



Lahontan Regional Water Quality Control Board

July 24, 2026

Sandra Taylor
Alpine View Estates LLC
PO Box 11224
Zephyr Cove, NV 89448
sandy@alpine-corp.com

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7017 1450 0001 3059 1901

ADMINISTRATIVE CIVIL LIABILITY, ALPINE VIEW ESTATES LLC, ALPINE VIEW ESTATES, TAHOE VISTA, PLACER COUNTY, WDID 6A31LT000111: OFFER TO SETTLE

This letter contains an offer from the Lahontan Regional Water Quality Control Board (Lahontan Water Board) Prosecution Team to settle potential claims for administrative civil liability (Settlement Offer). These claims arise out of alleged violations by Alpine View Estates LLC (Discharger) of Order No. R6T-2016-0010, the *General Waste Discharge Requirements and National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction Activity in the Lake Tahoe Hydrologic Unit, Counties of Alpine, El Dorado, and Placer* (General Permit), at the Alpine View Estates construction site at 6731 North Lake Boulevard, Tahoe Vista (construction site).

The Lahontan Water Board Prosecution Team determined that the Discharger is liable for alleged violations of the General Permit at the construction site.

This Settlement Offer provides the Discharger with an opportunity to resolve the alleged violation through payment of \$156,000 (one hundred fifty-six thousand dollars). Please read this letter carefully and respond no later than July 31, 2026.

Description of Violations

The Lahontan Water Board's July 15, 2025 inspection found that construction site inspections were historically not conducted or recorded at the required frequency.

This Settlement Offer proposes assessing a penalty for the alleged violation. It does not propose penalties for every violation identified during the inspection nor documents submitted in response to Notices of Violation; however, in the event the Discharger chooses to not accept this Settlement Offer, the Prosecution Team has discretion to allege additional violations, including but not limited to (a) failure to implement the

JEFF LOUX, CHAIR | BEN LETTON, EXECUTIVE OFFICER

SWPPP prior to construction (e.g., failure to employ a QSP/QSD), (b) failure to maintain pre-, during-, and post- storm inspection records and Rain Event Action Plan records onsite, (c) failure to conduct pre-, during- and post-storm inspections, (d) failure to obtain a variance for work conducted between October 16 and April 30, (e) failure to winterize by October 15, (f) failure to conduct monthly inactive inspections during the soil prohibition period between October 16 and April 30, and (g) additional violations or days of violations determined from site records, QSP and delegate inspection records, or Lahontan Water Board staff inspections.

Statutory Liability

Pursuant to Section 13385 of the California Water Code, the Discharger is liable for administrative civil liabilities of up to \$10,000 per violation for each day in which a violation occurs. The statutory minimum civil liability is the economic benefit resulting from the violation. The State Water Resources Control Board's *Water Quality Enforcement Policy* (Enforcement Policy) states that the minimum penalty is the economic benefit plus 10%. For the violation described in the attachments, the maximum potential liability is \$300,000 and the minimum liability is \$11,859.

Proposed Settlement Offer

The Lahontan Water Board Prosecution Team proposes to resolve the alleged violation with this Settlement Offer of \$156,000. This Settlement Offer was determined based on an assessment of the factors set forth in Water Code section 13385(e) using the penalty methodology set forth in the Enforcement Policy. The enclosed "Penalty Calculation Methodology" describes how the penalty amount was calculated. The Prosecution Team believes that the proposed resolution of the alleged violation is fair and reasonable, fulfills the Lahontan Water Board's enforcement objectives, and is in the best interest of the public.

Should the Discharger *not* accept this Settlement Offer, please be advised that the Prosecution Team reserves the right to seek a higher liability amount, up to the maximum allowed by statute, either through issuance of a formal administrative civil liability complaint or by referring the matter to the Attorney General's Office. The Prosecution Team also reserves the right to conduct additional investigation, including issuance of investigative orders and/or subpoenas to determine whether additional violations occurred, and to consider revised penalty calculation factors and/or the additional alleged violations described in Lahontan Water Board staff's inspections or found in site records or QSP or delegate inspection records. Any additional violations subjecting the Discharger to liability may be included in a formal enforcement action. The Discharger can avoid the risks inherent in a formal enforcement action and settle the alleged violation by accepting this Settlement Offer. Please note that the Settlement Offer does not address liability for any violation that is not specifically identified in the attached inspection reports. However, the Discharger's acceptance of this Settlement Offer will result in a complete and final resolution of all potential claims the Lahontan Water Board may have related to any and all violations specifically identified in the July 15, 2025 Inspection Report.

Options for Responding to the Settlement Offer

Option A: Accept the Offer and Pay the Full Amount

If the Discharger chooses to accept this Settlement Offer, then the enclosed *Acceptance of Conditional Resolution and Waiver of Right to Hearing (Acceptance and Waiver)* shall be completed and submitted no later than **July 31, 2026** by email to Shelby Barker at shelby.barker@waterboards.ca.gov or by U.S. Mail to:

Lahontan Regional Water Quality Control Board
2501 Lake Tahoe Blvd
South Lake Tahoe, CA 96150
Attention: Shelby Barker, Enforcement Coordinator

Important! - Upon receipt of the *Acceptance and Waiver*, this settlement will be publicly noticed for a 30-day comment period as required by federal regulations. If no substantive comments are received within the 30 days, the Prosecution Team will ask the Lahontan Water Board's delegee, the Executive Officer, to formally endorse the *Acceptance and Waiver* as an order of the Lahontan Water Board. Payment is due in full within 30 days of adoption of the order.

If, however, substantive comments are received in opposition to this settlement, then the Settlement Offer may be withdrawn. In this case, the Discharger will be notified and the Discharger's waiver pursuant to the *Acceptance and Waiver* will also be treated as withdrawn. Similarly, the Executive Officer may decline to accept the settlement. The unresolved violation(s) may be addressed in a formal enforcement action. An administrative civil liability complaint may be issued, and the matter may be set for a hearing.

Option B: Accept the Offer and Negotiate a Supplemental Environmental Project

The Discharger may accept the offer and elect to engage with the Prosecution Team to negotiate the performance of a Supplemental Environmental Project (SEP). Guidelines regarding these projects, including the amount that may be directed to them, can be found in the State Water Board's SEP Policy (https://www.waterboards.ca.gov/water_issues/programs/enforcement/docs/seps/20180503_sep_policy_amd.pdf) and at the Lahontan Water Board's Enforcement homepage (https://www.waterboards.ca.gov/lahontan/water_issues/programs/enforcement/). If the Discharger chooses this option, please contact Shelby Barker at shelby.barker@waterboards.ca.gov no later than **July 31, 2026**.

Option C: Contest the Alleged Violations

If the Discharger wishes to contest the alleged violation or the methodology used to calculate the proposed liability, the Discharger must submit a written response identifying the basis for the challenge, including any evidence to support its claims. The Discharger's response shall be sent via email to Shelby Barker at shelby.barker@waterboards.ca.gov and be received no later than **July 31, 2026**.

The Prosecution Team will evaluate the Discharger's basis for a challenge and may seek clarifying information or schedule a meeting. The Prosecution Team will inform the Discharger whether a reduction in the settlement amount is warranted, or whether the original settlement amount is appropriate. The Discharger will be provided a final opportunity to accept the revised/original settlement amount. The Discharger may also be provided the option to perform a SEP.

Option D: Reject Offer

If the Discharger chooses to reject this Settlement Offer and/or does not complete and return the enclosed *Acceptance and Waiver* by **July 31, 2026**, the Discharger should expect that the Prosecution Team will conduct further investigation of the violation(s), issue an administrative civil liability complaint, and schedule a hearing. For this Settlement Offer, the Prosecution Team has chosen to allege only the violation which have the greatest potential to impact water quality. Should the Discharger not accept this Settlement Offer, the Prosecution Team reserves the right to issue a formal complaint alleging additional violations, alleging additional days of violation, and/or using revised penalty calculation factors. The Discharger will receive notice of any deadlines associated with that action. As previously stated, in such an action, the liability amount sought and/or imposed may exceed the liability amount set forth in this Settlement Offer.

If you have any questions about this Settlement Offer, please contact Shelby Barker at (760) 241-7307 or at shelby.barker@waterboards.ca.gov or our attorney Kailyn Ellison at (916) 445-9557 or at kailyn.ellison@waterboards.ca.gov.



