

MINUTE ITEM

This Calendar Item No. C6
was approved as Minute Item
No. 6 by the State Lands
Commission by a vote of 3
to 0 at its 6-22-78
meeting

CALENDAR ITEM

C6.

GENERAL LEASE
COMMERCIAL USE

6/78
W 8772
Gordon
PRC 5499

APPLICANT:

Perini Lake Tahoe Properties, Inc.
P.O. Box 537
Homewood, California 95718

AREA, TYPE LAND AND LOCATION:

A 0.401 acre parcel and a 0.100 acre parcel
on submerged lands in Lake Tahoe at Chamber's
Lodge, Placer County.

LAND USE:

Maintenance of a commercial club house
with docks and 1 pier.

TERMS OF PROPOSED LEASE:

Initial period: 25 years from December 30,
1968.

Public liability insurance: \$800,000 per
occurrence for bodily
injury and \$200,000 for
property damage or a
combined single limit
coverage of \$1,000,000.

Special:

1. The lease is conditioned on lessee's conformance with the Tahoe Regional Planning Agency's Shorezone Ordinance.
2. The lease is entered into by all parties without prejudice to their respective claims of boundary.
3. Lessee covenants to practice water conservation on the leased land.

A 3
S 1

CALENDAR ITEM NO. C6. (CONTD)

CONSIDERATION: \$570 per annum from December 30, 1968 through December 29, 1974; \$665 from December 30, 1974 through December 29, 1975; and \$760 per annum thereafter.

BASIS FOR CONSIDERATION:
2 Cal. Adm. Code 2005 through June 29, 1975 and 2006 thereafter.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is owner of upland.

Filing fee has been received.

Rental payment of \$6,365 for the period through December 29, 1978 has been received.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code: Div. 6, Parts 1 & 2.

B. Administrative Code: Title 2, Div. 3,
Arts. 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION:

1. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1B, which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.
2. This project is situated on State land identified as possessing significant environmental values pursuant to Public Resources Code 6370.1, and is classified in a use category, Class B which authorizes Limited Use.

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

CALENDAR ITEM NO. 06. (CONTD)

APPROVALS REQUIRED AND OBTAINED:

These facilities are subject to the jurisdiction of the Tahoe Regional Planning Agency, United States Army Corps of Engineers, California Department of Fish and Game, Lahontan Regional Water Quality Control Board, and the County of Placer. The proposed lease is conditioned on the approval of all agencies having jurisdiction.

EXHIBITS: A. Land Description. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE PUBLIC RESOURCES CODE.
3. AUTHORIZE ISSUANCE TO PERINI LAKE TAHOE PROPERTIES, INC. OF A 25-YEAR GENERAL LEASE - COMMERCIAL USE FROM DECEMBER 30, 1968, IN CONSIDERATION OF RENT IN THE AMOUNT OF \$570 PER ANNUM FROM DECEMBER 30, 1968 THROUGH DECEMBER 29, 1974; \$665 FROM DECEMBER 30, 1974 THROUGH DECEMBER 29, 1975; AND \$760 PER ANNUM THEREAFTER; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; AND WITH PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$800,000 PER OCCURRENCE FOR BODILY INJURY AND \$200,000 FOR PROPERTY DAMAGE OR A COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR MAINTENANCE OF A COMMERCIAL CLUB HOUSE WITH DOCKS AND 1 PIER ON THE ' AND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

W 8772

Two parcels of submerged land in the State owned bed of Lake Tahoe, Placer County, California, situated adjacent to fractional sectional 7, T 14 N, R 17 E, M.D.M., more particularly described as follows:

PARCEL 1

COMMENCING at station 32 as shown on sheet 3 of those maps entitled: "Survey of the Low Water Mark on the Shore of Lake Tahoe," filed in book 2 of surveys at page 71, Placer County Records, said station 32 having California Coordinate System Zone 2 coordinates of X = 2,527,908 and Y = 517,938; thence along the line connecting said station 32 with station 31 as shown on said sheet 3, S 48° 44' 35" E, 17.80 feet to the TRUE POINT OF BEGINNING; thence N 63° E, 52.0 feet; thence N 27° W, 113.93 feet; thence N 21° 14' E, 44.30 feet; thence N 68° 46' W, 36.0 feet; thence S 21° 14' W, 61.67 feet; thence S 63° W, 50.81 feet; thence S 27° E, 45.0 feet; thence S 63° W, 39.81 feet; thence S 27° E, 80.0 feet; thence N 63° E, 27.0 feet; thence S 27° E, 11.84 feet; thence South, 70.15 feet; thence East, 30.00 feet; thence North, 94.0 feet; thence N 63° E, 2.0 feet to the point of beginning.

