tahoe Vista which is not in attainment with scenic thresholds. To mitigate against potential scenic impact, the applicant has designed the project to blend in with the natural surroundings to the greatest extent feasible. The shoreline revetment's visible impact will be minimized by ensuring that the top of boulders used will sit no higher than elevation 6,230, making most of the revetment less than one foot above the High Water Line. The revetment will be constructed purely out of rocks and boulders, and no man-made materials will be used. All existing vegetation will remain on-site and additional, native vegetation will be planted to mitigate for the additional visible mass of the proposed revetment.
3. Littoral Drift Impacts: An evaluation of the project's impacts on the subject parcel's shoreline as well as those on the neighboring parcels has been conducted by a qualified expert indicating minimal littoral drift shoreline quality impacts.

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No unmitigated significant environmental impacts were identified, and staff has concluded that the project will not have a significant adverse effect on the environment. A copy of the completed IEC will be made available at the Hearings Officer hearing and at the TRPA Offices.
- B. Land Use: The proposed project is located in the Tahoe Basin Placer County Area Plan, Tahoe Estates Subdistrict where Shoreline Protective Structures are considered a Special Use accessory structure requiring Hearings Officer review and the making of Special Use Findings, which are discussed in the following section. The existing residence is particularly susceptible to wave action erosion due to the fact that it sits lakeward of the High Water Line. The lake bottom in the immediate vicinity of the foundation and support pilings is eroding and in need of stabilization in order to protect the home from structural damage.
- C. Plan Area Statement: The project is located in the Tahoe Estates Subdistrict, a subdistrict of the North Tahoe West Subarea. The proposed use, Shoreline Protective Structure, is listed as a Special Use accessory structure. The proposed structure is accessory to the single family dwelling on the property and is designed to reduce lake bottom erosion in the area surrounding the foundation of the existing residence. Agency staff has determined that the project is consistent with the planning considerations and special policies of the Tahoe Estates Subdistrict.
- D. Shorezone Tolerance District: The subject parcel is located in Shorezone Tolerance District 2. Tolerance District 2 is characterized as volcanic and morainic debris shorezones with slopes thirty percent and over and alluvial soils at nine to thirty percent slopes. Potential for disturbance in the nearshore is high as is potential for erosion and cliff collapse in the backshore. This Tolerance District requires that access to the shoreline be restricted to stabilized access ways which minimize the impact to the backshore. This Tolerance District also prohibits permitting projects in the backshore unless TRPA finds that such project is unlikely to accelerate or initiate backshore erosion. And lastly, projects in this Tolerance District may occur upon installation and maintenance of vegetation to stabilize backshore areas and protect eroding areas from further destruction.
- E. Construction Access: The project area will be accessed via barge and any upland access will occur on stabilized areas and via the existing pier. Temporary BMPs will be implemented to delineate the construction access and staging areas.
- F. Scenic Quality and Landscaping: The project is visible from Scenic Shoreline Unit 21, Agate Bay, which is in attainment with scenic thresholds. The project area is also visible from Scenic Roadway Unit 20A, Tahoe Vista, which is not in attainment with scenic thresholds. The shoreline protective structure sits almost completely behind the existing L-shaped pier, and does not extend above elevation 6,230. Therefore, the primary impact on views from Lake Tahoe occurs when viewed from the west on the waters of Lake Tahoe. To offset this impact, vegetative screening will be added along the east and west sides of the residence. The shoreline protective structure will be partially visible from the roadway as you are travelling either west or east, and will be less visible when we experience periods of high water. However, the vegetative screening that will be planted on the west and east sides of the residence will also help mitigate

the impact that the shoreline protective structure may have on the roadway unit, especially during periods of low water. Furthermore, the shoreline protective structure will be constructed entirely out of rocks and boulders and will blend in with the natural shoreline. Lastly, the impact of the shoreline protective structure on travelers along North Lake Boulevard will partially be minimized by the approximate 12 foot difference between North Lake Boulevard and the top of the revetment. No existing vegetation will be removed as a result of the project and the upland temporary staging and access areas will be revegetated to a natural condition.

