

- B. Air.** Will the proposal result in:
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

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- J. Risk of Upset.** Does the proposal result in:
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? Yes Maybe No
2. Possible interference with emergency response plan or an emergency evacuation plan? Yes Maybe No
- K. Population.** Will the proposal result in:
1. The alteration, distribution, density, or growth rate of the human population of the area? Yes Maybe No
- L. Housing.** Will the proposal result in:
1. Affecting existing housing, or create a demand for additional housing? Yes Maybe No
- M. Transportation/Circulation.** Will the proposal result in:
1. Generation of substantial additional vehicular movement? Yes Maybe No
2. Affecting existing parking facilities, or create a demand for new parking? Yes Maybe No
3. Substantial impact upon existing transportation systems? Yes Maybe No
4. Alterations to present patterns of circulation or movement of people and/or goods? Yes Maybe No
5. Alterations to waterborne, rail, or air traffic? Yes Maybe No
6. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians? Yes Maybe No
- 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? Yes Maybe No
2. Police protection? Yes Maybe No
3. Schools? Yes Maybe No
4. Parks and other recreational facilities? Yes Maybe No
5. Maintenance of public facilities, including roads? Yes Maybe No
6. Other governmental services? Yes Maybe No
- O. Energy.** Will the proposal result in:
1. Use of substantial amounts of fuel or energy? Yes Maybe No
2. Substantial increase in demand upon existing sources of energy, or require the development of new sources? Yes Maybe No
- P. Utilities.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:
1. Power or natural gas? Yes Maybe No
2. Communication systems? Yes Maybe No
3. Water? Yes Maybe No
4. Sewer or septic tanks? Yes Maybe No
5. Storm water drainage? Yes Maybe No
6. Solid waste and disposal? Yes Maybe No
- Q. Human Health.** Will the proposal result in:
1. Creation of any health hazard or potential health hazard (excluding mental health)? Yes Maybe No
2. Exposure of people to potential health hazards? Yes Maybe No
- 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? Yes Maybe No
- S. Recreation.** Will the proposal result in:
1. An impact upon the quality or quantity of existing recreational opportunities? Yes Maybe No

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T. Cultural Resources.

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

U. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. DISCUSSION OF ENVIRONMENTAL EVALUATION (See Comments Attached)

See 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: 07 / 03 / 90

Judy Brinn
For the State Lands Commission
71
1323

III. DISCUSSION OF ENVIRONMENTAL EVALUATION
(Attachment to Environmental Impact Assessment Checklist - Part II
PRC 7416 - Richard Solari

- N5. The existing buoys of this application are located approximately 75 feet and 60 feet respectively from the low water mark (elev. 6223') immediately lakeward of 8453 Meeks Bay Avenue, APN 16-091-16. The applicant's 45-foot pier extension was authorized by the State Lands Commission in June, 1990. When the applicant's pier extension is built, the buoys will be located approximately 30 feet and 20 feet respectively from the end of the pier.

The closest waterward structure in this area to the south is a rock jetty located approximately 80 feet from the southernmost buoy (see attached site map). Beyond the rock jetty, within 50 feet, a single-pile pier exists. The neighbor to the north, APN 16-091-48, has a pier which ends at the low water mark elevation. Approximately 100 feet beyond the adjacent property owner to the north, several other piers exist waterward of the low-water mark. The closest waterward structure to the north is approximately 100 feet.

Public access will not be unusually restricted by the use of these buoys. The use of the shore area for trolling fishermen in this bay will not change as there are a number of other piers and buoys located along this segment of shoreline.