Jan Zimmerman, P.G.
Assistant Executive Officer

Enclosures: (1) Acceptance of Conditional Resolution and Waiver of Right to a Hearing
(2) Penalty Calculation Methodology, including three attachments

cc: Kailyn Ellison, Office of Enforcement, State Water Board
T.J. Middlemis-Clark, Lahontan Water Board
Shelby Barker, Lahontan Water Board
Trevor Miller, Lahontan Water Board
Lauder Fairchok, Lahontan Water Board
Timothy D. O'Connor, Esq., Taggart & Taggart, LTD., Tim@legaltnt.com

ORDER NO. R6-[2026-XXXX] ¹

ACCEPTANCE OF CONDITIONAL RESOLUTION AND WAIVER OF RIGHT TO
HEARING

FOR

ALPINE VIEW ESTATES LLC

ALPINE VIEW ESTATES

TAHOE VISTA, PLACER COUNTY

By signing below and returning this *Acceptance of Conditional Resolution and Waiver of Right to Hearing (Acceptance and Waiver)* to the Lahontan Water Board, Alpine View Estates LLC (Discharger) hereby accepts the Settlement Offer described in the letter titled *Administrative Civil Liability, Alpine View Estates LLC, Alpine View Estates, Tahoe Vista, Placer County, WDID 6A31LT000111: Offer To Settle* and waives the right to a hearing before the Lahontan Water Board to dispute the alleged violations described in the Settlement Offer and its enclosures.

The Discharger agrees that the Settlement Offer shall serve as a complaint pursuant to Article 2.5 of the California Water Code (Water Code) and that no separate complaint is required for the Lahontan Water Board to assert jurisdiction over the alleged violations. The Discharger agrees to perform the following:

- Pay an administrative civil liability in the sum of **\$156,000 (one hundred fifty-six thousand dollars)** by cashier's check or certified check made payable to the "State Water Resources Control Board Cleanup and Abatement Account." This payment shall be deemed complete and final resolution of all potential claims the Lahontan Water Board may have related to any and all violations specifically identified in the July 15, 2025 Inspection Report. Payment is due in full within 30 days of adoption of the order.² Payment shall be sent to the State Water Resources Control Board at:

State Water Resources Control Board
ATTN: ACL Payment
P.O. Box 1888
Sacramento, California 95812-1888

¹ Order number to be added after endorsement.

² The Assistant Executive Officer will use her enforcement discretion to not enforce the Water Code's 30-day payment requirement if payments are made in accordance with an agreed upon payment schedule. The payment plan will be memorialized in a letter following adoption of the order.

The Discharger agrees that it will provide a copy of the check via email to the Lahontan Water Board Prosecution Team to shelby.barker@waterboards.ca.gov and kailyn.ellison@waterboards.ca.gov.

The Discharger understands that by signing this *Acceptance and Waiver*, the Discharger has waived its right to contest the allegations in the Settlement Offer and the civil liability amount for the alleged violation(s). The Discharger understands that this *Acceptance and Waiver* does not address or resolve any liability for any violation not specifically identified in the Settlement Offer and its enclosures.

Upon execution by the Discharger, the *Acceptance and Waiver* shall be sent by email to Shelby Barker at shelby.barker@waterboards.ca.gov and by U.S. Mail to:

Lahontan Regional Water Quality Control Board
2501 Lake Tahoe Blvd
South Lake Tahoe, CA 96150
Attention: Shelby Barker, Enforcement Coordinator

The Discharger understands that federal regulations require the Prosecution Team to publish notice of and provide at least 30 days for public comment on any proposed resolution of an enforcement action for violations of a National Pollutant Discharge Elimination System (NPDES) permit. Accordingly, this *Acceptance and Waiver*, prior to being formally endorsed by the Lahontan Water Board Executive Officer (acting as the Lahontan Water Board's delegee), will be published as required by law for public comment.

If no comments are received within the notice period that cause the Prosecution Team to reconsider the Settlement Offer, then the Prosecution Team will present this *Acceptance and Waiver* to the Lahontan Water Board's Executive Officer for formal endorsement on behalf of the Lahontan Water Board.

The Discharger understands that if significant comments are received in opposition to the settlement, then the offer may be withdrawn by the Prosecution Team. If the Settlement Offer is withdrawn, then the Discharger will be notified and the Discharger's waiver pursuant to the *Acceptance and Waiver* will also be treated as withdrawn. The unresolved violation(s) will be addressed in a formal enforcement action. An administrative civil liability complaint may be issued, and the matter may be set for a hearing.

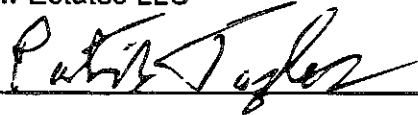
Alpine View Estates LLC
Tahoe Vista, Placer County
Acceptance and Waiver

- 3 -

July 24, 2026

I hereby affirm that I am duly authorized to act on behalf of and to bind the Discharger in the making and giving of this *Acceptance and Waiver*.

Alpine View Estates LLC

By: 

Title: *Managing Member*

Date: *7-31-26*

IT IS SO ORDERED, pursuant to Water Code section 13323 and Government Code section 11415.60.

By: _____
Ben Letton, P.G., Executive Officer

Date: _____

PENALTY CALCULATION METHODOLOGY FOR
ALPINE VIEW ESTATES LLC
ALPINE VIEW ESTATES
TAHOE VISTA, PLACER COUNTY

The State Water Board's *Water Quality Enforcement Policy* (Enforcement Policy)¹ establishes a methodology for determining administrative civil liability by addressing the factors that are required to be considered under California Water Code section 13385(e). Each factor of the ten-step approach is discussed below, as is the basis for assessing the corresponding score. Hereafter, Alpine View Estates LLC is referred to as "Discharger."

The Lahontan Regional Water Quality Control Board (Lahontan Water Board)'s Prosecution Team identified numerous alleged violations of Order No. R6T-2016-0010, *General Waste Discharge Requirements and National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction Activity in the Lake Tahoe Hydrologic Unit, Counties of Alpine, Placer, and El Dorado* (General Permit) at the Alpine View Estates construction site. The Prosecution Team communicated some of these alleged violations in the July 15, 2025 Inspection Report and August 14, 2025 Notice of Violations (NOV) (**Attachment 2**). Discharger submitted NOV response documents (**Attachment 3**) on September 19, 2025 and October 20, 2025 confirming the alleged violations.

This Settlement Offer assesses penalties for:

1. Record Keeping/Inspections. Failure to maintain inspection reports and failure to conduct daily inspections by a Qualified Storm Water Pollution Prevention Plan (SWPPP) Practitioner (QSP) or a QSP-trained delegate.

PENALTY CALCULATION

Violation: Failure to maintain inspection reports and failure to conduct daily inspections by a Qualified Storm Water Pollution Prevention Plan (SWPPP) Practitioner (QSP) or a QSP-trained delegate

Attachment C Section I.G of the General Permit states "*All inspection, maintenance repair and sampling activities at the project location shall be performed or supervised by a Qualified SWPPP Practitioner (QSP) representing the Discharger. The QSP may delegate any or all these activities to an employee appropriately trained to do the task(s). Training documentation must be recorded, maintained with the Storm Water Pollution Prevention Plan (SWPPP), and provided to the Lahontan Water Board upon request.*"

¹https://www.waterboards.ca.gov/water_issues/programs/enforcement/docs/2024/2024-enforcement-policy.pdf

Attachment C Section III.A of the General Permit states “*During the active construction season (defined as May 1 through October 15...), an inspection of the construction site shall be made each work day...*”²

Attachment C Section III. E. of the General Permit states “*All inspections shall be recorded and maintained on a construction site inspection form provided as part of the CSMRP. Inspection forms shall be maintained and made available to Lahontan Water Board, State Water Board, or USEPA staff, or designated representative, upon request...*”

The Lahontan Water Board’s July 15, 2025 inspection found that construction site inspections were historically not conducted at the required frequency or recorded: “*Staff asked Sandra Taylor [LRP, CEO Alpine View Estates LLC] and Patrick Taylor [CFO, Alpine View Estates LLC] if the previous QSP conducted any daily or monthly inspection, which they reported that the QSP may have visited the site once or twice, but no inspections or inspection reports were conducted or completed to their knowledge. Sandra Taylor and Patrick Taylor stated there was a large period of time where there was no QSP/D employed by the site, but did not report exact duration or dates.*” (**Attachment 2**).

Despite the Discharger reporting a construction commencement of October 1, 2021 on SMARTS (Stormwater Multiple Application and Report Tracking System), the site record’s earliest inspection report document is dated July 2, 2025. The Discharger hired the most recent QSP/D (Auerbach Engineering) on July 1, 2025. Auerbach Engineering’s first inspection was conducted on July 2, 2025. Therefore, from construction commencement on October 1, 2021 until July 2, 2025, there are no site inspection records and inspections were reported by the Discharger to not have been conducted. The failure to complete and/or record daily inspections are violations of the General Permit.

