

MINUTE ITEM
This Calendar Item No. C04
was approved as Minute Item
No. 4 by the State Lands
Commission by a vote of 3
to 0 at its 9/23/91
meeting.

CALENDAR ITEM

A 7
S 1

C 0 4

09/23/91
WP 3652 PRC 3652
J. Ludlow

RECREATIONAL PIER PERMIT

APPLICANT:

Robert W. Davis and Dietra E. Davis,
Trustees
C. R. Gibb and Joan Gibb
10 Washington Street
Oakland, California 94607

AREA, TYPE LAND AND LOCATION:

Two parcels of submerged land located in Lake Tahoe at Cedar
Flat, Placer County.

LAND USE:

Proposed 75-foot extension to an existing multi-use pier,
including the installation of two low-level boatlifts, and
retention of four existing mooring buoys, two in front of
each upland parcel.

TERMS OF PROPOSED PERMIT:

Initial period:
Five (5) years beginning September 23, 1991.

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:

Applicants are owners of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee, processing costs, environmental fees, and Fish
and Game fees have been received.

CALENDAR ITEM NO. C 0 1 (CONT'D)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 5, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:

02/12/92

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 ND 564, State Clearinghouse No. 91082095. 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. As noted, staff has circulated a Proposed Negative Declaration, SCH# 91082095, for the subject facilities, and received no objection to any of these projects during the public comment period. However, staff has recently been informed by staff of the Department of Fish and Game (DFG) and staff of the Tahoe Regional Planning Agency (TRPA) that both agencies will be reviewing their policies regarding placement and use of buoys at Lake Tahoe, and may develop restrictions on such placement and use of buoys to address fish habitat and other environmental and recreational concerns. Staff, therefore, recommends that the Commission approve the facilities which are the subject of this calendar item, subject to the right of the Commission to amend or rescind such authorization during the term specified if appropriate to respond to concerns which may arise during the upcoming review by DFG and TRPA.
3. The proposed project involves a 75-foot extension of an existing multiple-use pier and the addition of two low-level boatlifts. The 75-foot addition will extend 30 feet beyond the recognized TRPA pierhead line as indicated in Exhibit "A". Both the extension beyond the pierhead line and the placement of two low level

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

boatlifts have been authorized by the TRPA under the allowable standards applied to recognized multiple use facilities pursuant to Chapter 54.8.D(1)(a) of the Shorezone Provisions from the TRPA Code of Ordinances.

4. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 370, 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.
5. The extension of the existing pier, which will be located waterward of the 6,223-foot low water line, will be accessed by a floating barge or rubber-tired barge, which will restrict its movement to the "footprint" of the pier. All construction wastes will be collected onto the barge and disposed of at the nearest dumpster/sanitary landfill site. The pier extension will provide needed water depth to safely access the pier.
6. Materials will be neither stored nor placed above the low water line of the subject properties. This procedure will prevent any disturbance to what may be considered Tahoe Yellow Cress (*Rorippa subumbellata* Roll) habitat.
7. The existing pier is a previously authorized pier.
8. This property was physically inspected by staff for purposes of evaluating the impact of the proposed activity on the public trust.
9. 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 the 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.

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

10. 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.
11. If any structure hereby authorized is found to be in nonconformance with the Tahoe Regional Planning Agency's Shorezone ordinance, and if any alterations, repairs, or removal required pursuant to said ordinance are not accomplished within the designated time period, then this permit is 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, permittee shall request the consent of the State to make such alteration.
12. 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.
13. The issuance of this permit supersedes any prior authorization by the State Lands Commission at this location.

APPROVALS OBTAINED:

Tahoe Regional Planning Agency, Department of Fish and Game, Placer County, and Lahontan Regional Water District.

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

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR ND 564, STATE CLEARINGHOUSE NO. 91082095, 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. AUTHORIZE ISSUANCE TO ROBERT W. DAVIS AND DIETRA E. DAVIS, TRUSTEES, AND C. R. GIBB AND JOAN GIBB OF A FIVE-YEAR RECREATIONAL PIER PERMIT, BEGINNING SEPTEMBER 23, 1991, FOR THE 75-FOOT EXTENSION OF AN EXISTING MULTI-USE PIER INCLUDING THE INSTALLATION OF TWO LOW-LEVEL BOATLIFTS, AND FOR THE RETENTION OF FOUR EXISTING MOORING BUOYS, AS ILLUSTRATED AND PROPOSED ON THE LAND DESCRIBED ON EXHIBIT 'A' ATTACHED, AND BY REFERENCE MADE A PART HEREOF PROVIDED THAT, AT ANY TIME DURING ITS STATED TERM, THE COMMISSION MAY AMEND OR RESCIND THIS AUTHORIZATION AS IT PERTAINS TO BUOYS AS IT DEEMS NECESSARY TO ADDRESS CONCERNS WHICH MAY ARISE DURING THE UPCOMING REVIEW OF SUCH FACILITIES BY DFG AND TRPA.
4. FIND THAT THE ISSUANCE OF THIS PERMIT SUPERSEDES ANY PRIOR AUTHORIZATION BY THE STATE LANDS COMMISSION AT THIS LOCATION.

