

MINUTE ITEM

This Calendar Item No. C17
was approved as Minute Item
No. 17 by the State Lands
Commission by a vote of 3
to 0 at its 3/8/94
meeting.

CALENDAR ITEM

C17

03/08/94
PRC 4286
Gordon

S 1

RECREATIONAL PIER PERMIT

APPLICANT:

Richard La Tourette, Trustee
P.O. Box 309
Ceres, California 95307

AREA, TYPE LAND AND LOCATION:

Two parcels of submerged land located in Agate Bay, Lake
Tahoe, near Tahoe Vista, Placer County.

LAND USE:

Reconstruction and maintenance of an existing pier/boathouse
and maintenance of an existing unauthorized mooring buoy,
all utilized for boat-mooring purposes.

PROPOSED PERMIT TERMS:

Permit period:
Five (5) years beginning March 8, 1994.

CONSIDERATION:

Nonmonetary, 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 and estimated processing costs have been
received.

STATUTORY AND OTHER REFERENCES:

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

AB 884:

04/03/94

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OTHER PERTINENT INFORMATION:

1. The annual rental value of the site is estimated to be \$755.35 per annum.
2. 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 ND 638, State Clearinghouse No. 93122048. 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))

3. Commission Staff will monitor the construction of the proposed project in accordance with the Mitigation Monitoring Plan attached as Exhibit "D".
4. The previous Recreational Pier Permit at this site expired November 28, 1992. This is an application to replace that permit, reconstruct the pier/boathouse, add an additional boat lift and authorize an existing mooring buoy.
5. 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.
6. All permits issued at Lake Tahoe include special language in which the permittee 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.

CALENDAR ITEM NO. C17 (CONT'D)

7. 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.
8. In order to determine the potential trust uses in the area of the proposed project, the staff contacted representatives of the following agencies: Tahoe Regional Planning Agency, California 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.
9. Staff physically inspected the site for purposes of evaluating the impact of the activity on the Public Trust.
10. 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 process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
11. The issuance of this permit supersedes any prior authorization by the State Lands Commission at this location.

APPROVALS OBTAINED:

Tahoe Regional Planning Agency, United States Army Corps of Engineers, California Department of Fish and Game, Lahontan Regional Water Quality Control Board, and County of Placer.

FURTHER APPROVALS REQUIRED:

None

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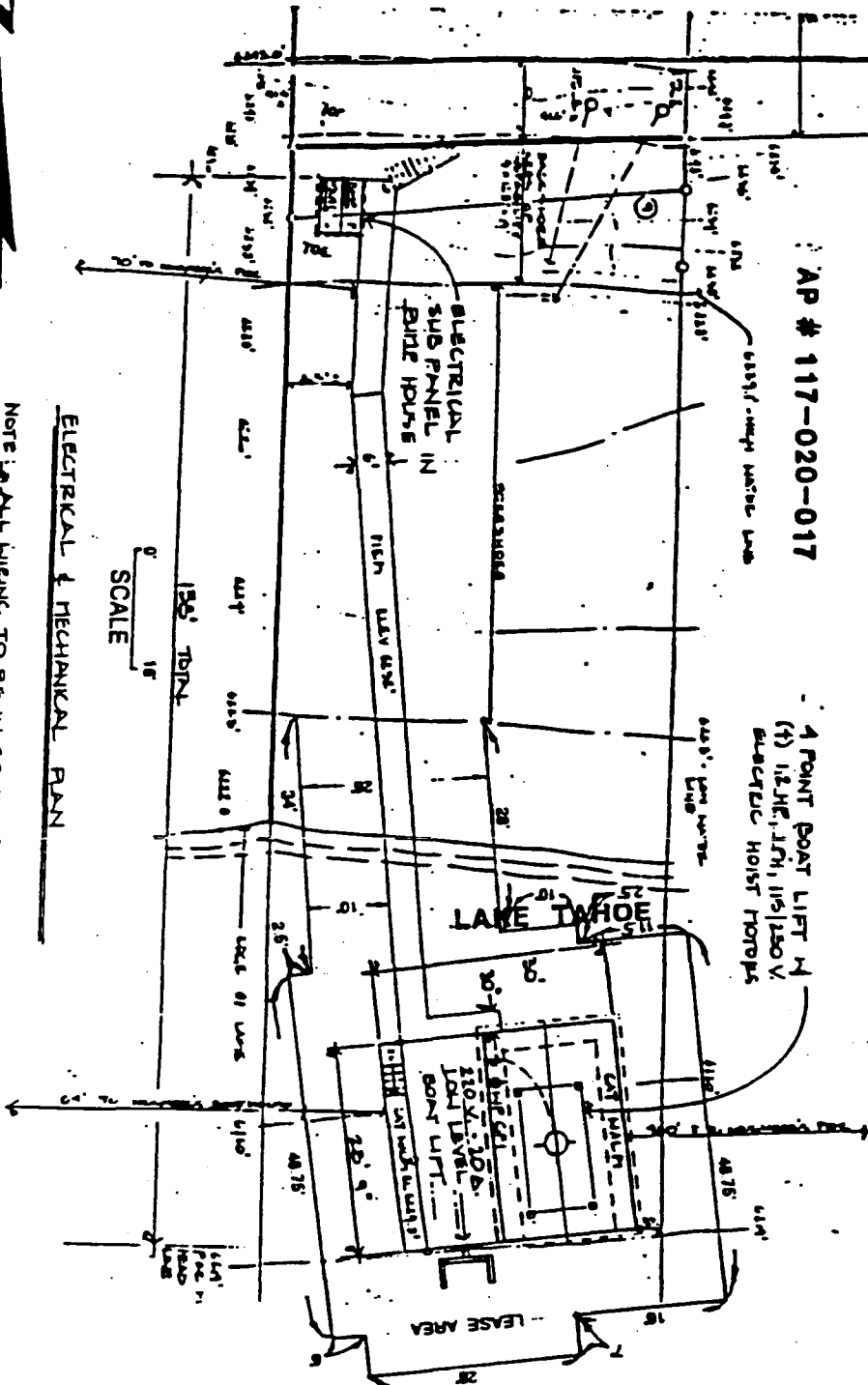
CALENDAR ITEM NO. C17 (CONT'D)

EXHIBITS:

- A. Land Description/Location Map
- B. Local Government Comment
- C. Negative Declaration
- D. Monitoring Program

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR ND 638, STATE CLEARINGHOUSE NO. 93122048, 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. ADOPT THE NEGATIVE DECLARATION AND DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. ADOPT THE MONITORING PROGRAM ATTACHED AS EXHIBIT "D".
4. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
5. AUTHORIZE ISSUANCE TO RICHARD LA TOURETTE, TRUSTEE, OF A FIVE-YEAR RECREATIONAL PIER PERMIT, BEGINNING MARCH 8, 1994, FOR THE RECONSTRUCTION AND MAINTENANCE OF ONE EXISTING PIER/BOATHOUSE, WHICH INCLUDES THE ADDITION OF A SECOND BOATLIFT, AND MAINTENANCE OF ONE EXISTING MOORING BUOY, ALL UTILIZED FOR BOAT-MOORING PURPOSES ON THE LAND DELINEATED ON EXHIBIT "A" ATTACHED, AND BY REFERENCE MADE A PART HEREOF.
6. FIND THAT THE ISSUANCE OF THIS PERMIT SUPERSEDES ANY PRIOR AUTHORIZATION BY THE STATE LANDS COMMISSION AT THIS SITE.



