

MINUTE ITEM
This Calendar Item No. C04
was approved as Minute Item
No. C04 by the State Lands
Commission by a vote of 2
to 0 at its 10/29/90
meeting.

CALENDAR ITEM

A 7
S 1

C 0 4

10/29/90
PRC 4132
J. Ludlow

RECREATIONAL PIER PERMIT

APPLICANT: John H. Reininga and Carlene Reininga
600 Montgomery Street, Suite 3600,
San Francisco, California 95111

AREA, TYPE LAND AND LOCATION:
A parcel of submerged land located in Lake
Tahoe near Sunnyside, Placer County.

LAND USE: Partial reconstruction, use, and maintenance of
a rock crib pier, deck replacement, boathouse
reconstruction, and retention of an existing
mooring buoy.

TERMS OF PROPOSED PERMIT:
Initial period: Five years beginning
October 29, 1990.

CONSIDERATION: Rent free pursuant to Section 6503.5 of the
P.R.C.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES, AND EXPENSES:
Filing fee, processing costs, and environmental
costs have been received.

(ADDED pgs. 19-19.17)

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STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 2, Div. 3;
Title 15 Div. 6.

AB 884: 03/10/91.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15025), the staff has prepared a Proposed Negative Declaration identified as EIR NO 532, State Clearinghouse No. 90020778. Such Proposed Negative Declaration was prepared and circulated for public review pursuant to the provisions of CEQA.

Based upon the Initial Study, the Proposed Negative Declaration, and the comments received in response thereto, there is no substantial evidence that the project will have a significant effect on the environment. (14 Cal. Code Regs. 15074(b))

2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
3. All work, excluding the decking, will be conducted waterward of the 6,223-foot low water line and will be accomplished from a barge with a pile driver. All construction wastes will be collected onto the barge and disposed of at the nearest dumpster/sanitary landfill site.
4. Materials will be neither stored nor placed, nor will any activity associated with construction, excluding the decking, be conducted above the low water line on the subject property. This will prevent

CALENDAR ITEM NO. C 04 (CONT'D)

any disturbance to what may be considered a Tahoe Yellow Cress (Rorippa) habitat.

5. This property was physically inspected by staff for purposes of evaluating the impact of the proposed activity on the public trust needs of the area.
6. The issuance of this permit supersedes any prior authorization by the State Lands Commission at this location.
7. In order to determine the other potential trust uses in the area of the proposed project, the staff contacted representatives of the following agencies: TRPA, Department of Fish and Game, County of Placer, and the Tahoe Conservancy. None of these agencies expressed a concern that the proposed project would have a significant effect on trust uses in the area. The agencies did not identify any trust needs which were not being met by existing facilities in the area. Identified trust uses in this area would include swimming, boating, walking along the beach, and views of the lake.
8. These activities involve lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the projects as proposed are consistent with the lands' use classification.
9. All permits issued at Lake Tahoe include special language in which the permittee/lessee agrees to protect and replace or restore, if required, the habitat of Rorippa subumbellata, commonly called the Tahoe Yellow Cress, a State-listed endangered plant species.
10. If any structure hereby authorized is found to be in nonconformance with the Tahoe Regional Planning Agency's Shorezone

CALENDAR ITEM NO. C 0 4 (CONT'D)

ordinance and if any alterations, repairs, or removal required pursuant to said ordinance are not accomplished within the designated time period, then this permit will be automatically terminated, effective upon notice by the State and the site shall be cleared pursuant to the terms thereof. If the location, size, or number of any structure hereby authorized is to be altered, pursuant to order of the Tahoe Regional Planning Agency, Lessee shall request the consent of State to make such alteration.

11. The Applicant has been notified that the public has a right to pass along the shoreline and the permittee must provide a reasonable means for public passage along the shorezone area occupied by the permitted structure.

APPROVALS OBTAINED:

Tahoe Regional Planning Agency, Department of Fish and Game, Placer County, and Lahontan Regional Water Quality Control Board.

FURTHER APPROVALS REQUIRED:

United States Army Corps of Engineers.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Placer County Letter of Approval.
- D. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR NO 532, STATE CLEARINGHOUSE NO. 90020778, WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF THE CEQA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. FIND THAT THE ISSUANCE OF THIS PERMIT SUPERSEDES ANY PRIOR AUTHORIZATION BY THE STATE LANDS COMMISSION AT THIS LOCATION.