For settlement purposes only, the Parties agreed this settlement will only assess penalties for the failure to inspect and record inspections based on days of active construction stipulated by the Discharger. Supplied evidence for work days from the October 20, 2025 NOV response submittal, including “DATES OF ACTIVE CONSTRUCTION WHERE PRECIP => 0.1 IN” , TRPA Grading Exception dates, and “Alpine View Estates Construction Timeline (WDID 6A31LT000111)”, conflict in work days reported. The Discharger corrected the days of reported violation. Additionally, for

² As clarified in the November 7, 2023 letter to Dischargers “Notice For Projects Subject To Soil Disturbance Prohibitions And Dischargers Permitted Under The National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity in the Lake Tahoe Hydrologic Unit, Counties of Alpine, El Dorado, and Placer (Lake Tahoe Construction General Permit), Clarification On Attachment C.III.A & B” and discussed in the LTCGP Attachment I, Section IX. A., visual inspections (and inspection reports) of the site are required each work day during active construction periods.

settlement purposes, the Prosecution Team will only assess penalties for the 2023, 2024, and 2025 construction seasons.

PENALTY FACTOR	VALUE	DISCUSSION
Discharge Violations	N/A	The Actual or Potential for Harm for Discharge Violations and Assessments for Discharge Violations steps are not applicable as the alleged violation is a non-discharge violation.
Potential for Harm	Moderate	The failure to conduct inspections resulted in a substantial threat to the beneficial uses of Lake Tahoe. Under the Enforcement Policy, most non-discharge violations should be considered to present a moderate potential for harm.
Deviation from Requirement	Major	The failure to conduct inspections and complete inspection reports renders the requirement to inspect ineffective.
Per Day Factor	0.4	Determined from Table 3 in the Enforcement Policy. Due to the Discharger correcting the violation by hiring a QSP/D and completing site inspections prior to the July 15, 2025 inspection, the lowest value was chosen but could be increased if this action goes to hearing.
Days of Violation	30	For purposes of settlement, the Parties agreed this Settlement Offer will allege the following 30 days of violation: 2023: - October 23, 24 (2 days) 2024: - October 16-18, 21-24 (7 days) 2025: - May 27-30 (4 days) - June 2-6, 9-13, 16-20, 30 (16 days) - July 1 (1 day)
Initial Liability	\$120,000	Per day factor x number of days x maximum liability of \$10,000/day.

PENALTY FACTOR	VALUE	DISCUSSION
<i>Adjustments for Discharger Conduct</i>		
Culpability	1.3	Several sections in several versions of the site SWPPP state that a QSP or QSP-trained delegate will perform inspections, that inspections will be conducted daily, and that inspection records will be maintained. The requirement to have a QSP or QSP-trained delegate perform inspections and to maintain inspection records are both standard practice for both the Tahoe General Permit and the Statewide Construction General Permit.
History of Violations	1.0	There is no known history of adjudicated violations.
Cleanup and Cooperation	1.0	The Discharger continued without having a QSP/D hired or conducting inspections for several years. After many years of not inspecting or recording inspections, the Discharger did correct the violation without direct request from Lahontan Water Board. The Discharger corrected the violation before the Lahontan Water Board's July 15, 2025 inspection and August 14, 2025 NOV.
Total Base Liability	\$156,000	Initial Liability x Culpability x History of Violations x Cleanup and Cooperation
Other Factor Considerations		
Economic benefit	\$10,781	See attached document (Attachment 1).

Ability to pay and continue in business	No adjustment	The vast majority of units for this project are advertised as “market-rate luxury townhomes.” Based on an assessment of the North Shore Lake Tahoe real estate market, new-build townhouses with similar square footage to those constructed in Alpine View Estates start at approximately \$1 million. Therefore, the penalty amount is justifiable as proportional to the proposed high-cost development and is intended to ensure the Discharger improves compliance with the General Permit for future developments in and out of the Lake Tahoe Basin. By accepting this Settlement Offer, the Discharger affirms it has an ability to pay and continue in business.
Other factors as justice may require	Do not include staff cost	The costs of investigation and enforcement are “other factors as justice may require” and could be added to the liability amount. The Lahontan Water Board Prosecution Team elected not to include costs of investigation and enforcement for purposes of the Settlement Offer. However, the Lahontan Water Board Prosecution Team reserves its right to pursue these costs in a subsequent enforcement action should the Discharger reject this Settlement Offer.
Maximum liability	\$300,000	Based on 30 days of violation and the statutory maximum in California Water Code section 13385 of \$10,000 per day per violation.
Minimum liability	\$11,859	Based on California Water Code section 13385, civil liability must be at least the economic benefit of non-compliance. Per the Enforcement Policy, the minimum liability is to be the economic benefit plus 10%.
Final Liability Amount	\$156,000	The Final Liability Amount is the Total Base Liability with any adjustment for the ability to pay and other factors. The Final Liability Amount must be at least the minimum liability and less than the maximum liability.

Attachment 1: Economic Benefit Analysis

Attachment 2: July 15, 2025 Inspection Report and August 14, 2025 Notice of Violations

Attachment 3: October 20, 2025 Discharger submitted NOV response document

Alpine View Estates

Income Tax Schedule:	Corporation	Total Benefit:	\$	10,781
USEPA BEN Model Version:	Version 2025.0.0 (July 2025)			
Analyst:	Tomas Eggers			
Date/Time of Analysis:	7/13/26 11:15			
Assumptions:	RS Means Sacramento area employment cost indices used. 4/30/26 Penalty date used per communication with prosecution team. Construction began October 2021 per documents provided by the Discharger. Active workdays are limited to those indicated in the aforementioned documents. Workdays are considered Monday through Friday, excluding holidays, unless otherwise indicated. Inspections were to be conducted daily during active construction periods per the LTCGP.			



Lahontan Regional Water Quality Control Board

August 14, 2025

WDID 6A31LT000111

Alpine View Estates LLC
Attn: Sandra Taylor
PO Box 11224
Zephyr Cove, NV 89448
sandy@alpine-corp.com

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7017 1450 0001 3059 1802

NOTICE OF VIOLATIONS OF NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY IN THE LAKE TAHOE HYDROLOGIC UNIT, COUNTIES OF ALPINE, EL DORADO, AND PLACER AND INFORMATION REQUEST FOR ALPINE VIEW ESTATES, TAHOE VISTA, PLACER COUNTY

The purpose of this Notice of Violations (Notice) is to inform Alpine View Estates LLC (Discharger) of alleged violations of the Lake Tahoe Construction General Permit (LTCGP)¹. The alleged violations were identified by Lahontan Regional Water Quality Control Board (Lahontan Water Board) staff during a Lake Tahoe Construction General Permit compliance inspection of Alpine View Estates, 6731 North Lake Boulevard, Tahoe Vista, CA 96148 (site). Pursuant to Water Code section 13385, these alleged violations are subject to enforcement action, including imposition of administrative civil liability of up to \$10,000 per day of violation.

Pursuant to this Notice, the Discharger must take immediate action to bring the site into compliance with the LTCGP to cease the accrual of daily violations and increasing fines. The Lahontan Water Board reserves the right to take any enforcement action authorized by law.

¹ The Lake Tahoe Construction General Permit can be accessed at the following:
https://www.waterboards.ca.gov/lahontan/water_issues/programs/storm_water/docs/r6t_2016_0010_cgp_combined.pdf

SITE INSPECTION AND COMPLIANCE HISTORY

1. On **July 15, 2025**, Lahontan Water Board staff met with Discharger representatives at the site for an inspection to evaluate compliance with the LTCGP.

ALLEGED VIOLATIONS

This Notice informs the Discharger of alleged violations associated with the LTCGP identified in the July 15, 2025, Inspection Report, dated August 7, 2025. See **Table 2 – Lake Tahoe Construction General Permit Alleged Violations** in the Inspection Report.

RESPONSE ACTIONS

This Notice requires that the Discharger take immediate action to come into compliance with the LTCGP.

- 1) By **September 19, 2025**, provide the following documentation:
 - a. Hire and contract termination dates/documentation for each Qualified Stormwater Pollution Prevention Plan (SWPPP) Practitioner/Developer (QSP/QSD) employed by the site;
 - b. Evidence that sampling requirements have not been triggered, from construction commencement to date of inspection; and
 - c. Evidence that the site was effectively stabilized and that land-disturbing activities ceased from October 16 to April 30 of the following year, each year of construction.
- 2) By **September 19, 2025**, provide a Corrective Action Summary Report (CASR), that documents all corrective actions and a specific response for each Area of Concern (**Table 1**) and Alleged Violation (**Table 2**) that includes:
 - a. Summary and date of implemented corrective actions, and
 - b. Appropriate supporting documentation (photo or attached documents). Supporting documentation must be dated (Month Day, Year) and directly respond to each Area of Concern and Alleged Violation described in the Inspection Report.

If the Discharger believes that this Notice is in error, or that any of the information provided in this Notice is incorrect or incomplete, please submit a written response explaining the position(s).

Submit your responses to this Notice electronically to Lahontan@waterboards.ca.gov and lauder.fairchok@waterboards.ca.gov, and include *Alpine View Estates, WDID 6A31LT000111* in the subject line. Upload the responses within two business days of their submittal to the State Water Resources Control Board Stormwater Multiple Application and Report Tracking System (SMARTS).