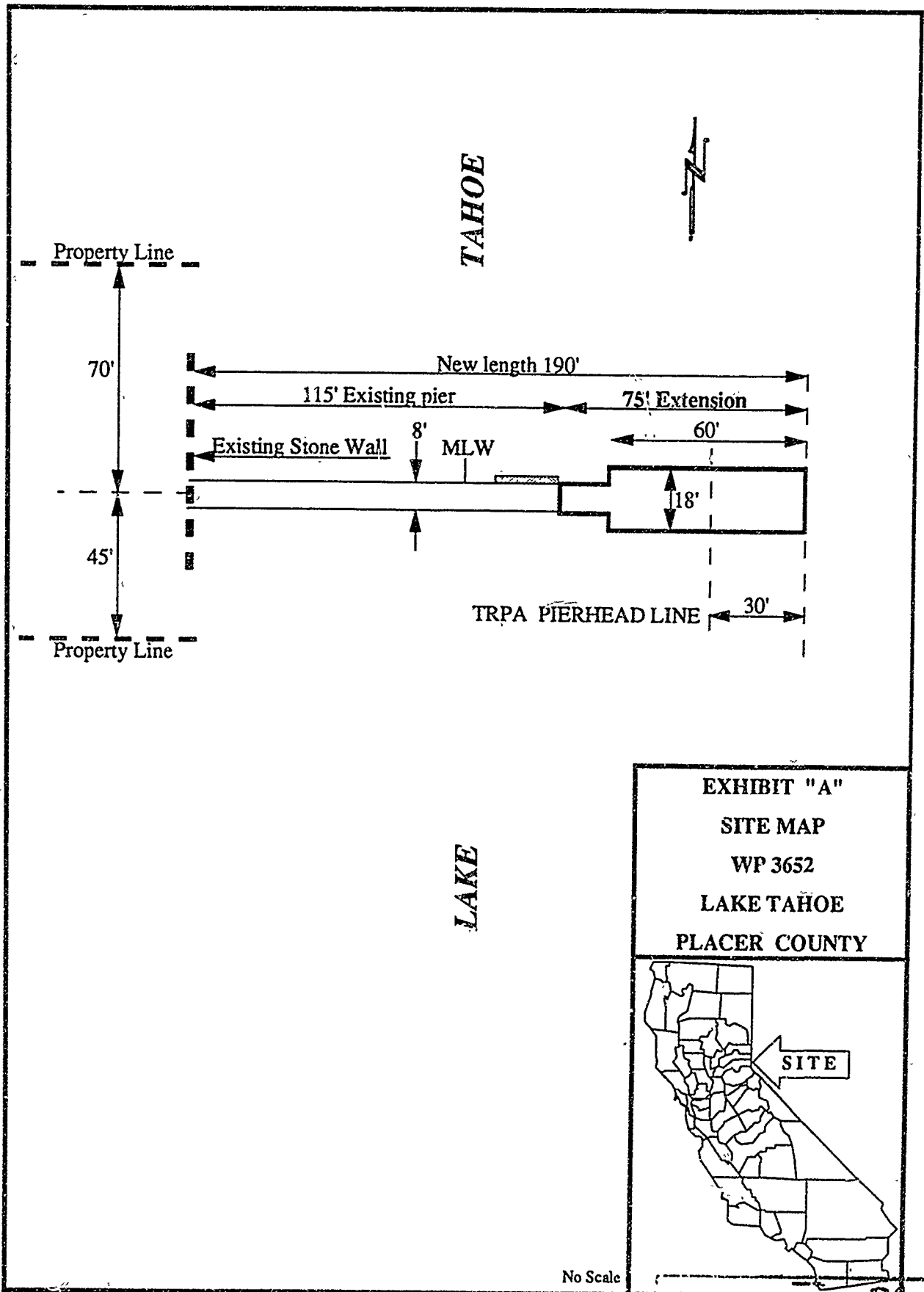


EXHIBIT "A"
 SITE MAP
 WP 3652
 LAKE TAHOE
 PLACER COUNTY



No Scale

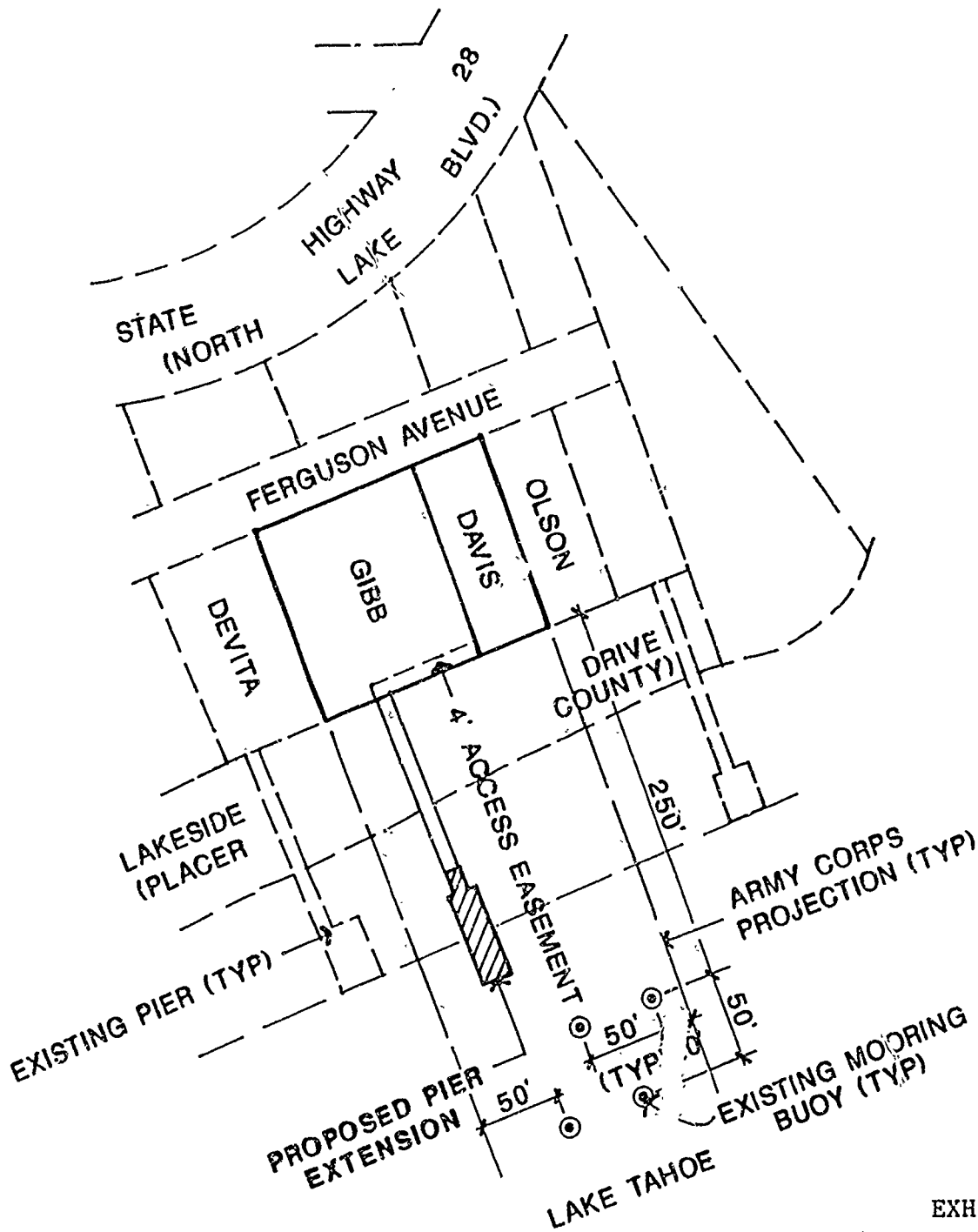


EXHIBIT "A"

