

The backshore area is heavily vegetated with native trees and shrubs. Immediately landward of the 6,229.1 foot elevation contour, the area is vegetated with Willow, Current, Aspen, Thimbleberry, Western Service Berry, Incense Cedar, White Fir, Jeffrey Pine, and Mountain Alder. Further landward of the bar the vegetation also includes Mariposa Manzanita, Bitterbrush, Snow Brush and Red Dogwood.

Lakeward of the 6229.1 foot elevation contour, the mean high water level of Lake Tahoe, to the 6,222.7 foot elevation control is exposed due to the low amount of precipitation received in the Tahoe Basin over the past five years creating approximately 65 linear feet of beach.

Many plants have colonized the shoreline over the past five years as a result of the persistent low lake water level. Near the 6,229 foot elevation contour numerous seedlings of Jeffrey Pine are present. Between the 6,229.1 and 6,226 foot elevation contours, fairly large plants, some three feet tall, have been established. These plants include Willow, Mountain Alder, Ceanothus, Red Dogwood, Sierra Thistle, Mule Ears, Paintbrush, Current, Thimbleberry, Common Mullein and Yellow Cinquefoil. Nearer the water's edge, the dominant plant changes to Western Dock. Also common in this region are Common Mullein, Yellow Cinquefoil and grasses. Within the wet/ponded area (ca. 6,222.7 - 6,223 feet elevation), grasses were virtually the only vegetation present. An epipsammic algae (nonfilamentous) was growing on the saturated sands at the water's edge near the rock crib pier.

The soils and vegetation analysis concluded that the project site did not contain Rorippa subumbellata, Roll. or its habitat. Commission staff have submitted the soils and vegetation report to the California Department of Fish and Game staff. They have provided a written informal determination of "no jeopardy" to Rorippa due to the fact that the project site does not contain the endangered plant nor its habitat.

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III. DISCUSSION OF ENVIRONMENTAL EVALUATION  
SUSAN HILL PIERS REPAIR

A. Earth

1. Stability, Geologic Substructures

This project involves replacing the existing piles, deck beams, deck joists and decking of an existing rock crib pier. In addition, two small rock cribbing areas will be removed and the existing piles and decking will be replaced on an open piling pier. The rocks from the cribbing will be redistributed between elevations 6219 and 6204 to conform to natural contours of the lake bottom. The project as proposed will not unnaturally alter or cover any ground features or create unstable conditions.

2. Compaction, Overcovering of the Soil

This project proposes the removal of two 10' square rock cribs which are approximately 7' deep and replacement with open, steel pilings. The total volume of rock to be removed is approximately 93 cubic yards, which will be redistributed within the shore area as described in A.1., above. The repair of each of the two piers will not create any additional soil coverage requiring additional compaction or overcovering of the soil. 16 pilings will be reinforced on the open piling pier and 22 pilings will be reinforced on the existing rock crib pier/breakwater.

3. Topography

The rocks from the two 10' square cribbing areas of the open pile pier will be removed and redistributed on the lake bed as described in A.1., above. No new grading or filling of the ground surface is involved beyond the rock redistribution.

4. Geologic Features

The lake bed surface at the project site is sand, silt and cobble substrate. The proposed project will not affect any unique lake bottom features.

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5. Wind, Water Erosion of Soils

The steel sleeves capping the existing pier pilings will be placed directly in the lake bed substrate. The rocks from the cribbing areas will be redistributed between elevation 6219 - 6204 LTD. This action will not cause any erosion or significant disturbance to lake bottom profiles.

6. Erosion, Deposition

Littoral transport is presently unnaturally affected at the project site by the existing rock cribbing located on the open piling pier and also affected by the existing rock crib pier/breakwater. Removal of the two small crib areas from the open piling pier would not significantly change the sediment transport occurring in this area. The rock crib pier/breakwater is an allowable nonconforming use under the Tahoe Regional Planning Agency Code of Ordinances.

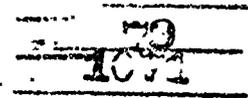
7. Geologic Hazards

No known geologic hazards exist within the project area. This project involves repair to two existing piers. No impact from this project is anticipated.

