MINUTE ITEM
This Calendar Item No. 26
was approved as Minute Item
No. 26 by the State Lands
Commission by a vote of 2
0 at its 11-5-91
meeting.

CALENDAR ITEM

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26

11/05/91
PRC 3884
J. Ludlow

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APPROVE A RECREATIONAL PIER PERMIT

APPLICANT:
Thomas Edgar Meakin, James Wetmore Meakin,
and Lilian H. Roberts, Trustee
740 Edgewood Road
San Mateo, California 94402

AREA, TYPE LAND AND LOCATION:
A parcel of submerged land located in Lake Tahoe at Rubicon Bay, El Dorado County.

LAND USE:
Partial reconstruction of an existing and authorized multi-use pier, including the reconstruction of a boathouse.

TERMS OF PROPOSED PERMIT:
Initial period:
Five years beginning November 5, 1991.

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

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

APPLICANT STATUS:
Applicant is owner of the upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing and processing fees 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:
04/20/92

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 2, Replacement or Reconstruction of deteriorated or damaged structures, 2 Cal Code Regs 2905(b).

2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

3. The applicants propose to reconstruct only the waterward portion of an existing recreational pier, including the reconstruction of an existing boathouse. All work will be conducted waterward of the 6,223-foot low water elevation and will be accomplished using a barge-mounted pile driver. All work will be conducted from the water and all construction wastes will be collected onto the barge and disposed of at the nearest dumpster/sanitary landfill site. TRPA staff have indicated the project location is not identified as being in fish habitat.

4. Materials will be neither stored nor placed, nor will any activity associated with the construction, be conducted above the low water line of the subject property. This procedure will prevent any disturbance to what may be considered the habitat of Rorippa subumbellata roll, commonly call the Tahoe Yellow Cress, a State-listed endangered plant species.

5. This property was physically inspected by staff for purposes of evaluating the impact of the proposed activity on the public trust.

6. In order to determine the other potential trust uses in the area of the proposed project, the staff contacted representatives of the following agencies: TRPA, Department of Fish and Game, County of El Dorado, 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.

7. All permits issued at Lake Tahoe include special language in which the permittee/lessee agrees to protect and replace or restore, if required, the habitat of Rorippa.

8. The issuance of this permit supersedes any prior authorization by the State Lands Commission at this location.

9. 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.

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

APPROVALS OBTAINED:

Tahoe Regional Planning Agency, Department of Fish and Game, El Dorado County

FURTHER APPROVALS REQUIRED:

United States Army Corps of Engineers

EXHIBITS:

A: Site Map
B: Location Map
C: El Dorado Letter of Approval

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 2, REPLACEMENT OR RECONSTRUCTION OF DETERIORATED OR DAMAGED STRUCTURES, 2 CAL. CODE REGS. 2905(b).

2. AUTHORIZE ISSUANCE TO THOMAS EDGAR MEAKIN, JAMES WETMORE MEAKIN, AND LILIAN H. ROBERTS, TRUSTEE, OF A FIVE-YEAR RECREATIONAL PIER PERMIT, BEGINNING NOVEMBER 5, 1991 FOR THE PARTIAL RECONSTRUCTION, USE AND MAINTENANCE OF AN EXISTING PIER, INCLUDING THE RECONSTRUCTION OF A BOATHOUSE, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED, AND BY REFERENCE MADE A PART HEREOF.

3. FIND THAT THE ISSUANCE OF THIS PERMIT SUPERSEDES ANY PRIOR AUTHORIZATION BY THE STATE LANDS COMMISSION AT THIS LOCATION.