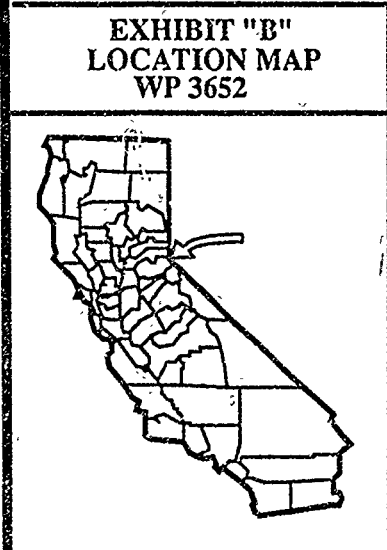
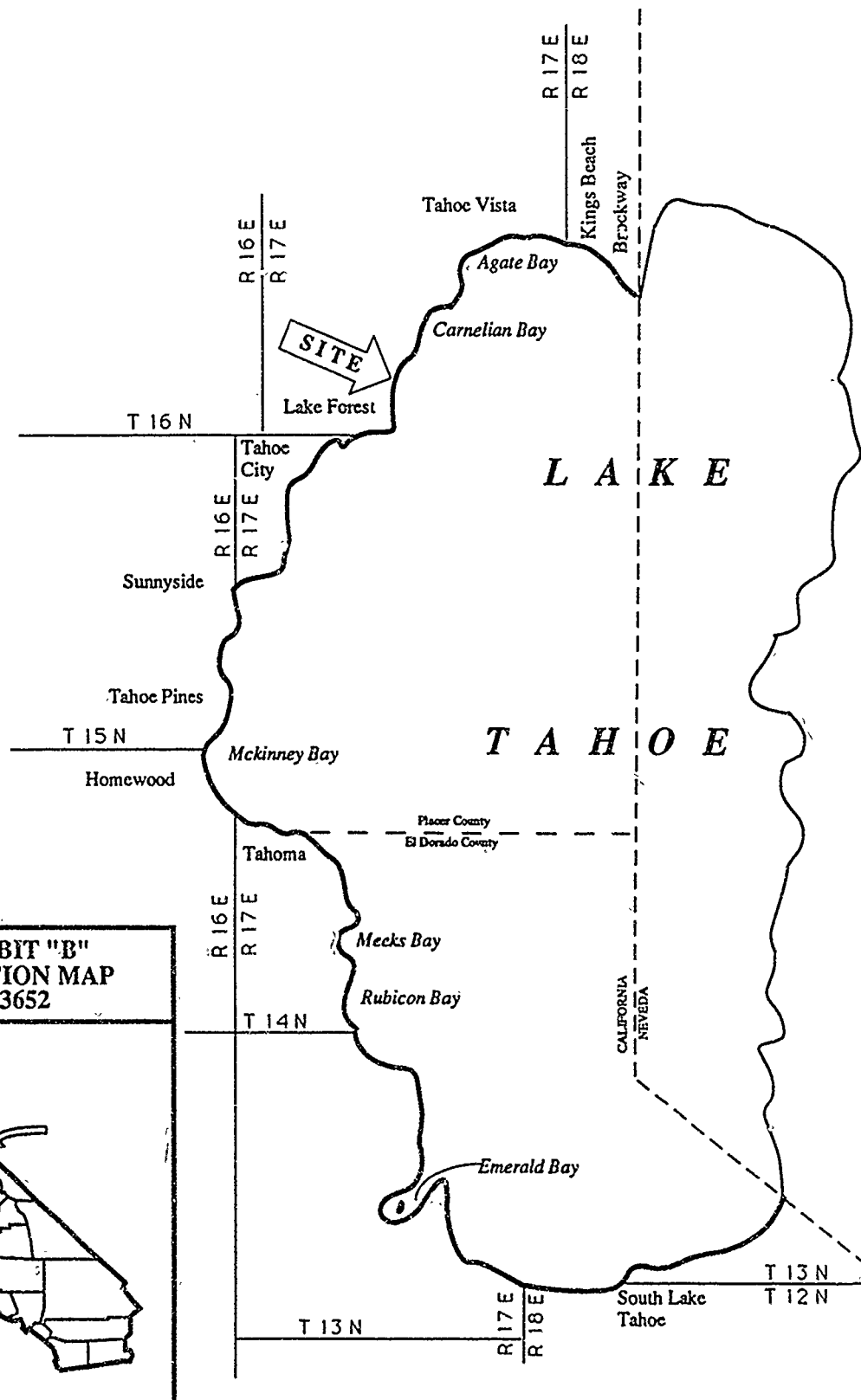
**PIER EXTENSION/BOATLIFTS
GIBB/DAVIS PROPERTIES**

4170/4176 FERGUSON AVE.
CEDAR FLAT AREA
PLACER COUNTY, CA 924 • 5
APN: 92-200-25.26 2852
APRIL 1990

ADJOINING PROPERTIES	
NORTH 92-200-11	SOUTH 92-200-14

REVISED
7/91

VAIL ENGINEERING CORPORATION
TAHOE CITY, CALIFORNIA (916) 503-3417



Date June 13, 1991

File Ref: WP 3652

Ms. Judy Ludlow
California State Lands Commission
1807 13th Street
Sacramento, California 95814

Subject: Building Permit for Pier Extension and boatlift addition
to multi use pier ..

Name: Clyde Gibb/Robert Davis

Address 10 Washington Street

Oakland, CA 94607

Placer County Assessor's Parcel No. 92-200-25,26

Upland Address: 4170 & 4176 Ferguson Avenue,
Cedar Flat Area

Dear Ms. Ludlow:

The County of Placer has received notice of the above-referenced project in Lake Tahoe and has no objection to the pier repair/ construction or to the issuance of the State Lands Commission's permit.

If you have any questions, you may reach me at (916) 889-7584

Sincerely,

Jan Christian
JAN CHRISTIAN
Associate Civil Engineer

9/5/91
PS - A Pier agreement & encroachment
Permit are being processed on
these parcels, as they ^{Pier} cross county
land. The entire process is nearly
completed, but requires additional
notarized signatures from Robert
& Dietra Davis, & Joan Gibb prior to
recording. It is anticipated this
will occur in the near future.
Jan Christian

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STATE LANDS COMMISSION

LEO T. McCARTHY, *Lieutenant Governor*
GRAY DAVIS, *Controller*
THOMAS W. HAYES, *Director of Finance*

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95814

CHARLES WARREN
Executive Officer


August 21, 1991
File Ref.: WP 3652
EIR ND: 564

NOTICE OF PUBLIC REVIEW OF A PROPOSED NEGATIVE DECLARATION
(SECTION 15073 CFR)

A Negative Declaration has been 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) for a project currently being processed by the staff of the State Lands Commission.

The document is attached for your review. Comments should be addressed to the State Lands Commission office shown above with attention to the undersigned. All comments must be received by September 21, 1991.

Should you have any questions or need additional information, please call the undersigned at (916) 324-4715.


JUDY BROWN
Division of Environmental Planning
and Management

Attachment

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STATE LANDS COMMISSION

LEO T. McCARTHY, Lieutenant Governor
GRAY DAVIS, Controller
THOMAS W. HAYES, Director of Finance

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95814
CHARLES WARREN
Executive Officer

PROPOSED NEGATIVE DECLARATION

EIR ND: 564
File: WP 3652
SCH No.: 91082095

Project Title: GIBB/DAVIS MULTI-USE PIER EXTENSION

Project Proponent: Clyde Gibb/Robert Davis

Project Location: Lake Tahoe, Cedar Flat, 4170 and 4176 Ferguson Avenue, APN: 092-200-25 and 26, Placer County.

Project Description: Proposed 75' extension to an existing 115' pier, which will extend 50 feet beyond the existing TRPA pierhead line; placement of one catwalk on each side of the pierhead; installation of two low-level boatlifts with electric service; retention of four existing mooring buoys, two in front of each upland parcel.

The construction activity will occur waterward of elev. 6223' and will be accessed by a floating barge or a rubber-tired barge, which will restrict its movement to the "footprint" of the pier. The extension of the pier will provide needed water depth to safely access the pier.

Contact Person: Judy Brown Telephone: (916) 324-4715

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:

that project will not have a significant effect on the environment.

mitigation measures included in the project will avoid potentially significant effects.