NOTE: ALL WIRING TO BE IN CONDUIT & WEATHER PROOF - GFI OUTLETS REQ.

ELECTRICAL & MECHANICAL PLAN

SCALE 0' 10'

AP # 117-020-017

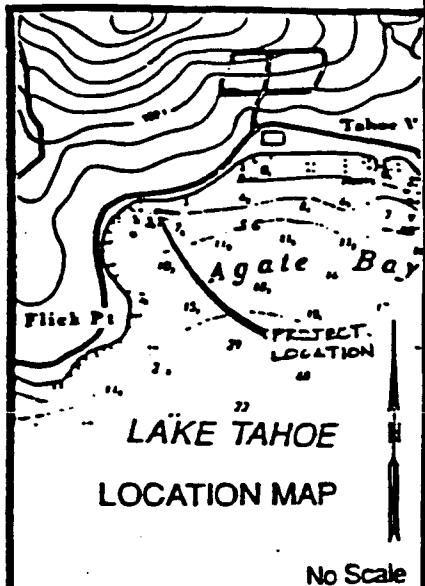
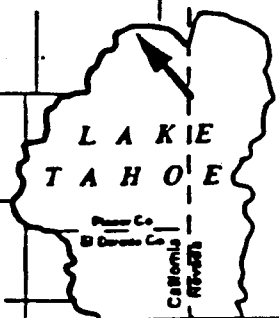
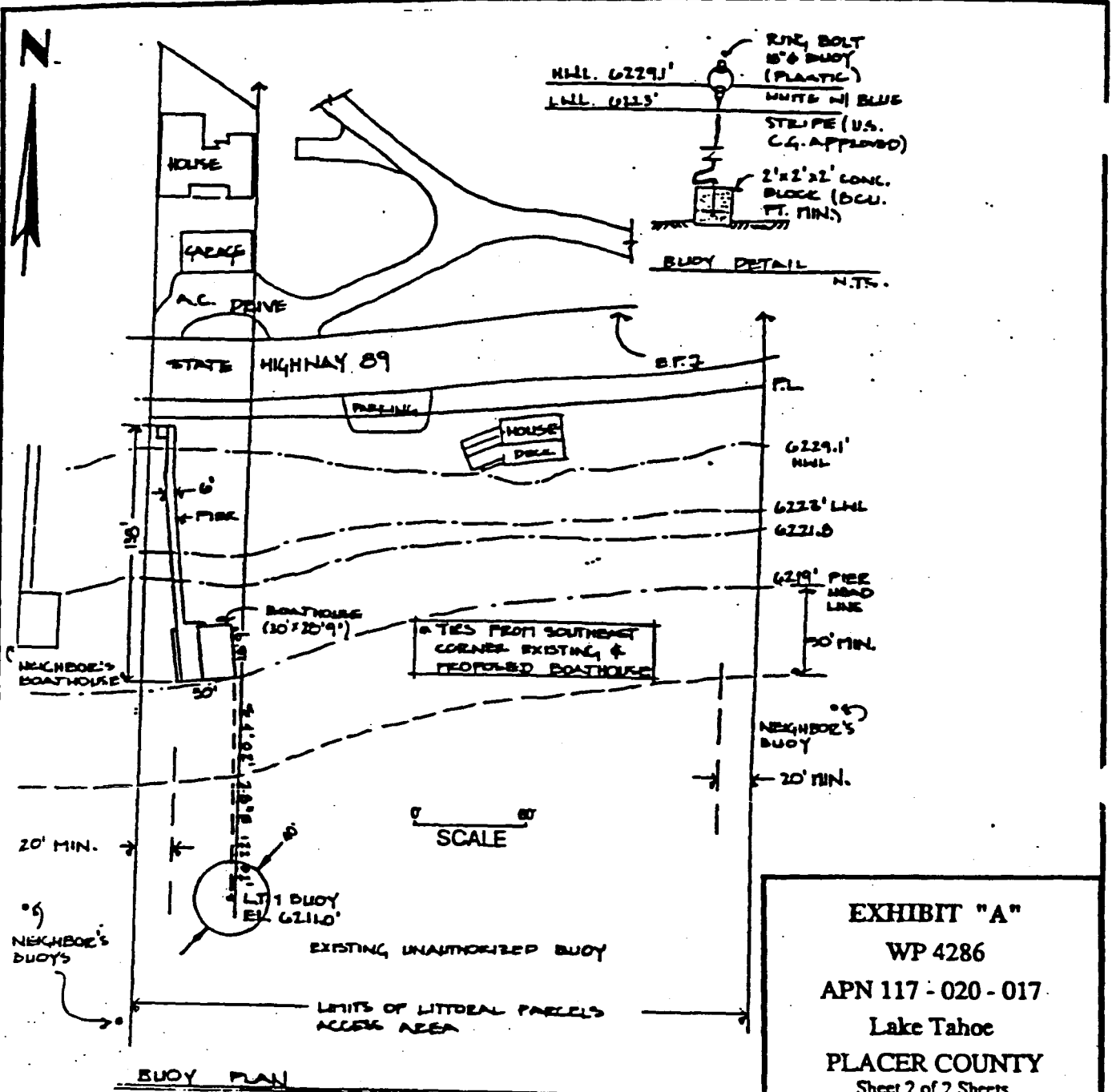


EXHIBIT "A"
 WP 4286
 APN 117 - 020 - 017
 Lake Tahoe
 PLACER COUNTY
 Sheet 1 of 2 Sheets



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

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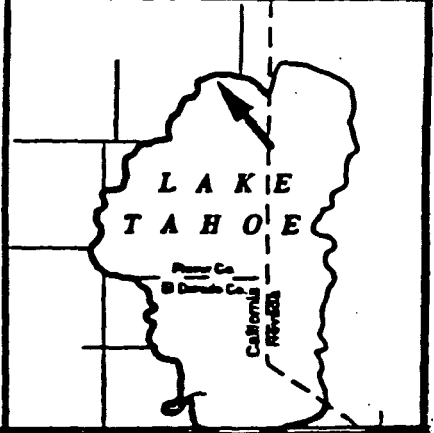


BUOY PLAN

REVISIONS	DATE	BY
	11-10-92	CW
	2-12-93	CW
	6-2-93	CW

EXHIBIT "A"
 WP 4286
 APN 117 - 020 - 017
 Lake Tahoe
 PLACER COUNTY
 Sheet 2 of 2 Sheets

LAKE TAHOE



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Date: 7/9/93

File Ref: WP 4286

State Lands Commission
Attn: Gerald D. Gordon
1807 - 13th Street
Sacramento, California 95814

Greetings:

Subject: Proposed Pier/Boathouse Reconstruction; and One (1) Existing Unauthorized Mooring Buoy, all in Agate Bay, Lake Tahoe near Tahoe Vista

Name: Richard La Tourette, Trustee

Address: P.O. Box 309
Ceres, CA 95307

Assessor's Parcel No. 117-020-08
117-020-17

The County of Placer has received notice of the above-referenced activity in Lake Tahoe and has no objection to said 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) 889-7584.

