

MINUTE ITEM

This Calendar Item No. C8
was approved as Minute Item
No. 8 by the State Lands
Commission by a vote of 3
to 0 at its 10-29-77
meeting.

CALENDAR ITEM

C8.

GENERAL LEASE
COMMERCIAL USE

10/79
W 8721
Gordon
PRC 5739

APPLICANT: Tahoe Vista Marina Ltd.
P. O. Box 236
Tahoe Vista, California 95732

AREA, TYPE LAND AND LOCATION:
A 0.432 acre parcel of submerged lands
in Agate Bay at Tahoe Vista, Lake Tahoe,
Placer County.

LAND USE: Maintenance of commercial facilities utilized
in the operation of a marina.

TERMS OF PROPOSED LEASE:

Initial period: 15 years from May 24,
1977.

Public liability insurance: \$900,000 per
occurrence for bodily
injury and \$100,000 for
property damage, or 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 conditioned on the County of Placer's authorization of and consent to any of the subject facilities found to be on or adjacent to County lands.
3. The lease is entered into by all parties without prejudice to their respective claims of boundary.

A 3
S 1

CALENDAR PAGE	<u>036</u>
MINUTE PAGE	<u>1974</u>

CALENDAR ITEM NO. C8. (CONTD)

CONSIDERATION: \$1,400 per annum, with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
2 Cal. Adm. Code 2005.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is owner of upland.
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 & 2.
B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1(B), 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 P.R.C. 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. These are existing facilities for which no adverse comments have been received.

3. The proposed lessee acquired the property on May 24, 1977, therefore, this lease only goes back to that date.

CALENDAR ITEM NO. C8. (CON'D)

APPROVALS REQUIRED AND OBTAINED:

These facilities are subject to the jurisdiction of the California Tahoe Regional Planning Agency, 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 P.R.C. 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 P.R.C.
3. AUTHORIZE ISSUANCE TO TAHOE VISTA MARINA LTD. OF A 15-YEAR GENERAL LEASE - COMMERCIAL USE FROM MAY 24, 1977, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,400, 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 \$900,000 PER OCCURRENCE FOR BODILY INJURY AND \$100,000 FOR PROPERTY DAMAGE, OR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000, FOR MAINTENANCE OF COMMERCIAL FACILITIES UTILIZED IN THE OPERATION OF A MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

W 8721

A parcel of land in the State owned bed of Lake Tahoe, Placer County, California, more particularly described as follows:

COMMENCING at the northeast corner of Lot 40, Block B, as shown on that certain map entitled "Tahoe Vista Subdivision", filed February 7, 1911, in Book "B" of Maps, Page 10, Placer County records; thence from said point of commencement N 56° 37' W, 61.85 feet to the TRUE POINT OF BEGINNING of this description; thence S 28° 32' W, 74 feet; thence S 05° 30' W, 75 feet; thence S 87° 30' W, 41.97 feet; thence N 66° W, 163.28 feet; thence N 23° E, 43 feet; thence N 55° 30' E, 87 feet; thence N 25° 26' E, 40 feet; thence N 50° 53' E, 48.53 feet; thence S 41° 46' E, 47.6 feet; thence S 48° 47' E, 75.3 feet to the true point of beginning.

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

END OF DESCRIPTION

Prepared

John K. Hering

Checked

J. M. McKean

Reviewed

H. J. Fineman

Date 3/15/76

CALENDAR PAGE	039
MINUTE PAGE	1977

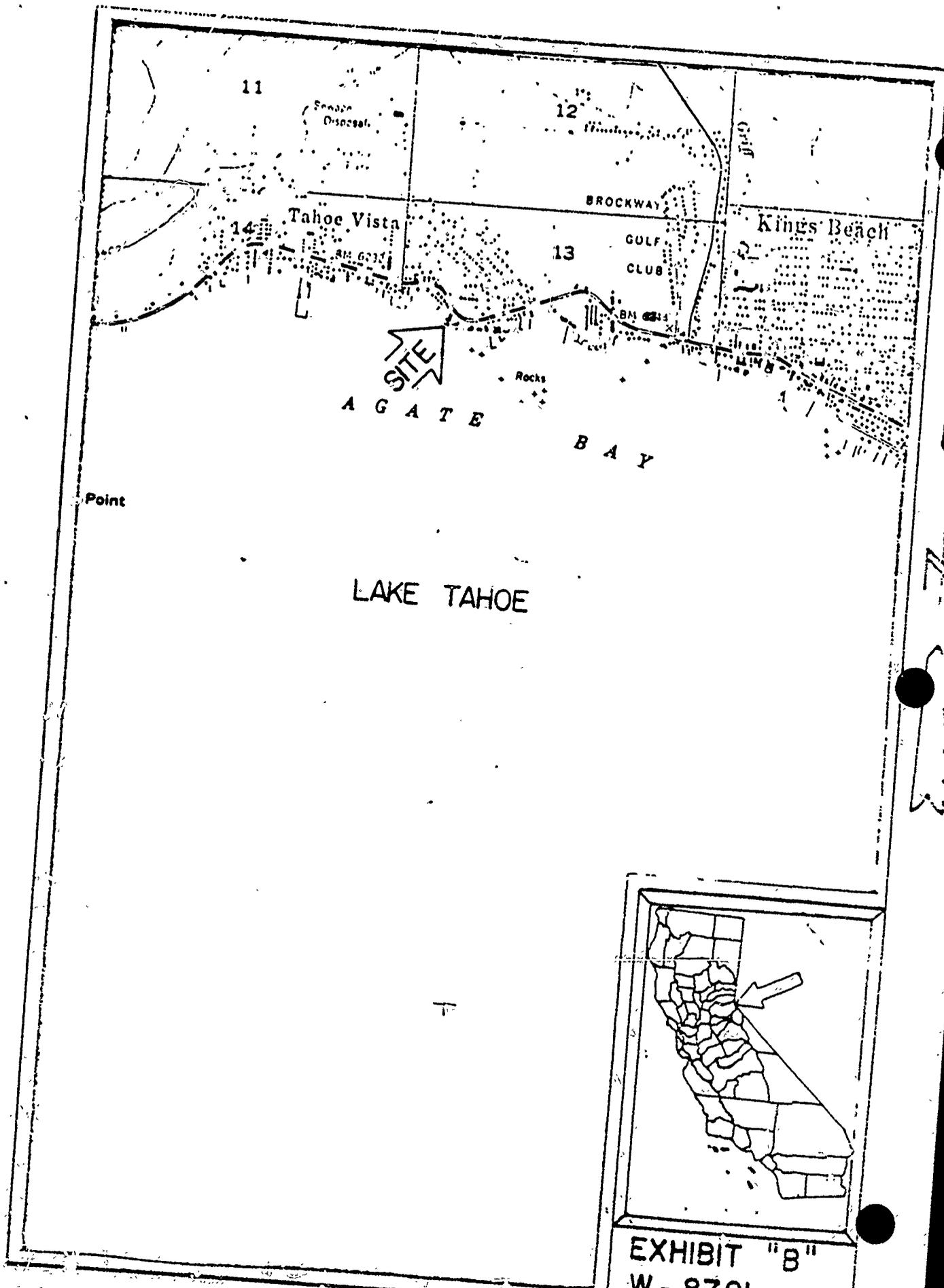


EXHIBIT "B"

W-8721

CALENDAR PAGE

MINUTE PAGE

040

1978