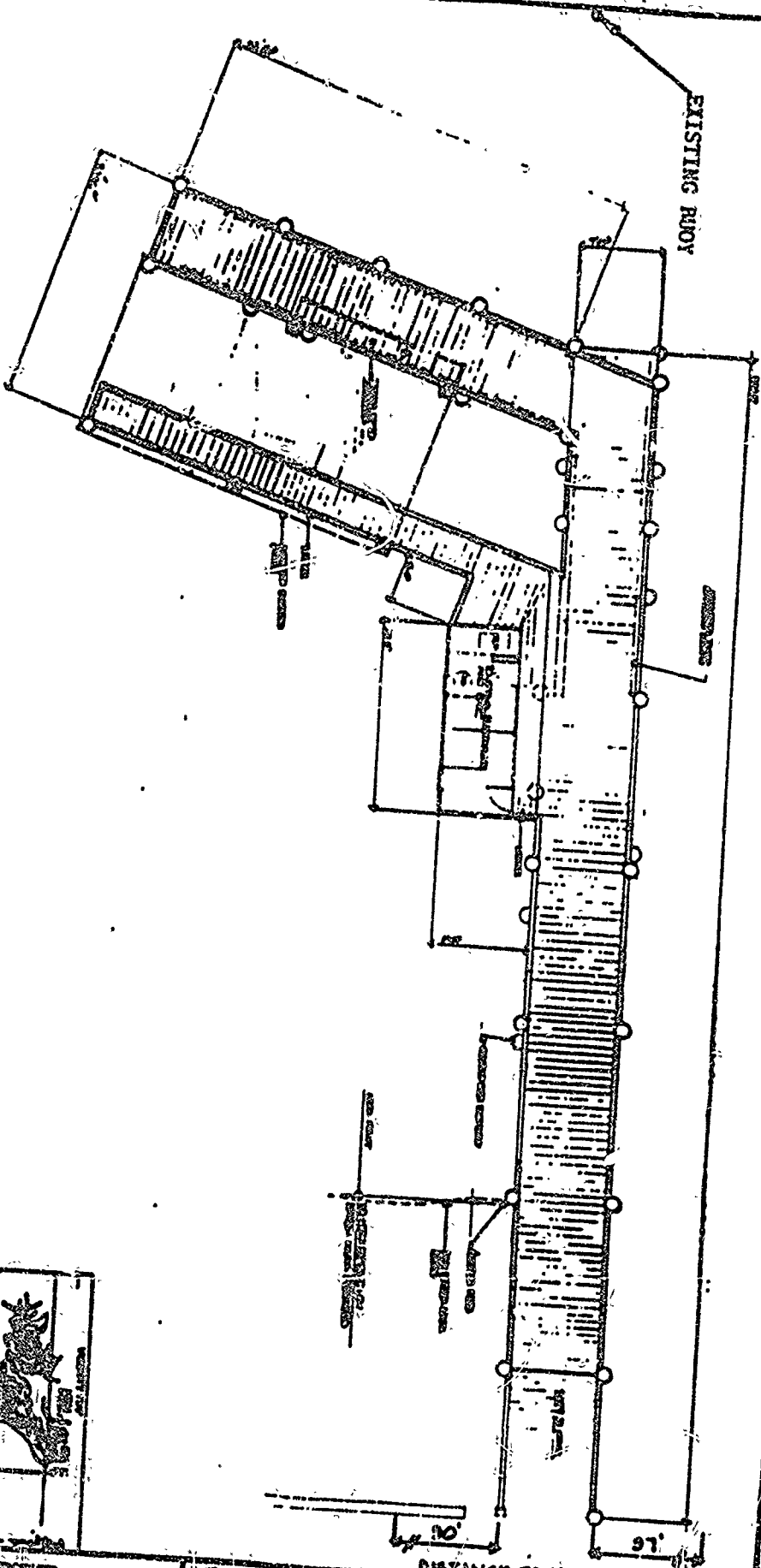
CALENDAR ITEM NO. C 0 4 (CONT'D)

4. AUTHORIZE ISSUANCE TO JOHN H. REININGA AND CARLENE REININGA OF A FIVE-YEAR RECREATIONAL PIER PERMIT, BEGINNING OCTOBER 29, 1990; FOR THE PARTIAL RECONSTRUCTION, USE, AND MAINTENANCE OF A ROCK CRIB PIER, DECK REPLACEMENT, BOATHOUSE RECONSTRUCTION, AND THE RETENTION OF AN EXISTING MOORING AS DEPICTED ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

PRC 4132



NOTE: ALL 12" ϕ PILES TO BE REPLACED LAKEWARD OF LOW WATER & ABOVE THE WATER LINE (PILES TO BE SLEEVED & CAPPED) ROCK CUTS TO BE REPLACED AS NECESSARY WITHIN SAME CONVEYANCE AS SHOWN. BENT HOUSE TO BE REPAIRED.

