MINUTE ITEM
This Calendar Item No. 36
was approved as Minute Item
No. 36 by the State Lands
Commission by a vote of 3
to 0 at its 7/10/89
meeting.

CALENDAR ITEM

36

A 7

S 1

07/10/89
WP 5296
Gordon

GENERAL PERMIT - RECREATIONAL USE

APPLICANT: Northshore Townhouse Association
P.O. Box 1228
Tahoe City, California 95730

AREA, TYPE LAND AND LOCATION:
A 0.0798-acre parcel and sixteen 0.029-acre circular parcels, each 40 feet in diameter, composing 0.4616 acre, together totalling 0.5414 acre of submerged land located in Lake Tahoe near Lake Forest, Placer County.

LAND USE: Maintenance of an existing pier and 16 existing mooring buoys, respectively, utilized for noncommercial multiple-use recreational boating.

TERMS OF PROPOSED PERMIT:

Initial period: Five-years beginning September 29, 1988.

Public liability insurance: Combined single limit coverage of $1,000,000.

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

2. The permit restricts any residential use of the facilities.

3. The permit is conditioned on permittee's littoral interest in the upland.

4. The permit conforms to the Lyon/Fogerty decision.

5. The permit requires refuse containers for the disposal of vessel generated trash.

CONSIDERATION: $202 per annum, plus P.R.C. 6503.5; with the State reserving the right to fix a different rental on each fifth anniversary of the permit.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:
Applicant claims to be the owner of the upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:

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

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

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. Applicant is a homeowners association. The subject facilities are utilized by condominium owners, their tenants and guests. Because its membership currently includes 11.583 percent of non-natural persons as members, Applicant does not fully meet the criteria of P.R.C. 6503.5 for rent-free status. Therefore, a portion of the rental related to boat mooring purposes required by the permit is the result of a proration according to this percentage. This is an application to replace Applicant's permit which expired September 28, 1988.

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Code Regs. 2905(a)(2).

   Authority: P.R.C. 21084, 14 Cal. Code Regs. 15300, and 2 Cal. Code Regs. 2905.

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 the activity 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 County of Placer.

FURTHER APPROVALS REQUIRED:

None.

00000000709

EXHIBITS:
A. Land Description.
B. Location Map.
C. Local Government Comment.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITY, 2 CAL. CODE REGS. 2905(a)(2).

2. AUTHORIZE ISSUANCE TO NORTHSHORE TOWNHOUSE ASSOCIATION OF A FIVE-YEAR GENERAL PERMIT - RECREATIONAL USE, BEGINNING SEPTEMBER 29, 1988; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $202, PLUS P.R.C. 6503.5; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT; AND WITH PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $1,000,000; FOR MAINTENANCE OF AN EXISTING PIER AND SIXTEEN EXISTING MOORING BUOYS UTILIZED FOR NONCOMMERCIAL MULTIPLE-USE RECREATIONAL BOATING ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

WP 5296

LAND DESCRIPTION

Seventeen parcels of land in the bed of Lake Tahoe, Placer County, California, situated adjacent to fractional Section 32, T16N, R17E, MDM, said parcels more particularly described as follows:

PARCEL 1 - Pier

That land lying immediately beneath a pier, TOGETHER WITH the necessary use area extending 10 feet beyond its extremities, said pier being adjacent to and southerly of that land described in quitclaim deed recorded in Volume 1644. Page 110, Official Records of Placer County.

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

PARCELS 2 THROUGH 17 - BUOYS

Sixteen circular parcels of land, each having a diameter of 40 feet, said parcels lying southerly and easterly of the above mentioned pier and southerly of that land described in the above mentioned quitclaim deed.

END OF DESCRIPTION

REVISED OCTOBER 24, 1988 BY BIU 1.