B. Air

1. Emissions/Deterioration

This project would involve the use of a barge and crane/pile driver. The amphibious watercraft will access the site from the lake side of the project. Construction crew will arrive by vehicles for the rock crib removal and rock redistribution as well as for the deck replacement. Some emissions will result from the construction equipment and from the commuting workers. This impact will be minor and temporary, lasting during the repair activity anticipated to take up to several weeks.



2. Objectionable Odors

This project does not propose the use of any hazardous materials for the dismantling of the cribbing from the open piling pier nor for the replacement of piles and decking for the existing rock crib pier/breakwater. Some odor will be experienced from emissions of the waterborne vessel and equipment used to drive the piles. The pile driving activity is anticipated to take approximately ten working days. Use of the piers will create some odors as boats arrive and leave. The existing and proposed use of these piers is for the applicant only. No commercial activity is proposed at the project site. The impacts are considered to be insignificant.

3. Air Movement, Moisture, Temperature, Climate

This project does not propose the placement of any structure which would affect the air movement, moisture or temperature, or any change in climate, locally or regionally, as it is the repair of two existing piers.

C. Water

1. Currents, Water Movements

This project does not propose any new intake or to discharge any fluids or materials into the lake waters.

2. Absorption, Drainage, Runoff

This project does not propose the construction or placement of any new impervious structures. A catwalk will be added to the northerly lakeward end of the existing open piling pier. No significant impacts to drainage or runoff would result from this project.

3. Flood Waters

The two rock crib areas of the open piling pier presently create an artificial condition for water circulation along the shoreline of the Lake. This project would not significantly change the circulation of waters along the shoreline at this location.

4. Surface Water

This project proposes the removal of two 10' square rock cribbing areas. The total volume of rock will be approximately 93 cubic yards. The rock will be redistributed on the lake bottom between elevations 6219 and 6203. This activity would not significantly affect the lake's water surface.

5. Discharge, Dissolved Oxygen

This project would cause minimal turbidity to lake waters during the driving of steel sleeves over the existing wooden piling into the lake bed. Specific water quality measures to be implemented include:

- a) Use of caissons or vertical cylinders (sleeves) to prevent the release of resuspended sediments during pile placement activities;
- b) A boat and/or tarp and/or water skimmer will be placed under the construction area to prevent debris from entering the water;
- c) Waste materials will be collected onto a barge or dumpsters for disposal at an approved site.

6. Flow of Ground Waters

The steel sleeves which would cover the existing pier pilings would be driven into the lake bed a minimum of 6' or to the point of refusal. The depth of placement should not affect the existing flow of ground water entering Lake Tahoe.

7. Quantity of Ground Waters

This proposed project does not propose the extraction or use of existing ground water; therefore, there would be no impact on ground water quantity.

8. This project does not propose the extraction, use or contamination of water used for an existing public water supply.

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9. Water-Related Hazards

The proposed project involves the repair of two existing piers. It does not propose any new extension of the piers into the lake waters which would create a new water-related hazard. Both piers are located within the limits of the designated Tahoe Regional Planning Agency pierhead line.

10. Temperature, Flow or Chemical Content

There are no known thermal springs in the project vicinity; therefore no impact is anticipated.

D. Plant Life

1. Diversity of Species

The removal of the two existing rock cribbing areas from the open piling pier and the reinforcement of the pier pilings with steel sleeves on the two piers may impact current aquatic plant populations. The rock cribbing and pilings may have served as substrate for a now established sessile plant population. Covering of the pilings will cause a minor population loss of aquatic plants at the site.

Placement of the new steel sleeves over the existing pier pilings could furnish new substrate for sessile aquatic plants. This impact would be minimal as this site is dominated by a cobble substrate and can furnish habitat for sessile aquatic plants.

2. Endangered Species

The project site does not contain suitable habitat for the State-listed, endangered plant Rorippa subumbellata, Roll., which is known to inhabit some shore areas of Lake Tahoe. A soils and vegetation report has been prepared for the subject property by a qualified botanist. Staff of the State Lands Commission and the Department of Fish and Game agree that the project site does not contain suitable habitat to support this species.

3. Introduction of Plants

The new steel sleeves covering the existing pier pilings will afford a hard substrate for sessile aquatic plants. The project site is located on a cobble substrate so introduction of the new pier pilings would not create a significant new impact on plant populations.

4. Reduction of Agricultural Crops

The piers are located within the body of Lake Tahoe. No agriculture or aquaculture are carried out in this area. There would be no impact.