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ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST - PART II

Form 13.20 (7/82)

File Ref.: WP 3652

I. BACKGROUND INFORMATION

A. Applicant: Clyde Gibb/Robert Davis
c/o Vail Engineering Corp.
P.O. Box 879
Tahoe City, CA 95730

B. Checklist Date: 08 / 14 / 91

C. Contact Person: Judy Brown
 Telephone: (916) 324-4715

D Purpose: Extend length of multi-use recreational pier to provide continued access to the lake during low lake levels.

E Location: Lake Tahoe, Cedar Falls, 4170 and 4176 Ferguson Ave.
APNs: 092-200-25 and 26 Placer County

F Description: Proposed 75 ft. extension using 10.75" diameter steel pikes at 15' O.C., 8" steel "I" beams, 4" x 10" wood joists at 24" O.C., 2 x 6" minimum cedar deck, one catwalk on each side of the pierhead. Installation of two low-level boatlifts with

G Persons Contacted: electric service. Consideration of retention of four existing mooring buoys; two adjacent to each upland parcel.
Coleen Shae, TRPA
Kevin Guckey, U.S. Army Corps of Engineers

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

A Earth. Will the proposal result in:	Yes	Maybe	No
1. Unstable earth conditions or changes in geologic substructures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Disruptions, displacements, compaction, or overcovering of the soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Change in topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. The destruction, covering, or modification of any unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Any increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, failure, or similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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B. Air. Will the proposal result in:

Yes Maybe No

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

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? Yes Maybe No
- 2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff? Yes Maybe No
- 3. Alterations to the course or flow of flood waters? Yes Maybe No
- 4. Change in the amount of surface water in any water body? Yes Maybe No
- 5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? Yes Maybe No
- 6. Alteration of the direction or rate of flow of ground waters? Yes Maybe No
- 7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? Yes Maybe No
- 8. Substantial reduction in the amount of water otherwise available for public water supplies? Yes Maybe No
- 9. Exposure of people or property to water-related hazards such as flooding or tidal waves? Yes Maybe No
- 10. Significant changes in the temperature, flow or chemical content of surface thermal springs? Yes Maybe No

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)? Yes Maybe No
- 2. Reduction of the numbers of any unique, rare or endangered species of plants? Yes Maybe No
- 3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? Yes Maybe No
- 4. Reduction in acreage of any agricultural crop? Yes Maybe No

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)? Yes Maybe No
- 2. Reduction of the numbers of any unique, rare or endangered species of animals? Yes Maybe No
- 3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? Yes Maybe No
- 4. Deterioration to existing fish or wildlife habitat? Yes Maybe No

F. Noise. Will the proposal result in:

- 1. Increase in existing noise levels? Yes Maybe No
- 2. Exposure of people to severe noise levels? Yes Maybe No

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

- 1. The production of new light or glare? Yes Maybe No

H. Land Use. Will the proposal result in:

- 1. A substantial alteration of the present or planned land use of an area? Yes Maybe No

I. Natural Resources. Will the proposal result in:

- 1. Increase in the rate of use of any natural resources? Yes Maybe No
- 2. Substantial depletion of any nonrenewable resources? Yes Maybe No

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

Yes Maybe 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?
- 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
- 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- 4. Will the proposal restrict existing religious or sacred uses within the potential impact area?

U. *Mandatory 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?
- 2. Does the project have the potential to achieve short term, to the disadvantage of long-term, environmental goals?
- 3. Does the project have impacts which are individually limited, but cumulatively considerable?
- 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

III. DISCUSSION OF ENVIRONMENTAL EVALUATION *(See Comments Attached)*

See attached discussion.

IV. PRELIMINARY DETERMINATION

On the basis of this initial evaluation:

- 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 / 15 / 91

Judy Brown
 For the State Lands Commission
 JUDY BROWN
 MINUTE PAGE 2860
 Form 13.20 (7/82)

ENVIRONMENTAL SETTING

The proposed project is located approximately 3.9 miles northeast of Tahoe City situated approximately .7 miles from and between Dollar Creek and Watson Creek. The shoreline contains a three-foot retaining wall which serves as an erosion control structure. The shoreline area above 6,229 foot elevation contour slopes steeply (65%) landward to the residence and to a somewhat level lawn of non-native grass (elevation 6,249 feet). The littoral area of Lake Tahoe between the mean low water level (6223' elevation) and the mean high water level (6,229' elevation) is almost entirely exposed due to the low lake water level. The exposed shoreline was virtually devoid of any vegetation with the exception of a few Jeffrey Pine seedlings.

The composition of the littoral substratum from 6,223 to 6,229 feet elevation is almost entirely cobbles with some gravels and some small boulders. From the base of the rock retaining wall lakeward 8 linear feet, the cobbles were small (2-3 inches in diameter) and deep (4 inches) with gravels underlying them. The slope is gradual (2%) in this area. In the area of the shoreline from 8 to 16 feet lakeward of the rock retaining wall, the substratum is more gravelly with small cobbles (1-2 inches in diameter). The slope of the shoreline in this area increases rapidly to approximately 20%. The remaining area of shoreline to the 6,223 foot elevation contour is composed of cobbles (4-8 inches) underlain by gravels with some scattered boulders (1-3 feet in diameter). The overall slope of the shoreline from the high to the low water levels is approximately 10%.

The composition of the littoral substratum from the 6,219 to the 6,223 foot elevation contours is primarily cobbles near shore with increasing amounts of sand, silt and gravel lakeward of the 6,221 foot elevation contour. Between the 6,221 and 6,223 foot elevation contours there are a few small boulders (3' in diameter) scattered among the cobbles (4-12 inches in diameter). The 6,219 foot elevation contour, the point to where the proposed pier will be extended, is 75 feet lakeward of the existing pier's lakeward terminus. The littoral substratum from the existing pier's lakeward terminus to the 6,219 foot elevation contour is scattered cobbles among sand, silt and gravel. The overall slope of the lake bottom from the 6,223 to 6,219 foot elevation contours is slight (3%). The lake bottom slope increases approximately 320 feet from the bank of the lake (6,229) or 130 feet beyond the existing pier's lakeward terminus. The lake water depth 1,200 yards offshore is 200 feet. The attached figure indicates the type and distribution of lakebottom material within the project vicinity. The above environmental description and attached figure have been extracted from the Environmental Assessment prepared by Stanford L. Loeb, Ph.D., January 3, 1991, for this

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The nearest pier to the north of the proposed project is 195 feet away. That pier is a double posted, open piling pier which is approximately 30 feet longer than the existing pier being proposed for an extension. The nearest pier to the south (80 feet) is also a double posted, open piling pier. That pier is approximately 25 feet longer than the existing being proposed for an extension.

