



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

Permit

PROJECT DESCRIPTION: Shoreline Protective Structure Reconstruction APN: 122-251-19
PERMITTEE: Andreas V. Bechtolsheim FILE #: ERSP2022-0327
COUNTY/LOCATION: 901 Lakeshore Boulevard, Incline Village, Washoe County, Nevada

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on October 27, 2022, subject to the standard conditions of approval attached hereto (Attachments Q and S) and the special conditions found in this permit.

This permit shall expire on October 27, 2025, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action, which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS APPROPRIATE COUNTY PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

Paul Nielsen

Digitally signed by Paul Nielsen
DN: cn=Paul Nielsen, o=Tahoe Regional Planning Agency, ou, email=pnlielsen@trpa.gov, c=US
Date: 2022.11.02 11:40:15 -07'00'

11.2.22

TRPA Executive Director/Designee

Date

PERMITTEES' ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of permittee(s)

Bechtolsheim

Date

1/10/2023

(PERMIT CONTINUED ON NEXT PAGE)

AGENDA ITEM NO.

APN 122-251-19
FILE NO. ERSP2022-0327

Security Posted (1): Amount \$3,000.00 Posted _____ Type _____ Receipt No. _____

Security Administrative Fee (2): Amount \$ _____ Paid _____ Receipt No. _____

Notes:

- (1) See Special Condition 3.D, below.
- (2) See TRPA Filing Fee Schedule.

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:

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit authorizes the reconstruction of a shoreline protective structure approximately 125-foot-long, nine-foot-high consisting of one rockery wall. The revetment will be sloped back at a 4:1 angle and will match the profile of the neighboring properties. A 12-foot-wide dynamic revetment will be constructed at the toe of the main revetment to help attenuate wave energy. The dynamic portion of the revetment will be constructed of two-to-three-foot diameter rounder boulders separated six to 12 inches. The spaces between the boulders will be filled with cobbles and gravel. Construction access will be from the upland portion of the property, primarily through the property located to the west which is owned by the same property owner. There is an existing paved driveway on the adjacent property that will provide a stable surface for construction equipment and material storage.
2. The Standard Conditions of Approval listed in Attachments Q and S shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
 - A. The permittee shall submit a final projected construction completion schedule.
 - B. The permittee shall submit a final construction sequence and methodology plan for TRPA review and approval.
 - C. The permittee shall provide an emergency spill prevention plan to be implemented for emergencies associated with leaking construction equipment. The Plan shall require absorbent sheets/pads to be available within the project area. A contact list of all emergency response agencies shall always be available at the project site during construction.

AGENDA ITEM NO.

- D. The security required under Standard Condition I.B. of Attachment Q shall be \$3,000.00. The security shall not be released until TRPA determines the project was constructed and all required water quality BMPs are installed in accordance with the permit.
- E. The permittee shall submit final construction drawings and landscape plan.
4. All landscaping and native vegetation shall be maintained in perpetuity in a condition consistent with this approval. The use of fertilizer backshore is prohibited.
 5. The project shall be constructed in accordance with the recommendations of the approved construction methodology plan.
 6. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), 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, administrative appeal, 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 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. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise, or other disposition. 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.

7. It is the permittee's responsibility to receive authorization and/or obtain any necessary permits from other responsible agencies for the proposed project.
8. 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.
9. Best practical control technology shall be employed to prevent earthen materials from being re-suspended or transported to adjacent lake waters because of construction activities.
10. Disturbance of lakebed materials the removal of rock materials from Lake Tahoe is prohibited.

AGENDA ITEM NO.

11. All employee construction vehicles shall be parked on existing paved surfaces.
12. All rock material (gravel, cobble, and/or boulders) imported to the site for use in the shoreline construction area shall be thoroughly washed and shall be free of any silt and clay material.
13. 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.
14. Grading and excavation is prohibited at any time of the year during periods of precipitation and for the resulting period of time when the site is covered with snow or is saturated, muddy or unstable.
15. 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.
16. For the authorized construction area landward of the high-water line, the site shall be winterized in accordance with the provisions of Attachment Q by October 15th unless a grading season exception is granted.
17. The shoreline protective structure shall be maintained in a condition consistent with the approved project plans in perpetuity.
18. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced. Prior to release of the project security all existing water quality BMPs shall be maintained and/or reinstalled to ensure effectiveness.
19. All excavated materials shall be hauled away from the site to a legally acceptable location.
20. Any change to the project requires approval (except for TRPA exempt activities) of a TRPA plan revision permit prior to the changes being made to any element of the project (i.e. structural modifications, coverage, scenic, grading, BMPs, etc.). Failure to obtain prior approval for modifications may result in monetary penalties and removal of the unapproved elements.

END OF PERMIT

AGENDA ITEM NO.



**TAHOE
REGIONAL
PLANNING
AGENCY**

OFFICE
128 Market St.
Stateline, NV
Phone: (775) 588-4547
Fax: (775) 588-4527

MAIL
PO Box 5310
Stateline, NV 89449-5310
trpa@trpa.org
www.trpa.org

HOURS
Mon, Wed, Thurs, Fri
9 am-12 pm/1 pm-4 pm
Closed Tuesday
New Applications Until 3:00
pm

ATTACHMENT Q STANDARD CONDITIONS OF APPROVAL FOR GRADING PROJECTS

This handout on the standard conditions that must be met in all projects involving grading is divided into the following three sections:

- I. Pre-Grading Conditions (Pre-activity, where applicable)
- II. Construction/Grading Conditions
- III. General Conditions/Design Standards

Please read all of the conditions carefully to avoid any delays in construction of your project.

NOTE: Your plans have been reviewed and approved as required under Tahoe Regional Planning Agency (TRPA) Rules, Regulations and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in your plans, i.e., structural, electrical, mechanical, etc., which are not required for review under said Rules, Regulations and Ordinances.

I. PRE-GRADING/PRE-ACTIVITY CONDITIONS:

The following conditions must be completely complied with prior to any site disturbance or commencement of activity.

A. Final Construction Plans:

Final construction plans must be submitted to and reviewed by TRPA to determine conformance with the approval. Said plans shall clearly depict the following:

1. Slope stabilization methods to stabilize all existing and proposed cut and fill slopes.
2. Areas to be revegetated, including complete specifications for such revegetation.
3. Fencing for vegetation protection.
4. Temporary and permanent erosion control devices.
5. Utility trenches.
6. Dust control measures.
7. All water quality improvements (BMPs) required in the conditional approval. Drainage facilities shall be designed to be capable of retaining runoff water for a two (2) year, six (6) hour storm.
8. The final plans shall contain equipment specifications necessary to establish compliance with Standard Conditions III. A-F.

B. Securities:

A security shall be posted with the TRPA to insure compliance with all permit conditions. The security shall include an amount equal to 110 percent of the cost of the BMPs and other erosion control and water quality improvements required. For further information on the acceptable types of securities, see Attachment J.

C. Mitigation Fees:

All required air quality, water quality, and excess coverage and offsite coverage mitigation fees shall be paid to TRPA.

D. Temporary BMPs:

The following temporary BMPs are required to be installed onsite prior to any grading activity occurring:

1. Installation of temporary erosion controls.
2. Installation of vegetation protection measures.
3. Installation of construction site boundary fencing.

E. Required Inspection:

An onsite inspection by TRPA staff is required prior to any construction or grading activity occurring. TRPA staff shall determine if the onsite improvements required by Condition II (1), above, have been properly installed. No grading or construction shall be undertaken by the permittee until receipt of TRPA notification that the pre-grading/pre-activity conditions of approval have been satisfied.

F. Required Notices:

The following notices to the TRPA are required prior to any grading or construction occurring on the project site:

1. Notice for Pre-Grading Inspection: The permittee shall notify the TRPA when all onsite improvements required under Condition II(1), above, have been installed so that the required pre-grading inspection may be scheduled.
2. Notice of Commencement of Construction: The permittee shall notify the TRPA at least 48 hours prior to commencement of construction or grading on the project site. Said notice shall include the date when construction will commence.

II. CONSTRUCTION/GRADING CONDITIONS:

The following conditions shall be complied with during the grading and construction phase of the project.

- A. All construction shall be accomplished in strict compliance with the plans approved by TRPA.
- B. The TRPA permit and the final construction drawings bearing the TRPA stamp of approval shall be present on the construction site from the time construction commences to final TRPA site inspection. The permit and plans shall be available for inspection upon request by any TRPA employee. Failure to present the TRPA permit and approved plans may result in the issuance of a Cease and Desist Order by the TRPA.
- C. Whenever possible, utilities shall occupy common trenches to minimize site disturbance.
- D. There shall be no grading or land disturbance performed with respect to the project between October 15 and May 1, except as follows:
 1. The grading or land disturbance is for excavation and backfilling for a volume not in excess of three cubic yards.
 2. The activity is completed within a 48-hour period.
 3. The excavation site is stabilized to prevent erosion.
 4. The pregrade inspection is performed by TRPA staff, and the activity passes the inspection.

5. The grading/project does not represent or involve a series of excavations, which, when viewed as a whole, would exceed the provisions of this Standard Condition of Approval, and Subsection 2.3 of the TRPA Code of Ordinances.

Grading is prohibited any time of the year during periods of precipitation and for the resulting period of time when the site is covered with snow, or is in a saturated, muddy, or unstable condition (pursuant to Subsection 33.3.1.A of the TRPA Code of Ordinances.)

- E. All material obtained from any excavation work that is not contained within foundations, retaining walls, or by other methods approved by TRPA shall be removed from the subject parcel and disposed of at a site approved by TRPA.
- F. Replanting of all exposed surfaces, in accordance with the revegetation and slope stabilization plan, shall be accomplished within the first growing season following disturbance, unless an approved construction/inspection schedule establishes otherwise.
- G. All trees and natural vegetation to remain on the site shall be fenced for protection. Scarring of trees shall be avoided and, if scarred, damaged areas shall be repaired with tree seal.
 1. Fencing specified shall be at least 48 inches high and shall be constructed of metal posts and either orange construction fencing or metal mesh fencing also at least 48 inches high (Section 33.6.1). Job sites with violations of the fencing standards will be required to re-fence the job site with a high gauge metal fencing.
 2. No material or equipment shall enter or be placed in the areas protected by fencing or outside the construction areas without prior approval from TRPA. Fences shall not be moved without prior approval (Section 33.6).
 3. To reduce soil disturbance and damage to vegetation, the area of disturbance during the construction of a structure shall be limited to the area between the footprint of the building and the public road. For the remainder of the site the disturbance areas shall not exceed 12 feet from the footprint of the structure, parking area or cut/fill slope. The approved plans should show the fencing and approved exceptions (Section 36.2).
- H. Soil and construction material shall not be tracked off the construction site. Grading operations shall cease in the event that a danger of violating this condition exists. The site shall be cleaned up and road right-of-way swept clean when necessary.
- I. During grading and construction, environmental protection devices such as erosion control devices, dust control, and vegetation protection barriers shall be maintained.
- J. Loose soil mounds or surfaces shall be protected from wind or water erosion by being appropriately covered when construction is not in active progress or when required by TRPA.
- K. Excavated material shall be stored up grade from the excavated areas to the extent possible. No material shall be stored in any stream zone or wet areas.
- L. Only equipment of a size and type that, under prevailing site conditions, and considering the nature of the work to be performed, will do the least amount of damage to the environment shall be used.
- M. Limit idling time for diesel powered vehicles exceeding 10,000 GVW and self-propelled equipment exceeding 25 hp to no more than 15 minutes in Nevada and 5 minutes in California, or as otherwise required by state or local permits.
- N. Utilize existing power sources (e.g. power poles) or clean-fuel generators rather than temporary diesel power generators wherever feasible.
- O. No washing of vehicles or construction equipment, including cement mixers, shall be permitted anywhere on the subject property unless authorized by TRPA in writing.

- P. No vehicles or heavy equipment shall be allowed in any stream environment zone or wet areas, except as authorized by TRPA.
- Q. Locate construction staging areas as far as feasible from sensitive air pollution receptors (e.g. schools or hospitals).
- R. All construction sites shall be winterized by October 15 to reduce the water quality impacts associated with winter weather as follows:
 - 1. For the sites that will be inactive between October 15 and May 1:
 - (a) Temporary erosion controls shall be installed;
 - (b) Temporary vegetation protection fencing shall be installed;
 - (c) Disturbed areas shall be stabilized;
 - (d) Onsite construction slash and debris shall be cleaned up and removed;
 - (e) Where feasible, mechanical stabilization and drainage improvements shall be installed; and
 - (f) Spoil piles shall be removed from the site.
 - 2. For sites that will be active between October 15 and May 1, in addition to the above requirements:
 - (a) Permanent mechanical erosion control devices shall be installed, including paving of driveway and parking areas; and
 - (b) Parking of vehicles and storage of building materials shall be restricted to paved areas.

III. GENERAL CONDITIONS/DESIGN STANDARDS:

- A. Projects approved by TRPA shall be subject to inspections by TRPA at any reasonable time. The permittee shall be responsible for making the project area accessible for inspection purposes. TRPA shall not be liable for any expense incurred by the permittee as a result of TRPA inspections.
- B. Construction shall be completed in accordance with an approved construction schedule. An extension of a completion schedule for a project may be granted provided the request is made in writing prior to the expiration of the completion schedule, a security is posted to ensure completion or abatement of the project, and TRPA makes either of the following findings:
 - 1. The project was diligently pursued, as defined in Subparagraph 2.2.4.C of the Code of Ordinances, during each building season (May 1 - October 15) since commencement of construction.
 - 2. That events beyond the control of the permittee, which may include engineering problems, labor disputes, natural disasters, or weather problems, have prevented diligent pursuit of the project.
- C. Water conservation appliances and fixtures shall be installed in all new facilities or, when replaced, in existing facilities: low flow flush toilets; low flow showerheads (3 gpm rated maximum flow); faucet aerators; and water-efficient appliances (e.g., washing machines and dishwashers).
- D. Water heaters shall not emit nitrogen oxides greater than 40 nanograms of nitrogen oxide (NO₂) per joule of heat output.
- E. Space heaters shall not emit greater than 40 nanograms of nitrogen oxides (as NO₂) per joule of useful heat delivered to the heated space.

