

MINUTE ITEM
This Calendar Item No. 003
was approved as Minute Item
No. 003 by the State Lands
Commission by a vote of 2
to 0 at its 9/27/90
meeting.

CALENDAR ITEM

003

A 7
S 1

09/27/90
WP 5884 PRC 5884
Gordon

GENERAL PERMIT - RECREATIONAL USE

APPLICANTS: William L. Lyon & Associates, Inc.
2580 Fair Oaks Boulevard
Sacramento, California 95825

Hawkins Insulation Co., Inc.
P. O. Box 3065
Yuba City, California 95992

AREA, TYPE LAND AND LOCATION:

A 0.054-acre parcel and two 0.029-acre circular
parcels that together total 0.112 acre of
submerged land located in Lake Tahoe near
Homewood, Placer County.

LAND USE:

Construction, reconstruction, and maintenance
of a pier with two low-level boatlifts; and
maintenance of two mooring buoys, all utilized
for noncommercial recreational boating.

TERMS OF PROPOSED PERMIT:

Initial period: Five (5) years beginning
January 1, 1990.

Public liability insurance: Combined single
limit coverage of \$500,000.

Special: 1. The permit is
conditioned on permittee's
conformance with the Tahoe
Regional Planning Agency's
Shorezone Ordinance.

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2. The permit restricts any residential use of the facilities.

3. The permit conforms to the Lyon/Fogerty decision.

4. The permit is conditioned on the right of public access along the shorezone lakeward of the ordinary high water line.

5. The permit is conditioned on permittee's retention of the public trust area in its natural condition.

CONSIDERATION: \$655.44 per annum; with the State reserving the right to fix a different rental on each fifth anniversary of the permit.

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 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 2, Div. 3;
Title 14, Div. 6.

AB 884: 02/24/91.

OTHER PERTINENT INFORMATION:

1. This is an application to reconstruct, extend, and add the subject boatlifts to Applicant's authorized pier, and to bring Applicant's existing unauthorized mooring buoys under permit. During the processing

of the application, Applicant's permit for the pier expired December 31, 1989.

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 EIR ND 469, State Clearinghouse No. 90020848. 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. In order to determine the other potential trust uses in the area of the proposed project, the staff contacted representatives of the following agencies: Tahoe Regional Planning Agency, Department of Fish and Game, County of Placer, and the Tahoe Conservancy. None of these agencies expressed a concern that the proposed project would have a significant effect on trust uses in the area. The agencies did not identify any trust needs which were not being met by existing facilities in the area. Identified trust uses in this area would include swimming, boating, walking along the beach, and views of the lake.
4. Prior to the issuance of the permit, staff physically inspects the site for purposes of evaluating the impact of the activity on the public trust.
5. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through

the CEQA review process, it is the staff's opinion that the activity is consistent with its use classification.

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.

EXHIBITS:

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR NO 469, STATE CLEARINGHOUSE NO. 90020848, 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 WILLIAM L. LYON & ASSOCIATES, INC. AND HAWKINS INSULATION CO., INC., PENDING THE COMPLETION OF A PUBLIC TRUST INSPECTION, AS INDICATED IN PARAGRAPH 4 OF "OTHER PERTINENT INFORMATION", A FIVE-YEAR GENERAL PERMIT - RECREATIONAL USE, BEGINNING JANUARY 1, 1990; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$655.44 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT, AND WITH PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000; FOR CONSTRUCTION, RECONSTRUCTION, AND MAINTENANCE OF A PIER WITH TWO LOW-LEVEL BOATLIFTS; AND MAINTENANCE OF TWO MOORING BUOYS, ALL UTILIZED FOR NONCOMMERCIAL RECREATIONAL BOATING ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

PRC 5884.1

Three parcels of submerged land in the bed of Lake Tahoe, Placer County, California, described as follows:

PARCEL 1 - PIER

All that land lying immediately beneath an existing pier, TOGETHER WITH a necessary use area extending no more than 10 feet from the extremities of said pier, said pier being adjacent to and easterly of Lots 2 and 3, McKinney Shores Subdivision, as shown on the map thereof, filed June 26, 1961 in Book "G" of Maps, Page 25, Official Records of said County.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of Lake Tahoe.