E. Animal Life

1. Animal Species Diversity

The reinforcement of the existing pier pilings could affect access to the lake bottom by burrowing organisms. This would not be a new impact. Removal of the two small rock cribs and existing deteriorated pilings could impact fish and benthic organisms which were attracted to the pilings and rock cribbing for grazing and shelter. Construction activity is limited to the normal non-spawning season known to be July 1 - October 1, or as otherwise indicated by the California Department of Fish and Game through issuance of its Streambed Alteration Agreement.

2. Rare Species

The project is located in an area designated and mapped by the Tahoe Regional Planning Agency as a fish spawning habitat targeted for restoration. Construction activity is limited to the normal non-spawning season known to be July 1 - October 1. There are no known rare fish species within this location; therefore there would be no impact to rare fish species.

3. New Species

This project does not propose the introduction of any new animal species to Lake Tahoe.

4. Habitat Deterioration

This project would cause a temporary disturbance to fish habitat during the rock cribbing removal and driving of new steel sleeves over the existing piles. Construction would be limited to the non-spawning season as indicated in E.2, above. Continued use of the open piling pier should not have any detrimental impact upon existing fish habitat. Continued existence of the rock cribbing pier/breakwater would continue to affect littoral transport which may cause silting of existing fish habitat on the north side of the breakwater.

F. Noise

1. Noise Increases

The proposed project would cause periodic, moderate increases to existing noise levels during the driving of steel sleeves over the existing wooden pilings. Noise from pile driving activity may occur during work days for two to three weeks. Noise from work crew vehicles arriving and leaving the project site would occur at the beginning and ending of each work day during the reconstruction activities. These impacts would be considered temporary, and insignificant. No new noise would occur from the continued use of the two recreational piers.

2. Severe Noise

Noise from pile driving activity may expose persons within the vicinity to periodic episodes of extreme noise levels. These noise increases may last seconds or minutes in duration. Periodic, brief increases to the existing noise levels would occur adjacent to the recreational piers when motorized boat engines are used. These occurrences are not considered to be new or significant impacts.

G. Light and Glare

1. The proposed project would be constructed during daylight hours so light from construction would not occur. No new lighting is proposed as part of this project.

H. Land Use

1. This project does not propose new land uses at this location which would alter local use patterns. The two recreational piers have existed and are proposed to be repaired at the same location.

I. Natural Resources

- 1-2. The proposed reconstruction of two existing recreational piers would not propose to increase the rate of use of any natural resource, or loss of non-renewable resources. The piers would continue to be used for private recreational use. No new facilities are proposed which would have an impact on the use of natural resources.

J. Risk of Upset

1. Explosion

Risk of explosion of fuel could occur during reconstruction of the piers; however, best construction management precautions as indicated by the TRPA permit conditions will be taken to minimize this possibility. Such precautions include: no discharge of petroleum products into the Lake and, no containers of fuel, paint or hazardous materials stored on the pier.

2. Emergency Response Plan

The two recreational piers have existed at this location since the 1960's. The proposed reconstruction of these piers does not include any new modifications to the length of the piers which would interfere with any existing emergency response plan for this area.

K. Population

1. The proposed project would not affect the population density or growth patterns within the area. The piers have existed at this location since the 1960's. The piers will continue to be used for recreational purposes by the applicant. There would be no live-aboard vessels or increases in local population resulting from this project.

L. Housing

1. The proposed project would not affect existing housing nor create a demand for additional housing. An existing single family dwelling exists on the upland parcel. The project would continue to be used for the applicant's recreational benefit.

M. Transportation/Circulation

1. Vehicular Movement

Some additional vehicular movement resulting from the construction workers arriving and leaving the project site would occur during the proposed repair activities. No new vehicular traffic would result from the continued use of the pier. The pier and breakwater exist for the continued recreational use of the applicant.

2. Parking

No new parking is proposed or would be required to conduct the proposed repair work. Parking is available at the applicant's upland residence.

3. Transportation Systems

The proposed repair activity of the existing pier and breakwater would not create significant impacts on the existing or future transportation systems. Construction workers would access the project site using existing highways and roadways.

4. Circulation

The existing pier and breakwater would be repaired at the same location as they have previously existed. No new impacts would occur to the circulation or movement of people and/or goods.