County of Placer
Department of Public Works
Jack Warren, Director

Jan Christian
Jan Christian
Associate Civil Engineer

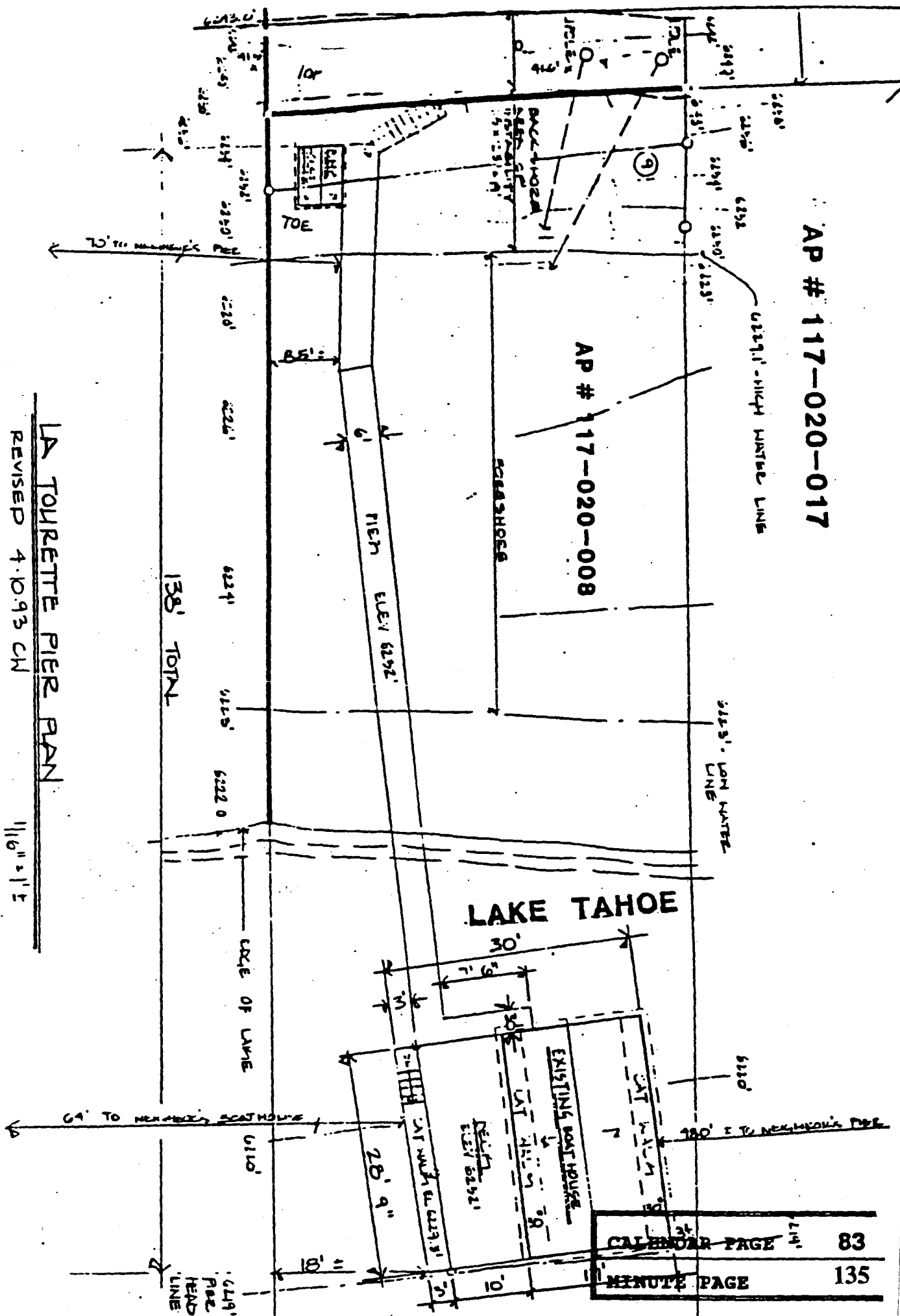
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AP # 117-020-017

AP # 117-020-008

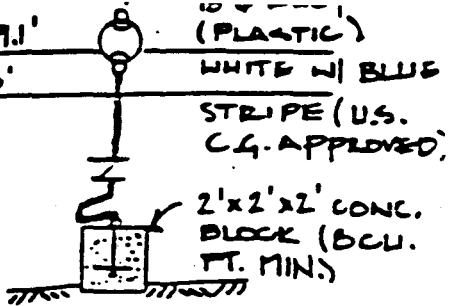
LA TOURRETTE PIER PLAN
REVISED 4.10.93 CM