Required Findings:

The following is a list of the required findings as set forth in Chapters 4, 21, 80, 81, 84, and 85 of the TRPA Code. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

- (a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

There is no evidence in the file and record showing that the proposed project will have an adverse effect on the Land Use, Transportation, Conservation, Recreation, Scenic Quality, or Implementation sub-elements of the Regional Plan. This project is intended to promote environmental improvements to water quality and to improve scenic elements of the site. The project as conditioned conforms with, and will promote implementation of, all applicable elements of the Regional Plan.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

TRPA staff has completed the “Project Review Conformance Checklist and Article V (g) Findings” in accordance with Section 4.4.2 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. Also, the applicant has completed an Initial Environmental Checklist (IEC). No unmitigated significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed checklist and IEC will be made available at the Hearings Officer hearing and at TRPA.

- (c) Wherever federal, state, or local air and water quality standards apply for the Region, the strictest standards shall be attained, maintained, or exceeded pursuant to Article V (d) of the TPRA Compact.

The project as conditioned, will comply with all applicable air and water quality standards for the region. The project is expected to enhance water quality through improved shoreline stability and reduced erosion.

2. Chapters 21 and 81 – Special Use Findings.

- (a) The project, and the related use, is of such a nature, scale, density, intensity and type to be appropriate for the project area, and the surrounding area.

Based on the analysis contained in the administrative record and the IEC, the proposed project is an appropriate use for the project area. The proposed design, color, texture and materials of the shoreline protective structure will be compatible with the existing conditions of the slope and surrounding shoreline.

- (b) The project, and the related use, will not injure or disturb the health, safety, environmental quality, enjoyment of property, or general welfare of persons or property in the neighborhood, or in the region.

The proposed project will help stabilize the lake bottom where the residence foundation and support pilings sit, helping to ensure the structural integrity of the existing residence and therefore contribute to the general welfare of persons and property.

- (c) The project, and the related use, will not change the character of the neighborhood, detrimentally affect or alter the purpose of any applicable plan area statement, community, redevelopment, specific, or master plan.

The proposed project will help stabilize the lake bottom and reduce the potential for storm-related erosion underneath and surrounding the residence foundation. The project is not expected to affect or change the character of the neighborhood, and does not affect or alter the purpose of the Tahoe Estates Subdistrict, which lists Shoreline Protective Structures as an allowed Special Use. The project is compatible with, and will not adversely affect the surrounding residential character of the neighborhood as the project includes natural rock elements and vegetative screening designed to blend with the existing environment and adjacent properties.

3. Chapter 80 – Shorezone Findings:

- (a) Significant Harm: The project will not adversely impact littoral processes, fish spawning habitat, backshore stability, or on-shore wildlife habitat, including waterfowl nesting areas.

The lake bottom substrate and backshore in the project area are primarily composed of cobbles and gravel and not impacted by littoral drift more commonly associated with more sandy material. The proposed shoreline revetment is sloping, permeable, and will be constructed entirely out of rocks and boulders in order to absorb strong wave action while protecting the residence foundation. The revetment will not change the available material for littoral drift (Littoral Drift Evaluation, Marvin Davis and Associates, 2017). The proposed project is located in an area mapped as Feed/Cover and therefore will not adversely impact fish spawning. The addition of the sloping rock revetment will enhance the existing habitat. The proposed project is not located within an area that is mapped as on-shore wildlife habitat nor has the site been shown to be a waterfowl nesting area. Temporary ground disturbance will occur during construction of the shoreline protective

structure. The project, however, will include temporary BMPs such as a turbidity curtain to protect water quality.

- (b) Accessory Facilities: There are sufficient accessory facilities to accommodate the project.

The proposed shoreline revetment is an accessory use to the primary use on APN 117-060-017, which is a single family dwelling.

- (c) Compatibility: The project is compatible with existing shorezone and lakezone uses or structures on, or in the immediate vicinity of, the littoral parcel; or that modifications of such existing uses or structures will be undertaken to assure compatibility.

Shoreline protective structures are a permissible accessory structure and special use in the applicable Area Plan Subdistrict. The project is compatible with existing lake and shorezone uses and structures in the vicinity. The surrounding uses consist of residential properties.

- (d) Use: The use proposed in the foreshore or nearshore is water dependent.

The shoreline revetment is proposed to stabilize and protect the lake bottom underneath and surrounding the existing residence foundation from wave action, and is therefore required to be located in the foreshore and nearshore of Lake Tahoe and is water-dependent by nature.

- (e) Hazardous Materials: Measures will be taken to prevent spills or discharges of hazardous materials.

TRPA prohibits spray painting and the use of tributyltin. A condition of approval is the prohibition of the discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe. All surplus construction waste materials are required to be removed from the project and deposited only at TRPA approved points of disposal. No containers of fuel, paint or other hazardous materials shall be stored within the backshore or the project area.