PARCELS 2 & 3 - BUOYS

Two parcels of submerged land 40 feet in diameter, adjacent to and easterly of the above mentioned Parcel 1.

END OF DESCRIPTION

PREPARED MARCH 14, 1989 BY BIU 1.

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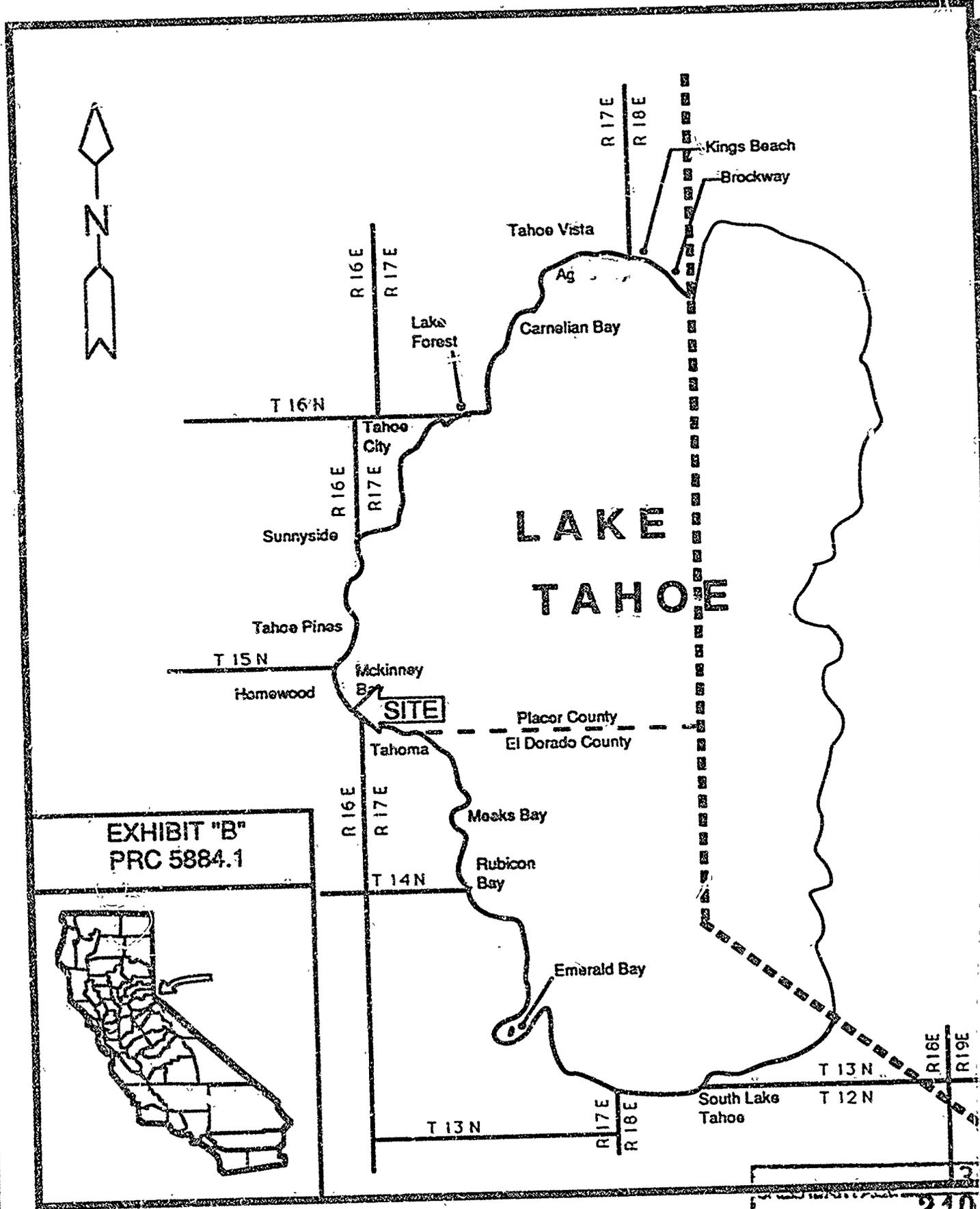
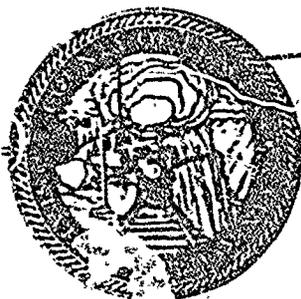