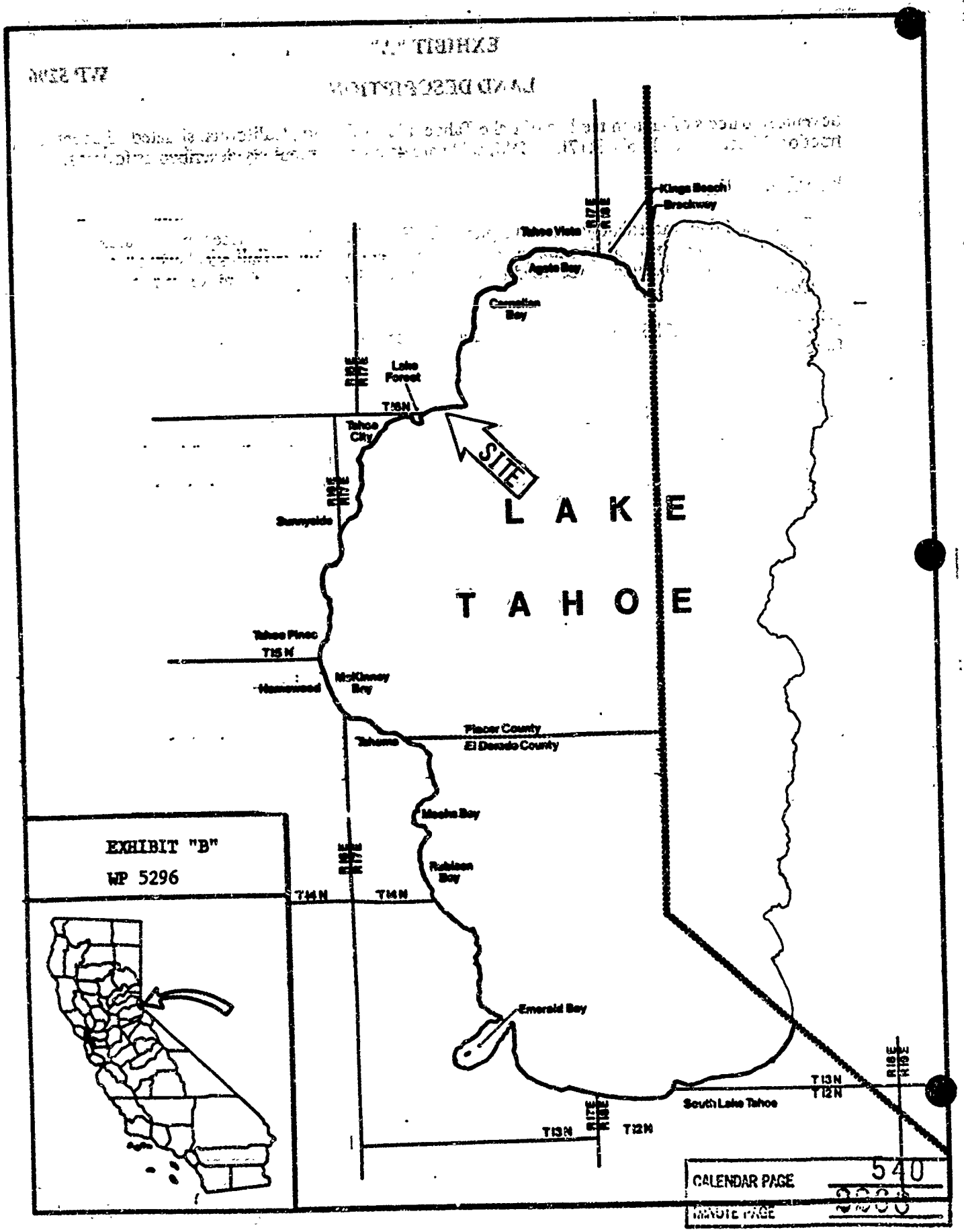
Kings Beach
Brockway
Tahoe Vista
Agate Bay
Carnelian Bay
Lake Forest
T16N
Tahoe City
SITE
Sunnyside
LAKE
TAHOE
Tahoe Pines
T15N
Homewood
McKinney Bay
Tahoma
Placer County
El Dorado County
Meeks Bay
Rubicon Bay
T14N
T14N
Emerald Bay
T13N
T12N
South Lake Tahoe
T13N
T12N
R17E
R18E
R19E
EXHIBIT "B"
WP 5296

EXHIBIT C
1 of 6

PLACER COUNTY

JOHN MACCOUN, Director

DEPARTMENT OF PUBLIC WOR

COUNTY ADMINISTRATIVE CENTER AUBURN, CALIFORNIA 5
TELEPHONE 885-7711

OPERATING DIVISIONS:
Administration
Engineering
Utilities
Building Inspection
Buildings & Grounds
Road Maintenance
Automotive Maintenance

DATE March 8, 1974

APPLICANT Grubb-Ellis

PARCEL NO. 93-060-11

TYPE OF CONSTRUCTION Pier & Buoys

Murray & McCormick
Drawer D D
Tahoe City, Calif.