If you have any questions regarding this Notice, please contact Lauder Fairchok, Water Resource Control Engineer, at (530) 542-5408 (lauder.fairchok@waterboards.ca.gov), or myself at (760) 241-7307 (shelby.barker@waterboards.ca.gov).



Shelby Parker, PG, CHG
Senior Engineering Geologist (Specialist), Enforcement Coordinator

Enclosures: July 15, 2025, Inspection Report, dated August 7, 2025

cc: Timothy Middlemis-Clark, Lahontan Water Board
Trevor Miller, Lahontan Water Board
Lauder Fairchok, Lahontan Water Board
Walter Auerbach, Auerbach Engineering
Kara Davis, Auerbach Engineering

Lahontan Regional Water Quality Control Board
LAKE TAHOE CONSTRUCTION GENERAL PERMIT (LTCGP) INSPECTION REPORT
(Lahontan Regional Water Quality Control Board Order R6T-2016-0010, NPDES No. CAG616002)

SITE INFORMATION				
6A31LT000111	Alpine View Estates	05/17/2021	5.5 acres	3.6 acres
WDID NUMBER	SITE NAME	NOI PROCESSED DATE	TOTAL SITE SIZE	DISTURBED SOIL AREA
6731 N Lake Blvd		Tahoe Vista	96148	
SITE ADDRESS		SITE CITY	SITE ZIP	
Alpine View Estates LLC	Sandra Taylor	775-588-7481	sandy@alpine-corp.com	
OWNER NAME	OWNER CONTACT NAME	OWNER PHONE NUMBER	OWNER EMAIL	
Alpine View Estates LLC	Sandra Taylor	775-588-7481	sandy@alpine-corp.com	
DEVELOPER NAME	DEVELOPER CONTACT NAME	DEVELOPER PHONE NUMBER	DEVELOPER EMAIL	

INSPECTION LOGISTICS		
July 15, 2025 3:37 PM	July 15, 2025 4:45 PM	Sunny
ARRIVAL TIME	DEPARTURE TIME	WEATHER CONDITION
Lauder Fairchok	Water Resources Control Engineer	N/A
INSPECTOR NAME	INSPECTOR TITLE	ADDITIONAL INSP. PRESENT
B-Type Compliance	Rough Grading, Grading and Land Development	
INSPECTION TYPE	CURRENT PHASE OF CONSTRUCTION	
August 2022	May 2028	
REPORTED CONSTRUCTION COMMENCEMENT DATE (MOBILIZATION OVER SOIL/BMP INSTALLATION/SOIL DISTURBANCE, ETC.)	ANTICIPATED CONSTRUCTION COMPLETION DATE	
Single family (21 units) and multi-family (4 units) development		
PROJECT SUMMARY		

INSPECTION CONSENT			
Yes, via email	To inspect, To take photos, To speak with employees, To obtain copies of documents		
INSPECTION AUTHORIZED	INSPECTION CONSENT		
Sandra Taylor	CEO, Alpine View Estates LLC, LRP	775-588-7481	sandy@alpine-corp.com
AUTHORIZING REPRESENTATIVE NAME	AUTHORIZING REPRESENTATIVE TITLE	AUTHORIZING REPRESENTATIVE PHONE NUMBER	AUTHORIZING REPRESENTATIVE EMAIL
Patrick Taylor, Alpine View Estates LLC			
Zack Baldwin, Impact Solutions Industries (Zack@impactsolutionsind.com)			

Walter Auerbach, QSD/P, President, Auerbach Engineering
Kara Davis, QSP Delegate, Staff Engineer, Auerbach Engineering
ADDITIONAL SITE REPRESENTATIVES PRESENT

QSD AND QSP INFORMATION		
Walter Auerbach	888	Active
QSD NAME	QSD CERTIFICATION NUMBER	QSD STATUS
Walter Auerbach	888	Active
QSP NAME	QSP CERTIFICATION NUMBER	QSP STATUS
Approximately 2 weeks prior to inspection	-	
QSP HIRE DATE	QSP NOTES	

PREVIOUSLY INSPECTED? ☐ YES ☒ NO IF YES, WHEN?

PREVIOUS ENFORCEMENT ACTION? ☐ YES ☒ NO IF YES, WHEN?

INSPECTION FINDINGS

Site Description/Background

Alpine View Estates (site, project) is a residential project to construct 21 single family units and 4 multi-family units. SMARTS documentation states the total site size is 5.5 acres and the total disturbed soil area is 3.6 acres. The site is currently in the grading phase, with majority of the project footprint currently disturbed.

Inspection Summary

Lauder Fairchok (staff) met with Discharger representatives Sandra Taylor, Patrick Taylor, Zack Baldwin, Walter Auerbach, and Kara Davis (group) on site. Staff began the inspection with a document review of the SWPPP and other permit-required documents, then walked the site with Discharger representatives to determine field compliance.

See **Table 1 – Areas of Concern** and **Table 2 – Lake Tahoe Construction General Permit Alleged Violations** for additional information.

See site map under **Site Map**. See inspection photos under **Photo Log**.

Inspection Observations, Areas of Concern, and Alleged Violations

Staff conducted a desktop review of the site and discharger/developer and had the following observations:

1. This project is included within the portfolio of projects on Alpine Corporation's website and Sandy Taylor, the LRP and the reported CEO of Alpine View Estates LLC, and in email to staff, has also reported herself as the CEO of Alpine Corporation.
2. Alpine Corporation has a portfolio of several past and current projects listed on their website, within and outside of the Lake Tahoe Basin and across several states. Past projects listed include a development in Olympic Valley, CA and future projects listed include the Alpine View Estates project, and two other residential projects within the California side of the Lake Tahoe Basin.

Staff reviewed available documents and had the following observations:

1. Staff asked Patrick Taylor and Sandra Taylor whether this is the complete record of documents prepared under the LTCGP, which they confirmed it was.
2. The Stormwater Pollution Prevention Plan (SWPPP), dated April 2021, was available on site, prepared by David Hagen, the previous QSD/P. This SWPPP was out of date and requires amendments and revision. Auerbach Engineering stated they were hired by the site approximately two weeks prior to the inspection and are actively working on updating the SWPPP. Auerbach Engineering showed staff the most recent amendment to the SWPPP, to update the QSP/D to Walter Auerbach, the most updated site Best Management Practices (BMP) map, and new spill response plan. See **Table 2, Alleged Violation 1**.
3. The record provided by Sandra Taylor did not have any site training documents. See **Table 2, Alleged Violation 2**.
4. The record provided by Sandra Taylor did not have any Rain Event Action Plans (REAPs). See **Table 2, Alleged Violation 2**.
5. The record provided had only daily inspection reports of the site conducted by Auerbach Engineering, for the dates July 2-3, 7-11, and 14, 2025. Staff asked Sandra Taylor and Patrick Taylor if the previous QSP conducted any daily or monthly inspection, which they reported that the QSP may have visited the site once or twice, but no inspections or inspection reports were conducted or completed to their knowledge. Sandra Taylor and Patrick Taylor stated there was a large period of time where there was no QSP/D employed by the site, but did not report exact duration or dates. See **Table 2, Alleged Violations 2, 6, and 8**.
6. The record provided by Sandra Taylor did not have any stormwater sampling reports or lab analysis sheets. Staff asked Patrick Taylor and Sandra Taylor whether any sampling had been conducted on site. Patrick Taylor asked for clarification if this meant soil sampling. Staff responded no, the permit requires stormwater sampling. This discussion demonstrated a lack of understanding of the requirement, Sandra Taylor and Patrick Taylor confirmed no stormwater sampling had been conducted. See **Table 2, Alleged Violation 9**.
7. Staff received an incomplete record from Sandra Taylor and Patrick Taylor. Additionally, Sandra Taylor and Patrick Taylor reported a construction commencement date of August 2022 and an gap in employment of a QSP/D at the site. Sandra Taylor and Patrick Taylor commented they did not know when the previous QSP/D work ended. Staff determined a need to know the specific contract start and end dates QSP/Ds retained by the site. See **Table 2, Alleged Violations 2, 6, and 8**.

Staff concluded document review and the group proceeded with the site walk.

Stop 1: ConEx, Spill Kit, and Fueling Station

Staff viewed:

1. The ConEx, with some materials and equipment stored inside, including a generator. Staff viewed oily stains on the floor of the ConEx and the generator without secondary containment. See **Photos 9-10**. See **Table 1, Area of Concern 1**.
2. The spill kit, which included some absorbent booms, pads, powder, a shovel, and the drum the materials were contained in. See **Photo 12**.
3. The fueling area, which included a tank and pad. The fuel tank had a secondary tank containment around it and an additional berm constructed with fiber rolls and plastic sheeting. The fueling pad included several trench plates surrounded by a secondary containment berm constructed with fiber rolls and plastic sheeting. An uncleaned leak was observed on one of the trench plates. See **Photo 13**. See **Table 2, Alleged Violation 3**.

Staff asked about rain event BMPs implemented in this area. Zach Baldwin responded that there hasn't been a rain event since his presence on site and they were unsure what the rain event BMP implemented here would be.