EXHIBIT "B"
PRC 5884.1



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PLACER COUNTY

DEPARTMENT OF PUBLIC WORKS

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

PLACER COUNTY DIVISION

Administration
 Engineering
 Equipment Maintenance
 Road Maintenance
 Traffic Control

March 3, 1989

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

RE: PIER - SHOREZONE CONSTRUCTION

Dear Mr. Gordon:

The County of Placer has reviewed the below referenced requests for construction activities within the shorezone of Lake Tahoe. We have no objections to the construction activities described in the below applications contingent upon approval by your office.

- | | | |
|----|--|----------------|
| 1. | McKinney Landing Home Owners Association | WP 4195 |
| 2. | Strain Ranch | WP 4091 |
| 3. | Lake Tahoe Park Association | WP 3887 |
| 4. | Cedar Point Home Owners Association | WP 2859 |
| 5. | Antiques and Heirlooms | W 23946 |
| 6. | Michael Babcock | W 24201 |
| 7. | Tahoe Tavern Property Owners Association | WP 5956 |
| 8. | <u>Lyon/Hawkins</u> | <u>WP 5884</u> |

Should you have any questions or if I can be of further assistance, please call at your convenience.

COUNTY OF PLACER
 DEPARTMENT OF PUBLIC WORKS
 JACK WARREN, DIRECTOR

James A. McLeod
 JAMES A. MCLEOD
 ASSISTANT CIVIL ENGINEER

JAN:rs

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 SUPPLEMENT PAGE 2110

EXHIBIT D

STATE OF CALIFORNIA

GEORGE DEUKMEJIAN, Governor

STATE LANDS COMMISSION

LEOT. McCARTHY, Lieutenant Governor
GRAY DAVIS, Controller
JESSE R. HUFF, Director of Finance

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

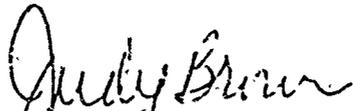
August 24, 1990
File Ref: WP 5884
SCH. NO. 90020848

NOTICE OF PUBLIC REVIEW
OF AN
AMENDED NEGATIVE DECLARATION
(Section 15073 CCR)

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 23, 1990.

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


JUDY BROWN
Division of Research
and Planning

JB:ma
Attachment

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STATE LANDS COMMISSION
1827 13TH STREET
SACRAMENTO, CALIFORNIA 95814



PROPOSED NEGATIVE DECLARATION

EIR ND 469

File Ref.: PRC 5884.1

SCH#:

Project Title: Lyon Tahoe Pier Reconstruction

Project Proponent: William L. Lyon and Associates, Inc.

Project Location: Lake Tahoe, McKinney Bay, at 5620, 5650 W. Lake Blvd.,
Homewood, Placer County

Project Description: Reconstruction of existing multiple use pier with 17 foot
extension and 2 boat lifts. Continued use of 2 existing
buoys.

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 (Sec-
tion 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:

the 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 FORM - Part I
 (To be completed by applicant)
 FORM 69.3(11/82)

A. GENERAL INFORMATION

1. Name, address, and telephone number:

a. Applicant
William L. Lyon & Associates Inc.
Hawkins Insulation Co. Inc.
c/o William L. Lyon & Associates Inc.
2580 Fair Oaks Blvd.