5. Traffic

The existing pier and breakwater would be repaired at the same location where they have existed for approximately 30 years. No new impacts resulting from the repair of the existing pier and breakwater would occur to waterborne traffic. Ongoing impacts to boaters, trollers and water skiers would continue, as these activities would need to remain waterward of the pier and breakwater, which extend approximately 125' from the high water mark (elevation 6229, indicated on the attached Exhibit "A").

6. Hazards

The proposed repair activity would occur in the body of the lake, therefore no impacts to motor vehicles, bicyclists or pedestrians would occur. Construction vehicles required to accomplish the repair project would be few in number utilizing existing roadways, thereby creating minimal effect on the existing motor, bicycle, and pedestrian traffic.

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N. Public Services

1.-6.

The proposed repair activity to the existing pier and breakwater would occur at the project site where they have existed for the past 30 years or more. No new facilities or design features are proposed which would have an impact to the existing fire protection, police protection, schools, park and recreation facilities, public facilities or other governmental services.

O. Energy

1. Use

Minor amounts of fuel and electrical power would be required to conduct the repair activity to the existing pier and breakwater. These impacts would be temporary, lasting during repair activity only. Continued use of the existing pier and breakwater would not have any new impacts upon existing fuel or energy use.

2. Demand

As discussed in O.1., above, the repair activity would require use of minor amounts of fuel and electricity; however, they would be temporary. Continued use of the existing pier and breakwater would not create a new demand upon the existing sources of energy or require the development of new sources.

P. Utilities

1.-6.

The proposed repair activity to the existing pier and breakwater would not result in the need for new or substantial alterations to power, communication systems, water, sewer, storm drainage, or solid waste disposal. An existing single-family dwelling is located on the upland portion of the parcel from which the pier and breakwater extend. Power, water, sewer, solid waste, and communication systems are available at the residence. No new impervious structures are proposed which would require a change to the existing storm drainage systems.

C. Human Health

1.-2. Creation/Exposure to Health Hazard

The repair activity to the existing pier and breakwater would be accomplished using steel caps over the existing wooden pilings, and wood material to replace existing deteriorated wooden decking, joists and beams. These materials would not pose a health hazard or potential health hazard to humans.

R. Aesthetics

The repair activity to the existing pier and breakwater would occur at the same site where the structures have existed for the past 30 years or more. No new impacts to scenic views would occur.

S. Recreation

No new impacts to the quality or quantity of recreational opportunities would occur resulting from the repair to the existing pier and breakwater, as the repair activity would be temporary.

T. Cultural Resources

1.-4. Prehistoric/Archaeological Sites

The proposed pier repair activity would occur waterward of the lake shore. There are no known archaeological or ethnic sites at this location. The pier and breakwater have existed at this location for approximately 30 years. No new impacts are anticipated to any type of cultural resource.

U. Mandatory Findings of Significance

1. Degradation of the Environment

The existing pier and breakwater are located in an area designated on the TRPA fish habitat maps as fish spawning habitat targeted for restoration. The proposed repair activity would occur during the non-spawning season to minimize impacts to fish habitat. The repair activity, as proposed, would not create new significant impacts which would degrade the environmental quality of the existing project site.

## 2. Environmental Goals

The impacts which would be caused by the pier and breakwater repair would be insignificant as a result of the incorporation of project modifications such as: accessing the site from the lake side for pile driving activity; placing tarps or small boats under the construction area to prevent debris from falling into the lake; using caissons or steel sleeves to prevent turbidity during the pile capping activity; and conducting the repair work during the non-fish spawning season, as designated by the California Department of Fish and Game. There would be no new impacts resulting from the continued use of the pier and breakwater. Their continued presence would not adversely affect current environmental goals.

## 3. Cumulative Impacts

The proposed repair activity to the existing pier and breakwater would not create any significant impacts. Please refer to response U.2., above.

## 4. Adverse Impacts

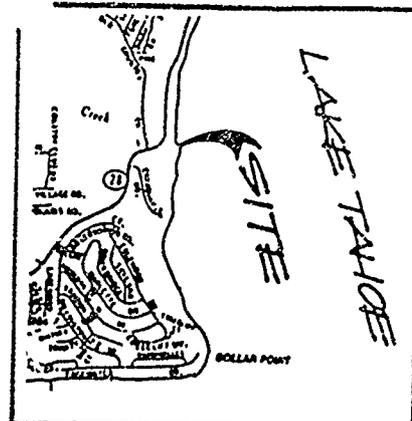
The proposed pier and breakwater activity would not produce any significant adverse effects to human beings or the environment as discussed in the environmental issue areas above. In addition, this project would be monitored by the staff of the Tahoe Regional Planning Agency and the State Lands Commission to ensure project modifications are accomplished.