- F. Wood heaters to be installed in the Region shall meet the safety regulations established by applicable city, county, and state codes. Coal shall not be used as a fuel source.
1. Emission Standards: Wood heaters installed in the Region shall not cause emissions of more than 7.5 grams of particulates per hour for noncatalytic wood heaters or 4.1 grams per hour for catalytically equipped wood heaters.
 2. Limitations: Wood heaters shall be sized appropriately for the space they are designed to serve. Multi-residential projects of five or more units, tourist accommodations, commercial, recreation and public service projects shall be limited to one wood heater per project area.
 3. List of Approved Heaters: TRPA shall maintain a list of wood heaters which may be installed in the Region. The list shall include the brand names, model number, description of the model and the name and address of the manufacturer. Wood heaters certified for use in either Colorado or Oregon shall be considered in compliance with 6(a), above.
- G. Construction materials shall be secured to prevent them from rolling, washing, or blowing off the project site. Rehabilitation and clean-up of the site following construction must include removal of all construction waste and debris.
- H. Plant species on the TRPA Recommended Native and Adapted Plant List shall be used for lawns and landscaping.
- I. The following sizes and spacing shall be required for woody plant materials at time of planting:
1. Trees shall be a minimum six feet tall or 1-1/2 inch caliper size or diameter at breast height;
 2. Shrubs shall be a minimum three gallon pot size where upright shrubs have a minimum height of 18 inches and a minimum spread of 18 inches; and spreading shrubs have a minimum spread of 18-24 inches.
 3. Groundcovers shall be a minimum four inch pot size or one gallon container and shall be maximum 24 inches on center spacing.
- J. Plant species not found on the TRPA Recommended Native and Adapted Plant List may be used for landscaping as accent plantings but shall be limited to borders, entryways, flower-beds, and other similar locations to provide accent to the overall native or adapted landscape design.
- K. The following exterior lighting standards shall apply:
1. Exterior lights shall not blink, flash or change intensity. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited.
 2. Exterior lighting shall not be attached to trees except for Christmas season.
 3. Parking lot, walkway, and building lights shall be directed downward.
 4. Fixture mounting height shall be appropriate to the purpose. The height shall not exceed the limitations set forth in Chapter 37 of the Code.
 5. Outdoor lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited.
 6. The commercial operation of searchlights for advertising or any other purpose is prohibited. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis.

- L. Any normal construction activities creating noise in excess of 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.
- M. Engine doors shall remain closed during periods of operation except during necessary engine maintenance.
- N. Stationary equipment (e.g. generators or pumps) shall be located as far as feasible from noise-sensitive receptors and residential areas. Stationary equipment near sensitive noise receptors or residential areas shall be equipped with temporary sound barriers.
- O. Sonic pile driving shall be utilized instead of impact pile driving, wherever feasible. Pile driving holes shall be predrilled to the extent feasible subject to design engineer's approval.
- P. Fertilizer use on this property shall be managed to include the appropriate type of fertilizer, rate, and frequency of application to avoid release of excess nutrients and minimize use of fertilizer.
- Q. No trees shall be removed or trimmed without prior TRPA written approval unless otherwise specifically exempted under Chapter 2 of the Code of Ordinances.
- R. The architectural design of this project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of nonglare finishes that minimize reflectivity.
- S. The permittee is responsible for insuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.
- T. The adequacy of all required BMPs as shown on the final construction plans shall be confirmed at the time of the TRPA pre-grading inspection. Any required modifications, as determined by TPRA, shall be incorporated into the project permit at that time.
- U. It is the permittee's obligation to locate all subsurface facilities and/or utilities prior to any grading, dredging or other subsurface activity. The permittee is responsible for contacting the Northern Underground Service Alert (USA, usually known as USA DIGS 1-800-227-2600) prior to commencement of any activity on the site.
- V. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval or take other appropriate action.



ATTACHMENT S

**STANDARD CONDITIONS OF APPROVAL
FOR SHOREZONE PROJECTS**

- A. The following conditions shall be satisfied prior to any site disturbance or commencement of any activity within the project area, including, but not limited to, filling, dredging, grading, clearing of trees, and other activities associated with construction. Failure to satisfy these conditions of approval prior to commencement of construction activity shall be grounds for revocation of the permit.

NOTE: The plans have been reviewed and approved as required under Tahoe Regional Planning Agency (TRPA) Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in the plans, i.e., structural, electrical, mechanical, etc., which are not required for review under said Rules, Regulations, and Ordinances.

1. The permittee shall submit final construction drawings and plans showing revegetation, slope stabilization, and drainage improvements. Revegetation, slope stabilization, and drainage improvement plans shall be designed in conformance with the Lake Tahoe Water Quality Management Plan, Volume II, Handbook of Best Management Practices.
 - a. Revegetation plans shall show areas to be revegetated, specifications for revegetation, and temporary fencing for vegetation protection. Only native species adaptable to the Lake Tahoe Basin shall be used for landscaping or revegetation. A list of acceptable species is available from TRPA.
 - b. Slope stabilization plans shall show all methods of stabilization to be used to stabilize all existing and proposed cut and fill slopes and areas otherwise denuded of vegetation. Said plans shall also show temporary and permanent erosion control devices, temporary sediment barriers, and measures to be taken for dust control.
 - c. Drainage plans shall show all drainage facilities for all existing and proposed impervious surfaces and utility trenches. Drainage facilities shall be designed to be capable of retaining runoff waters for a 20-year, 1-hour storm event. Calculations demonstrating the proposed facilities' retention capabilities may be required. Whenever possible, utilities shall occupy common trenches to minimize site disturbance.
2. The above plans shall require TRPA review to determine their compliance with the conditions set forth above and with the approved plot plan. Plans determined to be in compliance shall be so designated by TRPA and shall be incorporated as part of the approval and permit.
3. A security shall be posted with TRPA to ensure compliance with the conditions of the permit. In most cases, the security shall be determined by TRPA and will typically be equal to 110% of the estimated costs of the revegetation, drainage improvements, slope stabilization plans, and other conditions of approval. For further information on acceptable types of securities, see Attachment J.
4. The permittee shall submit all required air quality, water quality, excess coverage, and shorezone mitigation fees.
5. Prior to any activity commencing, the permittee shall contact TRPA at least 48 hours in advance and arrange for a pre-grading inspection to verify that all the temporary erosion and water quality control measures and protective fencing for vegetation are in place and installed properly.

6. The applicant shall identify temporary disposal sites, if any, and permanent disposal sites for all dredged material, including appropriate authorization from property owners.
7. All existing disturbed areas and areas disturbed as a result of construction activity authorized by the permit, or otherwise occurring on the subject project during the time period when the permit is valid, shall be revegetated using only those species contained on TRPA's list of acceptable species. All required vegetation shall be completed by completion of the project.
8. The permittee shall return a signed copy of the permit form stating that the permit was received and that the permit is understood and the contents accepted prior to any activity or grading occurring within the project area. Plans shall not be stamped approved without TRPA receiving a copy of the signed permit.
9. It is the permittee's obligation to locate all subsurface facilities and/or utilities prior to any grading, dredging or other subsurface activity. The permittee is responsible for contacting the Northern Underground Service Alert (USA, usually known as USA DIGS 1-800-227-2600) prior to commencement of any activity on the site.

B. The following conditions shall apply to construction activity on the site:

1. There shall be no grading, filling, clearing of vegetation, or other disturbance of soil on site between October 15 and May 1 of each year.
2. There shall be no grading, filling, clearing of vegetation, or other disturbance of the soil during inclement weather and during the resulting period of time when the site is covered with snow or is saturated, muddy or unstable.
3. No rocks or other natural materials shall be relocated, including rock removal by blasting, that are not indicated on the approved plans without first obtaining TRPA approval.
4. All material obtained from excavation work shall be contained within the foundations, retaining walls, or by a similar means approved by TRPA, or the excavated material shall be disposed of at a site approved by TRPA.
5. Soil and construction materials shall not be tracked off-site. Grading operations shall cease in the event a danger of violating this condition exists. The site shall be cleaned and the road right-of-way shall be swept clean when necessary.
6. The length of open trenches (excluding foundations) shall not exceed 50 feet at the end of each working day, unless approved by TRPA.
7. Loose soil mounds or surfaces shall be protected from wind and water erosions by being appropriately covered or contained when active construction is not occurring.
8. All excavated material shall be stored up grade from excavated areas. No material shall be stored in stream environment zones, backshore, or other saturated areas.
9. Equipment of a size and type that will do the least amount of damage to the environment shall be used. Cleaning of equipment, including cement mixers, is not permitted unless approved *in writing* by TRPA.
10. Vehicles or heavy equipment shall not be allowed in stream environment zones, backshore, or other saturated areas unless specifically authorized by TRPA. All vehicles and heavy equipment shall be confined to the area within the vegetative protection fencing unless specifically authorized by TRPA.
11. Replanting of all exposed surfaces, as shown on the revegetation and slope stabilization plans, shall be completed within one year following the commencement of construction, unless the approved construction schedule establishes otherwise.
12. All trees and natural vegetation which are to remain shall be fenced for protection. Scarring of trees shall be avoided. Scarred trees shall be repaired with tree seal.

Fencing specified shall be at least 48 inches high and shall be constructed of metal posts and either orange construction fencing or metal mesh fencing also at least 48 inches high (Section 33.6.1). Job sites with violations of the fencing standards will be required to re-fence the job site with a high gauge metal fencing.

No material or equipment shall enter or be placed in the areas protected by fencing or outside the construction areas without prior approval from TRPA. Fences shall not be moved without prior approval (Section 33.6).

To reduce soil disturbance and damage to vegetation, the area of disturbance during the construction of a structure shall be limited to the area between the footprint of the building and the public road. For the remainder of the site the disturbance areas shall not exceed 12 feet from the footprint of the structure, parking area or cut/fill slope. The approved plans should show the fencing and approved exceptions (Section 36.2).

13. Revegetation of compacted dirt areas not to be surfaced shall be in accordance with guidelines established in Chapter 4 of the Handbook of Best Management Practices.
14. At all times during construction, environmental protection and erosion control devices shall be maintained in a functioning state. Such devices include, but are not limited to, sediment barriers, dust control devices, and vegetative protection.
15. No grading, filling, clearing of vegetation, operation of equipment, or disturbance of the soil shall take place in areas where any historic or prehistoric ruins or monuments or objects of antiquity are present or could be damaged by grading. If any historic or prehistoric ruins or monuments or objects of antiquity are discovered, all grading, filling, clearing of vegetation, operation of equipment, or disturbance of the soil shall immediately cease and shall not recommence until a recovery plan is approved by TRPA.
16. All construction sites shall be winterized no later than October 15 of each year as follows:
 - a. Inactive winter sites shall contain erosion and drainage improvements necessary to prevent discharge from the site including, but not limited to:
 - (1) Installation of temporary erosion controls
 - (2) installation of temporary protective fencing of vegetation
 - (3) Stabilization of all disturbed areas
 - (4) Cleanup and removal of all construction slash and debris
 - (5) Installation of permanent mechanical stabilization and drainage improvements, where feasible
 - (6) Removal of all spoil piles
 - b. Active winter sites shall comply with the following:
 - (1) Installation of all permanent mechanical erosion control devices, including paving of all driveway and parking areas
 - (2) Installation of all permanent drainage improvements
 - (3) Parking of vehicles, equipment, and storage of materials shall be restricted to paved areas
17. Work shall be performed in such a manner that the project can be winterized within 24 hours.

18. Rehabilitation and cleanup of the site following construction shall include, but not be limited to, removal of all construction waste and debris.
19. The TRPA permit and the final construction drawings shall be present on site from the time construction commences until the final TRPA site inspection.
20. Upon completion of the project, as a condition of the release of the security, TRPA shall conduct a final site inspection to verify that all required improvements and revegetation are properly installed and that all conditions of the permit have been satisfied.
21. Prior to commencement of construction, the applicant shall submit a construction completion schedule to TRPA. Construction shall be completed by the date set forth in the approved construction schedule. Extensions of the schedule may be granted provided the request is made in writing and the application fee submitted prior to the expiration of the completion schedule. An additional security may be required to be posted to ensure completion or abatement of the project. To approve the extension, TRPA must make either of the following findings:
 - a. The project was diligently pursued, as defined in Subparagraph 2.2.4.C of the TRPA Code of Ordinances, during each building season (May 1 - October 15) since commencement of construction.
 - b. That events beyond the control of the permittee, which may include, but are not limited to, engineering problems, labor disputes, natural disasters, or weather problems have prevented diligent pursuit of the project.
22. The permittee shall allow TRPA to enter and inspect the site at any time to determine compliance with the permit.
23. No construction methods shall be utilized that will degrade the water of Lake Tahoe or other lakes within the Lake Tahoe Basin.
24. The color of all proposed structures, including fences, shall be earthtone and shall blend rather than contrast with the existing vegetation and earth, and be consistent with the TRPA approved visual simulation when required.
25. All roofs shall be composed of non-glare earthtone materials that minimize reflectivity.
26. Fences shall be constructed of wood materials whenever possible. Where chainlink fencing is used, it shall be coated with brown or black vinyl, including posts.
27. Violation of any of the above conditions shall be grounds for revocation of the permit. Failure to commence construction within the approval period shown on the permit face shall result in the expiration of the permit, without notice, by operation of law, on the date shown on the permit face.
28. Required BMPs (slope stabilization, infiltration facilities, revegetation, etc.) shown on the approved plans have been determined from representations submitted by the applicant and not confirmed by field inspection. Modification of the required BMPs necessary to correct inadequacies may be added at the time of the pre-grade inspection and shall be incorporated into the TRPA permit and site plans as additional conditions of approval.
29. For projects with an Environmental Assessment (EA) or an Environmental Impact Statement (EIS), the mitigation measures contained in the document are considered conditions of project approval, except when noted in the Special Conditions of Approval. Final plans shall be designed to include all EA/EIS mitigation measures. Where discrepancies exist between the final plans and the EA/EIS, the mitigation measures outlined in the EA/EIS shall take precedence, unless specifically noted in writing by TRPA.
30. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in

connection with the project application be incorrect or untrue, TRPA may rescind this approval or take other appropriate action.