Sacramento, CA 95825

(916) 484-5482

b. Contact person if other than applicant:
Kevin M. Agan - Agent
Raymond Vail & Associates

P.O. Box 879

Tahoe City, CA 95730

(916) 583-3417

2. a. Project location: (Please reference to nearest town or community and include county)

5620/5650 W. Lake Blvd. Homewood, CA 95718

b. Assessor's parcel number: Placer County APN: 97-182-07, 08

3. Existing zoning of project site: Single family residential

4. Existing land use of project site: Single family residential on each parcel

5. Proposed use of site: Reconstruction of existing multiple use pier with 17 LF
extension and two (2) boatlift installations. Two (2) mooring buoys exist
one for each parcel.

6. Other permits required: Tahoe Regional Planning Agency, Lahontan Water Quality
Control Board, Army Corp's of Engineers, Dept. of Fish & Game

B. PROJECT DESCRIPTION

1. For building construction projects, complete "ATTACHMENT A".

2. For non-building construction projects: Describe fully, the proposed activity, its purpose and intended use, e.g. for proposed mineral prospecting permits, include the number of test holes, size of holes, amount of material to be excavated, maximum surface area of disturbance, hole locations, depth of holes, etc. Attach plans or other drawings as necessary.

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C. ENVIRONMENTAL SETTING

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures.
2. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.).

D. ENVIRONMENTAL IMPACT ASSESSMENT

Answer the following questions by placing a check in the appropriate box. Discuss all items checked "yes" or "maybe".
(Attach additional sheets as necessary)

Will the project involve:

- | | YES | MAYBE | NO |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. a change in existing features of any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. a change in scenic views or vistas from existing residential areas or public lands or roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. a change in pattern, scale, or character of the general area of project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. a significant effect on plant or animal life? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. significant amounts of solid waste or litter? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. a change in dust, ash, smoke, fumes, or odors in the vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. a change in ocean, bay, lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. a change in existing noise or vibration levels in the vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. construction on filled land or on slope of 10 percent or more? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. use or disposal of potentially hazardous materials, such as toxic or radioactive substances, flammables, or explosives? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. a change in demand for municipal services (police, fire, water, sewage, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. an increase in fuel consumption (electricity, oil, natural gas, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. a larger project or a series of projects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

E. CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: _____

Date Received: 12/13/89 De

Signed: 
Kevin M. Agan - Agent
Raymond Vail & Associates

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ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST - PART II
Form 13.20 (7/82)

File Ref.: PRC 5884.1

I. BACKGROUND INFORMATION

A. Applicant: William L. Lyon and Associates, Inc.
2580 Fair Oaks Blvd.
Sacramento, CA 95825

B. Checklist Date: 08 / 22 / 90

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

D. Purpose: To make use of existing recreational facilities

E. Location: Lake Tahoe, McKinney Bay, at 5620, 5650 W. Lake Blvd, Homewood, Placer County

F. Description: Reconstruction of existing multiple use pier with 17-foot extension and two low level boat lifts. Continued use of two existing mooring buoys (see Exhibit 'A').

G. Persons Contacted: Tahoe Regional Planning Agency;
California Department of Fish and Game

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 estuary? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, ground 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. The creation of objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- 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? .. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Alterations to the course or flow of flood waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Change in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Alteration of the direction or rate of flow of ground waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Substantial reduction in the amount of water otherwise available for public water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Exposure of people or property to water-related hazards such as flooding or tidal waves? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Significant changes in the temperature, flow or chemical content of surface thermal springs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Reduction of the numbers of any unique, rare or endangered species of plants? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Reduction in acreage of any agricultural crop? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Reduction of the numbers of any unique, rare or endangered species of animals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Deterioration to existing fish or wildlife habitat? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- F. Noise.** Will the proposal result in:
- | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Increase in existing noise levels? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Exposure of people to severe noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- G. Light and Glare.** Will the proposal result in:
- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. The production of new light or glare? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|
- H. Land Use.** Will the proposal result in:
- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. A substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|
- I. Natural Resources.** Will the proposal result in:
- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. Increase in the rate of use of any natural resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Substantial depletion of any nonrenewable resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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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)