The Placer County Department of Public Works approves this application subject to the following conditions:

☐ No further requirements

☑ Applicant is responsible for approval of other agencies concerned

☑ Other: Applicant shall obtain approval of Tahoe Regional Planning Agency

Very truly yours,

JOHN MACCOUN, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

By: [signature]

DBL:dw

cc: State Lands
Corps of Engineers
Department of Fish & Game
Tahoe Regional Planning Agency
Planning Department
Health Department
Building Department (Tahoe City)

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MINUTE PAGE 2207

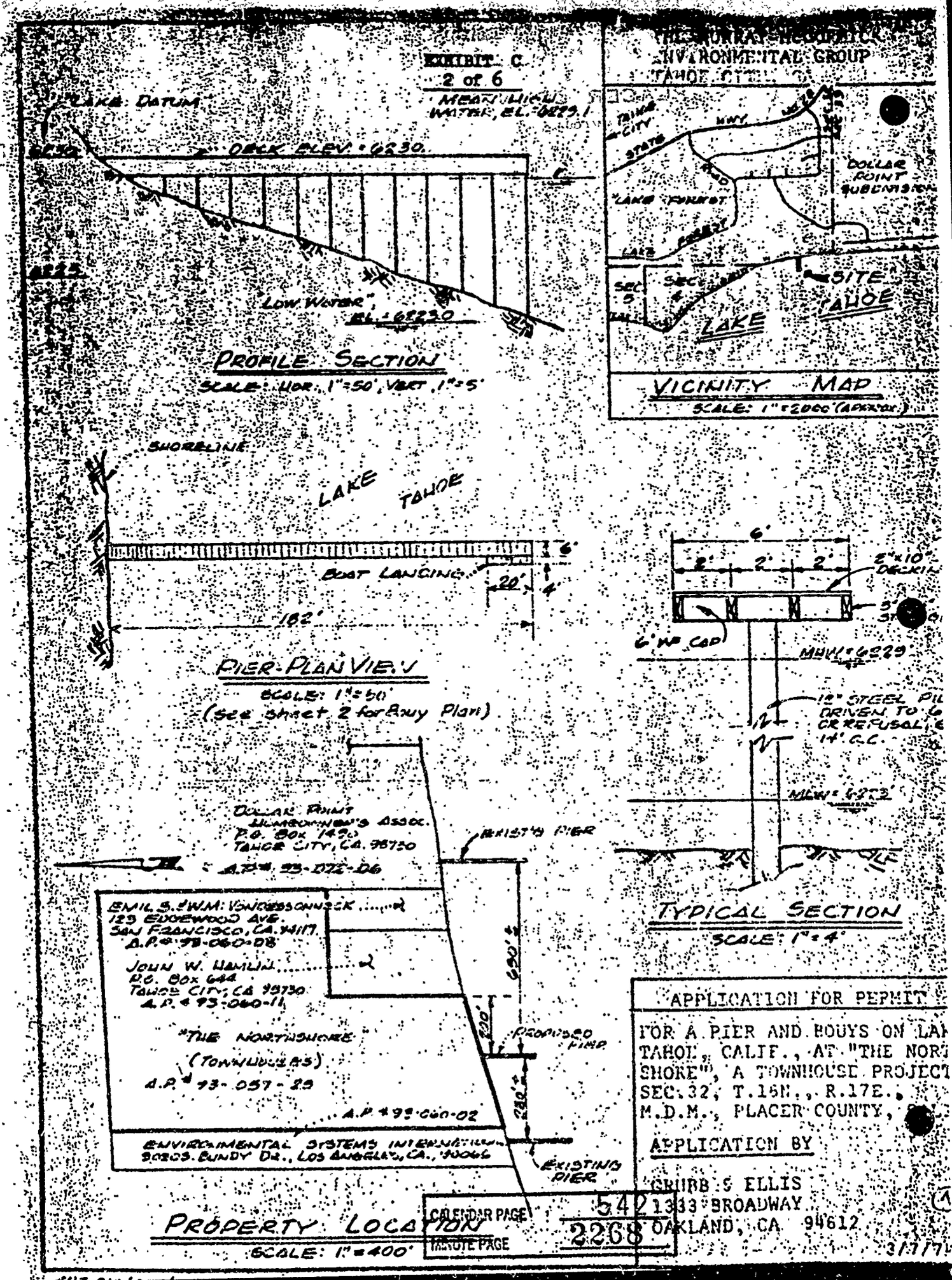
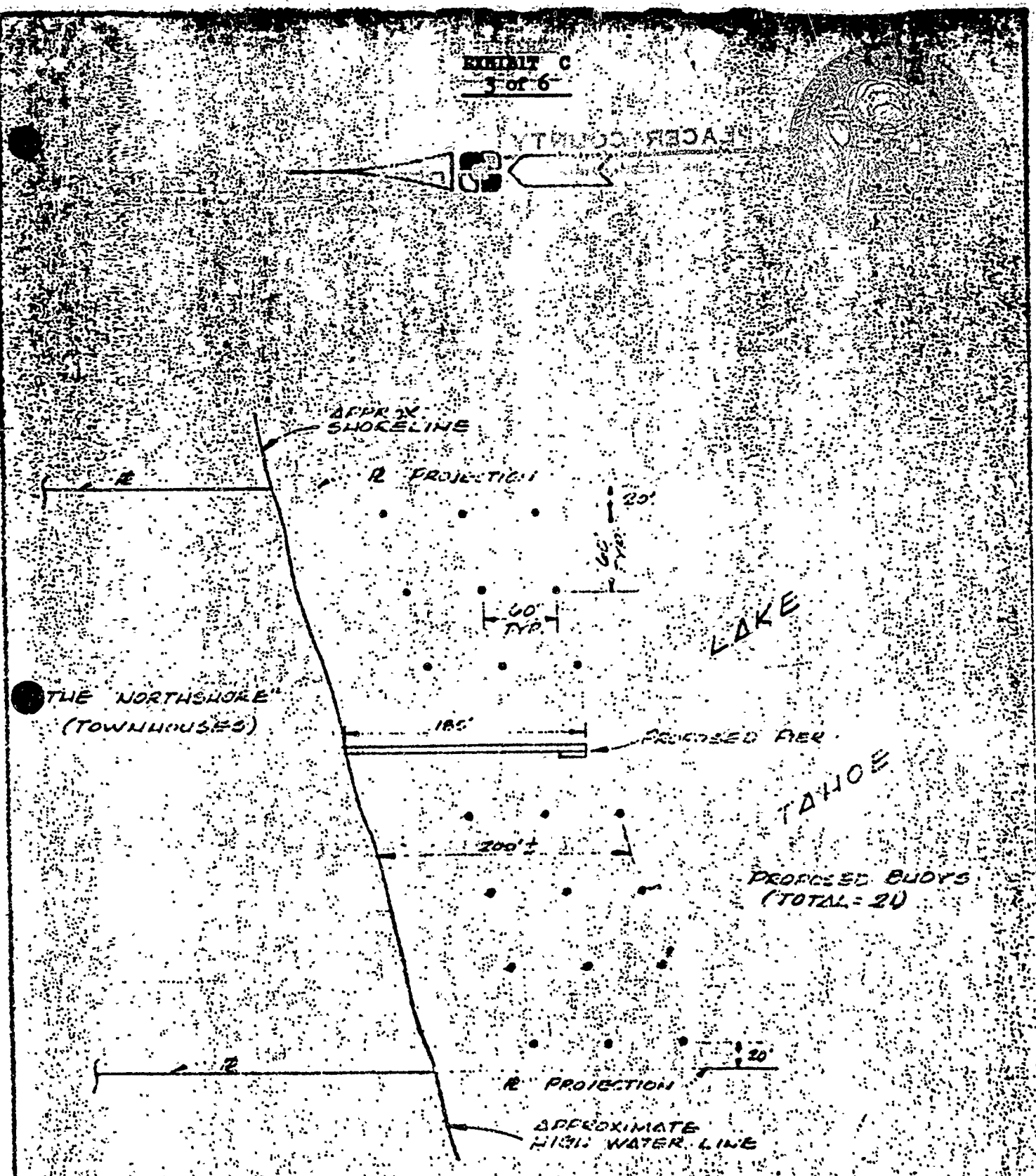


