

MINUTE ITEM

This Calendar Item No. 15  
was approved as Minute Item  
No. 15 by the State Lands  
Commission by a vote of 2  
to 0 at its 10/25/84  
meeting.

CALENDAR ITEM

A 7  
S 1, 3

15

10/25/84  
WP 5499  
Gordon  
PRC 5499

AMENDMENT OF GENERAL LEASE -  
COMMERCIAL USE PRC 5499.1

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

AREA, TYPE LAND AND LOCATION: A 0.346-acre parcel of submerged lands located  
in Lake Tahoe at Chamber's Lodge, Placer County.

LAND USE: Reconstruction and maintenance of a commercial  
club house with docks.

TERMS OF ORIGINAL LEASE:

Initial period: 25 years beginning from  
12/30/68.

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

Consideration: \$4,000 per annum; pursuant to  
five-year rent review  
effective December 30, 1983.

Special: 1. The lease is conditioned  
on lessee's conformance  
with the Tahoe Regional  
Planning Agency's  
Shorezone Ordinance.

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2. The lease was entered into by all parties without prejudice to their respective claims of boundary.
3. Lessee covenants to practice water conservation on the leased land.

**TERMS OF PROPOSED AMENDMENT:**

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 combined single limit coverage of \$1,000,000.

**Special:**

1. The amendment adds a deck adjacent to the club house. It also deletes an existing pier which is located entirely landward of the ordinary low water line. It also brings the standard covenants into conformance with current regulations and policies.
2. All other terms and conditions of the lease remain in full force and effect.

**CONSIDERATION:** \$4,000 per annum; with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

**BASIS FOR CONSIDERATION:**

Pursuant to 2 Cal. Adm. Code 2003.

**APPLICANT STATUS:**

Applicant is owner of upland.

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PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have 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: 11/20/84.

OTHER PERTINENT INFORMATION:

1. This facility is a commercially operated public club house with docking accommodations. It was originally erected in 1875. The Tahoe Regional Planning Agency designates the structure an historic site.

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 1 existing facilities, 14 Cal. Adm. Code 15301(e).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300.

3. 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 review process, it is the staff's opinion that this activity, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

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.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES 14 CAL. ADM. CODE 15301(e).
2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
3. AUTHORIZE THE AMENDMENT OF GENERAL LEASE - COMMERCIAL USE PRC 5499.1, EFFECTIVE JULY 1, 1984, TO ADD A DECK AND DELETE A PIER IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$4,000, 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 THE AMOUNT OF \$800,000 PER OCCURRENCE FOR BODILY INJURY AND \$200,000 FOR PROPERTY DAMAGE, OR FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR RECONSTRUCTION AND MAINTENANCE OF A COMMERCIAL CLUB HOUSE WITH DOCKS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

WP 5499

A parcel of submerged land in the bed of Lake Tahoe, Placer County, California, situated adjacent to fractional Section 7, T14N, R17E, MDM, more particularly described as follows:

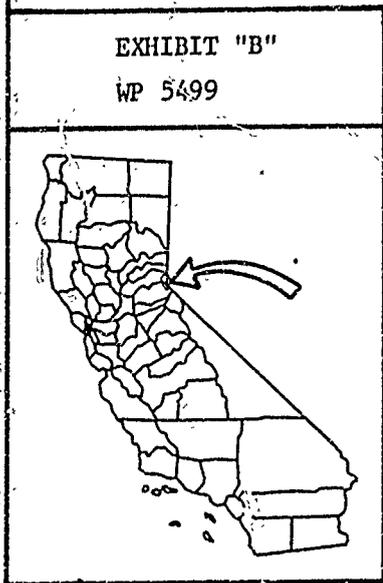
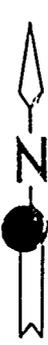
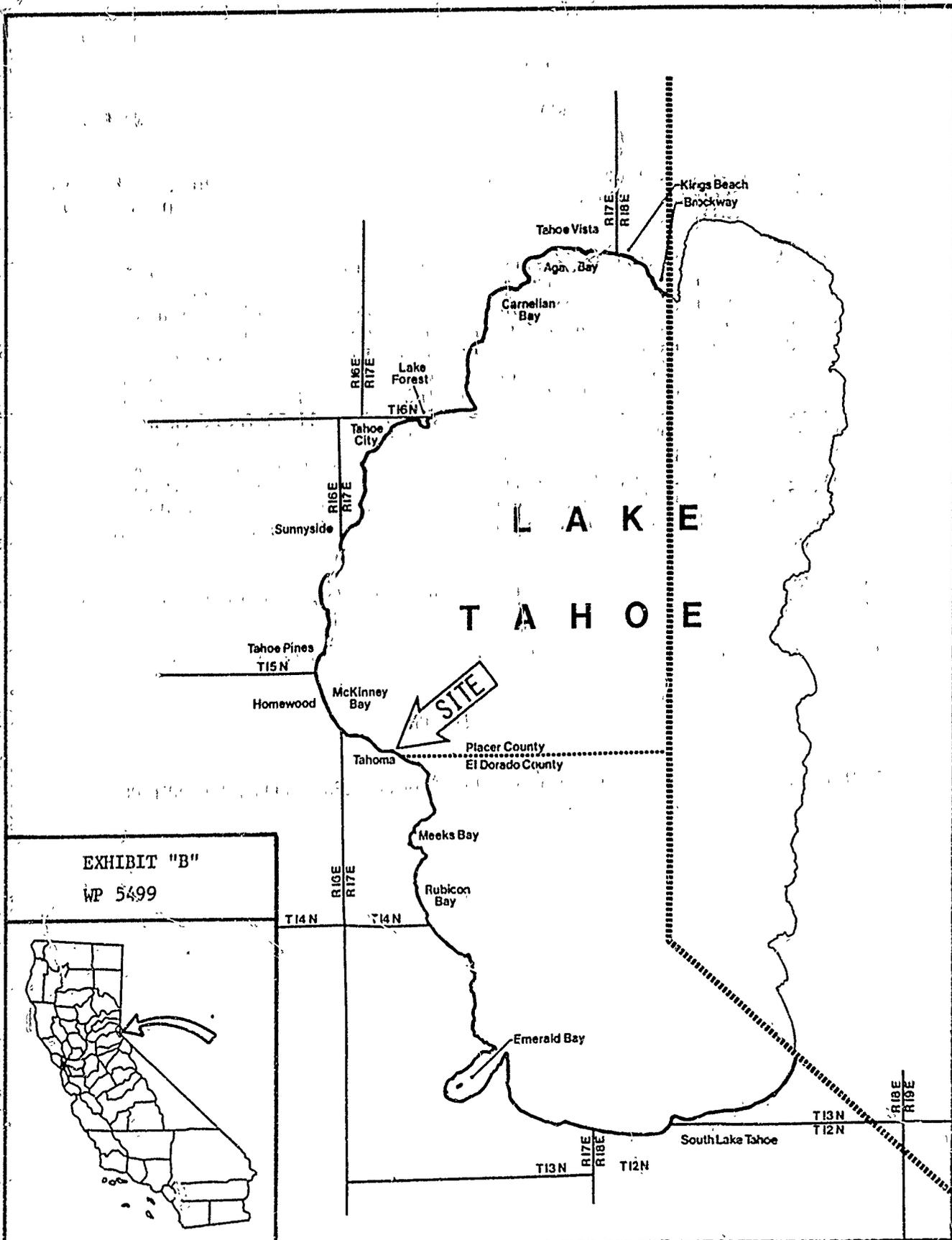
COMMENCING at Station 32 as shown on sheet 3 of those maps entitled "Survey of the Low Water Mark on the Shore of Lake Tahoe," filed in Book 2 of Surveys at Page 71, Placer County Records, said Station 32 having California Coordinate System Zone 2 coordinates of X = 2,527,908 and Y = 517,938; thence 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, 52.00 feet; thence N 27° W, 113.93 feet, thence N 21° 14' E, 44.30 feet; thence N 68° 46' W, 36.00 feet; thence S 21° 14' W, 61.67 feet; thence S 63° W, 50.81 feet; thence S 27° E, 35.00 feet; thence S 63° W, 30.81 feet; thence S 27° E, 90.00 feet; thence N 63° E, 27.00 feet; thence S 27° E, 11.84 feet; thence South, 70.15 feet; thence East, 30.00 feet; thence North, 94.00 feet; thence N 63° E, 2.00 feet to the point of beginning.

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

This description is based on the California Coordinate System, Zone 2.

END OF DESCRIPTION.

REVISED APRIL 5, 1984 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.



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