1/16" = 1' E

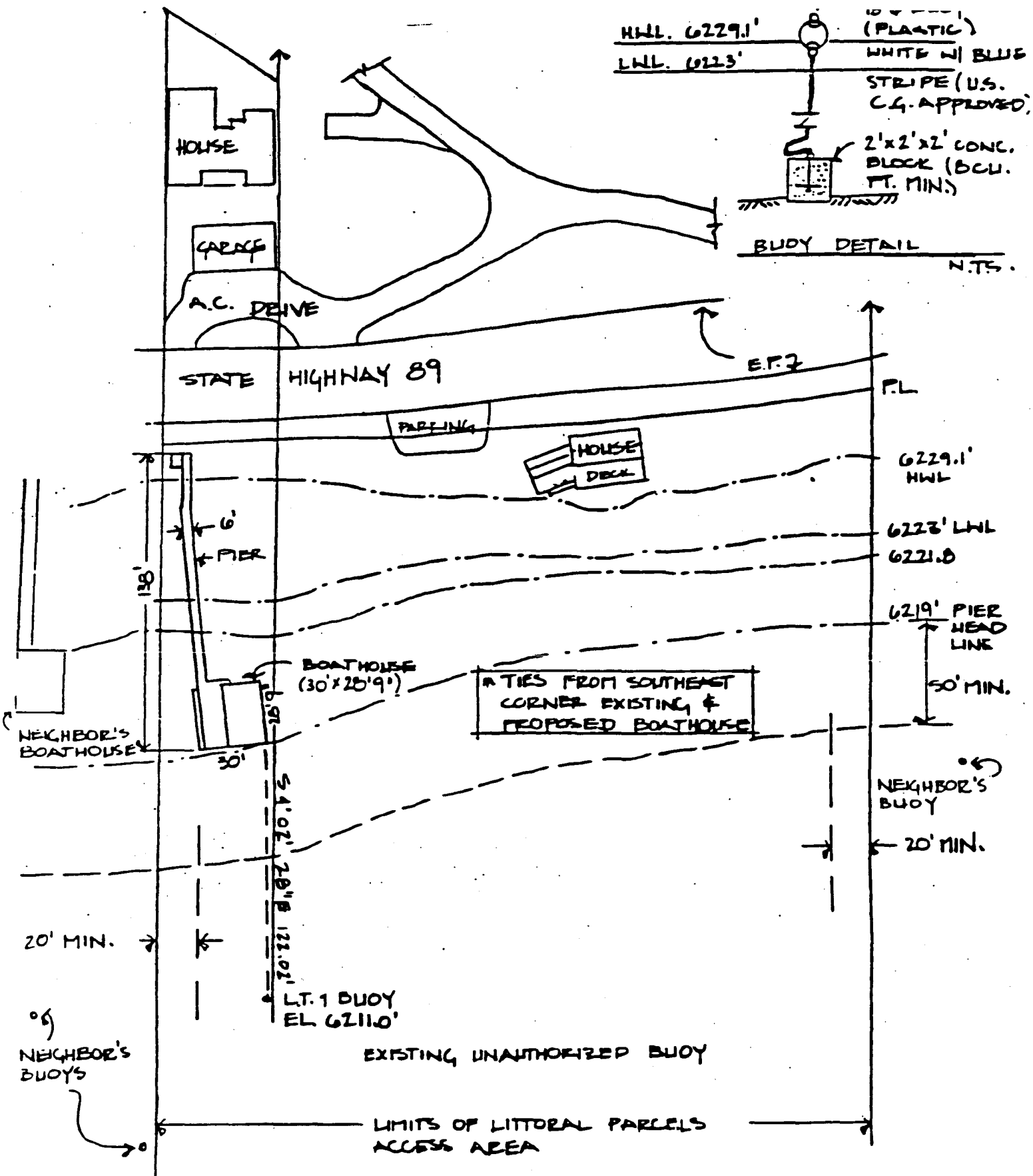


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H.W.L. 6229.1'
 L.W.L. 6223'



BUOY DETAIL
 N.T.S.



BUOY PLAN

REVISIONS	11-10-92	CW
	2-12-93	CW
	6-2-93	CW

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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 95814-7187

CHARLES WARREN
Executive Officer

PROPOSED NEGATIVE DECLARATION

File: WP 4286
ND 638
SCH No. 93122048

Project Title: La Tourette Multiple-Use Pier/Boathouse Reconstruction & Authorization to Use an Existing Mooring Buoy

Project Proponent: Richard La Tourette, Trustee

Project Location: Lake Tahoe, Agate Bay, 6085 North Lake Blvd., APN 117-020-08, Placer County.

Project Description: The steel 10.75" diameter pilings for the pier will remain in place. The decking, catwalk beams and fenders will all be replaced. The boathouse will be completely reconstructed and new steel pilings will be installed. New low level boatlifts will be installed in the boathouse and at the end of the pier.

Contact Person: Doug Miller Telephone: (916) 322-7826

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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PROJECT DESCRIPTIONPROJECT NARRATIVE

WP 4286 authorizes a 138 foot long recreational pier attached to a 17 foot by 28.75 foot boathouse with an internal four point boathoist. This project proposes authorization to retain and use one existing unauthorized mooring buoy, partial reconstruction of the existing multiple-use (as recognized by Tahoe Regional Planning Agency (TRPA) for use by two families) pier and reconstruction of the boathouse in the footprint of the existing structures, replace the existing boat hoist (inside the boathouse) with an electric low level boat lift and add an additional boat lift to the end of the pier. (See attached plan: Exhibit "A").

Multiple Use Pier, Boathouse, and BuoyPier: Partial Reconstruction

The existing open piling pier with 10.75" dia. steel piles at 15' O.C. will remain in place. Replace existing bench, fender piles, deck joists, steel "H" beams, decking, and handrail assembly with 6" steel "H" beams, 4" x 10" DF joists, 2" x 6" cedar decking, and 4" x 6" fender piles. Install a 5" x 5" x 3/8" steel pile for the low level boatlift adjacent to the pierhead. (See attached plan: Exhibit A).

Boathouse: Reconstruction

Replace existing wood piles, catwalk beams, decking, fender piles, 1" x 8" wood siding and wall framing, four point boathoist, attic ladder, upper floor joists and flooring, wood roof beams, rafters, roof sheathing, and wood roofing with 10.75" steel piles, 4" x 10" DF joists, 6" steel "H" beams, 2" x 6" cedar decking, 4" x 6" fender piles, 1" x 6" T&G cedar siding, 2" x 4" DF Min. wall framing, (4) 5 x 3 gray tint windows, 1" x 4" cedar trim, Duckback 1908 coastal bray stain, 10" steel "H" roof beams, 5" x 5" x 3/8" steel pile for the low level boat lift, 2' x 12" DF floor joists, attic ladder, 3/4" plywood floor sheathing, 2' gable end vents, 6" x 6" posts, 5/8" x 13 1/2" glulam ridge beam, 2' x 10" DF rafters, 5/8" plywood roof sheathing, 30# felt, Celotex presidential shake-shadow gray comp. shingles. (See attached plan: Exhibit A).

Buoy:

The existing unauthorized buoy will be collected, inspected, and installed accordance with codes and placement standards of the applicable agencies. As mitigation required by TRPA for both fish spawning and scenic habitat, the buoy and its anchoring chain will be removed during between October 15 and May

of each year. (See	86
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attached plan: Exhibit A)

CONSTRUCTION METHOD

Multiple Use Pier and Boathouse:

The reconstruction of this pier will be performed by a rubber-tired Lark Amphibian (barge) with pile driver; piles are to be driven 6 feet in depth or refusal (that point at which the pile cannot be driven any further). Caissons or sleeves will be used when sediments are resuspended during pile driving. Anchorage of the barge will be to the existing structure and/or lake anchors required to provide adequate stabilization of the barge. During low-water seasons, barge access will be confined to the "footprint" of the pier. This access confinement is to minimize disturbance to the lakebottom.

All construction wastes will be collected onto the barge and disposed of at the nearest dumpster/sanitary fill site. There will be no storage of construction materials on the shoreline. Small boats and tarps will be placed under the construction areas to provide collection of construction debris, preventing any discharge of wastes to the lake. If disturbed shoreline/lakebottom sediments are found due to the construction activity associated with the removal and installation of this project, the affected areas will be hand rolled and/or rock cobble to be hand picked to reconsolidate the shoreline sediments.

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I. BACKGROUND INFORMATION

- A. Applicant: Donald P. LaTourrette Trust
PO Box 309
Ceres, CA
Richard LaTourrette, Trustee
- B. Checklist Date: 11 / 26 / 93
- C. Contact Person: Dove Miller
 Telephone: (916) 322 - 7826
- D. Purpose: Reconstruct multiple use pier and boathouse, addition of two new low level boat lifts and authorization for use of an unauthorized existing mooring buoy.
- E. Location: 6085 North Lake Blvd. (Hwy 28) Azate Bay, California
- F. Description: The steel 10.75" diam. pilings for the pier will remain in place. The decking, the concrete beams, fenders will be replaced. The boathouse will be completely reconstructed and new steel pilings will be installed. New low level boat lifts will be installed in the boathouse and at the end of the pier.
- G. Persons Contacted:
Dennis Dodds - Dennis Dodds & Associates - Tahoe City
Chris Worrester
Brad Hubbard - Army Corps of Engineers - Sacramento

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

A. Earth. Will the proposal result in:	Yes	Maybe
1. Unstable earth conditions or changes in geologic substructures?.....	—	—
2. Disruptions, displacements, compaction, or overcovering of the soil?	—	—
3. Change in topography or ground surface relief features?.....	—	—
4. The destruction, covering, or modification of any unique geologic or physical features?	—	—
5. Any increase in wind or water erosion of soils, either on or off the site?	—	—
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?	—	—
7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	—

- 1. Substantial air emissions or deterioration of ambient air quality?
- 2. The creation of objectional 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 resources?
- 2. Substantial depletion of any nonrenewable resources?