Stop 2: Mulch Stockpile and Retaining Walls

Staff viewed:

1. A mulch stockpile with fiber roll BMPs installed around the toe. Some sections of the mulch stockpile were mixed with entrained sediment. Sandra Taylor and Zach Baldwin both stated this mulch was used to cover the disturbed soil areas and was scraped and stored here. Staff stated that the entrained sediment could become another sediment source that could be discharged offsite and that the use of this mulch should be discussed with the QSP/D to ensure discharge or sediment migration would be prevented. See **Photo 14**.
2. Retaining walls have been installed across the project, creating terraced building pads for the proposed residences. Sandra Taylor and Patrick Taylor discussed this area with staff and stated they had initially received a grading season exception from TRPA but it was rescinded. Staff asked if they had engaged staff and applied for a variance request to the soil disturbance prohibition period. Sandra Taylor and Patrick Taylor appeared unaware of this requirement for continued soil disturbance after October 15th, but stated that work that was done on the rock wall was conducted from a temporary paved access road through the property and did not disturb soil. See **Photos 15**. See **Table 1, Area of Concern 5**.

Stop 3: Check Dams and Run-on Controls, North Excavation, and Dust Suppression Water

Staff viewed:

1. Fiber roll check dams installed along the northeastern and northwest project boundary, in steeper gradients. See **Photos 18, 22**.
2. No installed BMPs for run-on controls along the north project boundary. Kara Davis stated that Auerbach Engineering was not concerned about run-on from the vegetated hillside impacting the site. Staff asked if there was concern to impacting the large excavation for the northernmost retaining wall, and Kara Davis said there was no concern. See **Photos 23, 25**. See **Table 1, Area of Concern 4**.
3. A watering truck operating in the north half of the project to apply dust suppression water. Staff noted that some locations were overwatered, causing surface flow and puddling. Staff stated the requirement to appropriately apply dust suppression water to prevent possibly sediment-laden discharges from the site. See **Photos 17, 20, 23**. See **Table 1, Area of Concern 3**.

Stop 4: Equipment Storage Area, Construction Entrance, and Site Frontage along Highway 28

Staff viewed:

1. Equipment/vehicle storage on paved surfaces. Staff noted small oily leaks on the pavement and looked under each vehicle parked and did not view any visible/active leaks. Zach Baldwin stated the leaks were from a truck that came on site to remove the waste bin from the site. See **Photos 24-25**. See **Table 2, Alleged Violation 3**.
2. Portable toilets with secondary containment, but with liquid surrounding the secondary containment tray. The portable toilets were located close to the driveway apron to Highway 28. Zach Baldwin stated the liquid was water from cleaning out the portable toilets by the contractor. Staff stated that nonstormwater discharges from portable toilets must be prevented, and the proximity of the portable toilets to the curb and gutter stormwater conveyance and to

the site entrance along Highway 28 could be a potential concern for nonstormwater discharges. See **Table 1, Area of Concern 2**.

3. Rock and trench/rumble plate construction entrance between disturbed soil area and pavement near the front of the site. Staff noted significant tracking onto the pavement and off site onto Highway 28 from the soil areas and observed vehicle tracks accessing the pavement circumventing the construction entrance. Zack Baldwin stated a mechanical sweeper sweeps twice a day. Staff noted site personnel hand-sweeping the driveway apron to Highway 28. See **Photos 26-27, 32-33**. See **Table 2, Alleged Violation 4**.
4. Silt fence perimeter BMPs and DI protection BMPs along Highway 28. DI protection included the completed parking area in the southwest corner of the site. See **Photos 29-31**.

In a closing conference, staff requested inspection reports, spill response plan, and the most updated BMP map from Auerbach Engineering. Staff also requested any other photos of the site or any possible inspection reports from prior to Auerbach Engineering's hire date from Sandra Taylor. Staff concluded the inspection and exited the site around 4:45 pm.

Table 1 – Areas of Concern

#	Permit Section	Inspection Observations / Descriptions of Areas of Concern	Corrective Action
1	Section VIII. A. 4.	Chemicals are not stored in watertight containers with secondary containment. Hazardous liquids are not in secondary containment when not in use. Generator in ConEx has no secondary containment.	Store chemicals/hazardous material with appropriate containers and secondary containment. Update BMP maps.
2	Section VIII. A. 8.	Discharges from sanitation facilities are not prevented. Observed wet staining on pavement under portable toilet. Zack stated this was from cleaning conducted earlier. Staff stated that cleaning of the portable toilets should not create discharge and ensure BMPs are implemented to prevent discharge offsite.	Implement sanitation facility BMPs.
3	Section VIII. B. 10.	Dust suppression watering has created ponding and small rills in north/steeper section of the site due to overwatering.	Employ effective/appropriately applied dust suppression BMPs. Control surface flows to prevent downstream erosion at any point
4	Section VIII. B. 9.	All run-on surface flows from offsite, to the maximum extent possible, are not directed away from all disturbed areas. Kara Davis stated that a vegetated buffer was the implemented BMP and that they are not concerned that extent of the stormwater coming from the hillside upslope of the project is enough to impact the north excavation or the site. However, run on surface flows were not directed away from disturb soil areas, especially the large excavation at the northern project boundary.	Ensure the north project perimeter is observed for impacts to the disturbed soil area and excavation. Implement/maintain run-on BMPs, as necessary.
5	Section VIII. A. 17.	Sandra Taylor and Patrick Taylor were unaware of Lahontan soil disturbance prohibition period and variance request process and described they continued to conduct work that they attempted to get a TRPA variance for. Therefore, staff is concerned that soil disturbance was conducted at the site and the site was not winterized after October 15 of each year.	Submit documentation showing site was effectively stabilized and that land-disturbing activities ceased from October 16 to April 30 of the following year, each year of construction.

Table 2 – Lake Tahoe Construction General Permit Alleged Violations

#	Permit Section	Inspection Observations / Descriptions of Alleged Violations	Corrective Action
1	Section IX. Section IX. E. Section IX. I. 1. Section VIII.	SWPPP requires revision/updating, including, but not limited to: - SWPPP does not contain a list of all contractors and subcontractors responsible for implementing the SWPPP. - SWPPP does not include anticipated start and end dates of construction as well as phases of significant grading activities and work in or near drainages or receiving waters. - SWPPP does not include updated construction schedule. - SWPPP does not describe storm water controls and control locations. - SWPPP does not include an effective QSP Management Plan. - Ensure total project areas and disturbed soil areas are accurate. - Ensure BMP maps are accurate.	Revise and implement SWPPP.
2	Section VIII. E. Attachment C. III. E. Section IX. C. 2 Section VII. A. and B. 5. Section VIII. D. Attachment C. I. G.	Site document record is incomplete and only includes the current SWPPP, BMP inspections conducted by Auerbach Engineering for July 2–3, 7–11, and 14, 2025, the new spill response plan, and the most updated BMP plan. The site record had the following deficiencies: - All inspections are not recorded and maintained on a construction site inspection form provided as part of the CSMRP. - There is no daily record of precipitation forecast information. - REAPs have not been developed during periods of construction activity for a 30% chance, 0.1-inch rainstorm and for all phases of construction until the permit coverage is terminated by Lahontan Water Board staff. REAPs are not available on site. - Weekly training activities are not documented and kept with the SWPPP. - Delegate/site personnel training is not documented and kept as part of the SWPPP record. - Weekly training activities are not documented and kept with the SWPPP. - Delegate/site personnel training is not documented and kept as part of the SWPPP record.	Record daily precipitation forecast information and retain with SWPPP. Develop and implement REAPs following permit requirements. Maintain REAPs on site. Document weekly training and retain with SWPPP. Document delegate/site personnel training and retain with SWPPP.

3	Section VIII. A. 13. and IX. M.	Spill response plan was not developed prior to commencement of construction activities. Spill response plan was not implemented; small uncleaned oil leaks were observed during the inspection.	Follow permit requirement. Implement spill response plan.
4	Section VIII. B. 5.	Off-site tracking of earthen materials from the construction site onto adjacent roads and public ways has not been prevented. Access points are not controlled or stabilized entrances/exits for vehicle and equipment traffic operating on the site are not installed to the extent necessary. Sweeping is not implemented as necessary where tracking prevention is not complete. Staff noted significant tracking onto the pavement and off site onto Highway 28 from the soil areas and observed vehicle tracks accessing the pavement circumventing the construction entrance.	Implement/maintain tracking/sweeping BMPs.
5	Section VIII. D.	The Discharger is not conducting inspections in accordance with the CSMRP. All inspection, maintenance and repair work was not performed or supervised by a QSP. Project owners Sandra Taylor and Patrick Taylor stated that prior to Auerbach's activity on the site, the previous QSP/D visited the site maybe once or twice and did not conduct any inspections,	Conduct inspections in accordance with CSMRP.
6	Section IX. A. Attachment C. III. A. Attachment C. III. B.	Inspections are not conducted each workday, during periods of active construction. Inspections are not conducted at least once per month unless there is complete snow coverage of the site, during periods of inactive construction. Inspections are not conducted within 24 hours prior to an anticipated precipitation event (rain 30% chance or greater), daily during extended rainstorm events, and within 24 hours after actual rainstorm events, during periods of active construction. Project owners Sandra Taylor and Patrick Taylor stated that prior to Auerbach's activity on the site, the previous QSP/D visited the site maybe once or twice and did not conduct any inspections,	Comply with CSMRP requirements. Revise SWPPP.
7	Attachment C. III. E.	All Annual Reports have not been submitted via SMARTs on or before November 30 of each year. Annual Reports since construction commencement have not been submitted.	Submit Annual Reports accurately and on time.
8	Section VII. A. and B. Attachment C. I. G.	The site did not employ a QSD/P to meet permit requirements for a large period of time of construction, based on the incomplete site record and discussion with Sandra Taylor and Patrick Taylor.	Submit documentation showing QSP/D hire and contract termination dates for the site. Follow permit requirement.