31. Information contained in special reports prepared for the project, including, but not limited to, visual analysis and substrate reports, are considered conditions of project approval, except when noted in the Special Conditions of Approval.



RESZ 2020-1016

These plans have been reviewed and approved as required under the Tahoe Regional Planning Agency Regulations and Ordinances only. TRPA does not review and shall not be responsible for the elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

Mail PO Box 5310
Stataline, NV 89449-5310

Location
128 Market Street
Stataline, NV 89449

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

QUALIFIED EXEMPT SHOREZONE ACTIVITY DECLARATION

Applicant Andreas Bechtolsheim

Mailing Address 4 Hawkview Street City Portola Valley State CA

Zip Code 94028 Email _____ Phone _____

Representative or Agent Kevin M. Agan/Agan Consulting Corporation

Mailing Address Post Office Box 9180 City Incline Village State NV

Zip Code 89450 Email office@aganconsulting.com Phone (775) 832-9300

Owner _____ Same as Applicant

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Project Location/Assessor's Parcel Number (APN) 122-251-19

Street Address 901 Lakeshore Boulevard, Incline Village, NV 89451

County Washoe Previous APN(s) 122-181-37

Property Restrictions/Easements (List any deed restrictions, easements or other restrictions below in the space provided.)

None Please refer to attached project site mapping.

I hereby declare under penalty of perjury that all property restrictions and easements have been fully disclosed. Initial here: _____

Project Description/Proposal:

Rehabilitate the existing pier structure, inclusive of repositioning the existing boatlift. Please refer to the attached documentation for more information regarding the parameters of the proposed construction activity.



QUALIFIED EXEMPT
DECLARATION RECEIVED

BY Tiffany Good DATE 09/30/2020
Executive Director/Designee
Tahoe Regional Planning Agency

TRPA has not approved or verified any elements contained in this declaration (i.e. coverage, land capability, and uses).

Tiffan
y
Good

Digitally signed
by Tiffany Good
DN: cn=Tiffany
Good, o=TRPA,
ou,
email=tgood@trp
a.org, c=US
Date: 2020.09.30
11:42:41 -07'00'


TB

APPLICATION SIGNATURES

DECLARATION:

I hereby declare under penalty of perjury that this application and all information submitted as part of this application is true and accurate to the best of my knowledge. I am the owner of the subject property, or have been authorized in writing by the owner(s) of the subject property to represent this application, and I have obtained authorization to submit this application from any other necessary parties holding an interest in the subject property. I understand it is my obligation to obtain such authorization, and I further understand that TRPA accepts no responsibility for informing these parties or obtaining their authorization. I understand that should any information or representation submitted in connection with this application be inaccurate, erroneous, or incomplete, TRPA may rescind any approval or take other appropriate action. I hereby authorize TRPA to access the property for the purpose of site visits. I understand that additional information may be required by TRPA to review this project.

Signature:

 At Washoe Date: 02/25/20
Owner or Person Preparing Application County

AUTHORIZATION FOR REPRESENTATION:

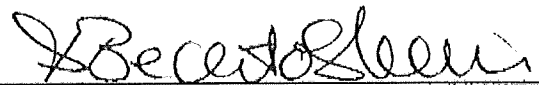
Complete this section only if an agent or consultant is submitting this application on behalf of the property owner.

The following person(s) own the subject property (Assessor's Parcel Number(s) 122-251-19) or have sufficient interest therein (such as a power of attorney) to make application to TRPA:

Print Owner(s) Name(s):

Andreas V. Bechtolsheim, Owner

I/We authorize Kevin M. Agan/Agan Consulting Corporation to act as my/our representative in connection with this application to TRPA for the subject property and agree to be bound by said representative. I understand that additional information may be required by TRPA beyond that submitted by my representative, to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by TRPA. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further accept that if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.

Owner(s) Signature(s):  Date: 3/10/2020
Date: _____

FOR OFFICE USE ONLY

File Number: QESZ2020-1016
Date Received: 9/3/20 Received By: KDany
Filing Fee: \$ 309 Receipt No.: 137382

APPLICATION CHECKLISTS

The following section contains checklists of items to be submitted with your Qualified Exempt Declaration. Not all items will be applicable for every project. For more detailed information on the difference between Exempt and Qualified Exempt Activities, please reference the Exempt/Qualified Exempt Shorezone Information Packet.

MAINTENANCE, REPAIR, AND DEMOLITION OF STRUCTURES LESS THAN 50 YEARS OLD

- Completed and signed application form - *Agnis's sign.*
- Qualified Exempt filling fee
- Detailed project description including:
 - Construction schedule
 - Estimate of associated grading, excavation, or filling above highwater line (in cubic yards)
- Evidence the structure is legally existing (built prior to February 10, 1972 or thereafter with a permit) and has not been unserviceable for the past three years
- One (1) copy of the existing and proposed site plan showing the following:
 - The Existing structure and area of proposed repair work
 - High water line
 - Proposed construction BMPs
 - Construction staging and access routes
- Photographs depicting the existing condition of the structure
- Proposed colors and materials
- Best Management Practices Certificate of Completion or schedule
- Mitigation plan if driving or removing piles in prime fish habitat and/or restoration plan for removing piles in spawning habitat
- Survey showing locations of Tahoe Yellow Cress or other sensitive plant species
- N/A Mitigation plan if Tahoe Yellow Cress or other sensitive plant species identified on the site
- Construction Methodology Plan and schedule (including but not limited to proposed methods of demolition, construction access, staging locations, method and location of spoil material disposal, and temporary best management practices)

DEMOLITION OF STRUCTURES 50 YEARS OLD OR GREATER

- Completed and signed application form
- Qualified Exempt filling fee
- Detailed project description including:
 - Construction schedule
 - Estimate of associated grading, excavation, or filling above highwater line (in cubic yards)
- Results of TRPA Historic Determination
- One (1) copy of the existing and proposed site plan showing the following:

- The existing structure to be removed
- High water line
- Proposed construction BMPs
- Construction staging and access routes
- Construction Methodology Plan and schedule (including but not limited to proposed methods of demolition, construction access, staging locations, method and location of spoil material disposal, and temporary best management practices)
- Survey showing locations of Tahoe Yellow Cress or other sensitive plant species
- Mitigation plan if Tahoe Yellow Cress or other sensitive plant species identified on the site

REPLACEMENT AND REPAIR OF BUOY ANCHOR

- Completed and signed application form
- Qualified Exempt filing fee
- Evidence of TRPA permit allowing the placement of the buoy in its present location
- Existing and proposed anchor type detail, including dimensions and location

FENCE REPAIR

- Completed and signed application form
- Qualified Exempt filing fee
- Photographs of existing fence
- Proposed color and materials
- One (1) copy of the site drawing showing the location of the fence relative to the highwater line
- If existing fence extends below highwater line, demonstrate that the fence is moveable in order to accommodate changes in lake level
- Existing and proposed fence detail

CHANGE IN OPERATION

- Completed and signed application form
- Qualified Exempt filing fee
- Detailed project description, including existing and proposed use
- Completed Change in Operation Form
- Air quality mitigation fee, if new vehicle trips created

SIGNS

- Completed and signed application form
- Qualified Exempt filing fee
- One (1) copy of the site drawing showing the location of proposed signs
- Sign and copy dimensions

NAVIGATION

- Completed and signed application form
- Qualified Exempt filling fee
- Detailed project description
- Photographs of existing conditions
- One (1) copy of the existing and proposed site plan showing the following:
 - Location of boulders to be relocated
 - High water line
 - Proposed construction BMPs
 - Construction staging and access routes

STORAGE RACKS FOR HOMEOWNER'S ASSOCIATIONS

- Completed and signed application form
- Qualified Exempt filling fee
- Detailed project description
- One (1) copy of the site drawing showing:
 - Location of the proposed racks (must be landward of highwater line)
 - Existing and proposed screening
 - Highwater line and backshore boundary
- Photographs showing the proposed location of racks taken from scenic shoreline and scenic roadway units



**QUALIFIED EXEMPT
DECLARATION RECEIVED**

Tiffa

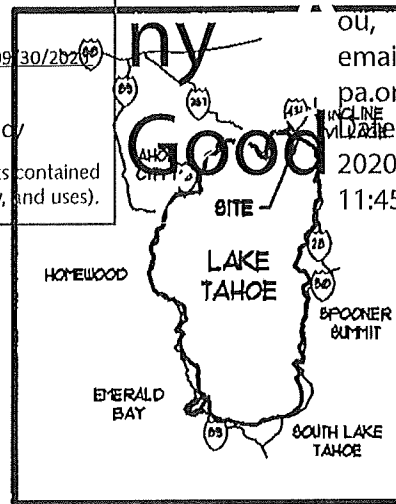
Digitally signed
by Tiffany Good
DN: cn=Tiffany
Good, o=TRPA,

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

TRPA has not approved or verified any elements contained in this declaration (i.e. coverage, land capability, and uses).

DATE 09/30/2020

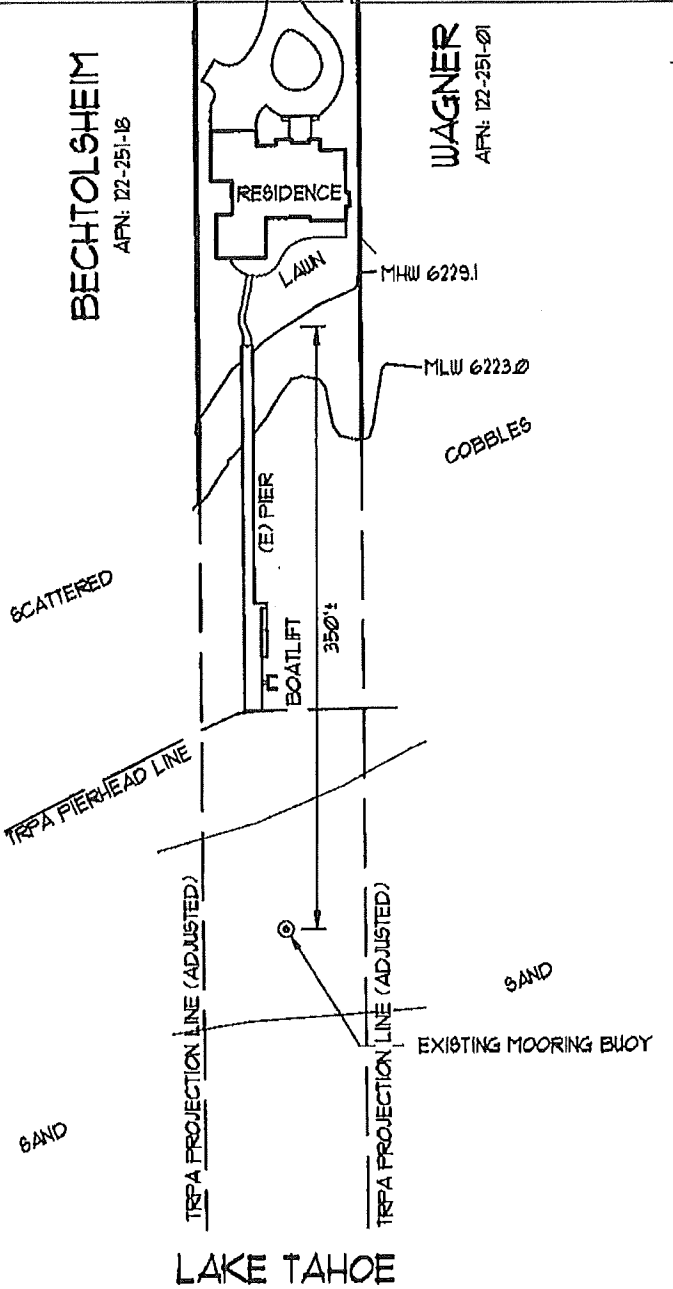
Executive Director/Designee
Tahoe Regional Planning Agency



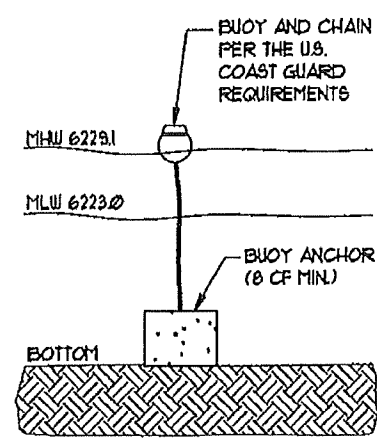
REGIONAL MAP

NOTE:

THIS SHOREZONE EXHIBIT DRAWING IS FOR THE REHABILITATION OF THE EXISTING PIER STRUCTURE, BOATLIFT, AND MOORING BUOY IN CONFORMANCE WITH THE CURRENT AGENCY REQUIREMENTS.