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: 08/22/90

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 For the State Lands Commission
 Judy Brown
 Form 13.20 (7/82)

III. DISCUSSION OF ENVIRONMENTAL EVALUATION
Lyon/Hawkins - PRC 5884

C. Water

5. Caissons or sleeves will be used during pile driving to avoid or minimize turbidity-related impacts to water quality. Applicant will comply with all TRPA and Lahontan Regional Water Quality Control Board conditions.

D. Plant Life

2. The shoreline of Lake Tahoe is a known habitat for Rorippa subumbellata Roll. listed by California as an endangered species. The repair and extension of the existing pier and addition of the boatlifts will occur from MLW (Elev. 6223') lakeward and no storage of equipment or materials above Elev. 6223' will occur. The project activity will thus, not impact Rorippa or its habitat.

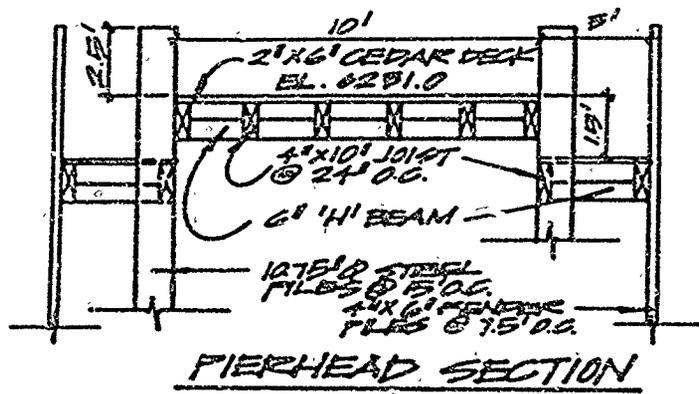
The California Department of Fish and Game has issued an informal "no jeopardy" opinion dated August 9, 1990 (attached).

E. Animal Life

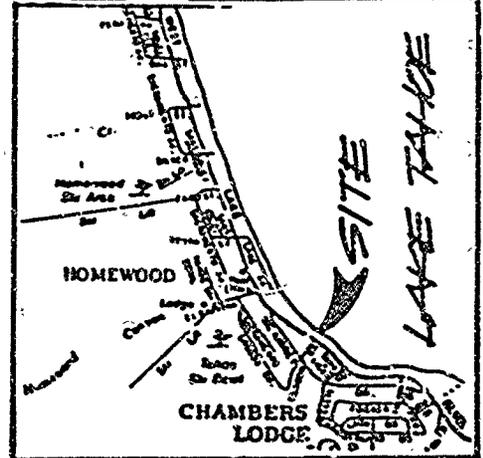
4. The existing pier is located in an area designated by TRPA as being fish spawning habitat; however, TRPA has determined that this project will not have an adverse effect on the fish habitat and has issued a permit for this construction activity.