EXHIBIT C
2 of 6
MEAN HIGH WATER, EL. 6229.1
LAKE DATUM
DECK ELEV. 6230.
"LOW WATER", EL. 6223.0
PROFILE SECTION
SCALE: HOR. 1"=50', VERT. 1"=5'
SHORELINE
LAKE TAHOE
BOAT LANDING
20'
4'
6'
182'
PIER-PLAN VIEW
SCALE: 1"=50'
(See sheet 2 for Bouy Plan)
DOLLAR POINT HOMEOWNER'S ASSOC.
P.O. BOX 1490
TAHOE CITY, CA. 95730
A.P.# 93-072-06
EXIST'G PIER
EMIL S. & W.M. VONDESSONNECK
123 EDGEWOOD AVE.
SAN FRANCISCO, CA. 94117
A.P.# 93-060-08
JOHN W. HAMLIN
P.O. BOX 644
TAHOE CITY, CA 95730
A.P.# 93-060-11
"THE NORTHSHORE"
(TOWNHOUSES)
A.P.# 93-057-29
A.P.# 93-060-02
ENVIRONMENTAL SYSTEMS INTERNATIONAL
9020 S. BUNDY DR., LOS ANGELES, CA., 90066
PROPOSED PIER
EXISTING PIER
PROPERTY LOCATION
SCALE: 1"=400'
THE NURRAY-HEGGERTON
ENVIRONMENTAL GROUP
TAHOE CITY, CA
TAHOE CITY
STATE HWY
LAKE FOREST
DOLLAR POINT SUBDIVISION
SEC 5
SEC 4
SITE
LAKE TAHOE
VICINITY MAP
SCALE: 1"=2000' (APPROX.)
6'
2'
2'
2'
2"x10" DECKING
6" WF CAP
MHW=6229'
12" STEEL PILE DRIVEN TO 6 OR REFUSAL, 14' O.C.
MLW=6223'
TYPICAL SECTION
SCALE: 1"=4'
APPLICATION FOR PERMIT
FOR A PIER AND BOUYS ON LAKE TAHOE, CALIF., AT "THE NORTHSHORE", A TOWNHOUSE PROJECT SEC. 32, T.16N., R.17E., M.D.M., PLACER COUNTY,
APPLICATION BY
GRUBB & ELLIS
1333 BROADWAY
OAKLAND, CA 94612
3/7/7
CALENDAR PAGE 542
MINUTE PAGE 2268