- (f) Construction: Construction and access techniques will be used to minimize disturbance to the ground and vegetation.

Construction access will primarily occur on a barge. Any upland access will occur on stabilized walkways and from the existing pier, minimizing disturbance to the ground and vegetation. The only necessary BMPs are installation of a turbidity curtain to remain in place during construction of the revetment.

- (g) Navigation and Safety: The project will not adversely impact navigation or create a threat to public safety as determined by those agencies with jurisdiction over a lake's navigable waters.

The proposed shoreline revetment sits between the High and Low Water Lines of Lake Tahoe. The applicant worked with the California State Lands Commission (CSLC) on

feasible access through the public trust easement and the proposed revetment design and location meets CSLC requirements. Neither navigation nor public safety will be affected as the revetment sits between the L-shaped portion of the existing pier and the residence where boat traffic does not occur

- (h) Other Agency Comments: TRPA has solicited comments from those public agencies having jurisdiction over the nearshore and foreshore and all such comments received were considered by TRPA, prior to action being taken on the project.

This project was review by the Interagency Shoreline Review Committee on August 16, 2017. Comments regarding the public access easement were made by CSLC and regarding fish habitat by Lahontan. As a condition of final approval, the applicant will comply with requirements of applicable agencies having jurisdiction over the project.

4. Chapter 84 - Shoreline Protective Structure Findings:

- (a) Structures in the backshore or environmental threshold values will be enhanced by the construction and maintenance of the protective structures.

The shoreline revetment is designed to prevent further lake bottom deterioration in the area underneath and around the residence foundation and support pilings. The deterioration contributes to structural stability of the existing residence, which sits lakeward of the High Water Line of Lake Tahoe. The revetment is constructed out of natural rocks and boulders, will blend in with the surrounding environment, and will contribute to the structural integrity of the residence foundation and support pilings.

- (b) The protection of structures in the backshore or the enhancement of environmental threshold values more than offset the adverse environmental effects of the construction and maintenance of the shoreline protective structures.

The shoreline revetment will use clean materials that will match and blend with the existing backshore. No fill will be removed from the lake or from the surrounding areas for the shoreline revetment. All construction materials shall be stored on a barge in the lake. Temporary BMPs will be installed prior to commencement of construction. The benefits of the project in preventing future degradation of the lake bottom contributing to the structural damage of the residence offsets potential adverse impacts that may occur during construction.

- (c) Each protective structure has been designed to be sloping and permeable; provided, however, that this finding is not necessary if TRPA concurrently makes the findings required under subparagraph 84.14.2.A.

The shoreline revetment has been designed to be sloping and permeable. The objective of the revetment is to stabilize the lake bottom underneath and surrounding the residence foundation and support pilings with rocks and boulders that are large enough so as not to be dislodged with a large storm event. The sloping, dynamic rock revetment will adequately address this objective as well as upland stability, and littoral impact while softening the scenic impact.

- (d) Each protective structure has been designed so that backshore erosion on adjacent properties will not be accelerated as a result of the erection of the protective structure.

The sloping and permeable revetment is designed to minimize impacts to the lake bottom and shoreline along the adjacent properties. The existing shoreline and beach area is primarily comprised of cobbles and gravel and there is little to no littoral drift impacting adjacent properties. The movement of lake bottom material occurs in the immediate vicinity of the residence foundation, creating an unstable environment and contributing to structural damage of the residence. The stabilization of the lake bottom using large rocks and boulders will minimize dislocation of lake bottom in this area. The sloping and permeable design will neither significantly deplete nor recharge the shoreline area on adjacent properties.

5. Chapter 85 - Findings for Erosion Control and Similar Projects:

- (a) The project, program, or facility is necessary for environmental protection.

The project will construct a shoreline revetment designed to stabilize the lake bottom underneath and surrounding the residence foundation and support pilings. The existing residence sits within the waters of Lake Tahoe and as such ensures the residence maintains structural integrity.

- (b) There is no reasonable alternative, which avoids or reduces the extent of encroachment in the backshore.

The entire parcel and residence sits within the backshore and thus encroachment into the backshore cannot be avoided.

Required Actions: Staff recommends that the Hearings Officer:

- I. Approve the findings contained in this staff summary and a mitigated finding of no significant environmental effect.
- II. Approve the project, based on the staff summary, subject to the conditions contained in the attached Draft Permit.