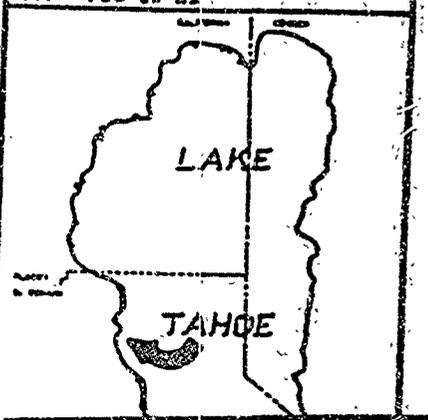
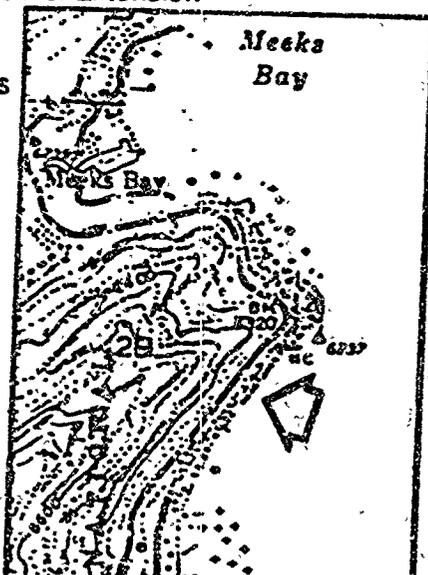
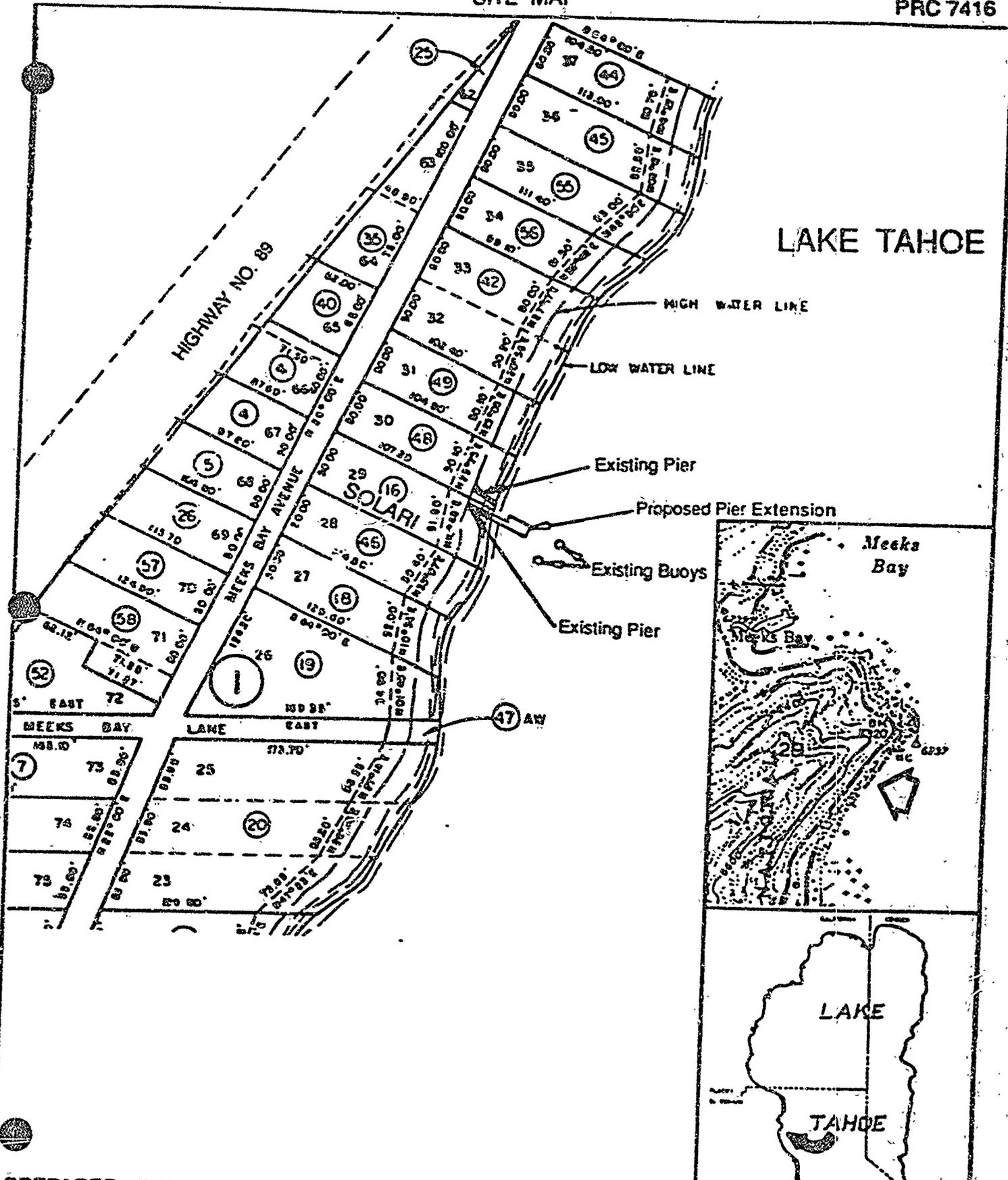
- R1. Buoys themselves do not present much of a visual obstruction. According to The Cumulative Impacts of Shorezone Development at Lake Tahoe, by Phillips, Brandt, Reddick, McDonald, and Grefe, dated February 1978, pp. 4-79, in public responses to visual aspects of shorezone development and use, a grouping of seven boats closely spaced was considered to be a "visual dislike", therefore this proposal does not constitute a significant effect.
- S1. The quality and quantity of recreation will change to the owner of these buoys, who will benefit in more convenient, and perhaps more frequent recreational use of Lake Tahoe. Recreational quality for topline trollers will not change as a result of this buoys application.