F. Noise

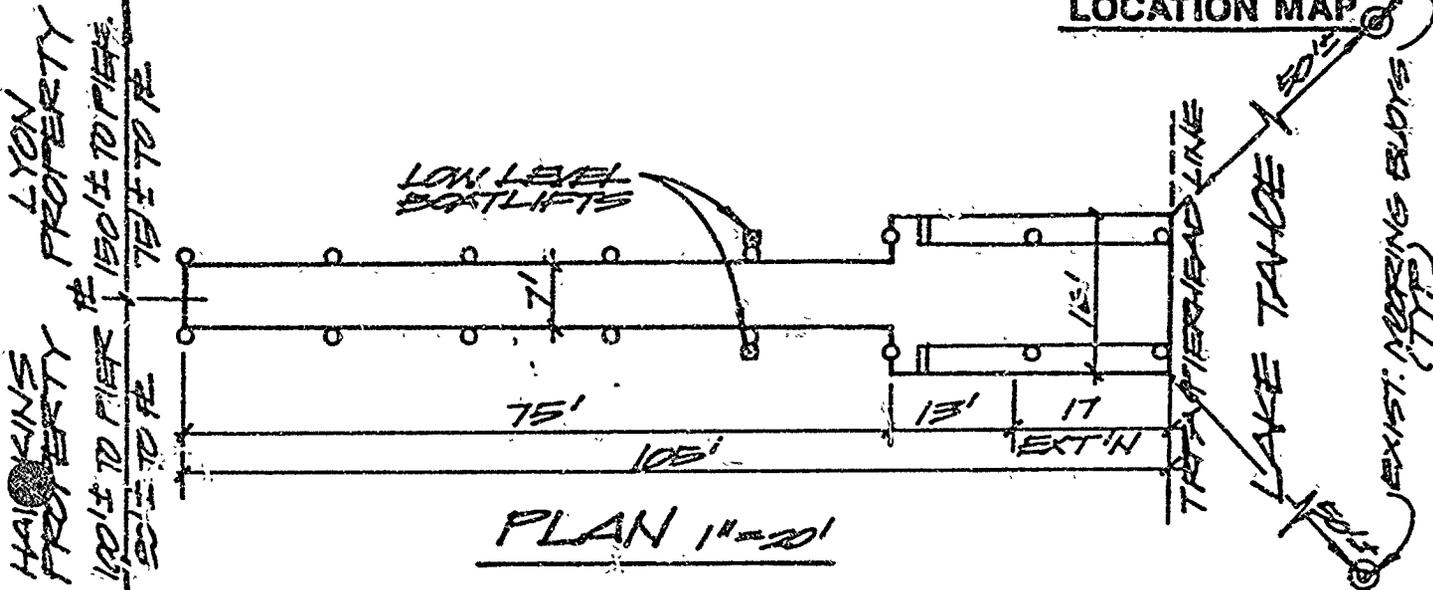
1. The ambient noise level will increase during reconstruction; however, the effects will be short term and will occur during normal work hours only.



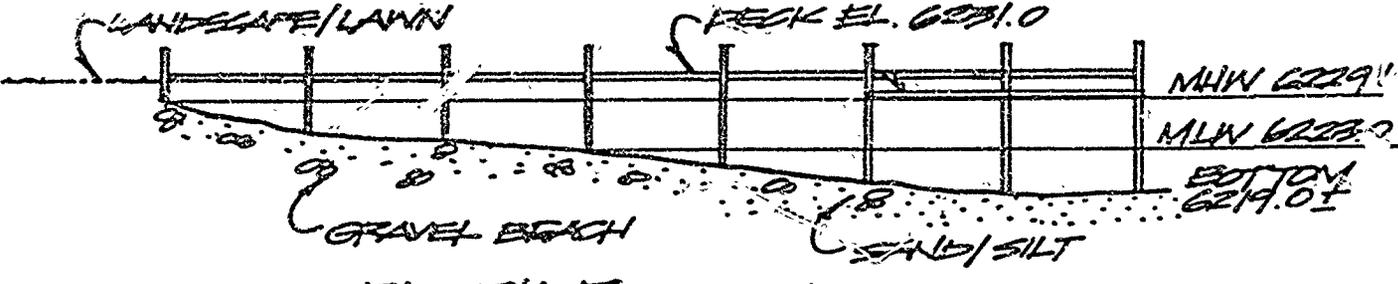
PIERHEAD SECTION



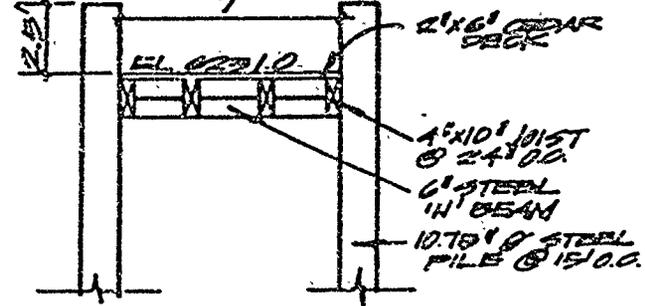
LOCATION MAP



PLAN 11-20'