Attachments:

- A. Draft Permit
- B. Proposed Site Plan

Attachment A

Draft Permit

**DRAFT PERMIT
APN 117-060-017
FILE NO. ERSP2017-0455**

Excess Coverage Mitigation Fee (1): Amount \$ _____ Posted _____ Type _____ Receipt No. _____

Scenic Monitoring Security (2): Amount \$2,500 Posted _____ Type _____ Receipt No. _____

Security Administrative Fee (3): Amount \$ _____ Paid _____ Receipt No. _____

Notes:

- (1) Amount to be determined. See Special Condition 3.D, below.
- (2) See Special Condition 3.E, below.
- (3) \$152 if a cash security is posted or \$135 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The Permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit the construction of a shoreline revetment surrounding the portion of the single family dwelling foundation and support pilings that are located lakeward of the High Water Line 6,229.1. This property is unique in that portions of the residence foundation and supporting elements of the foundation sit lakeward of the High Water Line of 6229.1, and the entire parcel is located within the backshore. The project will replace approximately 7 cubic yards of small cobble and add approximately 137 cubic yards of large boulders on the lake bottom to address the de-stabilization of the lake bottom where the existing residence foundation and support pilings currently sit. The proposed work will occur between lake bottom elevations 6226 and 6223.5 Lake Tahoe Datum. The placement of larger rocks and boulders will dissipate wave action that occurs during large storm events, but will be permeable to avoid impacts to littoral processes and therefore protect this portion of the project area from further deterioration. Minimal scenic impact will result from the area of boulders that will extend above elevation 6226 Lake Tahoe Datum.
2. The Standard Conditions of Approval listed in Attachment S shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
 - A. The site plan (Sheet C2.0) shall be revised to include:

- (1) The amount of material in cubic yards that will be placed on the lake bottom.
- (2) A note stating that no containers of fuel, paint, or other hazardous materials may be stored on the pier or shoreline.
- (3) Add the following Excess Coverage Mitigation Table to Sheet C2.0:

Existing Coverage	1,345 square feet
<u>Allowable Coverage</u>	<u>79 square feet</u>
Excess Coverage	1,266 square feet
<u>Previously Mitigated Excess Coverage</u>	<u>24 square feet</u>
Excess Coverage to be Mitigated	1,242 (1,266 - 24)

- B. The permittee shall submit a projected construction completion schedule to TRPA prior to acknowledgment. Said schedule shall include completion dates for each item of construction including implementation of the proposed landscaping for scenic mitigation.
- C. The permittee shall submit a landscape plan for the proposed scenic mitigation vegetation stamped by a landscape architect or other qualified individual prior to acknowledgement.
- D. The affected property has approximately 1,242 square feet of unmitigated excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing land coverage within Hydrologic Transfer Area 9 (Agate Bay - California), or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of .005% (as identified in Table 30.6.1-2 of Subsection 30.6.1.C.3. of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$8.50 for projects within Hydrologic Transfer Area 9, Agate Bay - California. Please provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.

- E. The permittee shall submit a \$2,500.00 scenic monitoring deposit to TRPA prior to acknowledgement of the permit. TRPA's field inspection and administrative costs related to monitoring will be charged against the deposit. Any deposit amount remaining at the conclusion of the monitoring period shall be refunded. Fees for monitoring are based on an hourly rate established by TRPA. The fee shall be \$100.00 per hour, with a two hour minimum annually for each of the next five years. Rates are subject to change.
 - F. A project security for \$5,000 (invoice# 85799) has already been posted for the work associated with this permit. Upon passing a final inspection of the revetment project exclusive of the landscaping for scenic vegetation, this security shall be released.
 - G. The Permittee shall submit three sets of final construction drawings and site plans.
4. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or the Permittee.
- Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.
- 5. It is the permittee's responsibility to receive authorization and/or obtain any necessary permits from other responsible agencies for the proposed project.
 - 6. Any and all temporary soil stockpiles shall be appropriately covered with tarps and contained by temporary erosion control fences and/or coir logs with gravel bags.
 - 7. Any and all removed material shall be hauled away from the site to a legally acceptable, TRPA approved location.
 - 8. Disturbance of lakebed materials shall be the minimum necessary. The removal of rock materials from Lake Tahoe outside of the scope of this permit is prohibited.
 - 9. Best practical control technology shall be employed to prevent earthen materials from being re-

suspended or transported to adjacent lake waters as a result of construction activities.

10. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus construction waste materials shall be removed from the project and deposited only at approved points of disposal.
11. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.

END OF PERMIT

Attachment B
Proposed Site Plan