EXHIBIT "A"

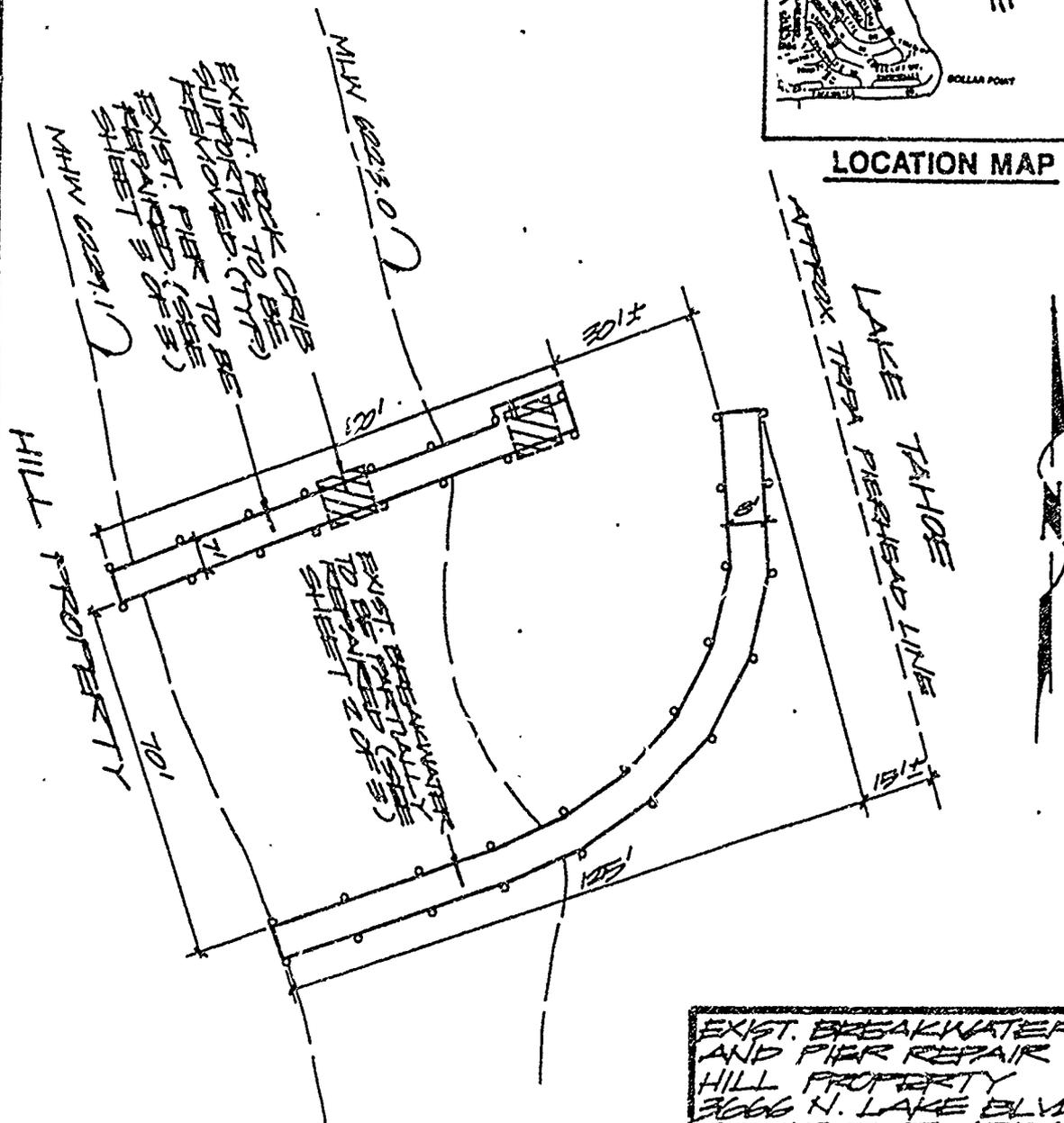
LAND DESCRIPTION

PRC 2289.9  
Sheet 1 of 3

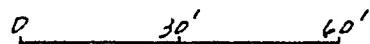
REPAIR OF BREAKWATER  
TO BE IN CONJUNCTION WITH  
THE PIER REPAIR.