PROFILE 11-20'



WALKWAY SECTION

EXISTING PIER REPAIR/
 EXTENSION/BOATLIFTS
 LYON/HAWKINS PROPERTY
 EG 201550 W. LAKE BLVD
 HOMEWOOD AREA
 PLACER COUNTY, CA
 APN: 97-182-07, 08
 NOVEMBER 1988

RAYMOND VAIL AND ASSOCIATES
 ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING

ADJOINING PROPERTIES
 NORTH 97-182-06
 SOUTH 97-182-09

REVISED
 4/90

NOV 11 1988

W.O. 7125.32F
April 18, 1990

RE: **PIER EXTENSION/BOATLIFT - LYON/HAWKINS PROPERTIES**
PLACER COUNTY APN: 97-182-07,06

PROJECT NARRATIVE

Reconstruction and 17 LF extension of 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 catwalks. Extend to the TRPA pierhead line to provide necessary water depth. Installation of two (2) low level boatlifts with electric service. (See submittal drawing.)

CONSTRUCTION METHOD

Reconstruction and 17 LF extension of existing pier 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 the 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 existing pier. All construction wastes will be collected onto barge and disposed of at the nearest dumpster/sanitary landfill site. There will be no storage of construction materials on the shore or within 25 feet of the bank. Small boats and tarps will be placed under 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 the hand picked to reconsolidate the shoreline sediments.

Memorandum

To :

Mr. Dan Cohen, Environmental Coordinator
Division of Research and Planning
State Lands Commission
1807-13th Street
Sacramento, CA 95814

Date :

August 9, 1990

From : Department of Fish and Game - Region 2

Subject : Informal Consultation Lyon-Hawkins Pier Improvement Project APN 97-182-07,08, Placer County

The Department of Fish and Game (DFG) has reviewed the request for informal consultation pursuant to the California Endangered Species Act from the State Lands Commission (SLC) to determine if the proposed Lyon-Hawkins pier extension project APN 97-182-07,08 would jeopardize the Tahoe yellow cress (Rorippa subumbellata). The Tahoe yellow cress is a State-listed Endangered species and a Federal Candidate species that is found only on sandy beach habitats on the shores of Lake Tahoe. Pier construction and maintenance activities may seriously impact existing populations and habitat for this species.

If potential or existing habitat is present on the project site, the DFG must make a determination of jeopardy until such time as the Rorippa habitat management plan has been completed and has identified appropriate mitigation measures which will offset adverse impacts to Rorippa. The Lyon-Hawkins Project proposes the reconstruction and extension of an existing open piling pier. All construction would be completed from the lakeside. A wooden retaining wall is approximately at the mean high water level elevation (6,229 feet). Lakeward of the retaining wall the substratum is almost entirely small cobbles (diameter 2-5 inches). The depth of the cobbles is generally 6-8 inches with sand or gravel intermixed. The onshore area is sparsely vegetated with shrubs and wildflowers.

It is the opinion of the DFG that this project will not impact Rorippa nor does the project site contain suitable Rorippa habitat. Therefore, if formally requested the DFG would issue a determination of no jeopardy for this project.

If we can be of further assistance, please contact Ms. Sherry Teresa, Associate Wildlife Biologist, or Mr. Jerry Mensch, Environmental Services Supervisor, telephone (916) 355-7030.


James D. Messersmith
Regional Manager

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