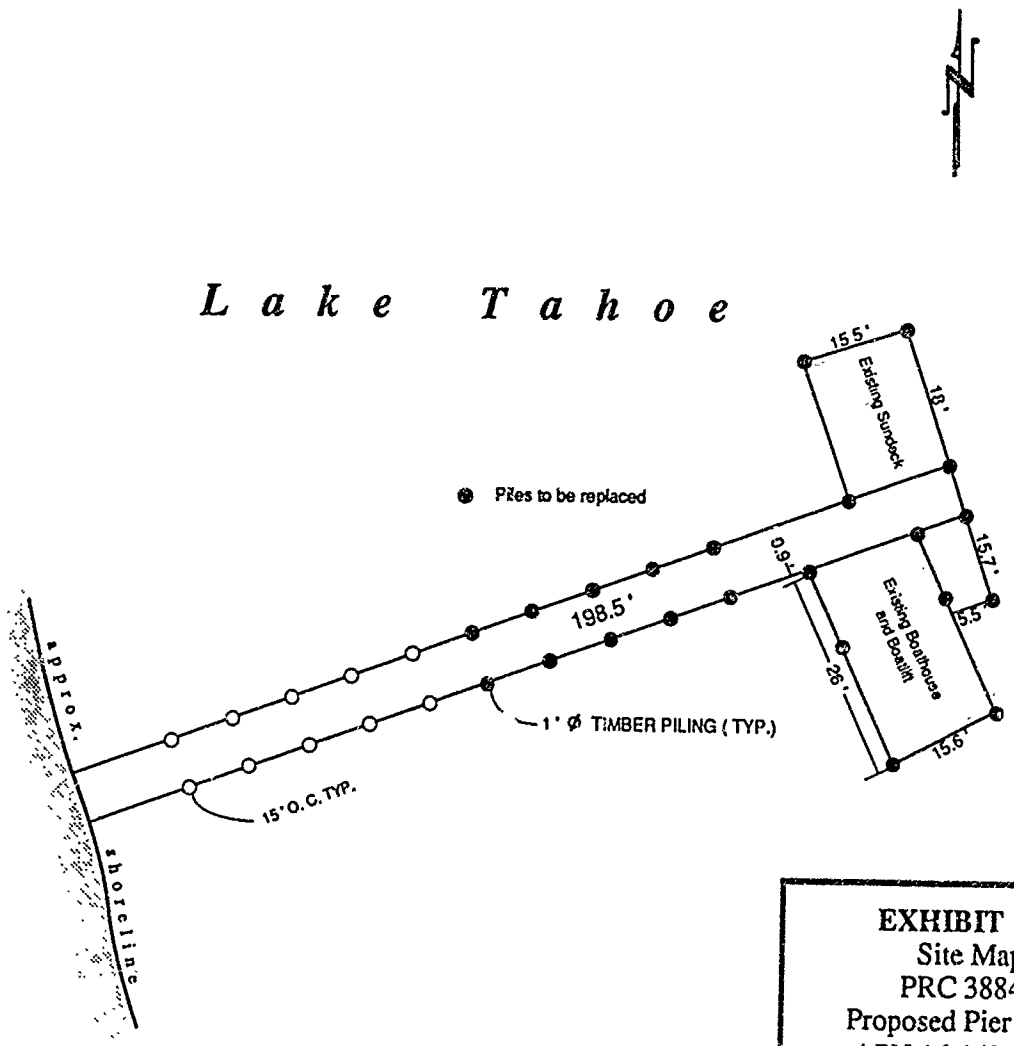
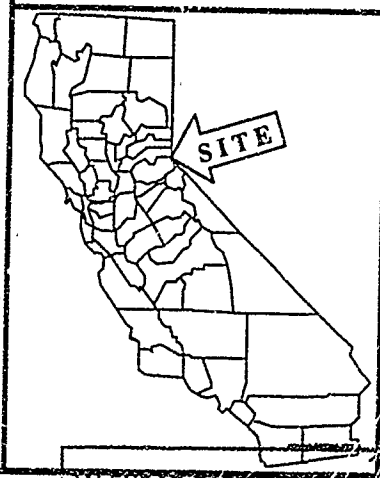


EXHIBIT "A"
Site Map
PRC 3884.9
Proposed Pier Repair
APN 16-142-06&07
LAKE TAHOE
EL DORADO COUNTY