SCALE: 1" = 100'



BUOY DETAIL
NO SCALE

PIER / BOATLIFT REHABILITATION PROJECT - BECHTOLSHEIM PROPERTY
901 LAKESHORE BOULEVARD, INCLINE VILLAGE, NEVADA
WASHOE COUNTY APN: 122-251-19

THIS DRAWING IS FOR PERMIT EXHIBIT PURPOSES ONLY

AGAN CONSULTING CORPORATION
LAND & SHOREZONE CONSULTANTS
POST OFFICE BOX 9180 INCLINE VILLAGE NEVADA 89450
120 COUNTRY CLUB DRIVE, SUITE 19 INCLINE VILLAGE NEVADA 89451
TELEPHONE (775) 832-9300 OR (530) 581-1640 FACSIMILE (775) 832-9301

AUGUST 2020

SHEET 1 OF 3



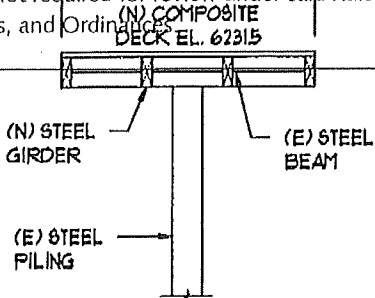
**QUALIFIED EXEMPT
DECLARATION RECEIVED**

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

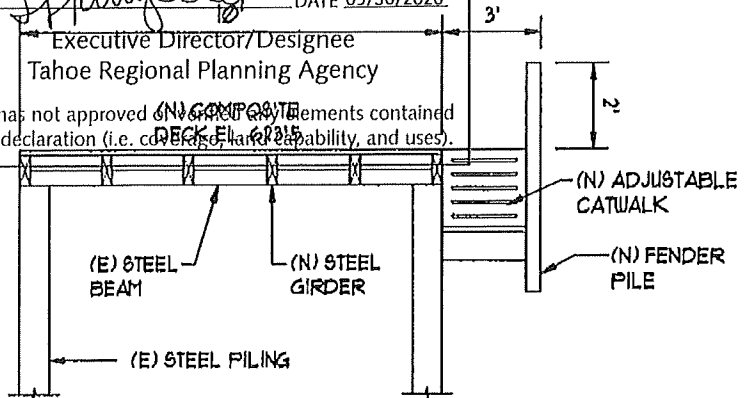
BY J. Hanson DATE 09/30/2020

Executive Director/Designee
Tahoe Regional Planning Agency

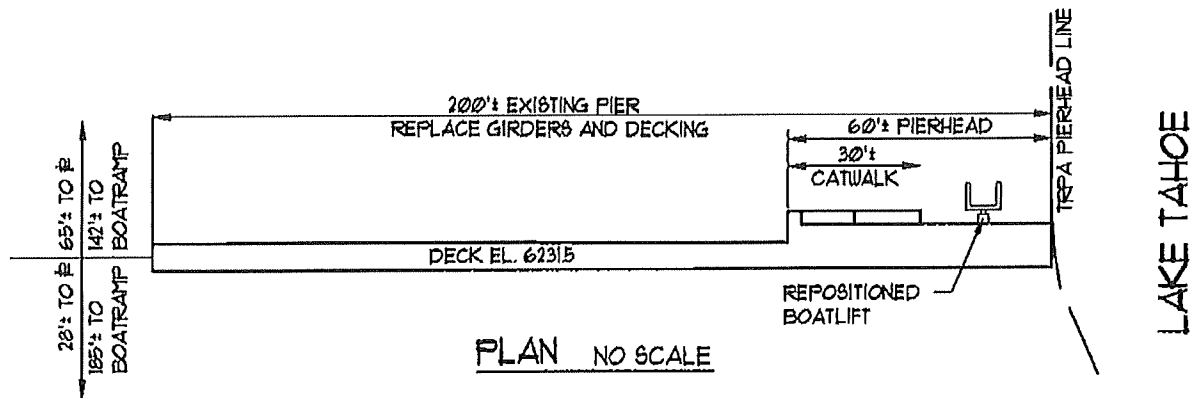
TRPA has not approved any elements contained in this declaration (i.e. construction, availability, and uses).



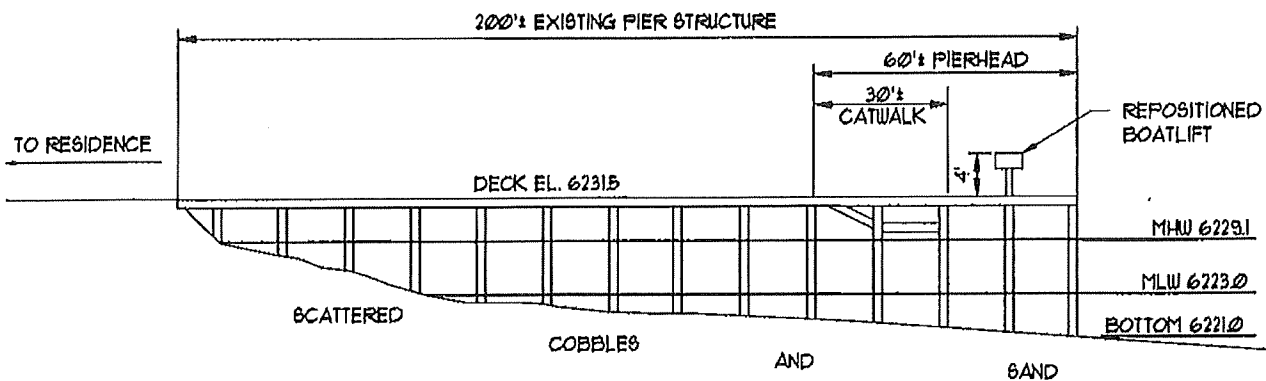
TYPICAL PIER WALKWAY
NO SCALE



TYPICAL PIERHEAD SECTION
NO SCALE



PLAN NO SCALE



PROFILE NO SCALE

PIER / BOATLIFT REHABILITATION PROJECT - BECHTOLSHEIM PROPERTY
901 LAKESHORE BOULEVARD, INCLINE VILLAGE, NEVADA
WASHOE COUNTY APN: 122-251-19

THIS DRAWING IS
FOR PERMIT EXHIBIT
PURPOSES ONLY

AGAN CONSULTING CORPORATION
LAND & SHOREZONE CONSULTANTS
POST OFFICE BOX 9180 INCLINE VILLAGE NEVADA 89450
120 COUNTRY CLUB DRIVE, SUITE 19 INCLINE VILLAGE NEVADA 89451
TELEPHONE (775) 832-9300 OR (530) 581-1640 FACSIMILE (775) 832-9301

AUGUST 2020

SHEET 2 OF 3



These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

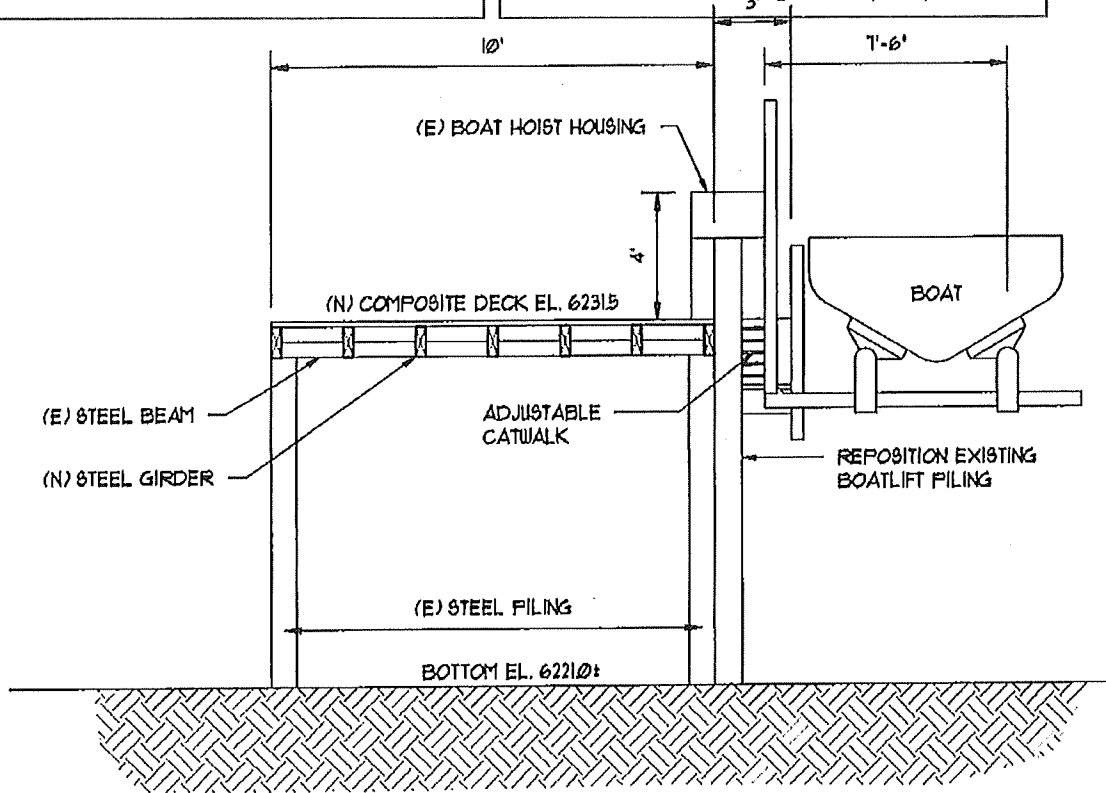


**QUALIFIED EXEMPT
DECLARATION RECEIVED**

BY J. Hammond DATE 09/30/2020

Executive Director/Designee
Tahoe Regional Planning Agency

TRPA has not approved or verified any elements contained in this declaration (i.e. coverage, land capability, and uses).



BOATLIFT / PIERHEAD SECTION
NO SCALE

PIER / BOATLIFT REHABILITATION PROJECT - BECHTOLSHEIM PROPERTY
301 LAKESHORE BOULEVARD, INCLINE VILLAGE, NEVADA
WASHOE COUNTY APN: 122-251-19

THIS DRAWING IS
FOR PERMIT EXHIBIT
PURPOSES ONLY

AGAN CONSULTING CORPORATION
LAND & SHOREZONE CONSULTANTS
POST OFFICE BOX 9180 INCLINE VILLAGE NEVADA 89450
120 COUNTRY CLUB DRIVE, SUITE 19 INCLINE VILLAGE NEVADA 89451
TELEPHONE (775) 832-9300 OR (530) 581-1640 FACSIMILE (775) 832-9301

AUGUST 2020

SHEET 3 OF 3

Bechtolsheim Shoreline Stabilization Project
Proposed Construction Sequence and Methodology
901 Lakeshore Boulevard, Incline Village, Nevada
Washoe County APN: 122-251-19

The Bechtolsheim property is located along the north shore of Lake Tahoe. The shoreline is presently armored with an aged and deteriorating lakewall which is loosened, mechanically pinned, undercut, and vertical. To prevent imminent failure, it is proposed to rebuild the existing structure in its approximate original location by restacking existing boulders, importing, and replacing boulders as necessary, slightly laying back and sloping the protective structure face, and providing a semi-dynamic revetment at the bottom of the rehabilitated sloped lakewall. The size of static boulders will decrease uniformly with height with 4- to 7-foot boulders at the base and 2-foot-diameter boulders at the top. The existing lakewall is approximately 9 feet tall and is about 125 feet long. An existing 2-foot-tall rockery wall located above and behind the lakewall will also be rebuilt to the approximate existing benched configuration. Work will be coordinated with adjacent site improvements related to the concurrent 901 residence construction.

The adjacent properties 895 and 897 Lakeshore Boulevard are commonly owned by the same owner of the subject 901 Lakeshore Boulevard property. These properties will be utilized in the project for access, and material storage and processing. The route between these properties is fully paved.

PRIORITY WORK SEQUENCE AND METHODOLOGY

EROSION CONTROL BMPs

1. Work is proposed to be performed only when the lake level is at or below Elevation 6,225 feet.
2. Install turbidity curtain in the Lake around the work area as shown on Sheet SD5.0. Augment or relocate as needed existing silt fence and fiber rolls related to the adjacent ongoing house construction on 901 Lakeshore. The adequacy of the BMPs is to be confirmed at the time of the TRPA pre-grading inspection.
3. All construction and material supply will be transported via land. Equipment will access the shoreline area from the adjacent property (897 Lakeshore Boulevard). A ramp made of drain rock already exists between the two lots at the southwest corner of 901 Lakeshore. This was built to facilitate the access needs for the house and site construction on the subject lot.
4. To create a working pad at approximate Elevation 6,226 feet, the top 5-7 feet of soil and rock material will be removed from the existing structure footprint, and to approximately 12 feet landward from it. This will generate a large volume of material which will be transported by rubber-tired loader or truck over paved surfaces to 895 Lakeshore Boulevard where it will be stockpiled for later use, or disposal. Appropriate methods will be used to prevent tracking of soil

from the project site. Power sweeping of the asphalt haul route will be performed, when necessary, on Lakeshore Boulevard.

