

MINUTE ITEM

This Calendar Item No. 11
was approved as Minute Item
No. 11 by the State Lands
Commission by a vote of 2
to 0 at its 11/21/83
meeting.

CALENDAR ITEM

11

11/21/83
PRC 5856
J. Ludlow

APPROVAL OF GENERAL LEASE -
COMMERCIAL USE, AND ACCEPTANCE AND
APPROVAL OF A LEASE QUITCLAIM DEED AND
TERMINATION OF LEASE PRC 5344.1

APPLICANT: La Reserve, Inc.
dba Alpine Marina
P. O. Box 7787
Incline Village, Nevada 89450

AREA, TYPE LAND AND LOCATION:
A 1.643-acre parcel of submerged land,
located in Lake Tahoe, Placer County.

LAND USE: Operation of a commercial marina.

TERMS OF PROPOSED LEASE

Initial period: 20 years from May 6,
1983.

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

CONSIDERATION: Minimum annual rental of \$680, against
five percent (5%) of gross income derived
from the rental of boat docks and mooring;
one cent (1¢) per gallon of fuel sold during
the reporting period to a maximum of 100,000 gal-
lons and one and one-half cents (1.5¢)
per gallon thereafter, with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

A 7 Technical correction -1-
added 12/12/83.
S 1 3

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BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS, FEES AND EXPENSES.

Applicant is owner of upland.

Filing fee and minimum rent covering the period of July 1, 1983 through December 31, 1983 has been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884:

1/29/84.

OTHER PERTINENT INFORMATION:

1. The subject property was leased to Byron F. West and M. Stanley Rundel, doing business as Alpine Marina, for a forty (40) year term beginning July 1, 1980, under Lease No. PRC 5856.1. The upland property has been sold to the new applicant, La Reserve, Inc.

Messrs. West and Rundel are quitclaiming their interest in the leasehold back to the State of California.

2. The previous owners were under lease with the Commission for the authorization of 19 existing buoys, gasoline sales and 30 boat slips.

3. A Negative Declaration was prepared and certified by California Tahoe Regional Planning Agency, pursuant to CEQA and the State CEQA Guidelines. California Tahoe Regional Planning Agency found that the project will not have a significant effect on the environment.

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4. The Negative Declaration addressed all new construction at the marina, which included 21 additional buoys on State-owned land, for a total of 40 authorized buoys at the site.
5. The project is situated on land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category "B" which authorizes Limited Use. The project as proposed will not have a significant effect upon the identified environmental values.

APPROVALS OBTAINED:

Department of Fish and Game, California
Tahoe Regional Planning Agency, Tahoe Regional
Planning Agency, Placer County, and United
States Army Corps of Engineers.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. TERMINATE LEASE NO. PRC 5856.1 ISSUED TO BYRON F. WEST AND M. STANLEY RUNDEL dba ALPINE MARINA AND ACCEPT AND APPROVE A QUITCLAIM DEED FROM BYRON F. WEST AND M. STANLEY RUNDEL, TRANSFERRING THEIR INTEREST IN THE LEASEHOLD BACK TO THE STATE OF CALIFORNIA, EFFECTIVE MAY 6, 1983.
2. DETERMINE THAT A NEGATIVE DECLARATION HAS BEEN PREPARED FOR THIS PROJECT BY CALIFORNIA TAHOE REGIONAL PLANNING AGENCY.
3. CERTIFY THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION IN THE NEGATIVE DECLARATION.
4. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; AND FIND THAT THE PROJECT IS CONSISTENT WITH THE LAND'S USE CLASSIFICATION, PURSUANT TO PRC 6370.1.

5. AUTHORIZE ISSUANCE TO LA RESERVE, INC., dba ALPINE MARINA OF A 20-YEAR GENERAL LEASE - COMMERCIAL USE, FROM MAY 6, 1983; IN CONSIDERATION OF MINIMUM ANNUAL RENTAL OF \$680, AGAINST FIVE PERCENT (5%) OF GROSS INCOME DERIVED FROM THE RENTAL OF BOAT DOCKS AND MOORING; ONE CENT (1¢) PER GALLON OF FUEL SOLD DURING THE REPORTING PERIOD TO A MAXIMUM OF 100,000 GALLONS AND ONE AND ONE-HALF CENTS (1.5¢) PER GALLON THEREAFTER, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000; FOR THE OPERATION AND MAINTENANCE OF A COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"
LAND DESCRIPTION

WP 5856.1

PARCEL 1 - Marina

A parcel of submerged land lying in the bed of Lake Tahoe, Placer County, State of California, said parcel being adjacent to Lots 28, 29 and 30, in Block "B" as shown on the map entitled "Tahoe Vista-Subdivision No. 1" filed in Book B of maps at page 10, records of said county, described as follows:

BEGINNING at the intersection of the low water mark of Lake Tahoe between stations 462 and 463, as said low water mark is shown on map entitled "Survey of the Low Water Mark on the Shore of Lake Tahoe vicinity of Tahoe Vista" filed for record in Book 2 of Survey at page 71, Placer County Records, with the southerly prolongation of the westerly line of said Lot 28; thence along said low water mark to a point which bears S 79° 43' 44" W, 37.02 feet from said station 463; thence S 27° E, 69.71 feet; thence N 83° 18' 10" E, 23.00 feet; thence S 14° 02' 10" E, 115.00 feet; thence N 75° 57' 50" E, 170.00 feet; thence N 13° W, 110 feet to the southerly prolongation of the easterly line of said Lot 30; thence along last prolongation and said easterly line N 21° 18' 20" W, 380 feet, more or less, to the northeast corner of said Lot 30, being on the southerly line of AGATAHOE BOULEVARD as shown on said map entitled "Tahoe Vista Subdivision No. 1"; thence along said southerly line S 68° 41' 40" W, 150.00 feet to said westerly line of Lot 28; thence along last said line and its southerly prolongation S 9° 03' 50" E, 276 feet to the point of beginning.

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

Bearings used herein are based on the California Coordinate System Zone 2.

PARCEL 2 - Buoys

Forty circular parcels of land, each being 40 feet in diameter and lying adjacent to the land described in the above-described Parcel 1.

END OF DESCRIPTION

REVISED MARCH 8, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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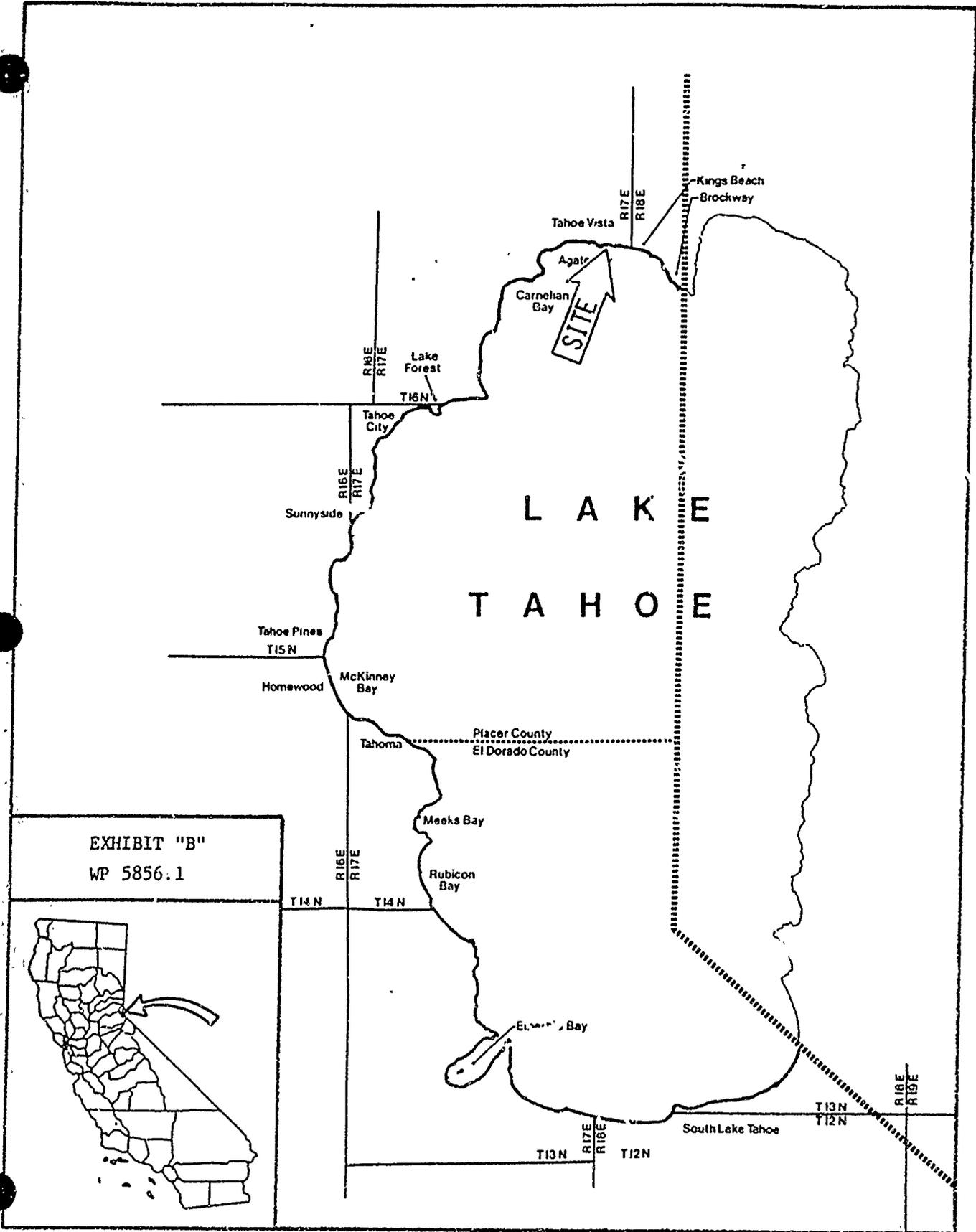