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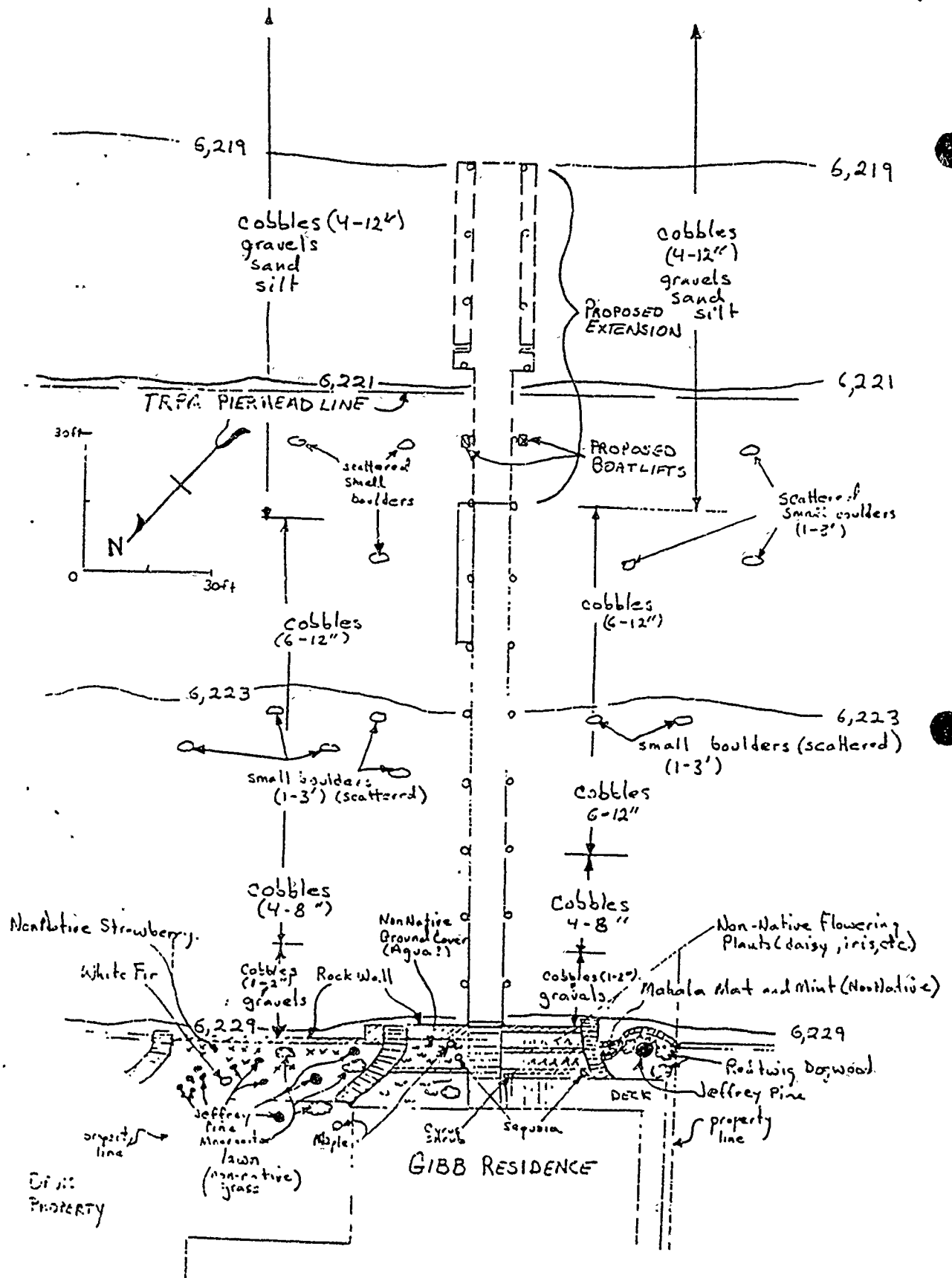


Figure 2. The present environment at the proposed pier project. Proposed extension is drawn in (dashed lines).

DISCUSSION OF ENVIRONMENTAL EVALUATION
GIBB/DAVIS
PROPOSED PIER EXTENSION

WP 3652

A. Earth

1. No. The project will not alter or cover any ground features or create unstable conditions.
2. No. The proposed pier extension will involve the removal of existing wood pilings and replacement with 6" diameter steel pilings for support which will be driven into the lake bed. A 2' x 6' decking will be constructed on the pilings, approximately 5 feet above the lake bed. This open construction will not cover the lake bottom. No additional compaction or coverage will result from the proposed extension of the pier.
3. No. This project does not propose any grading or filling of the ground surface. The pilings will be set with hydraulic pressure to minimize impacts to the lake bed. This impact is considered minimal.
4. No. The bed of Lake Tahoe at this location is rocky with scattered cobbles, gravel and a few boulders. The design of the pier is open piling to reduce impacts on the lake bed. The proposed extension of the existing pier will not affect any unique lakebottom features.
5. No. The pier pilings will be placed directly in the lake bed substrate. This action will not cause any erosion or significant disturbance to lake bottom profiles.
6. No. This project involves the extension of an open piling pier which will not cause the accrual of silts affecting the deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the bed of the lake.
7. No. This project proposes the 75 foot extension of an existing open piling pier within the shores of Lake Tahoe. The depths of installation of the pilings will be shallow and should not include seismic instabilities or ground failures.

B. Air

1. No. This project involves a barge-mounted pile driver which will be operated for a short duration which will not substantially affect the deterioration of ambient air quality for the Lake Tahoe Basin.
2. No. This project does not propose the use of any hazardous materials for the extension of the existing pier; however, some odor will be experienced from emissions of the vessel from which the piles will be driven.
3. No. This project does not propose the placement of any structure which would affect the air movement, moisture, or temperature, or any change in climate, locally or regionally, as it is an extension of an existing, open piling pier located within the lake.

C. Water

1. No. This project does not propose to intake or discharge any fluids or materials into the lake waters.
2. No. This project does not propose the placement of any new, impervious structures.
3. No. This project will not affect the course or flow of flood waters, as it is the extension of an open piling pier within the body of the lake.
4. No. This project does not propose to place fill material in any body of water.
5. No. This project will cause minimal turbidity to lake waters during the driving of replacement piling into the lake bed. Specific water quality measures to be implemented include:
 - a) Use of caissons or vertical cylinders (sleeves) to prevent the release of resuspended sediments during pile removal and replacement activities;
 - b) Small boats or tarps will be placed under the construction area as necessary to collect construction debris; and,
 - c) Waste materials will be collected onto a barge or dumpsters for disposal at an approved landfill site.

6. No. The pier pilings will be set at relatively shallow depths and will not affect the existing flow of ground water.
7. No. This project does not involve the disturbance to any aquifers or propose significant cuts or excavation that would affect the quantity of ground waters.
8. No. This project does not propose the consumption of any public water supply.
9. No. This project does not propose new construction of habitable or office building structures; however, the existing structure which is proposed for extension is subject to natural wave action under normal circumstances and increased wave action during inclement weather experienced at this elevation.
10. No. No thermal springs have been identified within the proposed project area.

D. Plant Life

1. No. The project involves extension of an existing pier which will not disturb existing areas presently occupied by vegetation.
2. No. See response to #1, above.
3. No. This project does not propose new landscaping. Please refer to response to #1, above.
4. No. This proposed project does not involve any agricultural land. The proposed construction activities will occur within the lake and immediate upland area.

