

MAINTENANCE OF EXISTING SHOREZONE STRUCTURES

PROHIBITIONS

Includes the replacement and repair of windows, doors, siding, roofing, decking, fencing, electrical and mechanical equipment.



- It is prohibited to release direct and indirect discharges of solid or liquid waste materials, including soil, silt, clay, sand, or other organic or earthen materials to the waters of the region.
- Maintenance and repair of shorezone structures shall not be performed in the event of precipitation and or wind.
- Any activity in the shorezone that may introduce pollutants and sediment into the environment shall utilize Best Management Practices (BMPs) to prevent damage to water, soil, and air quality.
- Staging of construction materials or equipment on the shoreline is prohibited.
- Maintenance and repair of an existing structure shall be conducted in a manner that does not affect or disturb the backshore, lake substrate, or Tahoe Yellow Cress (TYC) habitat.
- Complete a TYC survey if the proposed activity will impact the shorezone lakeward of lake bottom elevation 6,229 feet Lake Tahoe Datum. The survey shall occur during the growing season (June 15- September 30) immediately prior to the date of the activity. If TYC is found, an avoidance and mitigation plan will be required as part of your application submittal.
- Measure and cut replacement materials, such as deck slats, before transferring them to the shoreline project area.

BEST MANAGEMENT PRACTICES

- Place drop cloth around or under structure to prevent contaminants, such as paint and debris, etc., from entering water and soil. Use heavy impermeable materials for drop cloths. Containers holding paint and stain shall be placed on level ground, with drip pans and impermeable liners underneath. Anchor impermeable drop cloth and liner edges with rock or other weights to avoid displacement.
- Have wet/dry vacuum on-site to collect debris and fine particles resulting from the maintenance or repair activity. Frequently vacuum to avoid dispersion of fine particles and debris.
- Paint and stain shall be applied with a brush.

- Have industrial heavy-duty trash bags on-site to contain debris from maintenance activity. Materials shall be placed in bags immediately to avoid release into the environment.
- Locate a nearby refuse collection center for the removal and disposal of all waste material resulting from the maintenance activity.

OTHER CONSIDERATIONS

- Certain maintenance, repair, reconstruction, or demolition activities in the shorezone, even if they are Qualified Exempt, may require additional review. Please see the [Exempt/Qualified Exempt Shorezone Information Packet](#) to verify that your project meets the necessary criteria.
- [Create a Citizen Access Account](#) to request a Tahoe Yellow Cress, cultural or historic determination survey.
- All activities within the shorezone shall comply with the regulations and standards applicable to the tolerance district in which the activity is located. See [TRPA Code of Ordinances Chapter 83](#) for Shorezone Tolerance District information and locate your property on [TRPA's shoreline map](#).
- Check [TRPA's shoreline map](#) to see if your property is within a Stream Mouth Protection Zone or Shorezone Protection Zone. Projects, other than maintenance and repairs to existing structures, are prohibited in these areas.
- The color of structures, including fences, shall be compatible with its surroundings. Subdued colors in the earth tone and wood tone ranges shall be used for the primary color of the structure. Hues shall be within a range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earth tone colors are shades of reddish-brown, brown, tan, ochre, umber, sand, and dark green. Colors shall be medium to dark and shall meet the Munsell® Color value as set forth in Appendix G, TRPA Approved Earth Tone Colors, of the [Design Review Guidelines](#) or other color systems that are equivalent to the adopted hues, values, and chromas of Appendix G. Structures in the shoreland that were constructed prior to January 1, 1950, may maintain their historic colors when performing exempt maintenance and repair. See Section [83.11](#) of the Code of Ordinances for Design Standards within the Shorezone.