EXHIBIT "B"
WP 5856.1

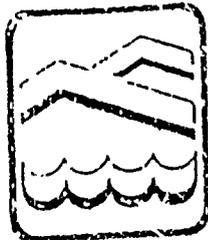


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6861

NEGATIVE DECLARATION

CTRPA Project No.: 82-5-7

Project Name: Alpine Marina Master Plan

Application Type: Commercial Development

Owner/Applicant: Stan Rundel and Byron West
P.O. Box 7091
Incline Village, Nevada 89450

Agent: K. B. Foster Civil Engineering, Inc.
P.O. Box 146
Carnelian Bay, California 95711

Assessor's Parcel Number: 89-143-20
89-163-13
89-161-05, 06 and 10

Location: 7360 and 7381 North Lake Boulevard

Review Per Section: 4.11 Shorezone Ordinance
4.12(F)(16) Marinas

Project Description:

This application seeks approval of a Master Plan for the existing Marina which includes the following proposed work:

1. Install 21 additional buoys.
2. Repairs and improvements to the existing wave dissipator fence and catwalk.
3. Improvements to the forklift loading dock (extend by 17 feet, reduce width from 18 feet to 12 feet).
4. Reinforce and improve the existing broken concrete boat ramp.
5. Pave on-site boat storage and parking lot.
6. Install 10,000 gallon fuel tank and connect to existing gravity flow system.

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Project Description (continued):

7. Construct an 18 space off-site parking lot.
 8. Repair to existing rock cribbing.
- The estimated cost of the project is

Staff Analysis:

	<u>Alpine Marina</u>	<u>Pino Grande</u>
Lot Size:	60,350 square feet	21,132 square feet
Zoning:	General Commercial (GC)	Tourist Commercial (TC)
Land Capability:	JhC (5)	UmD (5)
Land Coverage:		
Existing:		
Buildings:	9,145 square feet	0 square feet
Paving:	18,420 square feet	0 square feet
Compacted Area:	<u>18,700 square feet</u>	<u>4,000 square feet</u> (approx.)
TOTAL:	46,265 square feet	4,000 square feet
Proposed:		
Buildings:	9,145 square feet	0 square feet
Paving:	<u>32,220 square feet</u>	<u>5,283 square feet</u>
TOTAL:	41,365 square feet	5,283 square feet
Allowed:	15,087.5 square feet	5,283 square feet
Net Reduction:	4,900 square feet	

Traffic Analysis:

Existing:	
Gross Floor Space:	Non-accessory commercial use: 3,980 square feet (2,700 square feet are currently being used)
Employees:	25 peak-season
Slips:	30
Buoys:	19
Parking Spaces:	21

Traffic Analysis (continued):

Proposed:

Gross Floor Space:	Non-accessory commercial use: 3,980 square feet
Employees:	27 peak season (increase of 2 employees to handle the anticipated increase of activities from the added buoys).
Slips:	30
Buoys:	40
Parkings Spaces:	48 (30 on-site, 18 off-site)

Estimated New Trips:

Peak season average daily trips:	184
Peak day trips:	212
Off-season average daily trips:	61
Average annual daily trips:	102

Indirect Source Review:

The proposed project is estimated to generate 17,283 grams of carbon monoxide per day. Under the Indirect Source Review Ordinance, the project is required to provide a mitigation for 150% of the emissions or 25,924 grams per day.

Proposed Mitigation:

The applicant proposes to construct a transit shelter adjacent to the project site to enhance public transit service and encourage ridership. Staff feels the proposed mitigation measure is appropriate and adequate for off-setting the air quality impact.

Parking:

Staff feels the proposed parking plan is adequate for the proposed project.

Staff Comments:

The existing Marina site has no organized parking, exhibits severe erosion and drainage problems and is in need of overall repair.

The proposed projects within the Master Plan will provide for organized parking, control of drainage and erosion problems and increased recreational use by the general public.

Mitigation Measures Proposed:

Erosion and Drainage Control: The applicant has proposed to stabilize and revegetate both the Marina and Pino Grande parking lot sites. Drainage and infiltration facilities will be installed to control runoff from the existing and proposed areas of pavement.

Mitigation Measures Proposed (continued):

Traffic: The applicant is proposing to construct a transit shelter adjacent to the project site to enhance public transit service and encourage ridership.

Finding:

In accordance with Section 15083 of the Guidelines for the implementation of the California Environmental Quality Act of 1970, I have reviewed the applicant's documents and have concluded that the applicant's request WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT and the preparation of an Environmental Impact Report is not required.

Additional details on the proposal and copies of this Negative Declaration are available at the CTRPA office.

Rick Angelocci

Rick Angelocci
Associate Planner, CTRPA/TRPA

RA/dm