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

PARCEL 2

That land lying immediately beneath and extending 10 feet from all sides of an existing pier which extends waterward into Lake Tahoe from the northwesterly bank of McKinney Creek, said pier also extends into Lake Tahoe from that land described in deed recorded in Volume 1229 at page 479, official records of Placer County.

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

END OF DESCRIPTION

Prepared R. L. Blake Checked M. L. Caf
Reviewed St. Kunnecke Date 6/8/76
vjs

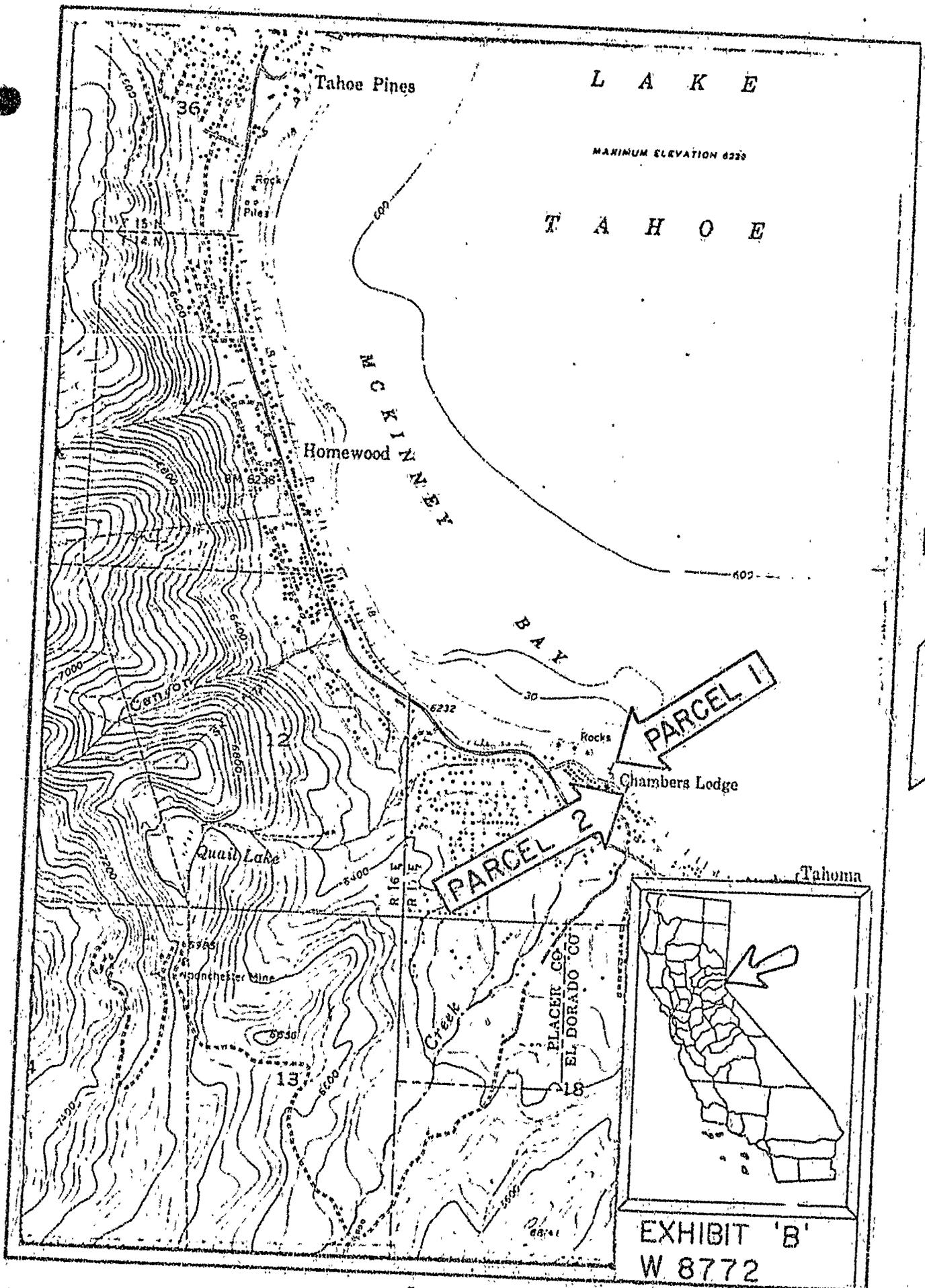


EXHIBIT 'B'
W 8772