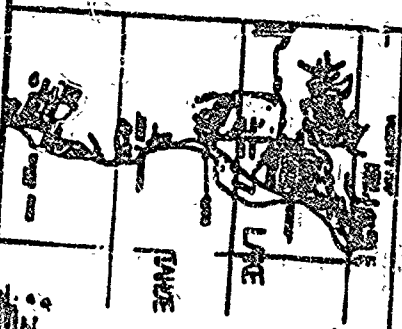
PREPARED FEBRUARY 16, 1990 BY BIU I.

T O R I N G S A N C A N

Sheet 1 of 2

MATERIALS:
 PILING: TREATED 12" ϕ PILES
 CRIBS: 6x6 REDWOOD
 CFB ROCK: MATCH EXISTG 4'-6" CRIBBLE
 DECKING: 2x8 REDWOOD

NOTE: ALL MATERIALS TO BE STORED ON PIER, LAKEWARD OF LOW WATER LINE.



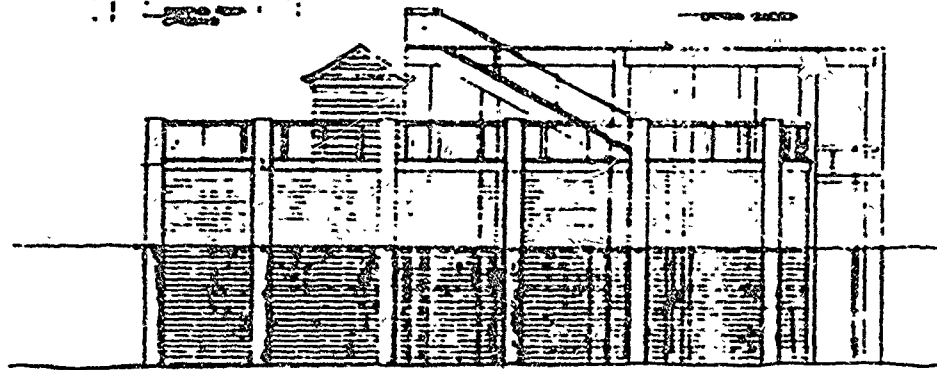
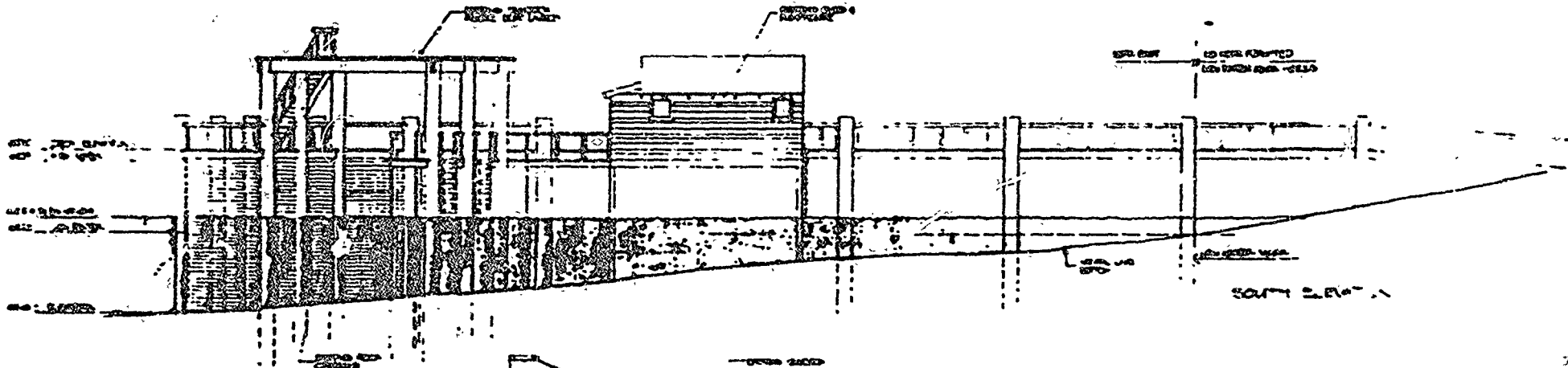
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DATE: 02/14/90
 DRAWN BY: C. B. BROWN
 (0173)
 910-283-0124