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SITE MAP

PRC 7416

LAKE TAHOE



PREPARED JULY 6, 1990 BY LLB

No Scale

216 BROADWAY
SAN FRANCISCO CALIFORNIA 94115
TELEPHONE 415-367-2991

EXHIBIT "D"

July 30, 1990

California State Lands Commission
1807 13th Street
Sacramento, CA 95814
Attention: Judy Brown

Project File: Joseph McClelland, Jr. Buoys
Project Location: Lake Tahoe, Meeks Bay, El Dorado County
adjacent to APN 016-300-461
Project Description: Authorize two existing mooring buoys anchored on
the bed of Lake Tahoe

EIR NO: 519
File Ref: W 24458
SCH. NO. 90020708

Dear Ms. Brown:

The two existing mooring buoys which are the subject of the notice of Public Review of a Proposed Negative Declaration (Section 15073-CCR) have interfered with and continue to interfere with the use of the property which I own with my ex-wife.

I first requested Messieurs McClelland and Doherty to move their buoys two years ago. To preserve good neighborly relations, I made my requests verbally on both occasions. Mr. McClelland was agreeable to moving the buoys but no action was taken. Last year I filed a formal protest and am enclosing copies of the relevant correspondence.

I do not object to my neighbors or any property owners mooring their personal boats on buoys. However, these buoys should be placed within the boundaries of their property as determined by a hypothetical line extending their property lines into the lake. The buoys should be placed so that a boat which swings on a mooring line will remain within the hypothetically extended property lines.

The McClelland-Doherty moorings interfere with the use of my boathouse and beach to the north of my pier. Specifically, their southernmost buoy is clearly placed adjacent to my property. Furthermore, because of a lower lake condition and the long buoy and mooring lines they use, the boat on the southernmost buoy blocks the entrance to my boathouse and even the northernmost buoy could encroach the hypothetical boundary.

RECEIVED

AUG 01 1990

STATE LANDS COMMISSION

CALENDAR PAGE	73.1
MINUTE PAGE	1326

California State Lands Commission
July 30, 1990

Page 2

Summary: I respectfully suggest that your department extend the southern McClelland-Doherty property line, which is the north Stone property line, creating a hypothetical line on the lake and request that McClelland and Doherty place their buoys to the north of that hypothetical line so that their boats are moored adjacent to their property. The buoys should be placed so that boats which swing on a mooring line will remain to the north of the hypothetically extended property line. I also request that you inform them of the rules regarding the correct installation of buoys and the correct mooring of boats to those buoys.