9	Attachment C. IV.	Discharger has not performed sampling and analysis of storm water and non-stormwater discharges to show compliance with Attachment C. IV. Sandra Taylor has not supplied evidence that sampling requirements were not triggered and that no sampling has historically been required, from construction commencement to date of the inspection.	Submit documentation showing that sampling requirements have not been triggered, from construction commencement to date of inspection. Adhere to CSMRP requirements.
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1. Did you discuss areas of concern with the LRP or Representative at the site?	Yes
2. Are there documents the Site needs to submit to you by email?	Yes, all CSMRP documents generated for the site for the project duration, including inspection reports generated by Auerbach Engineering, and the current spill response plan.

RECOMMENDATION - ENFORCEMENT

☐ ISSUE SEL ☒ ISSUE NOV ☐ OTHER:

RECOMMENDATION - FOLLOW UP

☒ FOLLOW UP INSPECTION NEEDED ☐ NO FURTHER ACTION ☐ OTHER:

SIGNATURES

Lauder Fairchok

INSPECTOR'S NAME



SIGNATURE

August 7, 2025

REPORT DATE

TJ Middlemis-Clark

REVIEWER'S NAME



SIGNATURE

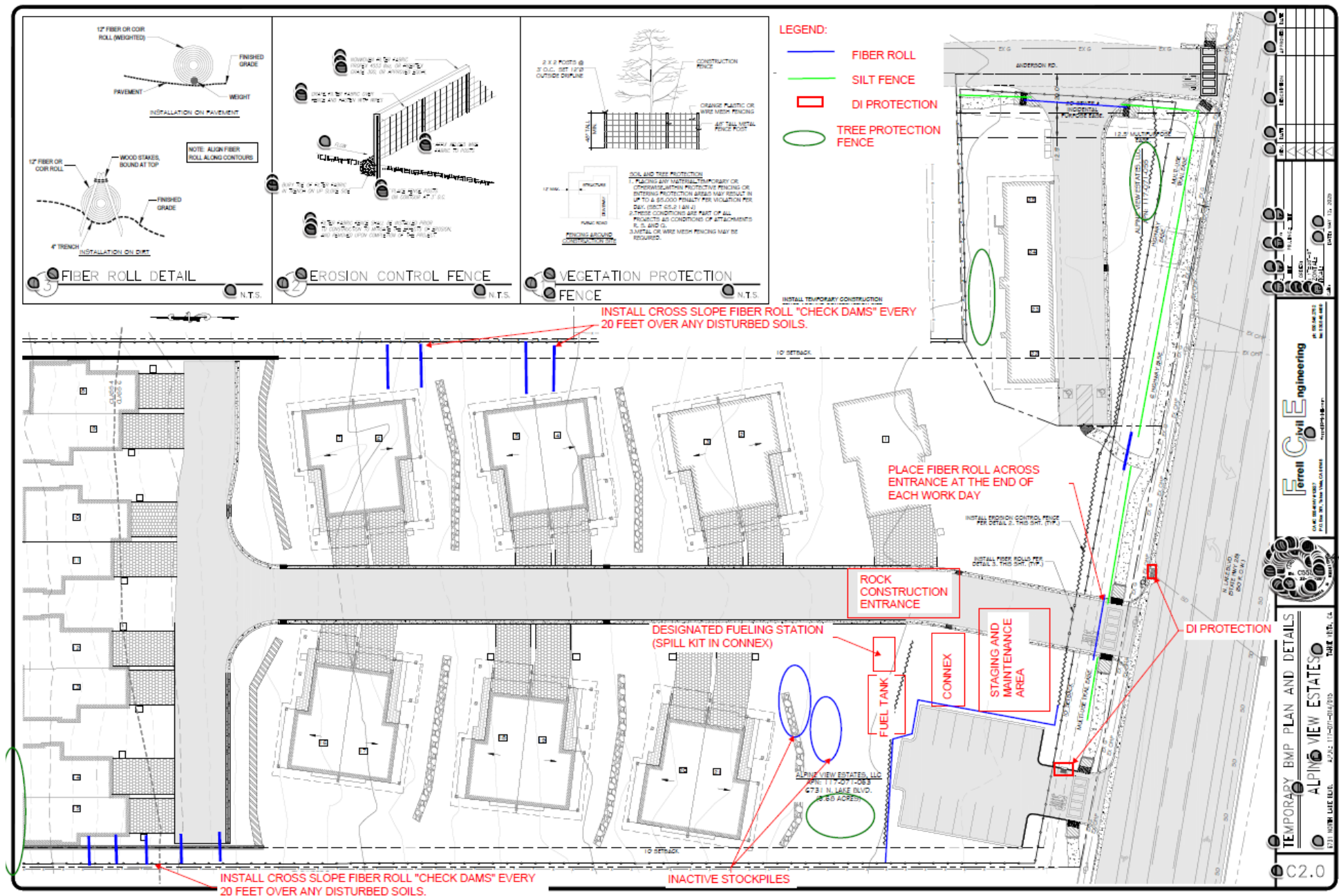
August 7, 2025

REVIEW DATE

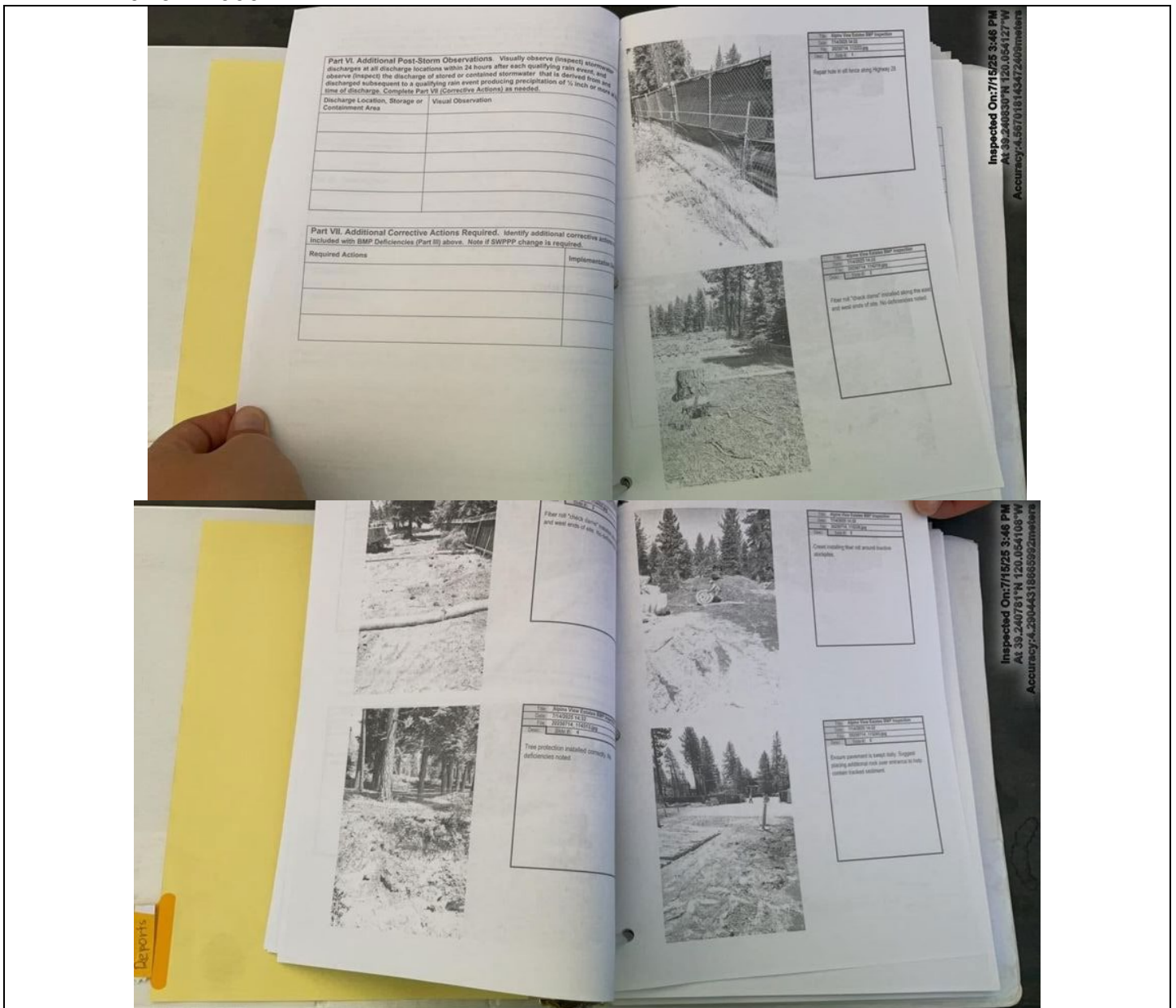
Site Map

Inspection Location





[illegible]