SHORELINE ROCKERY LAKEWALL RE-CONSTRUCTION

5. The lower part of the lakewall and the semi-dynamic revetment will be built concurrently from this working platform and will begin on the west property line and proceed east to the east property line, deconstructing the existing wall and reconstructing the lower part of the new one until the entire length of the lower part of the lakewall and semi-dynamic revetment are built.
6. The bottom 3 to 4 feet of existing materials and 2 feet of replaced boulders and fill will be built in short segments to minimize the amount of time that a relatively unprotected working platform is only one foot above lake level.
7. Because the base boulders are relatively large, equipment capable of handling their size will be used – a large track-mounted excavator (Cat 316E or equivalent) with a rotating grapple, or with a bucket and thumb, located on the working pad at the top of the structure.
8. From the working pad, a trench will be excavated behind the lower part of the existing structure to the proposed full depth to create a confinement space for the back-of-wall drain rock zone which will be completely enveloped in a heavy duty non-woven geofabric. This geofabric will be laid back across the working pad and temporarily anchored into it to hold the drain rock in place as the lower portion of the structure is being built. After completion of a short section of the structure, the geofabric will be wrapped back over the top of the drain rock zone, leaving a haulage route on undisturbed soil behind the wall. The working pad will be used repeatedly for material transport.
9. All boulder materials will be individually placed by machine, not dumped, to minimize disturbance to the shoreline and to avoid turbidity. Excavation of the shoreline will be limited to occasional boulder removal/rearrangement to improve interlocking of the stones in the bottom portion of the lakewall.
10. Existing boulders will be re-used to the extent possible. However, new boulders will be brought to the site as needed and placed to complete the lower portion of the lakewall.
11. All imported boulders and cobbles will be washed free of sediment prior to delivery to the site.
12. The upper 5 to 6 feet of the lakewall will be built in retreat, i.e., from east to west, backing out and finishing as the equipment moves westward.
13. The upper portion of the lakewall will be built as a stabilized structure by placement of reinforced earth behind the boulders. In 2-foot layers, a TENSAR geogrid will underlie the following: the boulders, a drain rock zone enveloped in geofabric behind the boulders, and compacted soil (see cross sections on sheet SD5.0).

14. This sequence will be repeated, proceeding from east to west until the sloping lakewall is rebuilt.
15. As the lakewall construction proceeds from the east property line toward the west, the upper rockery wall will also be rebuilt.

SEMI-DYNAMIC REVETMENT

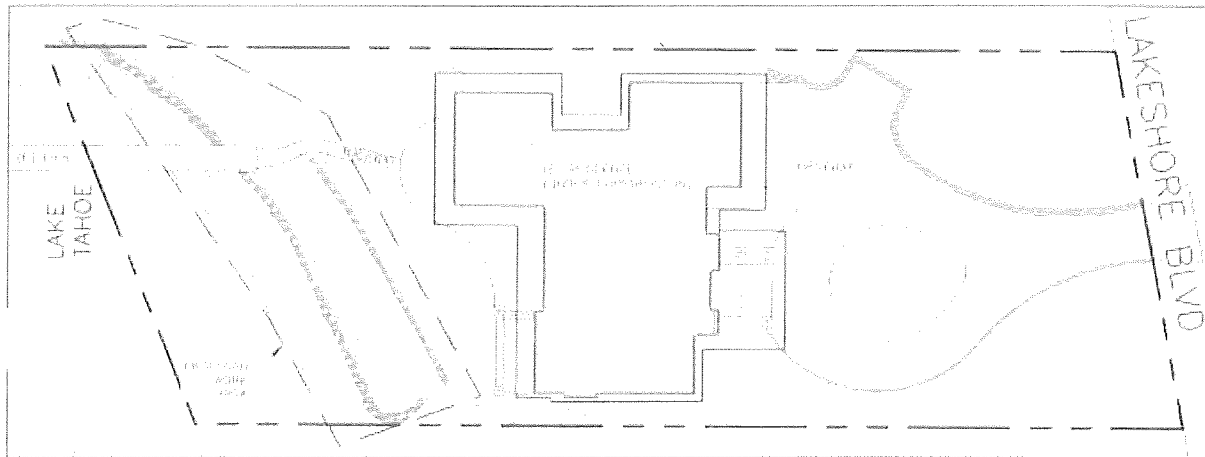
16. Concurrent with construction of the lakewall, the semi-dynamic revetment at the toe of the lakewall will also be built.
17. The surface of the existing shoreline, in the approximately 12-foot lakeward from the existing structure, is composed of a mixture of 4 to 8-inch cobbles – not sandy. This substrate will be replicated in a semi-dynamic revetment which will also provide embedment, wave reduction, and stability for the proposed rebuilt structure. It is expected that, over time, this zone will infill with natural sand and gravel which will further stabilize it and the rebuilt rockery wall.
18. The semi-dynamic revetment, approximately 12-feet wide and adjacent to the toe of the rebuilt lakewall, will consist of 2 to 3-foot diameter rounded boulders separated by 6 to 12 inches. The spaces between boulders in this zone will be filled with 1 to 6-inch volcanic gravel and cobbles.

PROJECT COMPLETION

19. Regrade landward side of the rebuilt lakewall, leaving the surface in an erosion-resistant condition with pine duff and bark and the approved landscaping, or other approved BMPs, as needed.
20. Remove all equipment from the site upon the completion of grading activities.
21. Schedule final agency inspections.
22. Remove temporary BMP measures after all work is completed and approved.
23. Work will be suspended, and all temporary BMP measures will be checked, maintained, and repaired if significant precipitation or storm events are predicted.
24. Work will be scheduled to be completed before October 15th or winterized before October 15th of each year unless a TRPA grading season exception is secured.

EMERGENCY SPILL PREVENTION PLAN

BECHTOLSHEIM PROPERTY
LAKEWALL/SHORELINE PROJECT
901 LAKESHORE BOULEVARD
INCLINE VILLAGE, NV 89451
WASHOE COUNTY, APN 122-25-119
May 28, 2024



1.0 EMERGENCY PHONE NUMBERS

| PROJECT TEAM | PHONE NUMBER |
|--|---------------------|
| Owner Representative – Agan Consulting Corporation | (775) 832-9300 |
| Permittee – Andreas V. Bechtolsheim | (650) 888-8885 |
| Contractor – Brink Custom Homes | (530) 583-2005 |
| | |

| AGENCIES | PHONE NUMBER |
|--|---------------------|
| Tahoe Regional Planning Agency | (775) 588-4547 |
| Lahontan Regional Water Quality Control Board | (530) 542-5400 |
| Army Corps of Engineers | (775) 784-5035 |
| Washoe County Engineering and Capital Projects | (775) 328-2040 |
| North Tahoe Fire Protection District | 911 |
| Placer County Sheriff | 911 |
| Ambulance | 911 |

This contact list of all emergency response agencies will be available at the project site during construction at all times.

2.0 PURPOSE

The purpose of the Spill Prevention Plan is to minimize the likelihood of hazardous materials from entering the waters of Lake Tahoe. This Spill Prevention Plan is intended to fulfill the TRPA requirement for a spill prevention plan.

3.0 CONSTRUCTION METHODOLOGY

Work is proposed to be performed only when the lake level is at or below Elevation 6,225 feet.

All construction and material supply will be transported via land. Equipment will access the shoreline area from the adjacent property (897 Lakeshore Boulevard).

To create a working pad at approximate Elevation 6,226 feet, the top 5-7 feet of soil and rock material will be removed from the existing structure footprint, and to approximately 12 feet landward from it. This will generate a large volume of material which will be transported by rubber-tired loader or truck over paved surfaces to 895 Lakeshore Boulevard where it will be stockpiled for later use, or disposal. Appropriate methods will be used to prevent tracking of soil from the project site. Power sweeping of the asphalt haul route will be performed, when necessary, on Lakeshore Boulevard.

The lower part of the lake wall and the semi-dynamic revetment will be built concurrently from this working platform and will begin on the west property line and proceed east to the east property line, deconstructing the existing wall and reconstructing the lower part of the new one until the entire length of the lower part of the lake wall and semi-dynamic revetment are built.

The bottom 3 to 4 feet of existing materials and 2 feet of replaced boulders and fill will be built in short segments to minimize the amount of time that a relatively unprotected working platform is only one-foot above lake level.

Because the base boulders are relatively large, equipment capable of handling their size will be used – a large track-mounted excavator (Cat 316E or equivalent) with a rotating grapple, or with a bucket and thumb, located on the working pad at the top of the structure.

From the working pad, a trench will be excavated behind the lower part of the existing structure to the proposed full depth to create a confinement space for the back-of-wall drain rock zone which will be completely enveloped in a heavy duty non-woven geofabric. This geofabric will be laid back across the working pad and temporarily anchored into it to hold the drain rock in place as the lower portion of the structure is being built. After completion of a short section of the structure, the geofabric will be wrapped back over the top of the drain rock zone, leaving a haulage route on undisturbed soil behind the wall. The working pad will be used repeatedly for material transport.

All boulder materials will be individually placed by machine, not dumped, to minimize disturbance to the shoreline and to avoid turbidity. Excavation of the shoreline will be limited to occasional boulder removal/rearrangement to improve interlocking of the stones in the bottom portion of the lake wall.

Existing boulders will be re-used to the extent possible. However, new boulders will be brought to the site as needed and placed to complete the lower portion of the lakewall.

All imported boulders and cobbles will be washed free of sediment prior to delivery to the site.

The upper 5 to 6 feet of the lake wall will be built in retreat, i.e., from east to west, backing out and finishing as the equipment moves westward.

The upper portion of the lake wall will be built as a stabilized structure by placement of reinforced earth behind the boulders. In 2-foot layers, a TENSAR geogrid will underlie the following: the boulders, a drain rock zone enveloped in geofabric behind the boulders, and compacted soil.

This sequence will be repeated, proceeding from east to west until the sloping lake wall is rebuilt. As the lake wall construction proceeds from the east property line toward the west, the upper rockery wall will also be rebuilt.

Concurrent with construction of the lake wall, the semi-dynamic revetment at the toe of the lake wall will also be built.

The surface of the existing shoreline, approximately 12-feet lakeward from the existing structure, is composed of a mixture of 4 to 8-inch cobbles – not sandy. This substrate will be replicated in a semi-dynamic revetment which will also provide embedment, wave reduction, and stability for the proposed rebuilt structure. It is expected that, over time, this zone will infill with natural sand and gravel which will further stabilize it and the rebuilt rockery wall.

The semi-dynamic revetment, approximately 12-feet wide and adjacent to the toe of the rebuilt lake wall, will consist of 2 to 3-foot diameter rounded boulders separated by 6 to 12 inches. The spaces between boulders in this zone will be filled with 1 to 6-inch volcanic gravel and cobbles.

4.0 SPILL PREVENTION

The permittee will ensure that all temporary Best Management Practices (BMPs) are installed and functioning throughout the duration of this project. These temporary BMPs may include but are not limited to: turbidity curtain(s), silt fencing, coir logs and any other temporary BMPs deemed necessary at the TRPA pre-grade inspection.

The objective of this plan is to prevent the interaction of hazardous material or equipment (i.e., fuel, epoxy glue, other volatile substances, welding, and torch equipment, etc.), for construction activities occurring from a barge within the lake or from equipment operating below the high-water level of Lake Tahoe.

A major spill is not anticipated from the proposed construction. If a major spill occurs, every effort will be made by the trained on-site personnel to stop and mitigate the spill. Additionally, the emergency care providers (i.e. Lahontan Regional Water Quality Control Board, Tahoe Regional Planning Agency Compliance Division, etc.) will be called immediately.

No hazardous materials are anticipated to be used for shoreline stabilization. The main potential for introduction of hazardous material would include leaks or spills from equipment: fuel, transmission fluid, hydraulic fluid, or grease.

All fueling must occur off-site. To reduce the chances of a spill entering surface waters, a secondary containment unit (i.e. kiddie pool) will be located on board the barge for the storage of hydraulic fluids, equipment fuel, etc. Additionally, a turbidity curtain, erosion control fencing, or fiber roll logs will be placed lakeward of the project area based upon lake levels during the time of the construction activity to prevent any equipment, tools, or other materials to discharge into the lake or onto the shoreline during construction. All construction waste will be collected and disposed of at the nearest approved dumpster or sanitary landfill site. The catchment and confinement systems, if employed, will be removed upon project completion. A spill response kit will be located onsite for the duration of this construction activity.

No containers of hazardous material may be stored on the shoreline (below Elevation 6,233 feet).

All fueling and maintenance of equipment will be performed offshore above lake level (Elevation 6,229 feet).

At all times during the duration of construction for which the contractor keeps mechanical equipment on site, they shall be in possession at project storage areas a Spill Containment Kit with absorbent sheets/mats, one or two empty 5-gallon buckets, and other clean-up gear and materials. The type and volume of clean-up materials shall be sufficient for the equipment on-site.

For very minor and minor spills (less than 5 gallons), the trained on-site personnel must notify a co-worker for assistance cleaning up the spill and notify the supervisor and RTGA.

For minor spills or larger (more than 5 gallons), the trained on-site personnel must notify a co-worker for assistance cleaning up the spill, the supervisor, RTGA, and the emergency service providers listed in the Contact List on Page 1.

For significant or hazardous spills that cannot be controlled by personnel in the immediate vicinity, the following steps should be taken:

- Notify the local emergency response by dialing 911. Notify your supervisor and RTGA (775) 853-9100.
- The contractor will take the lead in contacting appropriate regulatory agencies, including all the above and following:
- Notify the governor’s office of Emergency services warning center.
- For spills of federal reportable quantities, in conformance with the requirements in 40CFR parts 110, 119, and 302, notify the National response center (800) 424-8802.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately.
- H2O Environmental – Reno, NV (775) 351-2237 or (866) H2O-SPILL
- Public Utilities, regulatory agencies, and or property owners as applicable.

5.0 FUELING AND MAINTENANCE

Check construction equipment daily for leaks to prevent oil, grease, or fuel leaking into the ground.

All vehicles or equipment to be fueled, maintained, and/or stored shall be placed in the designated staging areas fitted with the appropriate BMPs.

Leaks should be repaired, and materials disposed of immediately, or problem vehicles should be removed from the site.

Fueling will occur on paved, flat staging areas via mobile fueling trucks not stored on site. Protection measures shall include the following:

- Available drip pans or absorbent pads, clean up materials and spill kits.
- Avoid “topping off” fuel tanks.
- Employees shall receive training regarding fueling protocols and spill clean-up.
- Hazardous waste must be disposed of appropriately.

Maintenance will occur offsite and at appropriate facilities. If necessary, (i.e. to repair broken equipment), equipment and vehicles may be repaired on site with appropriate protection measures.