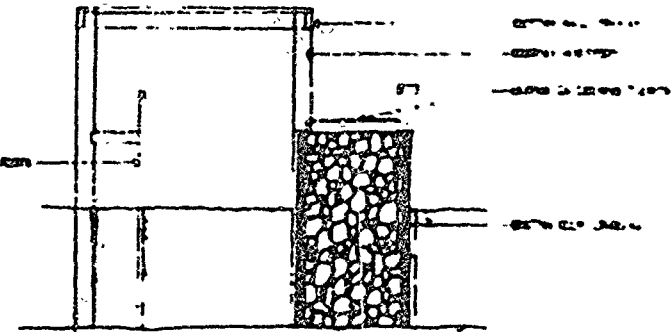
X2

EXHIBIT "A"
LAND DESCRIPTION

ERC 412



WEST ELEVATION



SECTION

NOTE: SEE ATTACHED DRAWING
DETAILS FOR METHOD OF COUPLING
NEW FILINGS TO EXIST'G.

PREPARED FEBRUARY 16, BY BIU 1.

Sheet 2 of 2

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ORING SAGAN
design / development

PO Box 6214 Torrance City, California 90750 916-593-0345

PROPOSED
NEW BRIDGE

PROPOSED
NEW BRIDGE

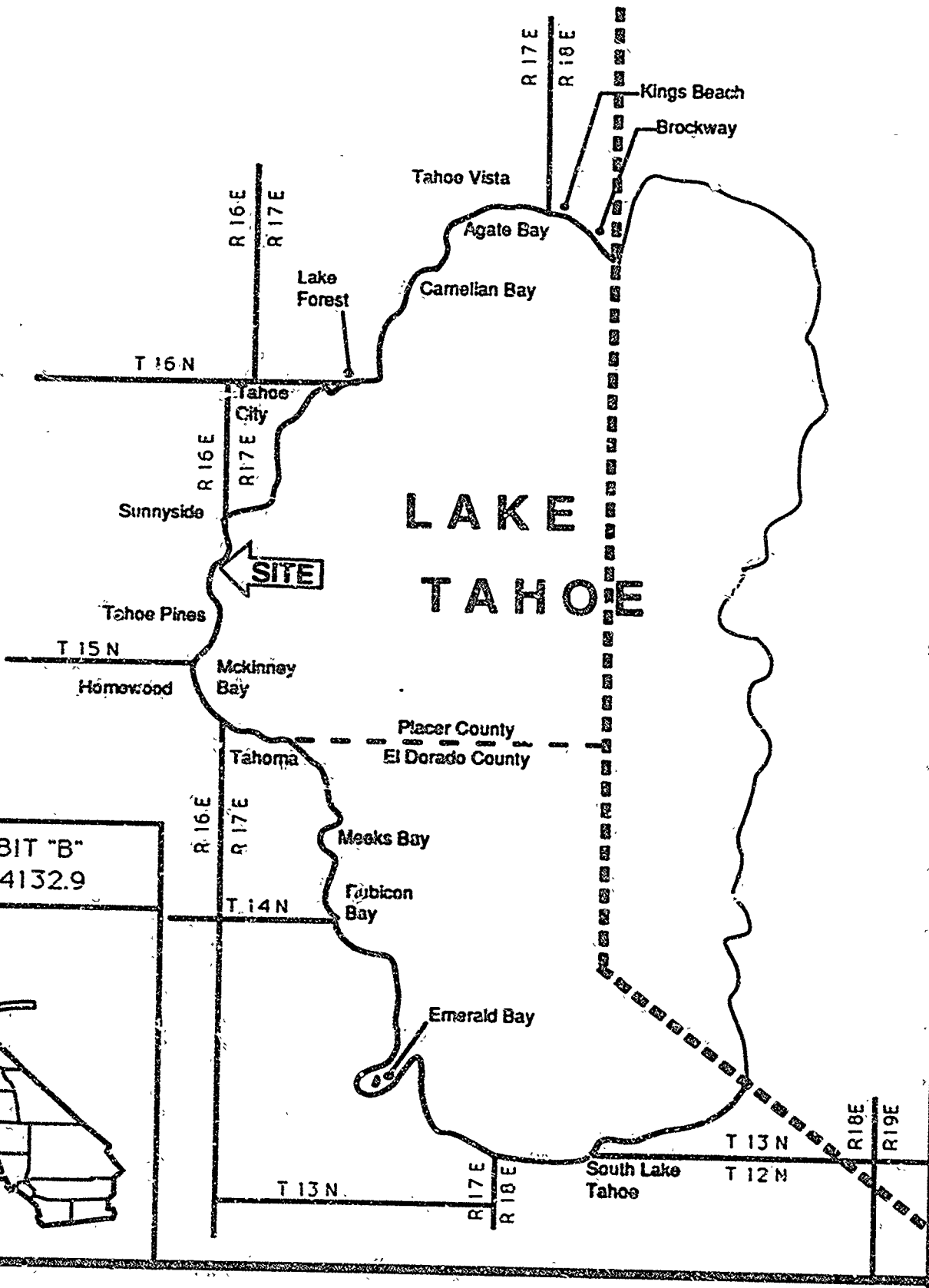


EXHIBIT "B"
PRC 4132.9



EXHIBIT "C"



PLACER COUNTY

DEPARTMENT OF PUBLIC WORKS

JACK WARREN, Director
JAN WITTER, Assistant Director
LARRY ODDO, Deputy Director
ALAN ROY, Deputy Director

March 7, 1990

File Ref. PRC 4132.9

OPERATING DIVISION
Administration
Engineering
Equipment Maintenance
Road Maintenance
Special Districts
Surveying
Transportation

State Lands Commission
Attn: Judy Ludlow
1807 - 13th Street
Sacramento, CA 95814

Re: RECONSTRUCTION OF A ROCK CRIB PIER AND BOATHOUSE

Name: John & Carlene Reininga

Address: 120 Fairway
San Rafael, CA 94901

Assessor's Parcel No. 84-132-01 (2550 West Lake Boulevard)

The County of Placer has received notice of the above referenced activity in Lake Tahoe and has no objection to said facilities/project or to the issuance of a permit or lease by the State Lands Commission for such use of sovereign lands.

If you have any questions, you may reach me at (916) 889-7500.