Sincerely,

Norman Stone Ph.D.

Norman C. Stone, Ph.D.

NCS:es
Encl.

cc: Karen McCown

CALENDAR PAGE	73.2
MINUTE PAGE	137



**SONOMA
PROPERTIES**

(707) 527-5211
800 MENDOCINO AVENUE
SANTA ROSA, CA 95401
SONOMA PROPERTIES INC
OF SANTA ROSA

July 25, 1989

Mr. Norman Stone
2336 Broadway
San Francisco, CA 94115

Re: Lake Tahoe Property

Dear Norm:

I recognize that we sometimes park our aluminum row boats on your property next to ours at Lake Tahoe. Thank you for letting us do this. Please let me know if this becomes a problem and we will discontinue this practice.

I will be talking to my partner, Don Doherty about moving the buoy he uses for his motorboat so as to minimize any interference it may cause you in using your boat house.

Sincerely,


Joe McClelland

cc: Don Doherty

*Send copy to Karen on 7/28/89
Wes*

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MINUTE PAGE	1398

2336 BROADWAY
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE 415 • 567 • 9911

September 12, 1989

Mr. Joe McClelland
Mr. Don Doherty
c/o Sonoma Properties
800 Mendocino Avenue
Santa Rosa, CA 95401

RE: Lake Tahoe Buoys

Dear Joe and Don:

We have been informed by the Tahoe Regional Planning Agency and the California State Lands Commission that by law buoys require a permit and must be located in the water in front of the boatowner's property. Despite several requests from us, your boats remain in the water in front of our property, not yours. Therefore we request that you relocate your buoys so that they conform to the present law.

Thank you.

Sincerely,

Norman Stone
Norman C. Stone (est.)

NCS:es

bcc: K. McCowen

2336 BROADWAY
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE 415 • 567 • 9911

September 13, 1989

Mr. Lance Kiley
Chief Land Management Officer
California State Lands Commission
1807 13th Street
Sacramento, CA 95814

RE: Lake Tahoe Buoys
on receipt #016-300-211
263 Drum Road, Meeks Bay

Dear Mr. Kiley:

I would like to formally protest the illegal buoys which my neighbors have placed in front of my boathouse. Despite several requests, Joe McClelland and Don Doherty have continued to place their buoys in front of my property and not in front of theirs.

Please let me know what action I need to take in order to have them comply with the current law. Thank you.