6.0 CLEAN UP PROCEDURES

All personnel operating or fueling equipment or handling hazardous materials and spills must be properly trained.

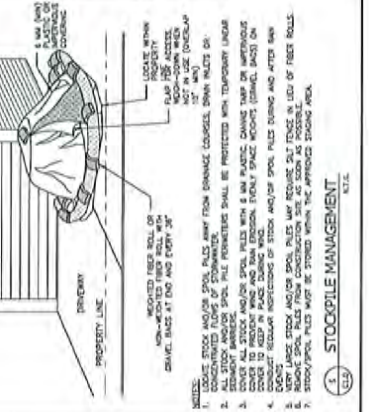
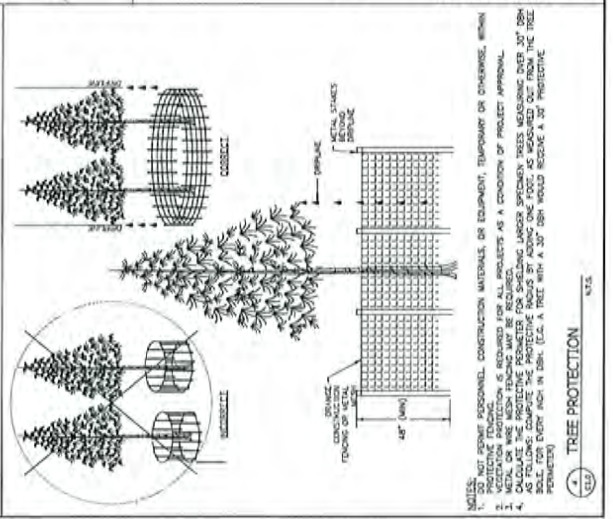
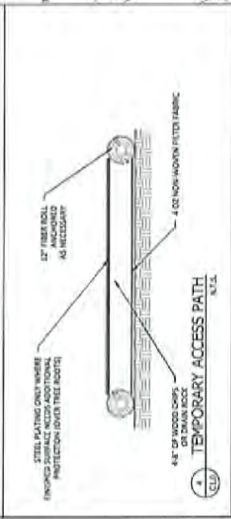
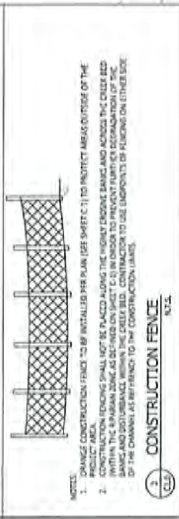
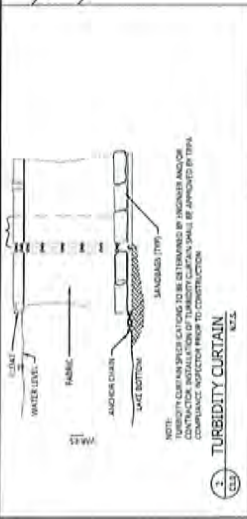
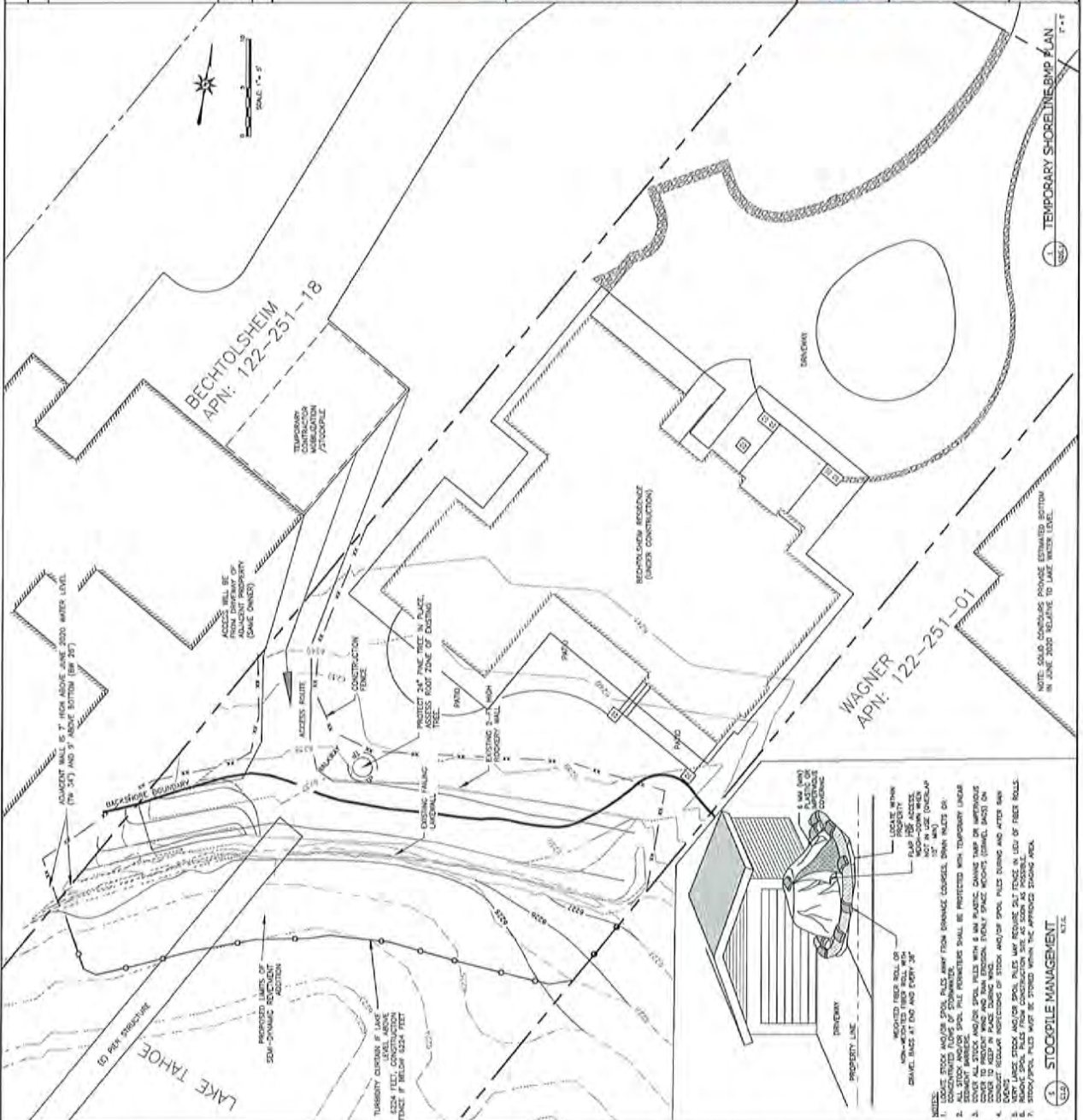
Dry spills should be swept, not hosed or washed.

Wet spills on impermeable surfaces should be contained, absorbed using booms or pads, cat litter and or rags and properly disposed.

Wet spills on pervious surfaces should be immediately contained by constructing an earthen dike, dug up and exposed soils should be properly disposed.

IF a spill occurs during rain, cover the spill with tarps or other material to prevent contamination and divert run off away from spill.

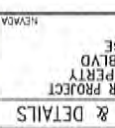
All spilled and used clean up materials shall be immediately transported off site to a legal disposal facility.



| | | |
|-----|------|----|
| NO. | DATE | BY |
| | | |
| | | |
| | | |
| | | |

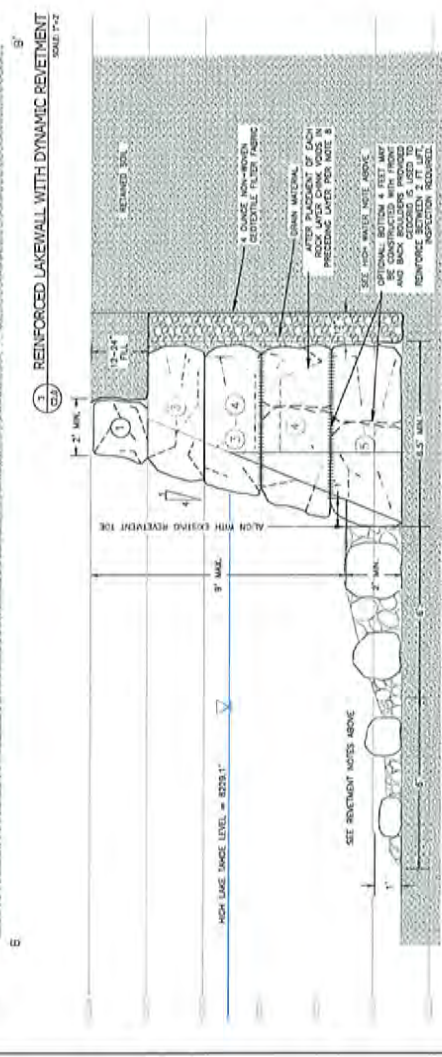
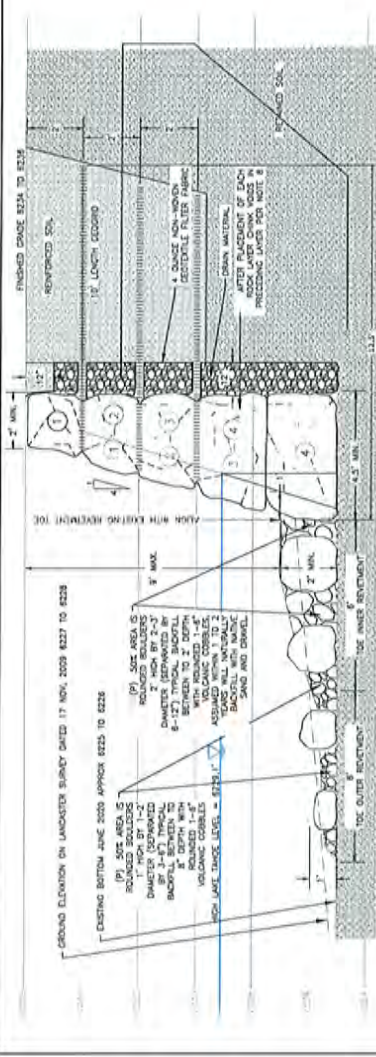
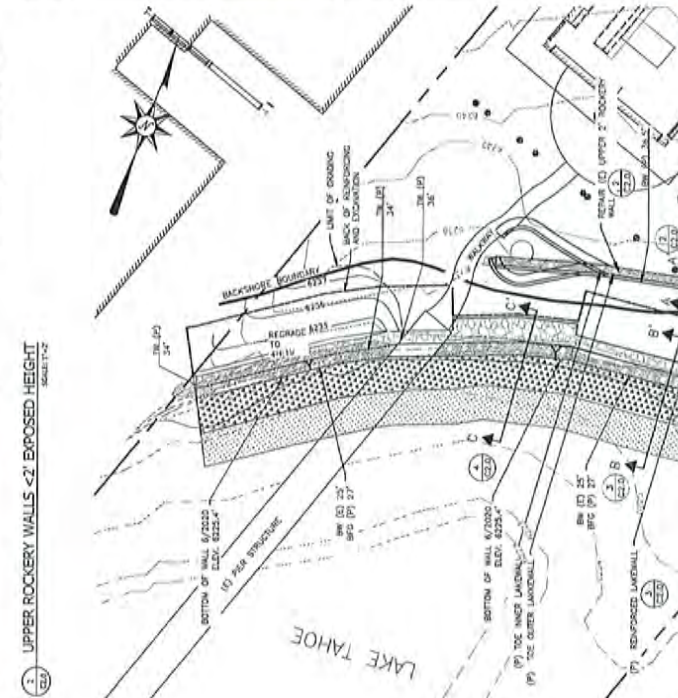
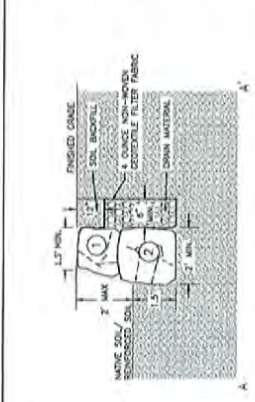
RENO TAHOE GEO ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 TEL (775) 853-8100
 FAX (775) 853-8199
 P.O. BOX 16449
 RENO, NEVADA 89511

SHORELINE SITE PLAN & DETAILS
 LAKEWALL/SHORELINE REPAIR PROJECT
 901 LAKESHORE BLVD
 INCLINE VILLAGE
 WASHINGTON COUNTY



DATE: OCTOBER 2022
 JOB NUMBER: 19895-007
 DESIGNED BY: ZUMAAN BY
 DRAWN BY: ZUMAAN BY
 CHECKED BY: JWP
 SHEET: C2.0

LAKEWALL/SHORELINE RETEMENT PLAN
 SCALE: 1"=10'
 1. FOUNDATION PREPARATION
 2. DRAIN INSTALLATION - PERIODIC
 3. ROCK REINFORCEMENT - PERIODIC
 4. GEOTEXTILE FLOORING & SOIL CONFINEMENT - PERIODIC
 5. ROCK SPECIFIC DRAINAGE - SUBMIT & TEST ONE SAMPLE PER SOURCE



- REINFORCED LAKEWALL WITH DYNAMIC RETEMENT**
 1. THE SLOPE ABOVE AND BEHIND THE ROCKERY WALLS MAY VARY BUT SHALL BE EQUAL TO, OR FLATTER THAN INDICATED ON THE DETAILS.
 2. DRAIN MATERIAL SHALL CONSIST OF 1-INCH TO 4-INCH CLEAN, ANGULAR, WELL-DRAINED CRUSHED STONE, 18" DEEP, OR OTHER APPROVED MATERIAL AS NOTED IN THE DETAILS. ALL DRAINAGE SHALL BE COLLECTED AND DISCHARGED TO A DRAINAGE POINT. SURFACE WATER BEHIND THE WALL SHALL BE COLLECTED BY A DRAINAGE SYSTEM AND DISCHARGED TO THE DRAINAGE POINT.
 3. THE GEOTEXTILE SHALL BE 14" HORIZONTAL/VERTICAL OR LESS STEEP.
 4. THE GEOTEXTILE SHALL BE PLACED BETWEEN ROCK LAYERS WITH SUFFICIENT CONTACT SUCH THAT IT CANNOT BE REMOVED BY HAND FROM THE UPPER PORTION OF THE WALL.
 5. ONE OR MORE LAYERS OF GEOTEXTILE SHALL BE PLACED A MINIMUM OF 2 FEET BELOW FINAL UNDERLAYER WALL HEIGHT.
 6. GEOTEXTILE SHALL BE SECURED TO THE FACE OF THE WALL WITH A MINIMUM OF 12" HORIZONTAL CONTACT.
 7. DETAILS ARE SCHEMATIC AND REPRESENT TYPICAL ROCK SIZES AT VARIOUS INTERVALS.
 8. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 9. ROCKS SHALL BE PLACED IN LIFTS OF 12" ROCKS OR LESS, SPREAD AND COMPACTED TO MAXIMIZE VIBES.
 10. ROCKS SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 11. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 12. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 13. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 14. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 15. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 16. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 17. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 18. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 19. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 20. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 21. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 22. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 23. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 24. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 25. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 26. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 27. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 28. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 29. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.
 30. THE ROCKS ABOVE THE WALL SHALL BE PLACED IN A VERTICAL OR NEARLY VERTICAL PLANE.