COUNTY OF PLACER
DEPARTMENT OF PUBLIC WORKS
JACK WARREN, DIRECTOR

CHRIS COURTER
ENGINEERING AIDE

JW:CC:MK
Ref. 05.28

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STATE LANDS COMMISSION

EXHIBIT "D"

LEO T. MCCARTHY, Lieutenant Governor
GRAY DAVIS, Controller
JESSE R. HUFF, Director of Finance

GEORGE DELEMEHAN, Chairman
EXECUTIVE OFFICE
1807 - 13th St.
SACRAMENTO, CA 95811
CHARLES WARREN
Executive Director

PROPOSED NEGATIVE DECLARATION

EIR NO: 532

File Ref.: PRC 4112

SCH No.: 90020778

Project Title: John Reininga Pier Reconstruction/Repair

Project Proponent: John Reininga

Project Location: 2550 West Lake Blvd., Lake Tahoe,
APN #84-132-01, Placer County.

Project Description: Authorization of existing buoy and
proposal to repair/reconstruct pier and
boathouse.

Contact Person: Betty Eubanks Telephone: 916/322-2795

This document is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq., Public Resources Code), the State CEQA Guidelines (Section 15000 et seq., Title 14, California Code Regulations), and the State Lands Commission regulations (Section 2901 et seq., Title 2, California Code Regulations).

Based upon the attached Initial Study, it has been found that:

- this project will not have a significant effect on the environment.
- mitigation measures included in the project will avoid potentially significant effects.

X ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST - PART II

Form 12-20 (7/82)
41

File Ref.: PRC 4132.9

I. BACKGROUND INFORMATION

A. Applicant: X John and Carlene Raininga
600 Montgomery Street, Suite 3600
San Francisco, CA 95111

B. Checklist Date: 7 / 26 / 90

C. Contact Person: Betty Eubanks

Telephone: (916) 322-2795

D. Purpose: Authorization of existing buoy and proposal to repair/reconstruct pier/boathouse.

E. Location: 2550 W. Lake Boulevard, Lake Tahoe, APN 84-132-01, approximately 1/4 mile north of Skyland, Placer County.

F. Description: Rebuild existing boathouse, replace existing pilings, and replacement of rock crib and wood deck as needed. All work will be done lakeward of MLW (EL 6223)

G. Persons Contacted: _____

II. ENVIRONMENTAL IMPACTS. (Explain all "yes" and "maybe" answers)

A. Earth. Will the proposal result in:

Yes Maybe I

- 1. Unstable earth conditions or changes in geologic structures? I
- 2. Disruptions, displacements, compaction, or overcovering of the soil? I
- 3. Change in topography or ground surface relief features? I
- 4. The destruction, covering, or modification of any unique geologic or physical features? I
- 5. Any increase in wind or water erosion of soils, either on or off the site? I
- 6. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake? I
- 7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, mudflows, ground failure or similar hazards? I

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B. Air. Will the proposal result in:

- 1. Substantial air emissions or other air quality impacts? Yes Maybe No
- 2. The production of objectionable odors?
- 3. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

C. Water. Will the proposal result in:

- 1. Changes in the currents, or the course or direction of water movements, in either marine or fresh waters?
- 2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?
- 3. Alterations to the course or flow of flood waters?
- 4. Change in the amount of surface water in any water body?
- 5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?
- 6. Alteration of the direction or rate of flow of ground waters?
- 7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?
- 8. Substantial reduction in the amount of water otherwise available for public water supplies?
- 9. Exposure of people or property to water-related hazards such as flooding or tidal waves?
- 10. Significant changes in the temperature, flow or chemical content of surface thermal springs?

D. Plant Life. Will the proposal result in:

- 1. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?
- 2. Reduction of the numbers of any unique, rare or endangered species of plants?
- 3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?
- 4. Reduction in acreage of any agricultural crop?

E. Animal Life. Will the proposal result in:

- 1. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?
- 2. Reduction of the numbers of any unique, rare or endangered species of animals?
- 3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?
- 4. Deterioration to existing fish or wildlife habitat?

F. Noise. Will the proposal result in:

- 1. Increase in existing noise levels?
- 2. Exposure of people to severe noise levels?

G. Light and Glare. Will the proposal result in:

- 1. The production of new light or glare?

H. Land Use. Will the proposal result in:

- 1. A substantial alteration of the present or planned land use of an area?

I. Natural Resources. Will the proposal result in:

- 1. Increase in the rate of use of any natural resource?
- 2. Substantial depletion of any nonrenewable resources?

J. Risk of Upset. Does the proposal result in:

Yes No/Yes No

- 1. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions?
- 2. Possible interference with emergency response plan or an emergency evacuation plan?

K. Population. Will the proposal result in:

- 1. The alteration, distribution, density, or growth rate of the human population of the area?

L. Housing. Will the proposal result in:

- 1. Affecting existing housing, or create a demand for additional housing?

M. Transportation/Circulation. Will the proposal result in:

- 1. Generation of substantial additional vehicular movement?
- 2. Affecting existing parking facilities, or create a demand for new parking?
- 3. Substantial impact upon existing transportation systems?
- 4. Alterations to present patterns of circulation or movement of people and/or goods?
- 5. Alterations to waterborne, rail, or air traffic?
- 6. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

N. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- 1. Fire protection?
- 2. Police protection?
- 3. Schools?
- 4. Parks and other recreational facilities?
- 5. Maintenance of public facilities, including roads?
- 6. Other governmental services?

O. Energy. Will the proposal result in:

- 1. Use of substantial amounts of fuel or energy?
- 2. Substantial increase in demand upon existing sources of energy, or require the development of new sources?

P. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- 1. Power or natural gas?
- 2. Communication systems?
- 3. Water?
- 4. Sewer or septic tanks?
- 5. Storm water drainage?
- 6. Solid waste and disposal?

Q. Human Health. Will the proposal result in:

- 1. Creation of any health hazard or potential health hazard (excluding mental health)?
- 2. Exposure of people to potential health hazards?

R. Aesthetics. Will the proposal result in:

- 1. The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

S. Recreation. Will the proposal result in:

- 1. An impact upon the quality or quantity of existing recreational opportunities?

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T. Cultural Resources.