LOCATION MAP



PLAN 1/8" = 10'



EXIST. BREAKWATER  
AND PIER REPAIR  
HILL PROPERTY  
3066 N. LAKE BLVD.  
CEDAR FLAT AREA  
FLORIDA COUNTY, GA  
APN 92-120-33  
DECEMBER 1988

RAYMOND VAIL AND ASSOCIATES  
ENGINEERS • PLANNERS • ARCHITECTS • SURVEYORS

ADJOINING PROPERTIES  
NORTH 92-120-32  
SOUTH 92-170-01

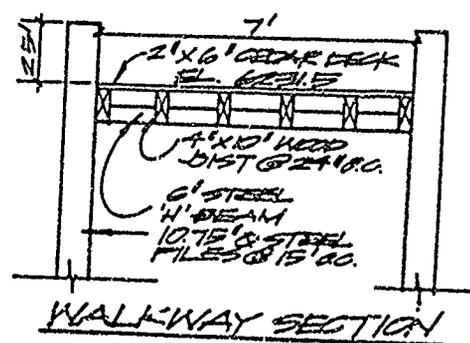
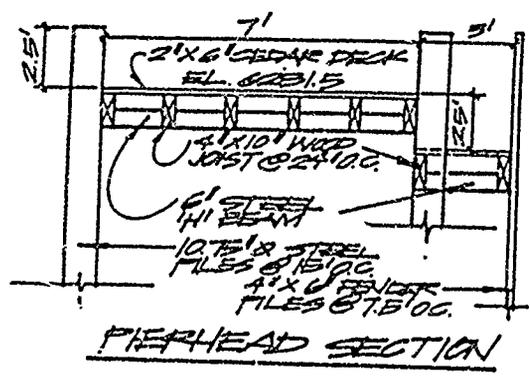
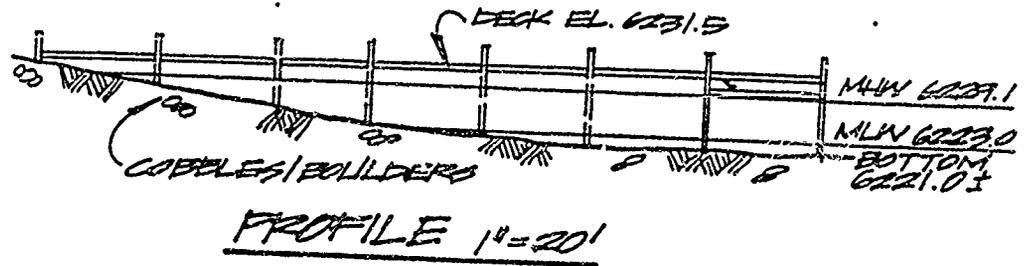
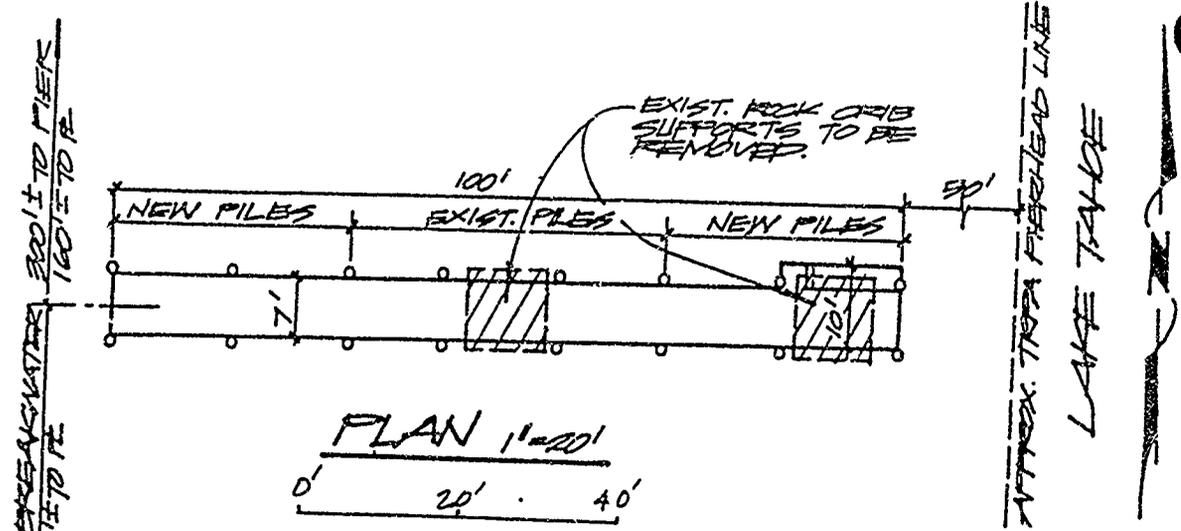
REVISED