BECHTOLSHEIM 901 PROPERTY SHORELINE STABILIZATION PROJECT WASHOE COUNTY APN: 122-251-19

Project Description

Existing Conditions: The subject lakefront residential property is located at 901 Lakeshore Boulevard within the community of Incline Village, Nevada. The property is a generally flat parcel of land with trees, residence, decks, patio, shoreline protective structure (rockery lakewall), pier structure, boatlift and a mooring buoy. This segment of shoreline and subject property possesses where the rockery lakewall that was built circa 1978 per agency authorizations and currently deteriorating, which continues onto the adjacent lakefront properties.

Advisory: The upland residence is currently being rebuilt (TRPA File No. ERSP2019-0017) and nearing completion. The pier structure is scheduled to be rehabilitated via agency authorizations (TRPA File No. QEXE2020-1016) when the existing rockery lakewall is being rehabilitated.

Proposed Project: The project involves the following measures for the long-term concerns of the current shoreline protective structure:

- Install engineered shoreline stabilization system, per geotechnical engineer(s) to replace the existing rockery lakewall and stabilize the site between the residence and shoreline. A dynamic revetment component is proposed at the bottom of the new structure that is consistent to augment the surrounding shoreline material, indicative of TRPA-designated “feeding and escape cover” habitat.
- This activity includes excavation and grading of material and installation and placement of an engineered geotechnical system between the shoreline and residence to provide sufficient mass to establish supplemental and/or preserve appropriate biomass, native landscaping, and trees. Please refer to the engineering documentation and project plans for more information.
- **Shoreline Access:** Per the attached geotechnical engineering documentation access is proposed to be provided by land only.

Bechtolsheim 901 Shoreline Stabilization Project
Project Description (Continued)
Page 2

Conclusion: This shoreline project with the incorporation of the agency design standards, guidelines, and mitigation will comply with the required agency criteria for this type of project, per the attached documentation. Consequently, the proposed activity should be considered a maintenance project that provides erosion control, site stabilization, and water quality protection. The resultant site conditions derived by the implementation of the proposed measures will enhance and preserve this segment of shoreline in compliance with current agency regulations.

BECHTOLSHEIM 901 PROPERTY SHORELINE STABILIZATION PROJECT WASHOE COUNTY APN: 122-181-19

Construction Methodology

Environmental Protection Measures: The proposed construction will occur within the dates specified by the respective agency authorizations and performance of applicable agency site inspections prior, during, and after construction. Dependent upon lake levels, either erosion control fencing, fiber roll logs, or turbidity curtains will be installed at the appropriate agency inspector's discretion. If installation of the turbidity curtain is required, it shall be removed upon acquiring the respective agency representative's authorization after the proposed construction activity is completed.

Land Access: Construction access is proposed entirely from land via a temporary access route as defined on the project plans in coordination with agency inspectors and/or related professionals. This access will be from the west side of the property from the adjacent property to the west, which is also controlled by the same property owner, to the project site. Diligent care and coordination will take place to avoid and minimize site disturbance from subject equipment and labor access. This methodology is expected to be the most prudent and swiftest method to accomplish the necessary excavation, grading, and placement of large landscape material to complete this shoreline project.

Construction Equipment: The placement of material associated with this project is expected to be performed by adequately sized track or wheel-based equipment that will displace and install material (i.e. boulders, geotechnical engineered systems, large landscaping, etc.) into approved locations between the residence and shoreline.

Site Restoration: The removal of shoreline debris and other non-inert materials associated with the existing rockery lakewall will be removed from the shoreline and disposed of properly at a dumpster or sanitary landfill site. Any boulders, cobbles, or other lakebed and shoreline characteristics that are significantly changed or moved from their original location shall be returned to their original location by hand-placing them to avoid creation of any bare or disturbed areas other than what naturally exists on the site.

Bechtolsheim 901 Shoreline Stabilization Project
Construction Methodology (Continued)
Page 2

These restoration measures are to maintain and/or enhance fish and other aquatic habitat, but not impede the recreational uses of the affected shoreline and surrounding uses associated with the pier structure. More importantly, the intent of these measures is to remediate the affected segment of lakebed and shoreline as necessary to a natural condition as reasonably possible. These protection and restoration measures are to maintain and/or enhance the fish and other aquatic habitat (i.e. crayfish, etc.), but not impede the recreational uses in this segment of shoreline.

Placement of appropriately sized material (i.e. boulders, cobbles, and gravel) along the shoreline at the bottom of the rehabilitated shoreline structure that will comprise the dynamic revetment component of the project is proposed to demonstrate fish habitat enhancement, site restoration and stability, and scenic enhancement will be achieved after the various projects have been completed on the property.

BECHTOLSHEIM 901 PROPERTY PIER/BOATLIFT REPAIR PROJECT WASHOE COUNTY APN: 122-251-19

Project Description

Existing Conditions: The subject lakefront property is located at 901 Lakeshore Boulevard within the community of Incline Village, Nevada. Existing development consists of a new single-family residence currently under construction with an existing pier structure, boatlift, and one permitted mooring buoy located lakeward of the subject property.

Proposed Project: While the current residential building is being rebuilt, this shorezone project consists of the following primary elements for the enhancement, maintenance, and continue enjoyment of the pier structure and related mooring facilities:

- Removal of the existing upper portion (above the water level) of the pier structure and approximately 60-lineal feet of fixed catwalk.
- Replace the current wood joists and decking with steel girders and composite deck material (Trex® or equivalent). No pile driving is proposed as part of this pier rehabilitation activity. No increase in length or width of the pier structure is proposed.
- Reposition the existing boatlift onto the pierhead where a portion of the existing catwalk was removed, which will result in a reduced influence area of the current pier and boatlift structure.
- Replace existing lighting and electrical service. Light fixtures will be shrouded for downward illumination of the pier deck only.
- Replace 30-lineal feet of catwalk, converting it to be adjustable shoreward of the repositioned boatlift to accommodate access to/from the lake for fluctuating water levels each season.
- **Pier Construction Components:** The proposed color and material of the pier structure and boatlift components will meet current agency design criteria. Please refer to the attached site photographs, shorezone exhibit drawings, and other related technical documents relating to this proposed pier rehabilitation activity.

Bechtolsheim Pier/Boatlift Repair Project
Project Description (Continued)
Page 2

Proposed Site Restoration: Since only one pile driving being removed and repositioned closer to the resultant pier structure, little to no lakebed disturbance is expected. Any significant barren or disturbed areas located within the adjacent and surrounding areas of the existing pier structure after the proposed construction activity is proposed to be addressed per the related construction methodology for this shorezone rehabilitation project.

BECHTOLSHEIM 901 PROPERTY PIER/BOATLIFT REPAIR PROJECT WASHOE COUNTY APN: 122-251-19

Construction Methodology

Environmental Protection Measures: The proposed construction will occur within the dates specified by the applicable agency inspectors based upon an on-site inspection of the project site. These dates are to be adhered to by the owner and contractor in order to minimize the impact to fisheries and other sensitive species as identified by the appropriate agency. Additionally, the construction will also comply with the recommendations and requirements set forth by other applicable agency approval documents to minimize disturbance to sensitive land and/or marine environments.

A caisson will be installed if suspension of lakebottom sediment or other construction material is resuspended into the water column during the proposed pier work and repositioning of the boatlift. However, only one piling is expected to be removed and replaced during the proposed rehabilitation project. This activity will replace the wood joist, decking, and lighting on the upper portion of the pier structure above the lake level. If a turbidity curtain is to be used, it shall be removed upon settling of any suspended sediment in the water column.

Demolition: The wood portion of pier structure above the water level will be removed and the existing boatlift repositioned using a rubber-tired amphibious vehicle or barge. During the construction activity associated with the pier structure, shop vacuums will be used to collect dust and small debris. Any debris from the existing pier structure will be skimmed from the lake surface or retrieved and removed as necessary. All of the existing wood components, steel pins, pipes, and other construction debris will be removed and disposed at an appropriate location (approved sanitary landfill or recycle center).

Land Access: Access from land will be confined to the existing walkway from the upland portion of the property to the existing pier structure. Tarps and/or small boats will be placed adjacent to and underneath the pier structure to prevent discharge of waste material from entering into the lake or onto the shoreline. All construction wastes will be collected and disposed of at the nearest approved dumpster or sanitary landfill site.

Bechtolsheim 901 Pier/Boatlift Repair Project
Construction Methodology (Continued)
Page 2

Lake Access/Equipment: Access to this site will be primarily from the lake via agency-approved marine equipment (rubber-tired amphibious barge with crane, etc.) adjacent to the pier structure. No vehicular traffic and/or storage of construction material shall occur on the shoreline. The installation of the new steel components, decking, and lighting will utilize portable equipment and manual labor (i.e. welding equipment, air compressor, etc.) the steel will be fabricated off site so painting will be limited. Welding will be performed by electrically powered welders whenever possible to minimize air and noise pollution.

Spill Prevention: At the agency inspector's discretion, a turbidity curtain or other acceptable containment system will be placed surrounding the pier rehabilitation area. No containers of fuel, paint, stain, or other hazardous materials may be stored on the pier structure or shoreline. A floating fine mesh, tarps and/or small boats will be placed underneath the pier structure to prevent any equipment, tools, or other materials to discharge into the lake or onto the shoreline during construction. All construction wastes will be collected and disposed of at the nearest approved dumpster or sanitary landfill site. The catchment and confinement systems, if employed, will be removed upon project completion. A spill response kit will be located onsite at all times.

Site Restoration: The removal of the wood components of the existing pier structure and other non-inert materials associated with this project will be collected and removed from the lake and disposed of properly at the nearest approved dumpster or sanitary landfill site. Any boulders, cobbles, or other lakebed and shoreline characteristics or materials that are significantly changed or moved from their original location from actions caused from the amphibious vehicle and/or other equipment utilized for this project shall be restored by returning the disturbed or modified site conditions to its natural state. This restoration activity is with the objective to restore any affected areas from the project to an enhanced and natural setting.



BECHTOLSHEIM PROPERTY
SHORELINE STABILIZATION PROJECT

AGAN CONSULTING CORPORATION
LAND & SHOREZONE CONSULTANTS
SITE EVALUATION • PRELIMINARY DESIGN ASSISTANCE
LANDSCAPE ARCHITECTS
225 N. WASHINGTON ST. SUITE 200
ANN ARBOR, MI 48106-1500
TEL: 734.769.1234 FAX: 734.769.1235
WWW.AGANCONSULTING.COM


HIGH WEST
LANDSCAPE ARCHITECTS
28 Vine St
Reno, NV 89503

EXISTING SITE CONDITIONS
901 LAKE SHORE BOULEVARD
INCLINE VILLAGE, NV
WASHOE COUNTY
APN 122-181-37

DATE: FEBRUARY 2022

SHEET NUMBER:
L2.0



BECHTOLSHEIM PROPERTY SHORELINE STABILIZATION PROJECT

AGAN CONSULTING CORPORATION
LAND & SHOREZONE CONSULTANTS
THE FIRM HAS BEEN LICENSED BY THE STATE OF NEW YORK AND THE STATE OF NEW JERSEY TO PROVIDE PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES. THE FIRM HAS BEEN LICENSED BY THE STATE OF NEW YORK AND THE STATE OF NEW JERSEY TO PROVIDE PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES.