- | | Yes | Maybe | No |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will the proposal restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

U. Biological Findings of Significance.

- | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|
| 1. Does the project have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. DISCUSSION OF ENVIRONMENTAL EVALUATION (See Comments Attached)

IV. PRELIMINARY DETERMINATION

On the basis of this initial evaluation:

An Initial Study is being circulated

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date: 08 / 01 / 90

Betty Eubank
 for the State Lands Commission
 BETTY EUBANK 13
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ENVIRONMENTAL EVALUATION
ATTACHMENT TO ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST - PART II
JOHN REININGA PIER AND BOATHOUSE RECONSTRUCTION
PRC 4132 - INITIAL STUDY

A6.

The existing rock crib disrupts littoral sediment transport behind the crib. As a result the area behind the crib has a build up of fine sediments which would not be present if the crib were not there. This project will prevent the crib from deteriorating further and thus continue these unnatural conditions.

C1. C5.

There will be a rise in turbidity levels during the construction period.

D1.

Removal of wood piles and placement of new wood pilings may have an effect on algae and other aquatic plant species.

D2.

Lake Tahoe is a known habitat for Rorippa subumbellata Roll. listed by California as an endangered species. As reconstruction of the pier and boathouse will occur from MLW (El 6223) lakeward and there will not be any storage of equipment or materials above El 6223, the project activity should not impact Rorippa subumbellata habitat.

E1. E4.

The proposed pier, boathouse, and rock crib reconstruction/repair, as well as the existing buoy, are located in a fish spawning/habitat restoration area. The existing buoy should not have an adverse effect on fish spawning. Pier reconstruction activities should have a minimal effect on spawning/habitat areas as reconstruction will occur within the same dimensions as the existing pier.

The rock crib has the potential of significantly affecting the substrate. The water area behind the rock crib is a region of low energy and fine sediments are deposited there. Thus the spawning habitat becomes unusable in this area.

PRC 4132 - Initial Study
John Reininga Pier/Boathouse Reconstruction

F1.

There will be a rise in ambient noise levels during reconstruction/repair activities, however, this should be for a relatively short term duration and should thus be insignificant.

M1. M5.

Vehicular movement and waterborne traffic from construction activities will increase during reconstruction of the pier. This increase should be for a short time during construction and should not create a significant impact. Once the project is complete, waterborne traffic should revert back to the same intensity as before reconstruction. The project will not change the navigational use of the shore area.

S1.

The quality or quantity of existing recreational opportunities will not change as a result of reconstruction of the pier and boathouse or existence of the buoy. Any impacts from construction would be for a temporary period and should not be significant. The quality of recreation for topline trollers will not change as the shoreline in this area is significantly built out with piers.

The applicant's pier extends waterward of '1 6223 approximately 90'. The existing buoy is located approximately 50' waterward of the pier. Approximately 90' south of Reininga's pier, there is an existing pier and boathouse. North of Reininga's pier, approximately 97', there is a pier and boathouse.

U1.

As the project is located within a fish spawning/habitat area, it has the potential to reduce the habitat of a fish or wildlife species.

PROJECT DESCRIPTION
JOHN REININGA - PIER RECONSTRUCTION
PRC 4132

The applicant's project consists of placement of an existing buoy and a proposal to repair an existing rock crib pier located on the West shore of Lake Tahoe. All repairs to the pier will be lakeward of low water (El 6223). Repairs will include: rebuilding of existing boathouse; replacement of existing pilings with new wood pilings; and, replacement of rock crib and wood deck as needed.

No increases in coverage or modifications to the existing pier and boathouse will occur. Reconstruction of the pier and boathouse is to be by barge which will anchor to the existing structure and/or lake bottom to stabilize the barge during construction. All construction debris will be collected onto the barge and disposed of at the nearest dumpster/sanitary land fill site near Squaw Valley. Small john boats and tarps will be utilized under construction areas to provide for the collection of construction debris to prevent any discharge of construction wastes to the Lake.