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- 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?

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

7. Cultural Resources

- 1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site? ... 2
- 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? 2
- 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? 2
- 4. Will the proposal result in causing religious or sacred uses within the potential impact area? 2

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

III. DISCUSSION OF ENVIRONMENTAL EVALUATION (See Comments Attached)

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: 11 / 16 / 93

Doug Miller
 For the State Lands Commission
 CHAIRMAN
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DESCRIPTION OF ENVIRONMENTAL SETTING

The proposed La Tourette Trust boathouse and multiple-use pier reconstruction project is located at 6085 (Main House) and will also serve as part of the trust property 6126 (Cabin) North Lake Blvd. (Highway 28), Agate Bay, Lake Tahoe, Placer County, California (APN 117-020-008 and 017). These parcels are better depicted in Exhibit "A" page 2. These are two private residences administered by the La Tourette Trust in the Agate Bay area, approximately six miles north east from Tahoe City along Highway 28 (North Lake Blvd.). There are ten individual families associated with the La Tourette family Trust who share the use of these two parcels. The present use of the area is private residential recreation. A pier, boathouse with internal boat hoist, and a buoy presently exist on site. The Agate Bay shoreline is primarily rocky, generally offering little habitat for Tahoe Yellow Cress (TYC) (Rorippa subumbellata ROLLINS).

This property lies within the scenic corridor of Lake Tahoe. This section of Lake Tahoe is classified as a fish spawning and habitat restoration area. The construction period will be between July 1 and October 1 which will not interfere with the fish spawning season.

SITE DESCRIPTION

The La Tourette Trust recreational residential property has an existing pier, boathouse and buoy. The main house, located at 6085 North Lake Blvd., is actually on the north side of Highway 28 while the cabin located at 6126 North Lake Blvd. is located south of Highway 28 and north of Lake Tahoe. There is a private recreational boathouse located 64 feet to the west of the La Tourette pier on the adjacent property, and there is a private recreational pier located 480 feet to the east on the neighbor's property.

From the shoulder of the highway, a metal stairway descends to the landward end of the pier. The pier extends 138 feet including the pierhead and boathouse. The buoy is anchored about 122 feet lakeward of the end of the pier.

SUBSTRATE AND TOPOGRAPHY

The fill slope, from Highway 28 or North Lake Blvd., extends from the road shoulder to the high water line of Lake Tahoe. This entire slope lies within the back shore "area of instability" as calculated by the Tahoe Regional Planning Agency (TRPA) for instability created by storm waves.

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The topography of the substrate from the back shore is a gentle steady downslope down to the low water level. The beach is comprised of large cobble and rock 6" to 12" in diameter with 1" to 3" stones in the margins between the larger rocks. The rocky area extends beyond the pierhead. There are no sand or gravel lenses occur within this zone. High and low water levels are indicated in relation to the pier on the attached map Exhibit "A" along with the topographic profile of the site.

VEGETATION

The vegetation between the highway shoulder and the high water line of Lake Tahoe is limited primarily to alder and an occasional aspen near the high water line of Lake Tahoe.

The shoreline zone of the proposed project (approximately from 6229.1' to 6223.1' elevation) is fairly devoid of vegetation cover.

A Tahoe Yellow Cress, *Rorippa subumbellata* ROLLINS, survey was not conducted for this project because it involves construction below lake elevation of 6223. The existing pier already covers the area between high and low water and would continue to be the main access to the water area.

**DISCUSSION OF ENVIRONMENTAL EVALUATION
LA TOURETTE MULTIPLE-USE RECREATIONAL PIER AND BOATHOUSE
RECONSTRUCTION, INSTALLATION OF TWO LOW-LEVEL BOAT LIFTS,
AND AUTHORIZATION TO USE ONE EXISTING UNAUTHORIZED
MOORING BUOY**

WP 4286

A. Earth

1. No. This proposed pier and boathouse reconstruction project is confined to the surface and will not create any unstable conditions or change any geological structure. The existing buoy is anchored by a concrete block which rests on the lake bottom substrate does not create any geological changes.
2. No. This proposed project will not overcover or disturb any new areas. The existing concrete buoy anchor covers about three square feet of lake bottom substrate. There will be no overcovering of upland soils.
3. No. This proposed project will not create any changes in ground surface relief. There will not be any excavating. The mooring buoy anchors rest on the lake bottom substrate. This is a minimal impact.
4. No. The geology in the proposed project area consists of glacial and alluvial deposits. The lake bed at the site is essentially flat and lacks unique features. The removal and driving of replacement piles for the boathouse and the beams for the boat lift will not change any geological or physical features nor will the existing buoy anchor resting on the lake bed substrate.
5. No. This pier and boathouse reconstruction project is simply repairing and modifying an existing structure and will have no effect on wind or water erosion on or off the site. The existing buoy anchor resting on the lake bottom will not cause any erosion or significant disturbance to the lake bed bottom profiles.
6. No. This pier and boathouse reconstruction project is confined to the existing footprint of the structure which will not create any new channel changes or erosion of non-existent beach sands. The beach is comprised of rock with no sand present to erode. The buoy anchor resting on the lake bed substrate will not cause any erosion or significant disturbance to lake bottom profiles.
7. No. The reconstruction of the existing pier and boathouse with the two boat lifts is a surface project

and not deep enough nor violent enough to induce any seismic instabilities or ground failures. The buoy anchor is simply resting on the lake bottom. No impacts are anticipated.

B. Air

1. No. The reconstructed pier and boathouse and the existing buoy will not affect the air quality.
2. No. The reconstructed pier and boathouse and existing buoy will not create objectionable odors. However, during construction hours, there will be about a four week period when fumes from the diesel engine will be noticeable in the immediate vicinity of the project. These fumes are immediately dissipated by the constant prevailing winds associated with Lake Tahoe during normal construction hours.
3. No. The reconstructed pier and boathouse and existing buoy will not create any major changes in air movements, temperature, or climate, nor create any abnormal weather conditions.

C. Water

1. No. The reconstructed pier and boathouse with the two boat lifts (one beam per lift), are existing and are of a static nature and will not create any changes in water currents or movements.
2. No. The proposed buoy, boat lifts, and reconstructed pier and boathouse will not affect absorption rates, drainage patterns, etc. The area adjacent to the pier and boathouse is submerged.
3. No. The reconstructed pier, boathouse, new boat lifts, and existing buoy will not create any new effects upon flood waters.
4. No. The reconstructed pier, boathouse, new boat lifts, and the existing buoys are static in nature and will not affect the surface water volume of Lake Tahoe.
5. No. Mitigation measures required by the Tahoe Regional Planning Agency (TRPA) include the applicant installing caissons or vertical cylinders (sleeves) to prevent the release of resuspended sediments during pile (includes H beams) placement activities from entering the lake. Small boats and/or tarps will be placed under the construction area as necessary to collect construction debris. The partially reconstructed pier with its new boat lift, and the reconstructed boathouse with its new boat lift and

the existing buoy will not change the water quality.

