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8. Any stoves or fireplace inserts installed shall emit 15 grams or less of smoke per hour for non-catalytic wood heaters and 6 grams or less per for catalytic equipped heaters. As an alternative, stoves or inserts may be installed that meet the emission standards set by the State of Oregon. Such stoves or fireplace inserts shall be operated at all times in the mode for which emissions were certified.
9. All new utilities shall be underground and located with appropriate public utility easements.
10. Maintain a 100-foot non-building setback from Alpine Creek.
11. A phasing plan, identifying the construction phases of the proposed construction/rehabilitation, shall be submitted for approval by Agency staff prior to issuance of the TRPA permit. This phasing plan shall include a construction/inspection schedule including the following items:
  - a. When installation of temporary erosion control, and vegetation protection and construction site boundary fencing will occur;
  - b. When construction will start;
  - c. When all disturbed areas will be stabilized;
  - d. When initial grading will be completed;
  - e. When all construction slash and debris will be removed;
  - f. When driveways, parking areas and other paved surfaces will be paved;
  - g. When installation of permanent mechanical erosion control devices will occur;
  - h. When installation of permanent drainage improvements will occur;
  - i. When revegetation will occur;
  - j. When construction will be completed;
  - k. When the site will be winterized, if appropriate; and
  - l. Other information deemed necessary by Agency staff to assure compliance with the purpose of this Section as stated above.
12. The final construction drawings for each of the new cabins and other structures shall be subject to review and approval by Agency staff. Individual securities may be required for, and specific conditions of approval may be placed on each such approval. Such approvals by Agency staff shall not constitute a new project.
13. Construction materials and exterior colors of the proposed cabins and other structures shall be subject to final review and approval by Agency staff.