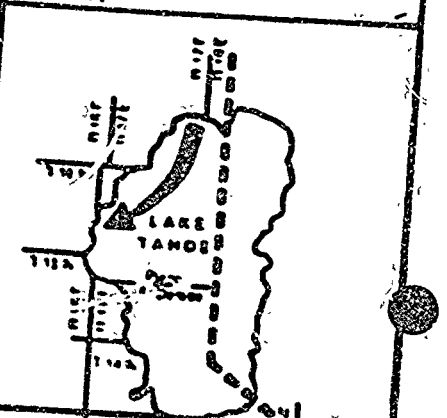
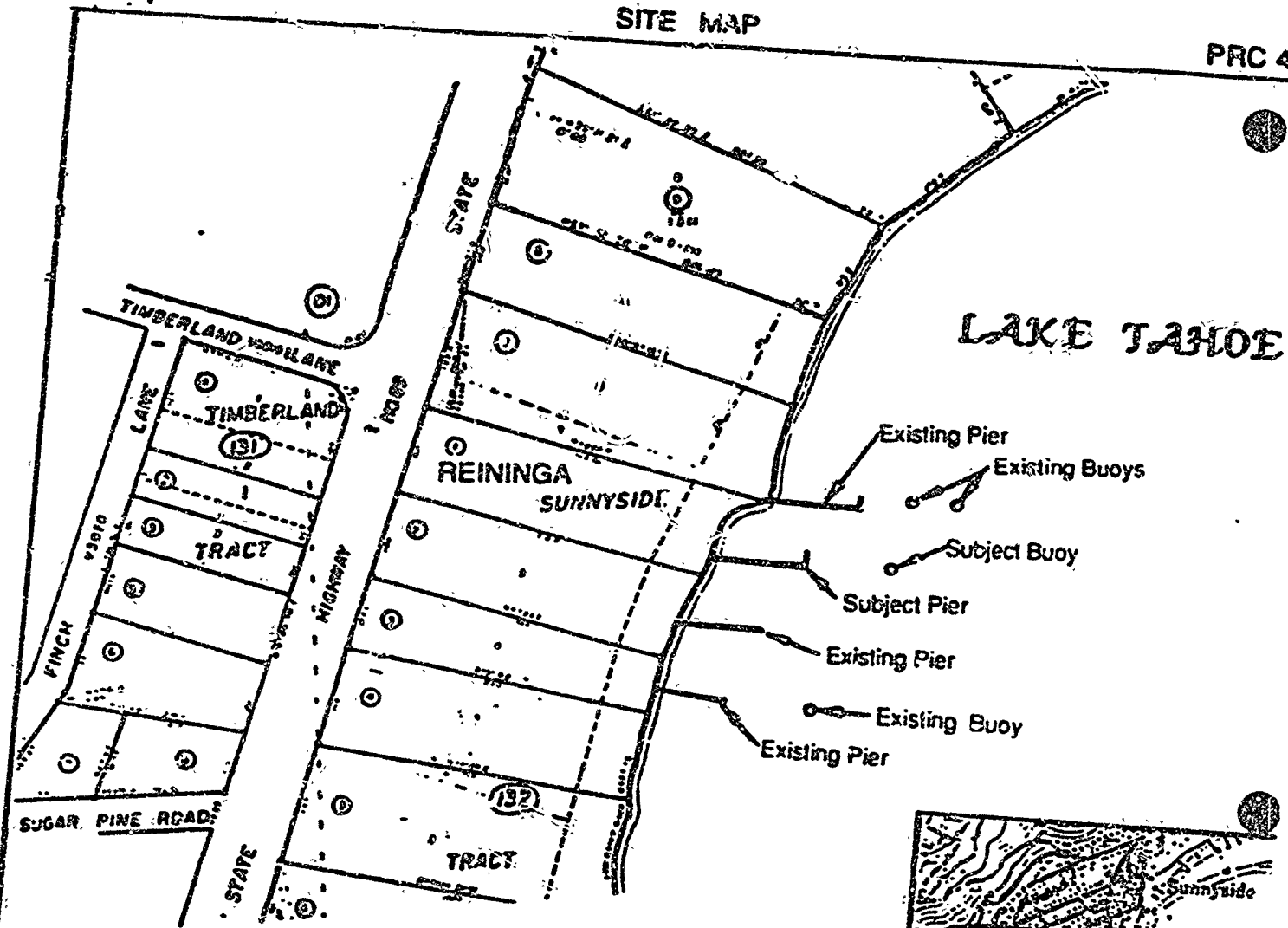
The applicant would like work to take place during October - May 1991.

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EXHIBIT "A"

SITE MAP

PRC 4133



PREPARED AUGUST 3, 1990 BY LLB.

No Scale

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