6. No. The geology of the project area is composed of glacial and alluvial deposits. The replacement of the existing pilings for the boathouse, the beams for the new boat lifts, and the existing buoy are all relatively shallow structures and should not affect ground water flows.
7. No. There will not be any changes to ground water quantity caused by the existing buoy, installed boat lift, or reconstructed pier and boathouse.
8. No. The existing buoy, two new boat lifts, and the reconstructed pier and boathouse will have no effect on public water supplies. This project has nothing to do with water supplies.
9. No. The existing buoy, two new boat lifts, and reconstructed existing pier and boathouse will not expose people or property to any new water-related hazards such as tidal waves or induce flooding.
10. No. There are no thermal springs in the vicinity. The project will not affect any thermal springs.

D. Plant Life

1. No. There will be a temporary change in aquatic sessile plants during the reconstruction period which will be approximately four weeks. This temporary change will only affect the construction area which will be isolated by caissons or sleeves if sediment is resuspended during pile driving. This will not constitute a permanent or significant change. The indigenous aquatic flora will shortly begin recolonizing the affected area after the project has been completed. The existing buoy anchor will have additional surface area for sessile aquatic plants to colonize on the lake bottom surface it occupies. The reconstruction project will be conducted during the non-spawning season, identified to be between July 1, and October 1, to minimize the impact on fish spawning habitat. The impact to aquatic plants will be temporary.
2. No. The proposed construction impacts will occur lakeward of lake elevation 6223 feet which is typically beyond the range of Tahoe Yellow Cress.
3. No. The pier and boathouse reconstruction project and the existing buoy will not introduce new species to the area nor bar existing species from ~~becoming established~~.

4. No. The pier and boathouse reconstruction project and the existing buoy will not reduce the acreage of agricultural crops. There are no agriculture or aquaculture activities in this area; therefore, there will be no impacts.

E. Animal Life

1. No. There will be a temporary change in aquatic fauna life during the reconstruction period which will be approximately four weeks. This temporary change will only affect the construction area which will be isolated by caissons or sleeves if sediment is resuspended during pile driving. Upon completion of the project, the indigenous aquatic fauna will re-occupy any voids created during the repair operation. The reconstruction project will be conducted during the non-spawning season, identified to be between July 1 and October 1 to minimize the impact on fish spawning habitat. The existing buoy will not create any new effect on aquatic animal life because of it's existence.
2. No. There have not been any rare or endangered aquatic animals reported within the project area.
3. No. The pier and boathouse reconstruction project and existing buoy will not introduce any new species to the area nor create a new barrier to aquatic animals.
4. No. The pier and boathouse reconstruction project will not reduce the aquatic animal habitat area upon completion. The existing buoy will not change the existing habitat.

F. Noise

1. No. The reconstructed private recreational pier with its new boat lift will not increase existing noise levels, nor will the existing buoy. There will be short term additional noises during the reconstruction period, but there will not be an increase in long term noise levels.
2. No. The reconstructed pier and boathouse with its new boat lifts will not create any new severe noise levels; however, there will be a temporary period when the noise levels increase during the period of reconstruction. Upon completion of the project, the noise levels will assume normality. The construction personnel will be subjected to higher noise levels, but they wear hearing protective devices. The general public will not be exposed to this increased noise level because the private property between the project and Highway 99 will act as a buffer. The existing buoy will not affect noise

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levels.

G. Light and Glare

1. No. Neither the reconstructed pier and boathouse with their new boat lifts, nor the existing buoy will result in creating new light or glare.

H. Land Use

1. No. The reconstruction of the existing private recreational pier and boathouse with their new low-level boat lifts will not alter the present or planned use of the area. The existing pier and boathouse and buoy serve a private residence and not the general public. There are presently buoys and piers on adjacent properties. There is a private recreational boathouse located 64 feet to the west of the La Tourette pier on the adjacent property, and there is a private recreational pier located 480 feet to the east on the neighbor's property. This project will not substantially alter the land use in the area.

I. Natural Resources

1. No. The continued seasonal recreational use of this private pier, boathouse, and buoy by the La Tourette family Trust will not create any new effects upon the use rate of any natural resource.
2. No. The La Tourette family Trust's seasonal use of their private recreational pier boathouse and buoy will not create any changes which could deplete any nonrenewable resource.

J. Risk of Upset

1. No. The project involves the reconstruction an existing pier and boathouse and installation of two low level boatlifts. The amphibious "Lark" vessel being used is diesel operated which reduces the risk of explosion. Hazardous materials are not to be used during the reconstruction phase. Mitigation measures have been planned to prevent construction materials from entering lake waters. Small boats and/or tarps will be placed under the reconstruction area as necessary to collect construction debris. The use of caissons or vertical cylinders (sleeves) will be required to prevent the release of resuspended sediments during the pile

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placement activities from entering the lake during reconstruction. The past limited seasonal use of this and adjacent private family recreational piers have not demonstrated a risk of releasing hazardous substances, creating upset conditions, or explosions in the Lake Tahoe Basin. Precautions will be taken to minimize these risks.

2. No. The continued seasonal use of the La Tourette family's existing private recreational pier boathouse, two new low level boat lifts, and mooring buoy will not create an interface with any emergency response or evacuation plan.

K. Population

1. No. The continued seasonal use of the existing La Tourette family's reconstructed recreational pier, boathouse, two new low level boat lifts, and existing mooring buoy will not alter the population in the lake basin.

L. Housing

1. No. The continued seasonal use of the existing La Tourette family's reconstructed recreational pier, boathouse, two new low level boat lifts, and existing mooring buoy will not create a demand for additional housing.

M. Transportation/Circulation

1. No. This is a private residence and the reconstructed pier, boathouse, two new boat lifts, and existing buoy are for the benefit of the members of the La Tourette family and not the general public. There are no facilities being added to attract the general public or more people. The use of this private residence will not be changed by this project nor will there be any substantial increase in vehicle movement created by this project.
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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N. Public Services

1. No. This is a family trust serving two private residences and the multiple - use reconstructed pier, boathouse, two new boat lifts, and the existing buoy will not create any additional use or increase of use by the general public. This project will not create any new demands on government agencies and services such as fire, police protection, parks and recreation, road maintenance, etc.
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.

O. Energy

1. No. This pier and boathouse reconstruction project and existing two buoys will not have any affect on additional energy consumption. The boat lift is powered by a 1 hp., single phase 220 volt, 60 cycle, 20 amp electric motor. This is equivalent to about forty-four 100 watt light bulbs. The lift is only used when lowering or raising the boat. Under normal conditions the lifts would be used separately. This use will not constitute a substantial increase in energy being used in the Lake Tahoe Basin.
2. No. See #1 above.

P. Utilities

1. No. This is a family trust serving two private residences and the multiple - use reconstructed pier, boathouse, two new boat lifts, and the existing buoy will not create any additional use or increase of use by the general public. There will be no additions to the existing facilities which will significantly affect the current uses of power, communications, water, septic tanks, storm water drainage, or solid waste disposal.
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.

Q. Human Health

1. No. This reconstructed private recreational pier, boat lift, and existing buoy will not create any new health hazards to humans.

2. No. The existing buoy and reconstructed private recreational pier will not expose people to any new potential health hazards.

R. Aesthetics

1. No. The La Tourette's recreational multiple-use pier, boathouse, and buoy are existing facilities. The reconstruction of the existing facilities will not detract from the aesthetics of this residential recreational area consisting of homes, piers, buoys and boats.

S. Recreation

1. No. The reconstruction and modification of this private recreational pier will have no effect on public recreation in the area.