PREPARED JANUARY 8, 1990 BY BIU 1.

EXHIBIT "A"

LAND DESCRIPTION

PRC 2289.9  
Sheet 2 of 3



REPAIR OF THIS PIER TO BE CONJUNCTION WITH THE BREAK-WATER REPAIR.

EXIST. PIER REPAIR  
HILL PROPERTY  
3606 N. LAKE BLVD.  
CEDAR FLAT AREA  
PLACER COUNTY, CA  
APN: 92-120-33  
DECEMBER 1988

|                      |                    |         |
|----------------------|--------------------|---------|
| ADJOINING PROPERTIES |                    | REVISED |
| NORTH<br>92-120-32   | SOUTH<br>93-470-01 |         |

RAYMOND VAIL AND ASSOCIATES  
ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING

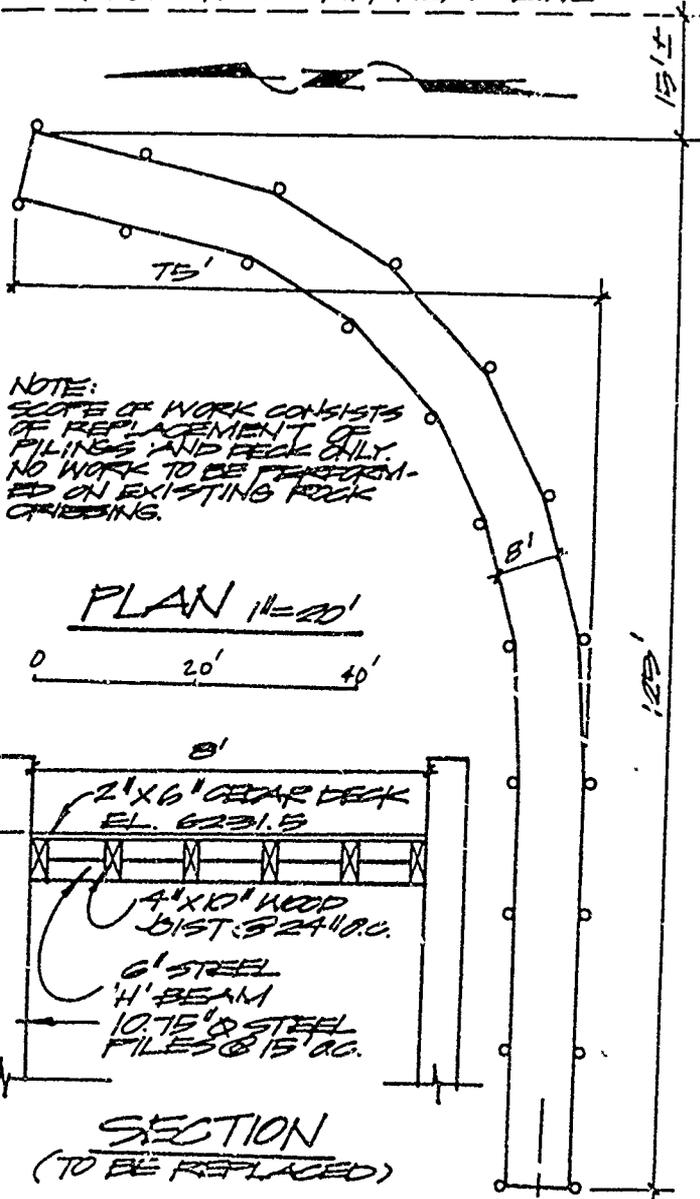
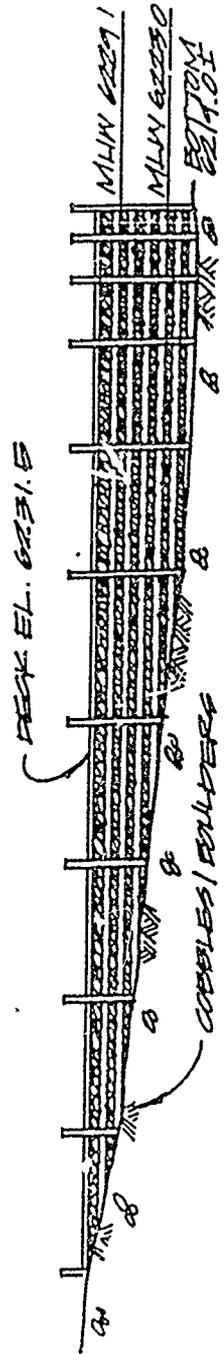
EXHIBIT "A"