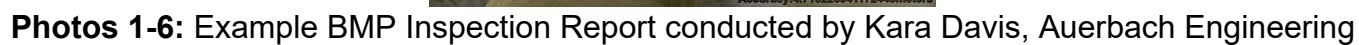


Photo 7: Amendment Log

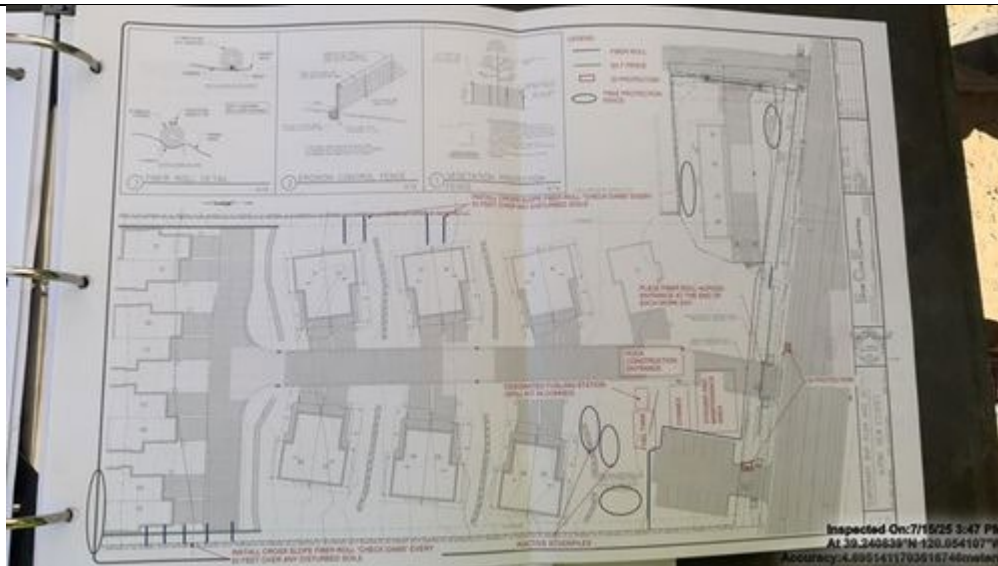
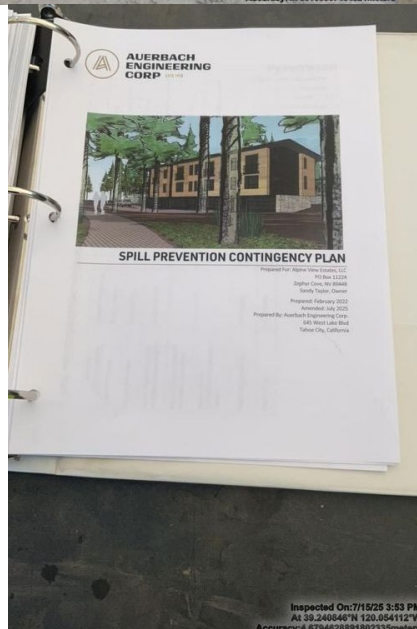


Photo 8: Most updated BMP plan.





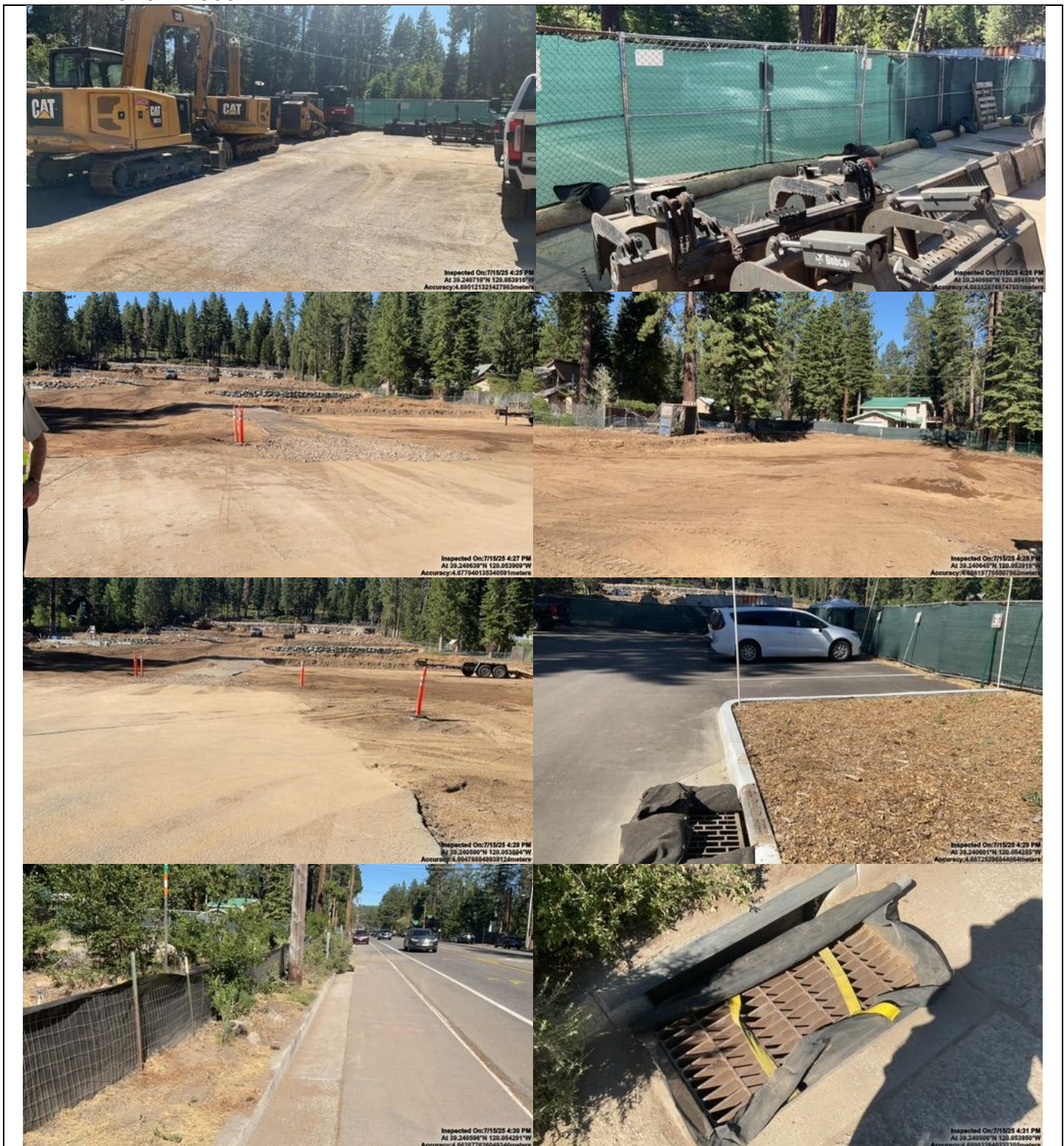
Photos 9-13: Stop 1: ConEx, Spill Kit, and Fueling Station



Photos 14-16: Stop 2: Mulch Stockpile and Retaining Walls



Photos 17-23: Stop 3: Check Dams and Run-on Controls, North Excavation, and Dust Suppression Water





Photos 24-33: Stop 4: Equipment Storage Area, Construction Entrance, and Site Frontage along Highway 28



**Alpine Corporation
P.O. Box 11224
Zephyr Cove, NV 89448
(775) 588-7824**

October 20, 2025

VIA EMAIL – lauder.fairchok@waterboards.ca.gov; Lahontan@waterboards.ca.gov

Ms. Lauder Fairchok
Lahontan Regional Water Quality Control Board
2501 Lake Tahoe Boulevard
South Lake Tahoe, California 96150

Re: Alpine View Estates, WDID 6A31LT000111 – Supplemental Response and Corrective Action Summary Report in Response to Regional Water Board's August 14, 2025 Notice of Violation

Dear Ms. Fairchok:

On behalf of Alpine View Estates LLC (Alpine), enclosed please find Alpine's supplemental response and revised Corrective Action Summary Report (CASR) in response to the Lahontan Regional Water Quality Control Board's (Regional Water Board) August 14, 2025 Notice of Violation (NOV).¹ Supporting documentation can be downloaded from this file link: <https://www.dropbox.com/scl/fo/cqt8f7wrnbjem477xl7/AI7nU7xCVM6iyWUxRgwU4ik?rlkey=955c07mmcjeegzi6d74uyid2y&st=ac7dxeos&dl=0>.