E. Animal Life

1. No. The pilings could affect access to the lake bottom by burrowing organisms. Fish and benthic organisms could be attracted to the pilings for grazing and shelter. The impacts would be minimal.
2. No. The TRPA has determined that there will be no significant effect on fish habitat which may result from the proposed extension of the pier and has issued their permit for this project. When the pier has been extended, fish will repopulate the site, as the lakebed site contains natural material suitable for fish habitat.

The project also includes the retention of four existing mooring buoys. The two buoys nearest the pier are located approximately 250' lakeward of the high water mark, spaced 50 feet apart, with a 20 foot setback from the easterly property line and a 50 foot setback from the westerly property line within the multi-use area designation. The most lakeward buoys are located approximately 300 feet from the high water mark. See Attachment 2 for delineation of buoys.

Impacts to fish habitat from the placement of four mooring buoys for which a concrete block rests on the lake bottom for each, are considered to be minimal and have already occurred.

3. No. The extension of this pier will introduce new habitat. The impact will be minimal as piers which furnish similar habitat currently occupy sites near the project location. No new animal species will be introduced as a result of this project.
4. No. This proposed project is located in an area designated prime fish spawning habitat per TRPA fish habitat maps; however, TRPA has determined that the project, as proposed, will not have a significant effect on the environment. In addition, the construction season will be limited to the period of June 15 - September 15, unless specifically authorized by the Department of Fish and Game.

F. Noise

1. No. There will be a temporary, unavoidable increase in the existing noise levels within the area during the construction activity involving the driving of piles into the lake bed. This impact is considered to be insignificant.
2. No. See response to #1, above.

G. Light and Glare

1. No. This proposed project does not involve the placement of lighting fixtures. The new deck will be of wood construction and color, similar in appearance to that which currently exists. The steel piles will be dark in color and nonreflective, thereby minimizing potential visual impacts.

H. Land Use

1. No. The proposed project does not involve a substantial alteration to the present or planned land use of the area, as it involves the extension of an existing pier within an area for which other existing recreational/residential uses are located.

I. Natural Resources

1. No. This proposed project does not involve the consumption of any natural resources.
2. No. See #1, above.

J. Risk of Upset

1. No. This proposed project does not involve the use of any hazardous substances beyond the fuel to be consumed by the construction vessel. The primary materials used for construction will be wood and steel.
2. No. The proposed partial extension of the existing pier will not interfere with the existing emergency response or evacuation plan for this area.

K. Population

1. No. This proposed project does not include habitable or employment structures or buildings. The existing pier is used for private recreation in accordance with the TRPA Shorezone Ordinances.

L. Housing

1. No. This proposed project will not affect existing housing or create a demand for additional housing. A single-family dwelling exists on the immediate upland parcel within a residential use area.

M. Transportation

1. No. Construction access to the pier will be from the lake side which will minimize vehicular movement required.
2. No. Access to this project will be accomplished from the lake side of the pier. This project does not propose any commercial uses requiring the need for additional parking areas to be constructed.

3. No. This proposed project involves partial reconstruction of a private recreational pier which will not substantially affect existing transportation systems beyond that which presently exists.
4. No. This project will not affect current land traffic, as the proposed construction activity will take place in the lake within the footprint of the pier.
5. No. This proposed project involves the 75' extension of an existing pier and retention of four existing mooring buoys, two in front of each upland parcel. The existing buoys do not extend any further lakeward than other buoys which exist along this segment of shoreline. Present waterborne traffic extends well beyond the existing pierhead line, as the lake level is extremely low. This project will not result in any significant affects to existing waterborne traffic. Other piers and buoys exist within the immediate vicinity of this project. The piers within the vicinity of this project generally extend to the pierhead line. This proposal will result in a pier extension 50' beyond the pierhead line. This is not considered to be a significant impact to existing patterns of navigation for this area.
6. No. This proposed project does not involve substantial vehicular movement or truck trips.

N. Public Services

1. No. This proposed project involves the extension of an existing recreational pier which will not require additional public services beyond that which exists for this area.
2. No. See #1 above.
3. No. See #1 above.
4. No. See #1 above.
5. No. See #1 above.
6. No. See #1 above.

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O. Energy

1. No. This project proposes placement of a small electrical line to serve the two low-level boatlifts. This line will be placed on the pier in accordance with TRPA Shorezone Ordinances. In addition, the decking of the existing pier extends to an existing rock retaining wall which separates the upland residential use from the beach area. No disturbance to the beach will occur from the placement of the electrical line. Placement of this electrical line will not result in substantial uses of energy.

Minor amounts of local fuel will be consumed during the barge-mounted pile driving activities which will be of short-term duration, and is considered to be an insignificant impact.

2. No. See #1 above.

P. Utilities

- 1.-6.No. See #1, Energy, above.

Q. Human Health

1. No. The materials to be used in this proposed project, as described, will not create any hazard to human health.
2. No. The proposed reconstruction activity will prevent the possibility of exposing humans to an unsafe condition by maintaining the structure in an acceptable state of repair.

R. Aesthetics

1. No. The proposed reconstruction of an existing open piling pier will not create any new aesthetic impact to this area. Retention of the four existing mooring buoys will also not add new visual impacts which do not already exist in this shoreline segment.

S. Recreation

1. No. A recreational pier exists at this site and is proposed to be extended by 75 feet. According to the applicant's agent, the four existing mooring buoys have existed since the 1970's. This proposal will not change the existing recreational opportunities available within the project vicinity.

T. Cultural Resources

1. No. The proposed construction activity will occur a moderate distance from the shoreline. Minimal disturbance will occur to the lakebed, and it is not likely that any cultural resources would exist at this water depth.
2. No. This proposal does not involve the demolition or construction of any buildings.
3. No. See response to #1, above.
4. No. See response to #1, above.

U. Mandatory Findings of Significance

1. No. The Tahoe Regional Planning Agency has determined, through their permitting process, that the project, as proposed, will not have a significant effect on the environment. Please note that TRPA is not currently authorizing the placement of any mooring buoys. Turbidity caused by construction activities to drive the replacement piles into the lake bed will be minimized using caissons or sleeves covering the new piles before being driven. The construction season will be limited to the period July 1 - October 1, unless specifically authorized by the Department of Fish and Game, to avoid impacts to fish spawning habitat.
2. No. The project proposes extension of an existing pier which will not significantly increase environmental effects beyond that which exist for this segment of the shoreline of Lake Tahoe.
3. No. The individual effects have been reduced to insignificant levels and are not considered to be cumulative in nature.
4. No. Construction activities, as proposed, will not cause substantial adverse effects on human beings.

MONITORING PROGRAM
GIBB/DAVIS
PROPOSED PIER EXTENSION AND RETENTION OF
FOUR EXISTING MOORING BUOYS

WP 3652

1. Impact: This project will cause minimal turbidity to lake waters during the driving of replacement piling into the lake bed.

Project Modification:

The applicant will implement or cause to be implemented:

- a) Use of caissons or vertical cylinders (sleeves) to prevent the release of resuspended sediments during pile removal and replacement activities;
- b) Small boats or tarps will be placed under the construction area to collect construction debris; and,
- c) Waste materials will be collected onto a barge or dumpsters for disposal at an approved landfill site.