T. Cultural Resources

1. No. The proposed project proposes authorization to retain and use one existing unauthorized mooring buoy, reconstruct the existing pier and boathouse in the footprint of the existing structures, replace the existing boat hoist (inside the boathouse) with an electric low level boat lift and add an additional boat lift to the end of the pier. The project will take place within the footprint of the existing pier and boathouse. There are no identified cultural, ethnic, religious, or sacred uses pertinent to this project area.

2. No. See No. # 1 above.

3. No. See No. # 1 above.

4. No. See No. # 1 above.

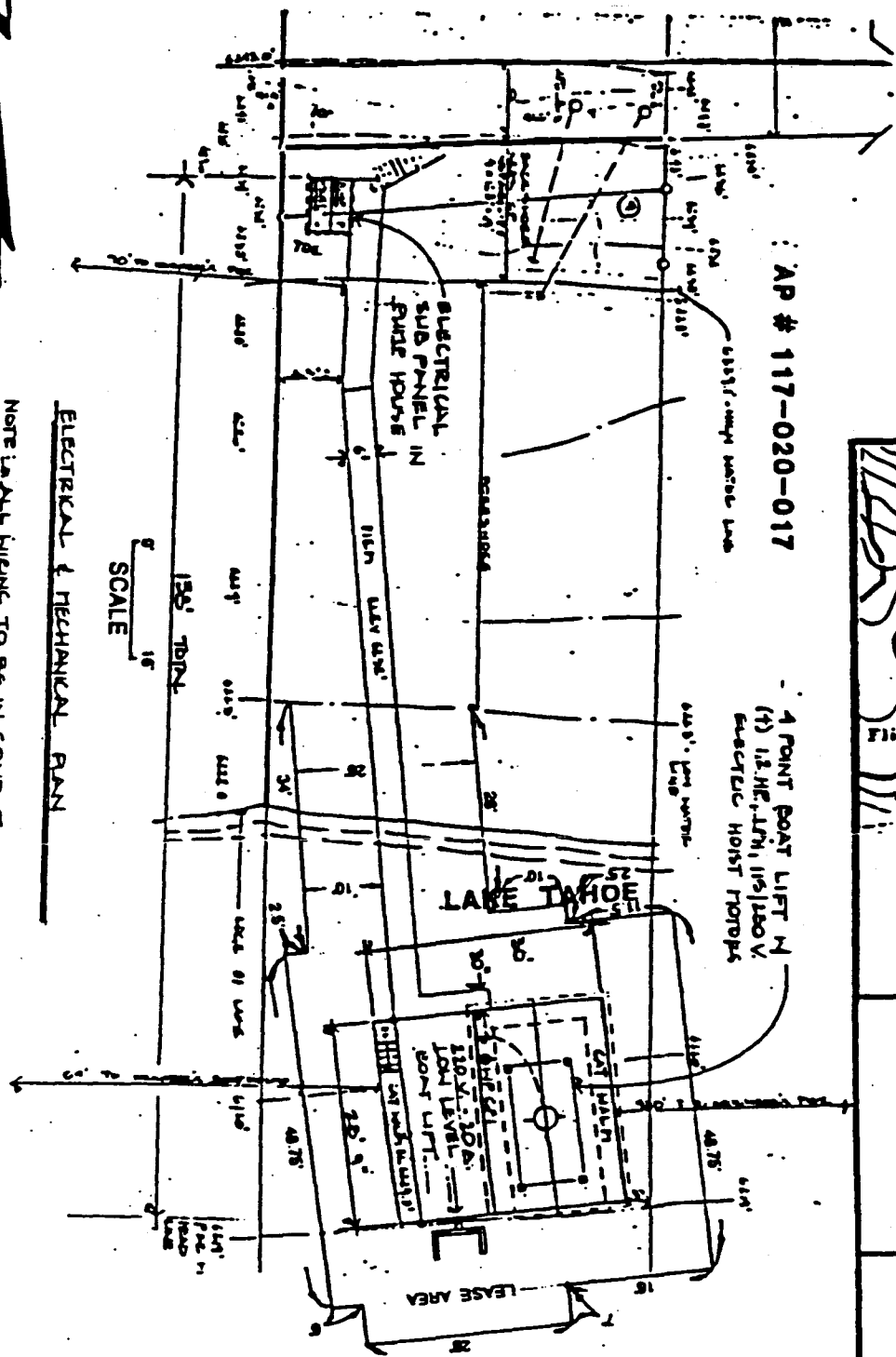
U. Mandatory Findings of Significance

1. No. The proposed project proposes authorization to retain and use one existing unauthorized mooring buoy, reconstruct the existing pier and boathouse in the footprint of the existing structures, replace the existing boat hoist (inside the boathouse) with an electric low level boat lift and add an additional boat lift to the end of the pier. There will be about a four week period during reconstruction when the indigenous aquatic biota will be displaced but will recolonize and return to normal after the project is completed. Mitigation measures, including caissons or vertical sleeves will be incorporated to protect Lake Tahoe during the reconstruction phase of the operation. The continued use of the existing buoy will not create any new significant effects.
2. No. There will be a short term, approximately four weeks, disruption of the marine environment in the immediate vicinity of the boathouse when the pilings are being replaced. This area will be separated by a turbidity screen or the use of caissons or vertical cylinders (sleeves) to prevent the release of resuspended sediments during pile placement activities as determined by TRPA. Upon completion of the project, the indigenous marine biota will re-colonize and fill any voids created during the pier reconstruction. There will not be any long term significant changes created by this project.
3. No. This proposed project proposes authorization to retain and use one existing unauthorized mooring buoy, reconstruct the existing pier and boathouse in the footprint of the existing structures, replace the existing boat hoist (inside the boathouse) with an electric low level boat lift and add an additional boat lift to the end of the pier. Since this project will occur in the footprint of the existing structure it will not add nor create impacts which will increase the propensity for considerable cumulative effects.
4. No. This proposed project proposes authorization to retain and use one existing unauthorized mooring buoy, reconstruct the existing pier and boathouse in the footprint of the existing structures, replace the existing boat hoist (inside the boathouse) with an electric low level boat lift and add an additional boat lift to the end of the pier. Because of the nature of this proposed project, it will not create any new environmental effects which could create a significant adverse effect on human beings.



ELECTRICAL & MECHANICAL PLAN

NOTE: ALL WIRING TO BE IN CONDUIT & WEATHER PROOF. CFI CURTETS REQ.