Sincerely,

Norman Stone (es).
Norman C. Stone

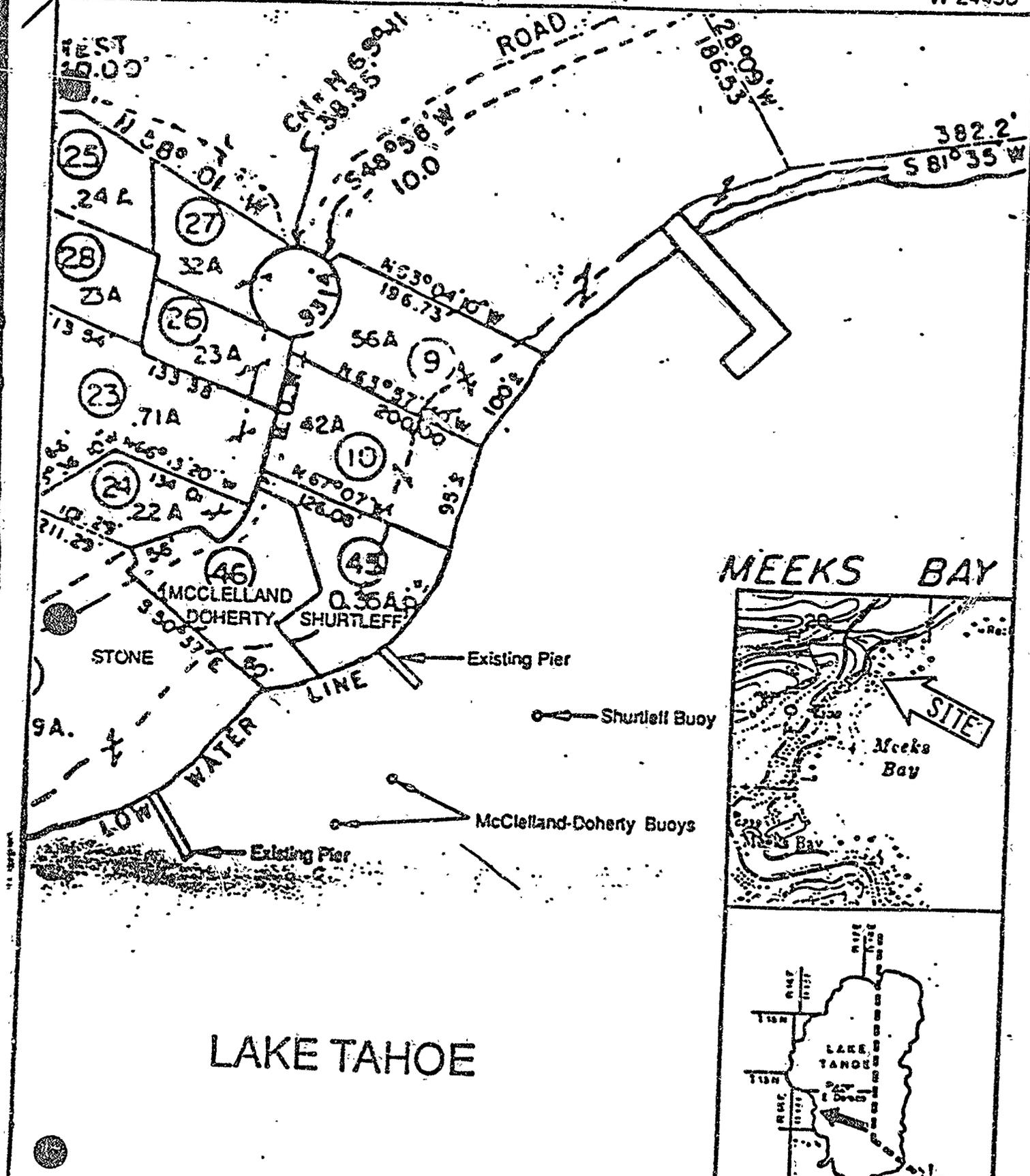
NCS:es

cc: Karen Stone McCown

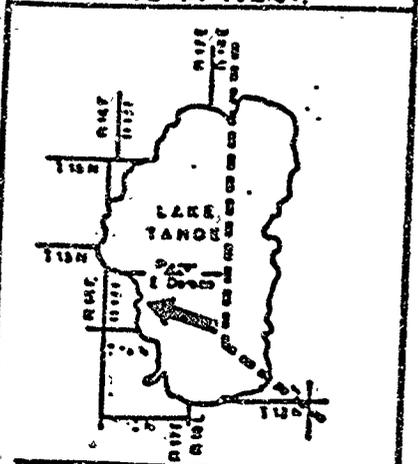
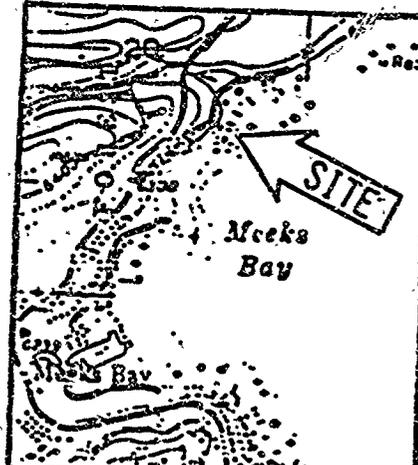
CALENDAR PAGE 73
MINUTE PAGE 1830

SITE MAP

W 24458



MEEKS BAY



LAKE TAHOE

PREPARED JULY 16, 1990 BY LLB.