Applicant will notify staff of the State Lands Commission seven (7) days prior to beginning construction activities.

Monitoring:

Staff of the State Lands Commission, or its designated representative will be on the construction site prior to and during the construction activities to verify project modifications are implemented. Applicant will be required to submit the landfill receipt for the disposal of waste materials.

2. Impact: The proposed extension of the existing pier could have the potential to disturb an area of the shoreline which may contain potential habitat for the State-listed, endangered plant Tahoe Yellow Cress.

Project Modification:

All construction activities will be conducted by barge from the water side of the pier. There will be no storage of construction materials above the low water line of the subject property. No construction activity will occur landward of elev. 6223' LTD. During low water seasons, barge access and construction activity will be confined to the "footprint" of the pier extension.

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Monitoring:

Staff of the State Lands Commission, or its designated representative, will be on the construction site prior to and during construction activities to ensure project modifications are implemented properly.

3. Impact: The existing pier is located in fish spawning habitat. The proposed construction of the proposed pier extension will occur on the edge of existing, mapped fish spawning habitat. The extension, when completed, will move the use area out of a spawning habitat area. The construction activity may affect fish spawning habitat.

Project Modification:

Construction of the pier extension will be by barge with pile driver; caissons or sleeves will be used when sediment is resuspended while pile driving. The barge will be anchored to the existing pier structure and/or anchors required for adequate stabilization. During low water seasons, barge access and construction activity will be confined to the "footprint" of the pier extension. All construction wastes will be collected onto the barge and disposed of at the nearest dumpster/sanitary landfill site. Small boats and tarps will be under the construction areas to provide collection of construction debris, preventing discharge of waste to the lake. Any disturbed lakebottom sediments will be hand rolled and/or rock cobble to be hand picked to reconsolidate the lakebottom sediments.

Monitoring:

Staff of the State Lands Commission, or its designated representative, will be on the construction site prior to and during construction activities to ensure all project modifications are implemented properly, including site restoration upon conclusion of construction activities.

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W.O. 7125.35A
May 6, 1991

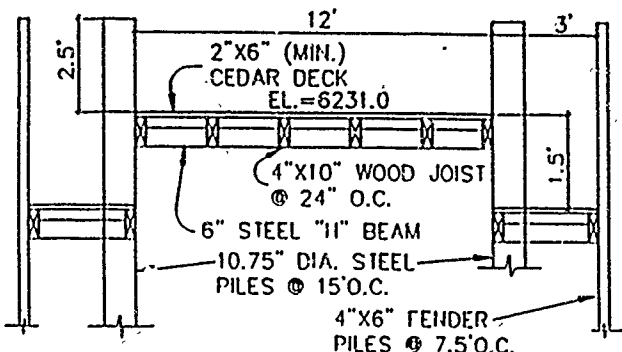
RE: MULTIPLE USE PIER EXTENSION/BOATLIFTS - GIBB/DAVIS PROPERTIES
PLACER COUNTY APN: 92-200-25, 26

PROJECT NARRATIVE

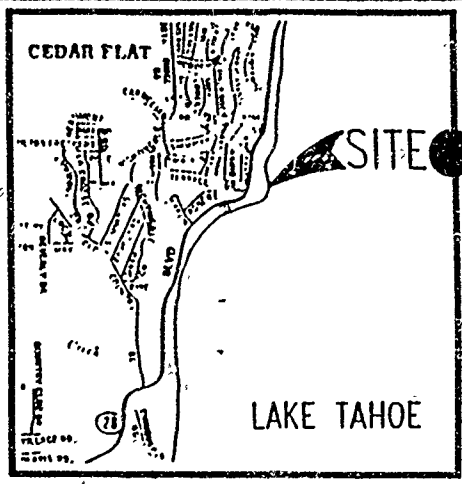
Construction of a 75 LF extension to an existing pier with 10.75" diameter steel piles at 15' O.C., 6" steel "H" beams, 4" x 10" wood joists at 24" O.C., 2" x 6" min. cedar deck, with one catwalk on each side of the pierhead. Installation of two (2) low level boatlifts with electric service. This project includes recognizing this pier as a multiple use facility. (See submittal drawing.)

CONSTRUCTION METHOD

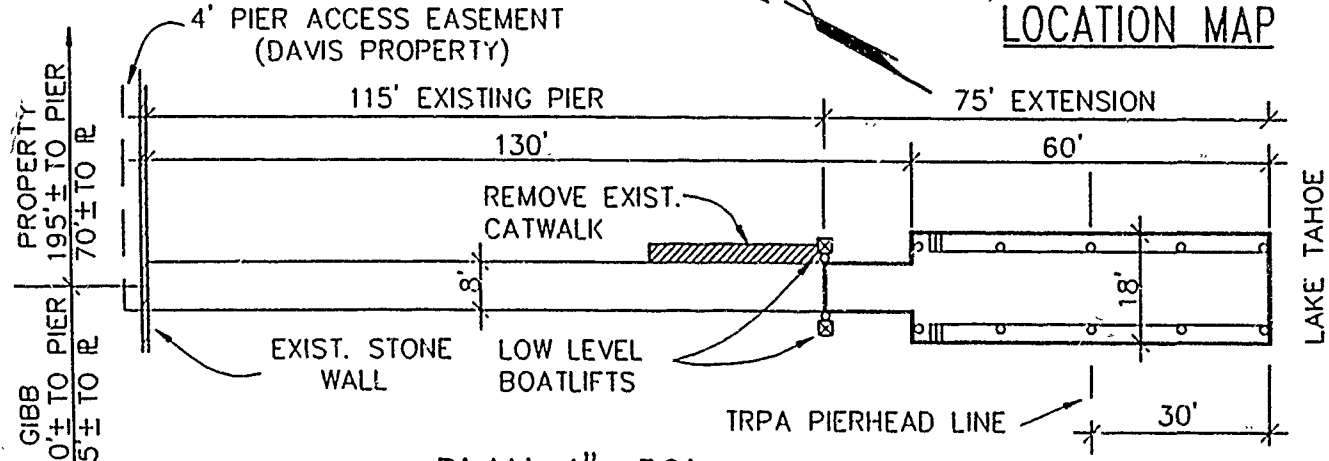
Construction of the pier extension is to be by barge with pile driver; caissons or sleeve will be used when sediment is resuspended while pile driving. Anchorage of barge will be to existing structure and/or anchors required for adequate stabilization. During low water seasons, barge access and construction activity will be confined to the "footprint" of the pier extension. This access confinement is to minimize disturbance of the lake bottom. All construction wastes will be collected onto barge and disposed at the nearest dumpster/sanitary landfill site. There will be no storage of construction materials above the low water line of the subject property. Small boats and tarps to be under construction areas to provide collection of construction debris, preventing any discharge of wastes to the lake. If disturbed lakebottom sediments are found due to the construction activity associated with the installation of this project, the effected areas will be hand rolled and/or rock cobble to be hand picked to reconsolidate the lakebottom sediments. This will prevent disturbance of what may be considered Tahoe Yellow Cress Habitat.