LAND DESCRIPTION

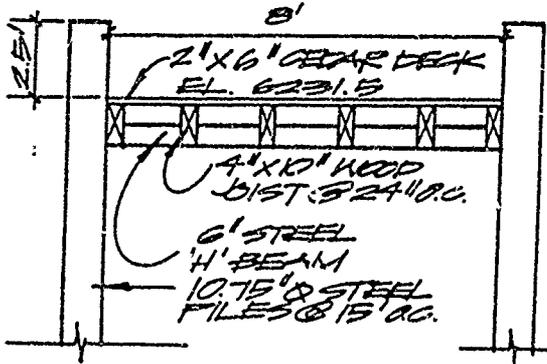
PRC 2289.9  
Sheet 3 of 3

LAKE TAHOE

APPROX. TRUCK PIERHEAD LINE



NOTE:  
SCOPE OF WORK CONSISTS  
OF REPLACEMENT OF  
PILING AND DECK ONLY.  
NO WORK TO BE PERFORMED  
ON EXISTING ROCK  
CRIBBING.



SECTION  
(TO BE REPLACED)

10'± TO PIER 5200'± TO PIER  
230'± TO R 10'± TO R

REPAIR OF THIS STRUCTURE  
TO BE IN CONJUNCTION WITH  
THE PIER REPAIR.

BREAKWATER REPAIR  
HILL PROPERTY  
3666 N. LAKE BLVD.  
CEDAR FLAT AREA  
PLACER COUNTY, GA  
APN: 92-120-33  
DECEMBER 1988

ADJOINING PROPERTIES  
NORTH 92-120-32 SOUTH 92-470-01

REVISED

RAYMOND VAIL AND ASSOCIATES  
ENGINEERING • PLANNING • ARCHITECTURE • SURVEYING

PREPARED JANUARY 8, 1990 BY BIU 1.

EXHIBIT "E"  
SUSAN WELLS HILL PIERS RECONSTRUCTION  
MONITORING PROGRAM  
FOR PROPOSED NEGATIVE DECLARATION  
SCH 92032044

1. Impact: The proposed project would cause minimal turbidity to lake waters during the driving of steel sleeves over the existing wooden piling.

Project Modifications:

- a) Use of caissons or vertical cylinders (sleeves) to prevent the release of resuspended sediments;
- b) Use of a boat and/or tarp and/or water skimmer to be placed under the construction area to prevent debris from entering the water;
- c) Collection of waste materials onto a barge or dumpsters for disposal at an approved site.

Monitoring:

Staff of the State Lands Commission, or its designated representative will periodically inspect the project site during construction activity to ensure project modifications are implemented.

2. Impact: The proposed project is located in an area designated by the Tahoe Regional Planning Agency maps as "Prime Fish Spawning Habitat Targeted for Restoration".

Project Modification:

Construction activity will occur during the non-spawning season known to be July 1 - October 1, or as otherwise indicated by the California Department of Fish and Game through issuance or revision of its Streambed Alteration Agreement.

Monitoring:

The staff of the State Lands Commission, or its designated representative will be notified by the applicant in advance of the construction activity. Staff will ensure that the proposed activity will occur within the identified non-spawning season as indicated on the California Department of Fish and Game Streambed Alteration Agreement.

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| SEARCHED    | INDEXED |
| SERIALIZED  | FILED   |
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| FBI - TAMPA |         |