No Scale

CALENDAR PAGE	73.6
MINUTE PAGE	1331

Karen Stone McCown

250 Greer Road
Woodside, California 94062
(415) 851-1722

August 6, 1990

California State Lands Commission
1807 13th Street
Sacramento, CA 95814
Attention: Judy Brown

Project File: Joseph McClelland, Jr., Buoys
Project Location: Lake Tahoe, Meeks Bay, El Dorado County
adjacent to APN 016-300-461
Project Description: Authorize two existing mooring buoys anchored
on the bed of Lake Tahoe

EIR: 519
File Ref: W 24458
Sch. No: 90020708

Dear Ms. Brown:

I am writing to you regarding the two existing mooring buoys which are the subject of the notice of Public Review of a Proposed Negative Declaration (Section 15073 CCR) have interfered with and continue to interfere with the use of the property.

You have received a detailed letter from Norman Stone, who co-owns this property with me. I am also enclosing previous letters regarding this matter.

The buoys in question interfere with our pier and boathouse. They are also placed in front of our property. I absolutely endorse Norman Stone's letter of July 30, 1990.

Sincerely yours,


Karen Stone McCown

KS/o

Encs. 4

cc: Norman Stone

CALENDAR PAGE	73.7
MINUTE PAGE	1332

237 1/2 BROADWAY
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE 415 - 567 - 9911

July 30, 1990

California State Lands Commission
1807 13th Street
Sacramento, CA 95814
Attention: Judy Brown

Project File: Joseph McClelland, Jr. Buoys
Project Location: Lake Tahoe, Meeks Bay, El Dorado County
adjacent to APN 016-300-461
Project Description: Authorize two existing mooring buoys anchored on
the bed of Lake Tahoe
EIR NO: 519
File Ref: W 24458
SCR. NO. 90020708

Dear Ms. Brown:

The two existing mooring buoys which are the subject of the notice of Public Review of a Proposed Negative Declaration (Section 15073 CCR) have interfered with and continue to interfere with the use of the property which I own with my ex-wife.

I first requested Messieurs McClelland and Doherty to move their buoys two years ago. To preserve good neighborly relations, I made my requests verbally on both occasions. Mr. McClelland was agreeable to moving the buoys but no action was taken. Last year I filed a formal protest and am enclosing copies of the relevant correspondence.

I do not object to my neighbors or any property owners mooring their personal boats on buoys. However, these buoys should be placed within the boundaries of their property as determined by a hypothetical line extending their property lines into the lake. The buoys should be placed so that a boat which swings on a mooring line will remain within the hypothetically extended property lines.

The McClelland-Doherty moorings interfere with the use of my boathouse and beach to the north of my pier. Specifically, their southernmost buoy is clearly placed adjacent to my property. Furthermore, because of a lower lake condition and the long buoy and mooring lines they use, the boat on the southernmost buoy blocks the entrance to my boathouse and even the northernmost buoy could encroach the hypothetical boundary.

CALENDAR PAGE 73.8
MINUTE PAGE 1333

California State Lands Commission
July 30, 1990

Page 2

Summary: I respectfully suggest that your department extend the southern McClelland-Doherty property line, which is the north Stone property line, creating a hypothetical line on the lake and request that McClelland and Doherty place their buoys to the north of that hypothetical line so that their boats are moored adjacent to their property. The buoys should be placed so that boats which swing on a mooring line will remain to the north of the hypothetically extended property line. I also request that you inform them of the rules regarding the correct installation of buoys and the correct mooring of boats to those buoys.

Sincerely,

Norman C. Stone Ph.D.

Norman C. Stone, Ph.D.