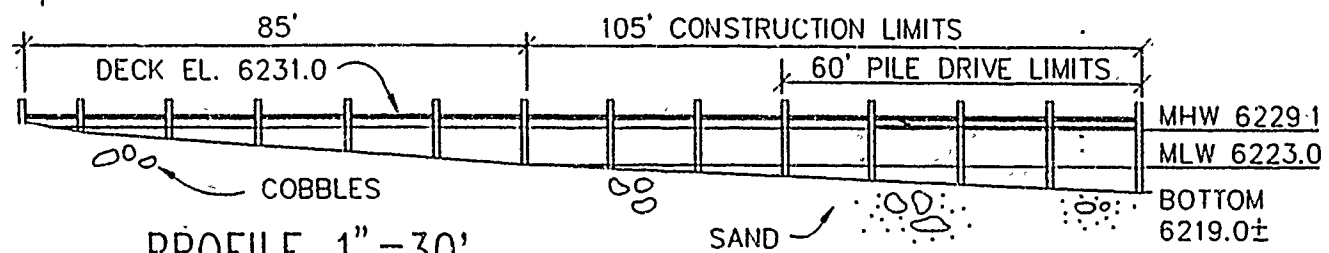
PIERHEAD SECTION
N.T.S.



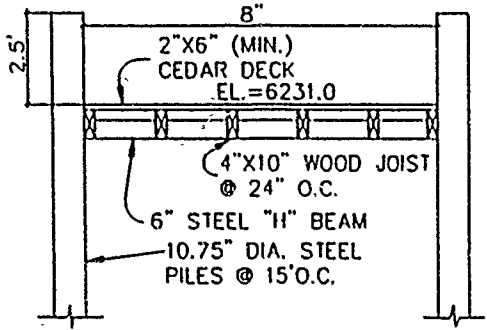
LOCATION MAP



PLAN 1"=30'



PROFILE 1"=30'



WALKWAY SECTION
N.T.S.

NOTE:
A 4' WIDE EASEMENT EXISTS ON THE GIBB PROPERTY FOR THE DAVIS PROPERTY PIER ACCESS.

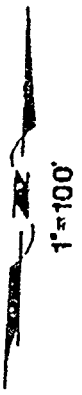
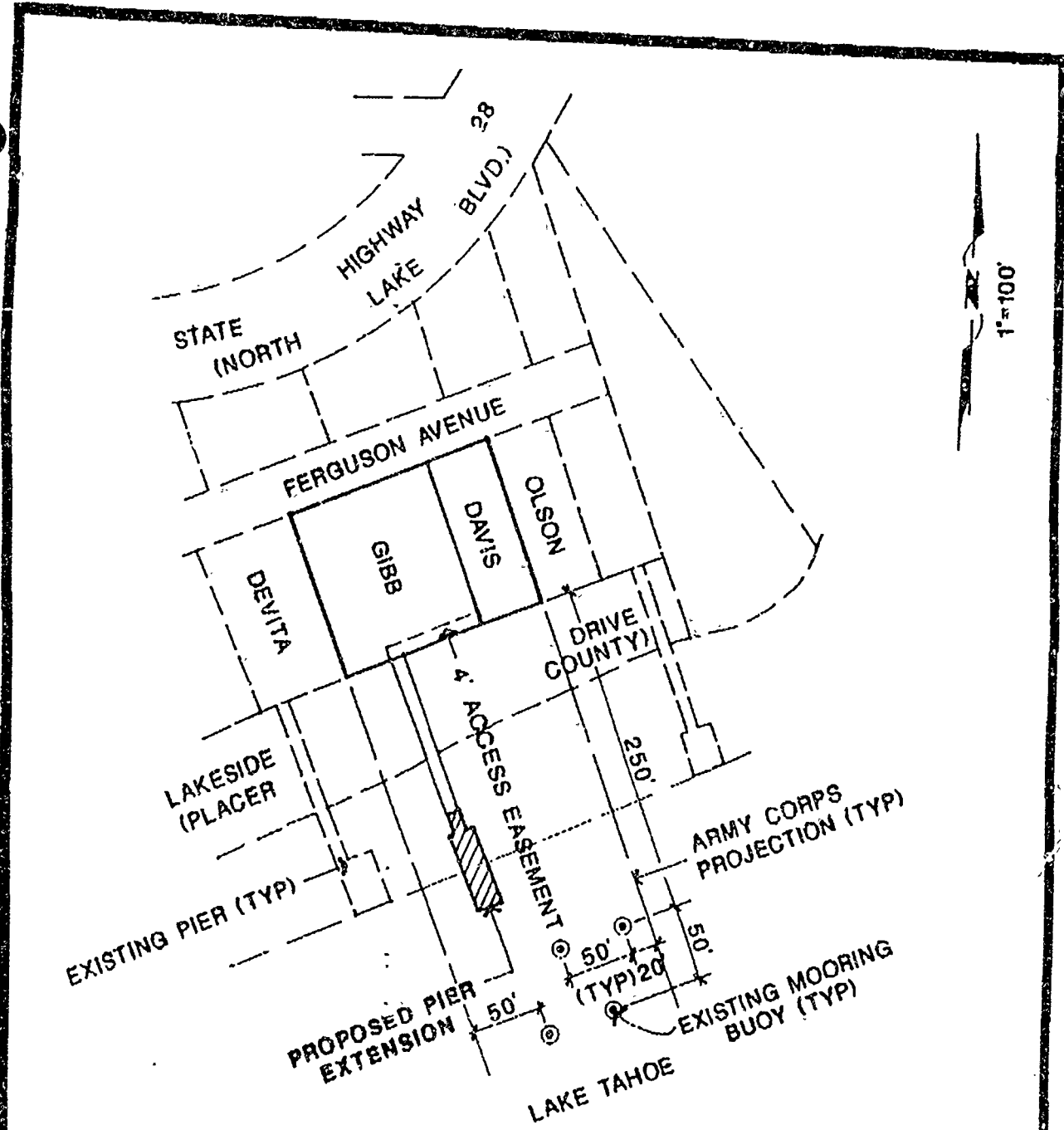
**PIER EXTENSION/BOATLIFTS
GIBB/DAVIS PROPERTIES**

4170/4176 FERGUSON AVE.
CEDAR FLAT AREA
PLACER COUNTY, CA. 24 .2 9
APN: 92-200-25,28
APRIL 1990 2875

VAIL ENGINEERING CORPORATION
TAHOE CITY, CALIFORNIA (916) 583-3417

ADJOINING PROPERTIES
NORTH 92-200-11 SOUTH 92-200-14

REVISED
7/91



ADJOINING PROPERTIES	
NORTH 92-200-11	SOUTH 92-200-14

REVISED
7/91

**PIER EXTENSION/BOATLIFTS
GIBB/DAVIS PROPERTIES**
4170/4176 FERGUSON AVE.
CEDAR FLAT AREA
PLACER COUNTY, CA.
APN. 92-200-25,26
APRIL, 1990
VAIL ENGINEERING CORPORATION
TAHOE CITY, CALIFORNIA (916) 503-3117

W.O. 7175.35A

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