More specifically, Alpine hereby responds and submits information in response to the following requests for information set forth in the Regional Water Board's NOV:

¹ Pursuant to Alpine's September 11, 2025 e-mail extension request to Regional Water Board staff, and the Regional Water Board's subsequent September 12, 2025 approval, Alpine timely submits this supplemental response to Alpine's initial response and CASR submitted on September 19, 2025.

1) Regional Water Board request(s) for documentation:

a. Hire and contract termination dates/documentation for each Qualified Stormwater Pollution Prevention Plan (SWPPP) Practitioner/Developer (QSP/QSD) employed by the site;

Alpine hired David Hagen (Hagen) of Welsh Hagen Associates to provide engineering and related construction stormwater permitting and compliance services for the site in Spring 2021.² Following Hagen's preparation of the project Storm Water Pollution Prevention Plan (SWPPP) in April 2021, Alpine entered into a General Services Agreement with Hagen in June 2021.³ Alpine understands that David Hagen later left Welsh Hagen Associates and joined Brunner Hagen, Inc. After Hagen left Welsh Hagen Associates, and while at Brunner-Hagen, Inc., Hagen prepared a revised SWPPP in February 2022 (signed June 2023) whereby Hagen continued as the QSP/QSD for the site.⁴

Due to ongoing issues with Hagen's performance and related services at the site, Alpine terminated its relationship with Hagen in August 2023.⁵ Alpine later filed litigation against Hagen for professional negligence (such action remains pending).⁶

In June 2023, Alpine retained Heggen Lentz Engineering (Lentz) to provide QSP/QSD services.⁷ Lentz agreed to implement, manage, and monitor project SWPPP elements and other Lake Tahoe Construction General Permit (LTCGP) requirements.⁸ Lentz also agreed to "provide daily site visits, with inspection reports and photos, [and] act as the onsite inspector, visiting the site daily during construction and as needed before, during and after qualifying rain events."⁹

Alpine repeatedly requested input from Lentz regarding potential LTCGP inspection and sampling requirements,¹⁰ but due to limited construction activities at the site (see below at 1.b.-c.), Lentz advised Alpine that "[w]ith the prior limited activity onsite it's better to just consider the site not-active from a QSP daily inspection stand point."¹¹ Due to inactivity at the site, the agreement between Alpine and Lentz expired after one year.

Ultimately, Alpine relied on its prior QSP/QSDs' expertise regarding how to comply with the LTCGP.

² See Hagen May 19, 2021 invoice and corresponding Alpine August 31, 2021 payment.

³ See 2021 Alpine & Hagen General Services Agreement.

⁴ See February 2022 SWPPP. This SWPPP was not previously uploaded to SMARTS.

⁵ See August 14, 2023 e-mail from S. Sobas.

⁶ See January 09, 2025 First Amended Complaint.

⁷ See 2023 Alpine & Lentz Agreement.

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ See, e.g., June 6, 2023 e-mail from S. Sobas; August 22, 2023 e-mail from S. Sobas.

¹¹ *Ibid.*; see also LTCGP at §III.A. ["[d]uring the active construction season (defined as May 1 through October 15 for purposes of this General Permit), an inspection of the construction site shall be made each work day."] [underline added].

In July 2025, Alpine retained Auerbach Engineering Corp. (AEC) to provide LTCGP services for the site.¹² AEC has been serving in that capacity since that time.

b. Evidence that sampling requirements have not been triggered, from construction commencement to date of inspection; and

During the history of the project, Alpine's construction activities at the site have been very limited. Due to permitting delays from Caltrans, North Tahoe Public Utility District, and Placer County, Alpine has historically engaged in limited construction activities for only two (2) weeks to two (2) months out of the year (including winterization activities). To help illustrate Alpine's limited construction activities at the site, enclosed please find a detailed Alpine "Construction Timeline." In light of Alpine's limited construction activities at the site, and consistent with the LTCGP,¹³ any potential sampling events at the site were already limited.

In addition, Alpine reviewed publicly available historical rain data from the National Oceanic and Atmospheric Administration (NOAA) and the United States Geological Survey (USGS) for the North Lake Tahoe Region for the time periods covered in Alpine's Construction Timeline. Such analysis indicated that there were a total of eight (8) instances when Alpine was potentially engaged in active construction activities and Alpine's QSP/QSDs should have prepared a Rain Event Action Plan (REAP) because precipitation was greater than or equal to 0.1 inch of precipitation.¹⁴ These events are reflected in the following table.

REAPS (DURING TIMES OF ACTIVE CONSTRUCTION)	
<i>DATES OF ACTIVE CONSTRUCTION WHERE PRECIP = > 0.1 IN</i>	
10/8/2021 (0.41")	
9/20/2022 (0.57")	
9/21/2022 (0.27")	Same event as 9/20/2022, not included in REAP count
10/11/2023 (0.11")	
11/6/2023 (0.43")	TRPA grading season exception
11/7/2023 (0.54")	Same event as 11/6/2023, not included in REAP count
10/17/2024 (0.39")	TRPA grading season exception
10/18/2024 (0.14")	Same event as 10/17/2024, not included in REAP count
5/13/2025 (0.17")	
5/14/2025 (0.13")	Same event as 5/13/2025, not included in REAP count
5/18/2025 (0.1")	
6/22/2025 (0.2")	
TOTAL REAPS	8

¹² See 2025 Alpine & Hagen Agreement.

¹³ See, e.g., LTCGP at Attachment I – Fact Sheet I.C. [“[R]equirements for discharge sampling during non-working days (e.g., weekends and holidays) have been eliminated . . . Sampling during non-working days was determined to be ineffective as it provided little benefit”] [underline added].)

¹⁴ See LTCGP at §VIII.E.

Any sampling for the above-referenced events (because precipitation was equal to or greater than 0.1 inches) first assumes that the project site was *actually* discharging (which Alpine does not admit or acknowledge for purposes of this analysis). In light of this information, potential sampling events at the site from construction commencement to the date of the Regional Water Board's July 2025 inspection were limited.

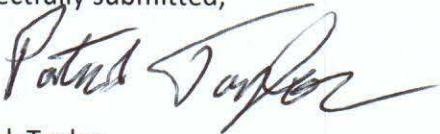
c. Evidence that the site was effectively stabilized and that land-disturbing activities ceased from October 16 to April 30 of the following year, each year of construction.

As noted above, throughout the history of the project, Alpine's construction activities at the site have been very limited. Nonetheless, during years of active site construction, and consistent with Tahoe Regional Planning Agency (TRPA)¹⁵ and LTCGP winterization requirements, Alpine also implemented various winterization measures during each year where active construction had previously occurred, including, but not limited to, installation of fiber rolls, silt fencing, organic mulch (wood chips, pine needles), rock retaining walls, and covers for stockpiles and small slopes within the project boundary. Alpine also secured limited TRPA grading exceptions from 10/17/2022 to 10/21/2022, 11/01/2023 to 11/09/2023, and 10/16/2024 to 10/31/2024. Enclosed please find copies of available photographs and other documentation, including the TRPA grading exceptions, that Alpine has located that support Alpine's stabilization and winterization of the site from October 16 to April 30 for each year of active construction.¹⁶

In addition to the above information, enclosed please find a revised and updated CASR.

Alpine continues to take this matter very seriously and appreciates the opportunity to submit the enclosed documents to the Regional Water Board. Please let me know if you have any immediate questions and/or if you have any issues downloading the supporting documentation.

Respectfully submitted,



Patrick Taylor
Chief Financial Officer
Alpine View Estates LLC

Enclosures: Alpine Construction Timeline
Revised Corrective Action Summary Report

¹⁵ See, e.g., TRPA Winterization Guidelines & Requirements, available here: <https://www.trpa.gov/wp-content/uploads/documents/archive/Winterization-Guidelines.pdf>.

¹⁶ Dates referenced in historical photographs provided simply reflect site conditions at the time any individual photograph was taken. With this submittal, Alpine also is providing documentation to demonstrate that Alpine has effectively stabilized and winterized the site for the 2025-2026 wet season.

cc: **Lahontan Regional Water Quality Control Board**
Ms. Shelby Parker (shelby.barker@waterboards.ca.gov)
Mr. Timothy Middlemis-Clark (timothy.middlemis-clark@waterboards.ca.gov)
Mr. Trevor Miller (trevor.miller@waterboards.ca.gov)

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