NCS:es
Encl.

cc: Karen McCown

CALENDAR PAGE	73
MINUTE PAGE	1334

2336 BROADWAY
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE 415-367-9911

September 12, 1989

Mr. Joe McClelland
Mr. Don Doherty
c/o Sonoma Properties
800 Mendocino Avenue
Santa Rosa, CA 95401

RE: Lake Tahoe Buoys

Dear Joe and Don:

We have been informed by the Tahoe Regional Planning Agency and the California State Lands Commission that by law buoys require a permit and must be located in the water in front of the boatowner's property. Despite several requests from us, your boats remain in the water in front of our property, not yours. Therefore we request that you relocate your buoys so that they conform to the present law.

Thank you.

Sincerely,

Norman Stone
Norman C. Stone, *Est.*

NCS:38

cc: K. McCow

Jul. 30. 1990 11:44 AM

F05

2335 BROADWAY
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE 415 - 567 - 9911

September 13, 1989

Mr. Lance Kiley
Chief Land Management Officer
California State Lands Commission
1807 13th Street
Sacramento, CA 95814

RE: Lake Tahoe Buoys
on Parcel #016-300-211
263 Drum Road, Meeks Bay

Dear Mr. Kiley:

I would like to formally protest the illegal buoys which my neighbors have placed in front of my boathouse. Despite several requests, Joe McClelland and Don Doherty have continued to place their buoys in front of my property and not in front of theirs.

Please let me know what action I need to take in order to have them comply with the current law. Thank you.

Sincerely,

Norman Stone
Norman C. Stone

NCS:es

cc: Karen Stone McCown

CALENDAR PAGE	73.11
MINUTE PAGE	1836

From : ST77

Jul. 30. 1990 11:44 AM

F03

 **SONOMA
PROPERTIES**

(707) 527-5211
800 MENDOCINO AVE., 118-
SANTA ROSA, CA 95401
SONOMA PROPERTIES INC.
OF SANTA ROSA

July 25, 1989

Mr. Norman Stone
2336 Broadway
San Francisco, CA 94115

Re: Lake Tahoe Property

Dear Norm:

I recognize that we sometimes park our aluminum row boats on your property next to ours at Lake Tahoe. Thank you for letting us do this. Please let me know if this becomes a problem and we will discontinue this practice.

I will be talking to my partner, Don Doherty about moving the buoy he uses for his motorboat so as to minimize any interference it may cause you in using your boat house.

Sincerely,


Joe McClelland

cc: Don Doherty

CALENDAR PAGE	73.12
MINUTE PAGE	13.7

STATE LANDS COMMISSION

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

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95811
CHARLES WARREN
Executive Officer

August 21, 1990

File Ref.: W 24558

Mr. Norman C. Stone, Ph.D.
2336 Broadway
San Francisco, CA 94115

Dear Doctor Stone:

We have received your July 30, 1990 comments and those of Ms. Karen Stone McCown dated August 6, 1990, concerning Mr. McClelland's placement of two buoys anchored on the bed of Lake Tahoe lakeward and adjacent to your property, APN: 016-300-461, Meeks Bay, El Dorado County.

Staff of the State Lands Commission has recommended approval of Mr. McClelland's buoys subject to staff's determination of the projections of Mr. McClelland's property lines into the submerged lands owned by the State. Once these projections are prepared, we will submit them to you, Ms. Karen Stone McCown, and Mr. McClelland for your information. The location of Mr. McClelland's buoys will then be placed between these line projections pursuant to the rules and regulations of the Tahoe Regional Planning Agency, the United States Coast Guard, and the United States Corps of Engineers.

I can be reached at (916) 324-4715 if you would like to discuss this matter further.

Sincerely,

Judy Brown
JUDY BROWN
Division of Research and
Planning

cc: Karen Stone McCown
250 Greer Road
Woodside, CA 94062

Joe McClelland
800 Mendocino Avenue
Santa Rosa, CA 95401

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