HIGH WEST
LANDSCAPE ARCHITECTS
28 Vine St
Reno, NV 89503

PROPOSED SITE CONDITIONS
901 LAKE SHORE BOULEVARD
INCLINE VILLAGE, NV
WASHOE COUNTY
APN 122-181-37

DATE: FEBRUARY 2022

SHEET NUMBER:

L2.1

Assessor's Map Number
122-25

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Reno, Nevada, 89512
(775) 335-2251



0 50 100 150 200
Feet
1 inch = 200 feet

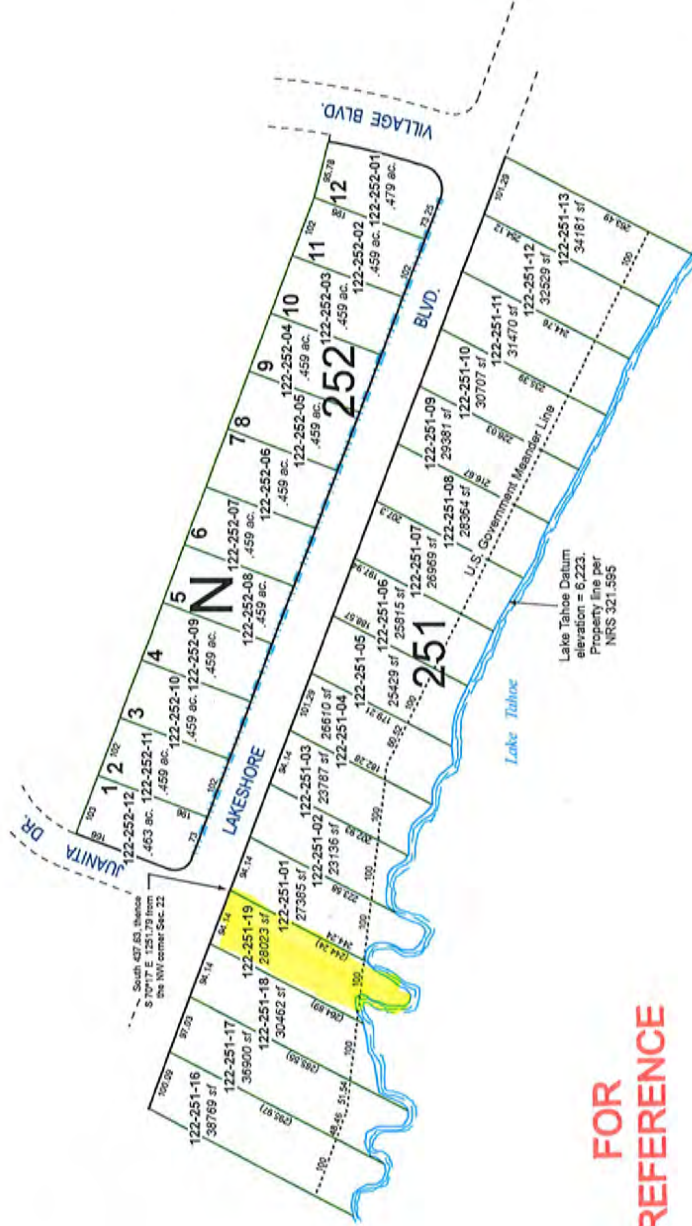


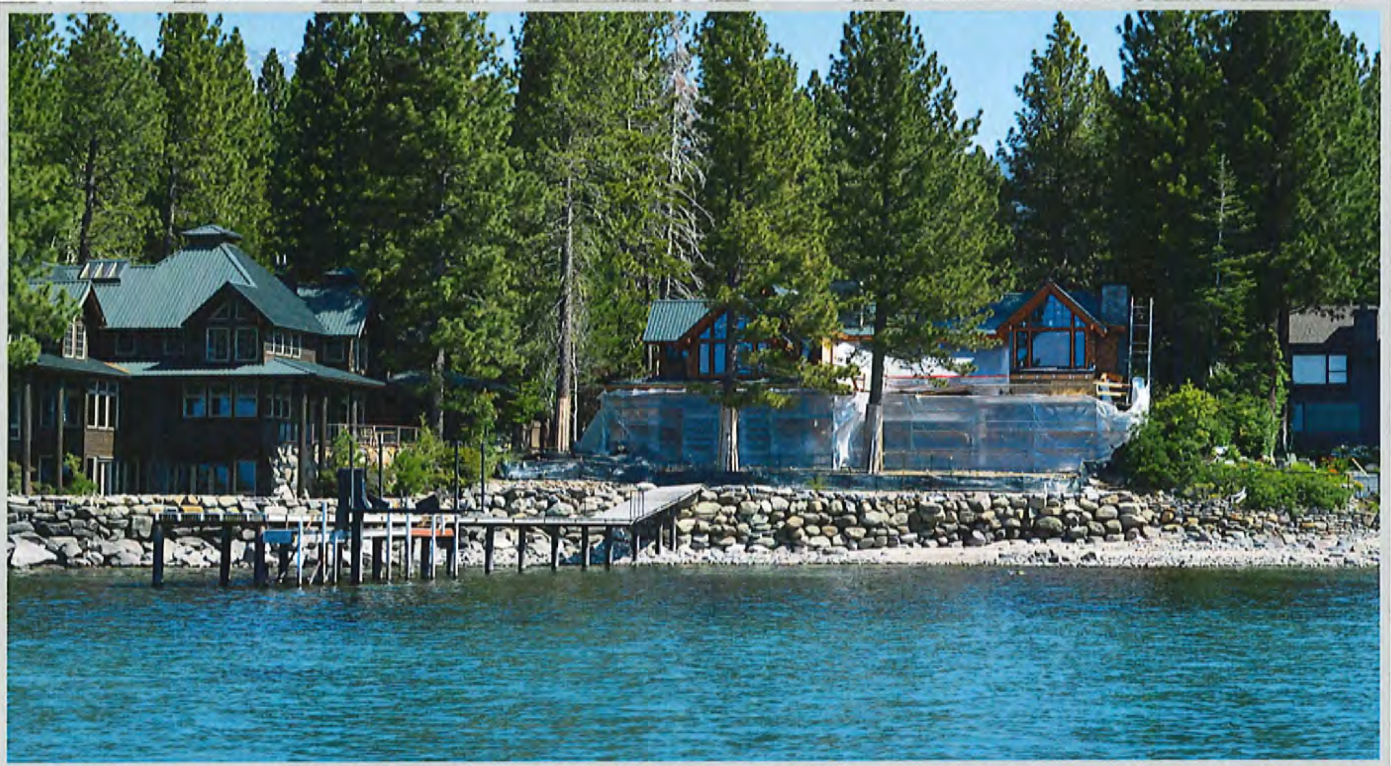
created by: CFB 09/28/2011
last updated:

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent an engineering or surveying plan. All measurements are to the center of the lot or to the center of the easement, unless otherwise indicated.

(#689)
LAKEVIEW SUBDIVISION
PORTION OF N 1/2 SECTION 22
T16N - R18E





VIEWING NORTHERLY AT SUBJECT PROPERTY



VIEWING NORTHERLY FROM SUBJECT PIER STRUCTURE

EXISTING SITE CONDITIONS

BECHTOLSHEIM 901 PROPERTY



VIEWING EASTERLY ALONG SHORELINE FROM SUBJECT PIER STRUCTURE



VIEWING WESTERLY ALONG SHORELINE FROM SUBJECT PIER STRUCTURE

DOC #3669678

07/16/2008 10:50:48 AM

Electronic Recording Requested By
FIRST AMERICAN TITLE RENO
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: \$18.00 RPTT: \$34850.00
Page 1 of 5

RPTT TRANSFER TAX is \$34,850.00
RECORDING REQUESTED BY
Financial Title Company

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
Andreas Bechtolsheim
P.O. Box 20005
~~Stanford, CA 94309~~ Stanford, CA 94309
APN: 122-181-37

GRANT, BARGAIN AND SALE DEED

TITLE ORDER NO.: 43161035

ESCROW NO.: 43161035-510-TAW

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kjerstin L.M. Taylor, a married woman as her sole and separate property and Daniel N. Miller, a married
man as his sole and separate property, as Tenants in Common, who acquired title as Kjerstin L.M. Taylor
and Daniel N. Miller, as Tenants in Common

*also known as Kjerstin L.M. Taylor
(hereinafter called GRANTOR(S)), do(es) hereby GRANT, BARGAIN, SALE and CONVEY to:
Andreas Bechtolsheim, a single man

(hereinafter called GRANTEE(S)) all that real property situated in the City of Incline Village, County of
Washoe, State of Nevada, bounded and described as follows:

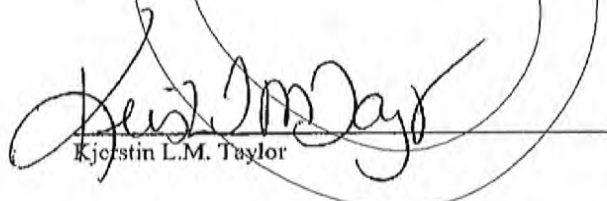
See legal description attached hereto and made a part hereof marked EXHIBIT "A".

Together with all and singular the tenements, hereditaments and appurtenances hereunto belonging or in any way
appertaining to.

THIS DEED IS BEING SIGNED IN COUNTERPART

Dated: July 7, 2008

SELLERS:


Kjerstin L.M. Taylor

Daniel N. Miller

**FOR
REFERENCE**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Contra Costa

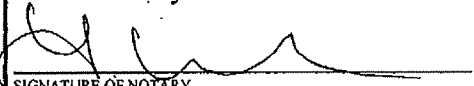
On July 8, 2008 before me, T. Westbury, Notary Public
DATE NAME, TITLE OF OFFICER

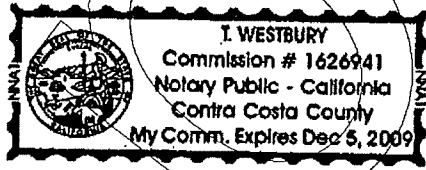
personally appeared Kerstin L.M. Taylor
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


SIGNATURE OF NOTARY



This area for notarial seal

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

| | |
|---|--|
| <p>CAPACITY CLAIMED BY SIGNED</p> <p><input type="checkbox"/> INDIVIDUAL</p> <p><input type="checkbox"/> CORPORATE OFFICER</p> <p><small>TITLE(S)</small></p> <p><input type="checkbox"/> PARTNER(S) <input type="checkbox"/> LIMITED</p> <p> <input type="checkbox"/> GENERAL</p> <p><input type="checkbox"/> ATTORNEY-IN-FACT</p> <p><input type="checkbox"/> TRUSTEE(S)</p> <p><input type="checkbox"/> GUARDIAN/CONSERVATOR</p> <p><input type="checkbox"/> OTHER: _____</p> <p>SIGNER IS REPRESENTING:</p> <p>_____</p> <p>_____</p> | <p>DESCRIPTION OF ATTACHED DOCUMENT</p> <p>_____</p> <p><small>TITLE OR TYPE OF DOCUMENT</small></p> <p>_____</p> <p><small>NUMBER OF PAGES</small></p> <p>_____</p> <p><small>DATE OF DOCUMENT</small></p> <p>_____</p> <p><small>SIGNER(S) OTHER THAN NAMED ABOVE</small></p> |
|---|--|

RPTT TRANSFER TAX is \$34,850.00
RECORDING REQUESTED BY
Financial Title Company

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
Andreas Bechtolsheim
P.O. Box 20005
~~Stanford, CA 94309~~ **Stanford, CA 94309**
APN: 122-181-37

GRANT, BARGAIN AND SALE DEED

TITLE ORDER NO.: 43161035

ESCROW NO.: 43161035-510-TAW

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kjerstin L.M. Taylor, a married woman as her sole and separate property and Daniel N. Miller, a married man as his sole and separate property, as Tenants in Common, who acquired title as Kjerstin L. Taylor and Daniel N. Miller, as Tenants in Common

* also known as Kjerstin L.M. Taylor
(hereinafter called GRANTOR(S)), do(es) hereby GRANT, BARGAIN, SALE and CONVEY to:
Andreas Bechtolsheim, a single man

(hereinafter called GRANTEE(S)) all that real property situated in the City of **Incline Village**, County of **Washoe**, State of Nevada, bounded and described as follows:

See legal description attached hereto and made a part hereof marked **EXHIBIT "A"**.

Together with all and singular the tenements, hereditaments and appurtenances hereunto belonging or in any way appertaining to

THIS DEED IS BEING SIGNED IN COUNTERPART

Dated: July 7, 2008

SELLERS:

Kjerstin L.M. Taylor



Daniel N. Miller

State of Nevada Arizona)

County of Maricopa)

) ss.

On July 8th, 2008, personally appeared before me, the undersigned, a Notary Public,

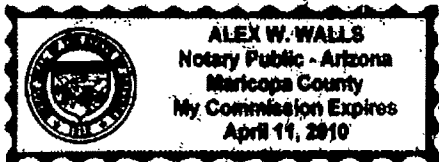
Daniel N. Miller

personally known or proved to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the above instrument.

Witness my hand and official seal.

Notary Public

My Commission Expires 04-11-2010



COPY

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Washoe, State of Nevada and is described as follows:

PARCEL NO. 1:

A PORTION OF LOT 1 OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, WASHOE COUNTY, NEVADA, DESCRIBED AS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 15, 16, 21 AND 22, TOWNSHIP 16 NORTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE DUE SOUTH 437.62 FEET ALONG THE COMMON LINE BETWEEN SECTIONS 21 AND 22 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE GLENBROOK-CRYSTAL BAY STATE HIGHWAY AS IT NOW EXISTS; THENCE SOUTH 70° 17' EAST 1157.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE GLENBROOK-CRYSTAL BAY STATE HIGHWAY SOUTH 70° 17' EAST 94.14 FEET; THENCE SOUTH 30° 15' WEST 244.24 FEET TO A POINT ON THE LAKE TAHOE MEANDER LINE; THENCE NORTH 82° 00' WEST 100 FEET; THENCE NORTH 30° 15' EAST 264.89 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

ALL THAT LAND LYING BETWEEN THE SOUTHERLY BOUNDARY OF THE HEREINABOVE DESCRIBED PARCEL AND THE SHORE OF LAKE TAHOE, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL NO. 1; THENCE SOUTH 82° 00' EAST 100 FEET ALONG SAID MEANDER LINE TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE SOUTH 30° 15' WEST TO THE SHORE OF LAKE TAHOE; THENCE NORTHWESTERLY ALONG SAID SHORE TO A POINT WHICH IS SOUTH 30° 15' WEST FROM SAID SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE NORTH 30° 15' EAST TO THE POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 10, 2008, IN BOOK N/A, PAGE N/A, AS INSTRUMENT NO. 3658752.