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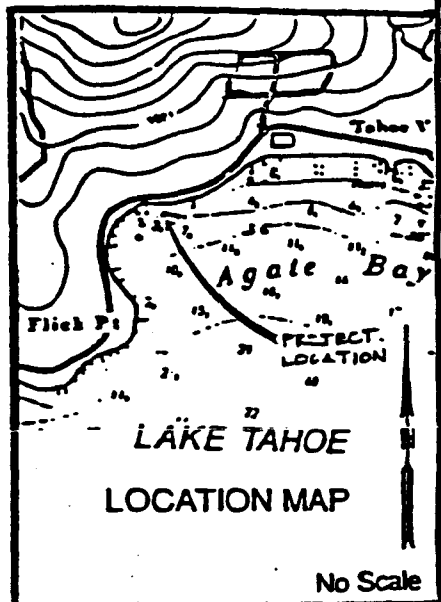
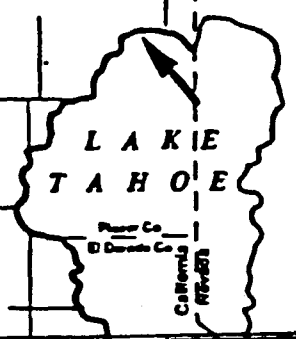
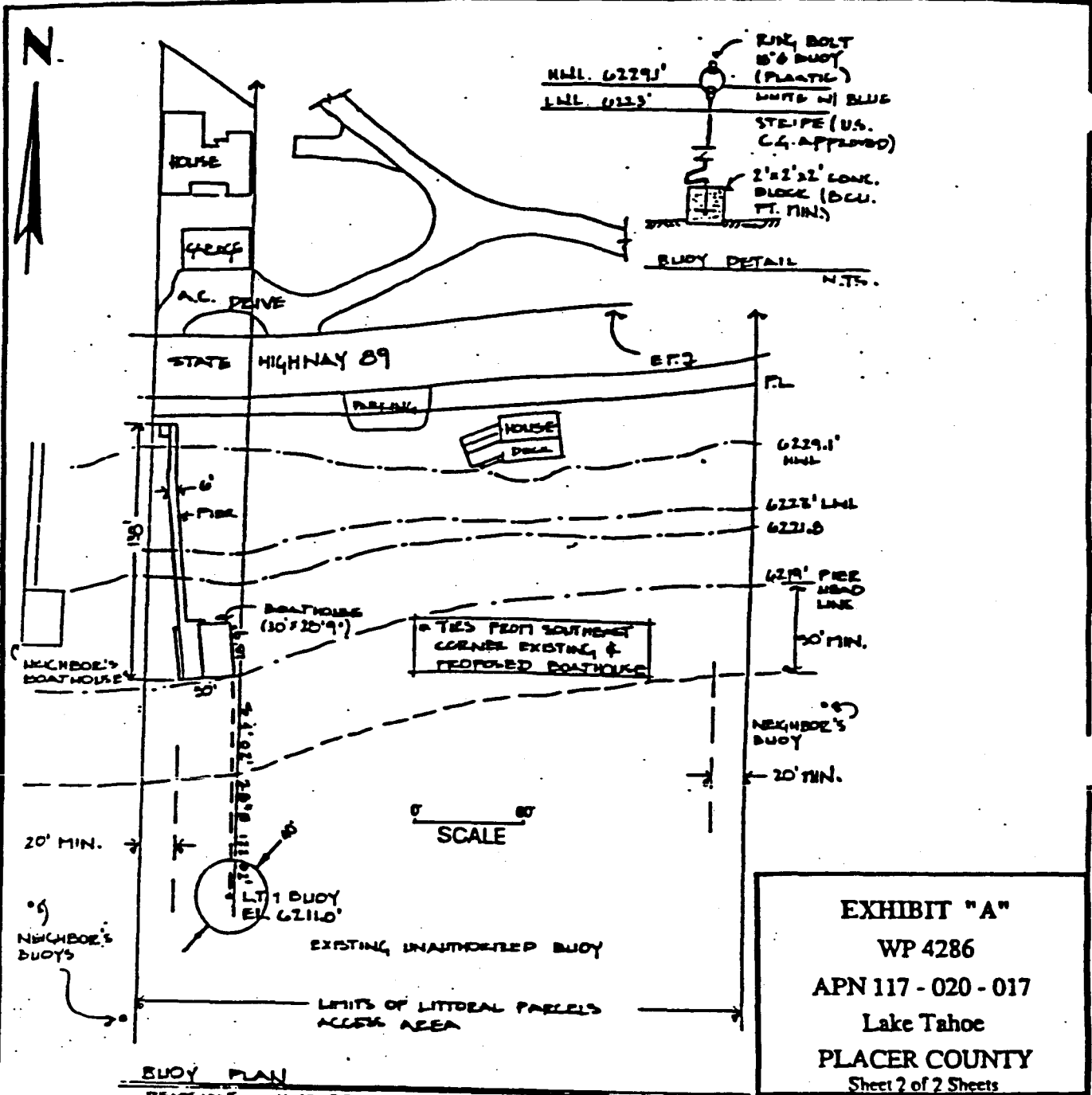


EXHIBIT "A"
 WP 4286
 APN 117 - 020 - 017
 Lake Tahoe
 PLACER COUNTY
 Sheet 1 of 2 Sheets



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

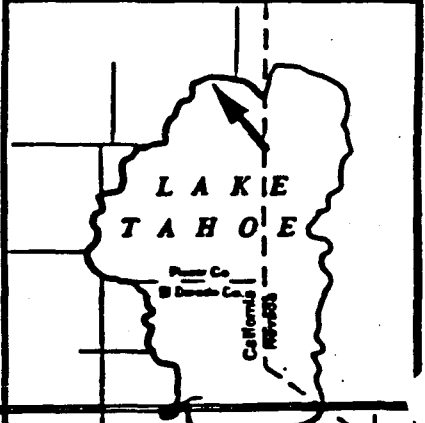
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BUOY PLAN
 REVISIONS 11-10-92 CW
 2-12-93 CW
 6-2-93 CW

EXHIBIT "A"
 WP 4286
 APN 117 - 020 - 017
 Lake Tahoe
 PLACER COUNTY
 Sheet 2 of 2 Sheets

LAKE TAHOE



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

EXHIBIT "D"
MITIGATION MONITORING PROGRAM
LA TOURETTE MULTIPLE-USE RECREATIONAL PIER AND BOATHOUSE
RECONSTRUCTION, INSTALLATION OF TWO LOW-LEVEL BOAT LIFTS,
AND AUTHORIZATION TO USE ONE EXISTING UNAUTHORIZED
MOORING BUOY

1. Impact: During the reconstruction phase the proposed project may cause minimal turbidity to lake waters during the driving of piling into the lake bed, and there is the possibility of an upset or spill of construction materials or debris.

Project Modification:

- a) The use of either a turbidity screen surrounding the project area will be installed prior to the commencement of operations or the use of caissons or vertical cylinders (sleeves) to prevent the release of resuspended sediments during pile placement activities will be determined by TRPA prior to construction;
- b) Small boats and/or tarps will be placed under the reconstruction area as necessary to collect construction debris; and,
- c) Waste materials will be collected onto the lark vehicle or dumpsters for disposal at an approved landfill site.

Monitoring:

Staff of the State Lands Commission, or its designated representative, will periodically monitor the pier and boathouse reconstruction and boat lift installation project during the reconstruction phase.

2. Impact: The proposed project is located in designated fish spawning habitat and could have an impact on the habitat.

Project Modification:

The pier reconstruction project involving disturbance to the lake bed ~~will be conducted~~ during the non-spawning season, identified to be

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between July 1 - October 1 to reduce impacts to fish habitat. In the event that lake bottom sediments are disturbed during the construction phase, lake bottom sediments will be hand rolled to restore the lake bottom to its natural state. The buoys will be removed between October 15 and May 1 of each year to conform with TRPA regulations.

Monitoring:

Staff of the State Lands Commission, or its designated representative, will periodically site inspect the pier and boathouse reconstruction project to ensure the proposed activity will occur within the allowable construction time period.

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