No Scale

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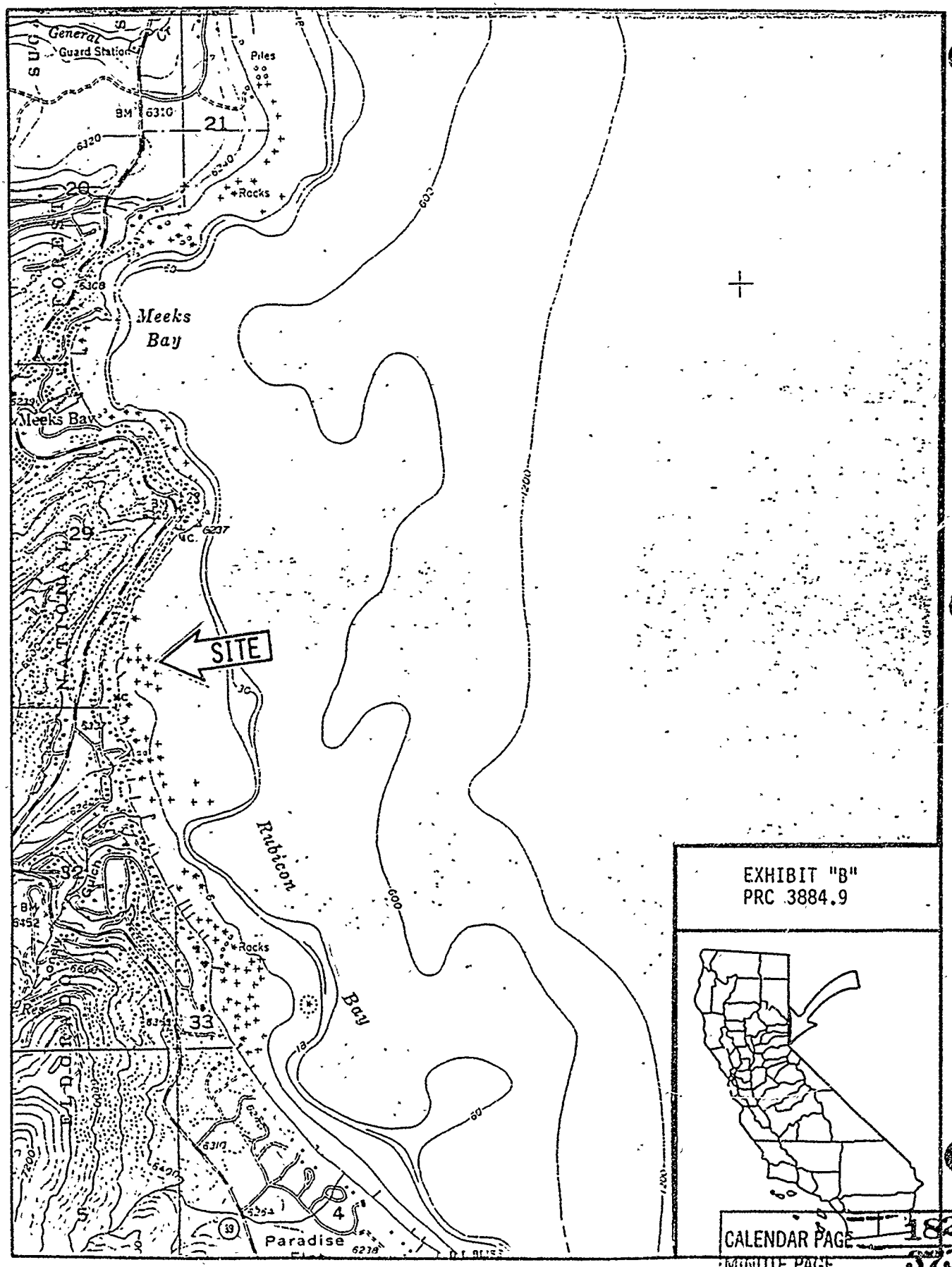

EXHIBIT "B"
PRC 3884.9

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EXHIBIT "C"

Date March 19, 1990 File Ref: PRC. 3884

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

Subject: Building Permit for Pier (Pier Repair)

Name: Thomas Meakin, etal

Address: 740 Edgewood Road

San Mateo, CA 94402

Tahoe Address: 8597 and 8599 North Lane at Rubicon

County Assessor's Parcel No. 16-142-06 and 07

Dear Ms. Ludlow:

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

If you have any questions, you may reach me at (916) 573-3145

Sincerely,

El Dorado County
Building Division

JOHN S. WALKER
Building Inspector III

66311

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