EXHIBIT C
3 of 6



BUOYS-PLAN VIEW

SCALE: 1"=100'

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APPLICATION FOR PIER PERM.

PAGE 2 OF 6

EXHIBIT C
4 of 6

PLACER COUNTY

JOHN MACCOUN, Director

DEPARTMENT OF PUBLIC WORK

COUNTY ADMINISTRATIVE CENTER AUBURN, CALIFORNIA 9

TELEPHONE (916) 823-4611

OPERATING DIVISIONS:
Administration
Engineering
Utilities
Building Inspection
Buildings & Grounds
Road Maintenance
Automotive Maintenance

August 25, 1975

Tahoe Regional Planning Agency
P. O. Box 8896
South Lake Tahoe, CA 95705

Attn: Greg Hansen

Gentlemen:

The attached letter requests transfer of permit privledges for construction of a pier to serve the Northshore development on Lake Tahoe. Placer County has no objections to this transfer, subject to approval of other agencies concerned.

Very truly yours,

JOHN MACCOUN, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

Dan B. Langford
Assistant Civil Engineer

JM:DBL:jw
cc: Corps of Engineers
State Lands
Fish & Game
Wells Fargo Bank
525 Market Street
P. O. Box 44000
San Francisco, CA 94144
Attn: Jack F. Lopas

STATE LANDS COMMISSION
RECEIVED
SEP 8 1975
STATE LANDS DIVISION
* SACRAMENTO *

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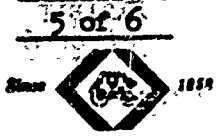
EXHIBIT C
5 of 6



WELLS FARGO BANK

NATIONAL ASSOCIATION

RECEIVED
AUG 11 1975
BOARD OF SUPERVISORS

REAL PROPERTY MANAGEMENT
525 MARKET STREET
POST OFFICE BOX 44000
SAN FRANCISCO, CALIFORNIA 94144

August 8, 1975

Placer County Administration Center
Mr. Ray Thompson
Chairman of the Board of Supervisors
175 Fullweiler Avenue
Auburn, CA 95603

Subject: O.R.E. Grubb & Ellis
The Northshore

Dear Sir:

On June 4, 1975, Wells Fargo Bank acquired title to the subdivision near Tahoe City known as The Northshore, Units One and Two by a deed in lieu of foreclosure.

For some time Grubb & Ellis, the original developers, have had an application for the construction of a pier for the use of the owners within the subdivision. As the successors in interest to the original developer, we wish to inform you that it is our desire to assume the request for a permit for a pier currently in the name of Grubb & Ellis. Therefore, please amend the application currently on file with you to show Wells Fargo Bank as applicant for a pier at The Northshore.

We have retained Mr. Richard O. Clark to represent us at any hearings and attempt to secure a permit, as soon as it is possible.

The issuance of this permit is most important to the completion of the subdivision and to those owners currently in title there.

It is our hope that you will make all effort to make the permits available at an early date.

Very truly yours,

Jack F. Lopas
Assistant Vice President

JFL:sc

cc : Mr. Bill Ottey
Grubb & Ellis Co.

WELLS FARGO BANK AMERICAN TRUST COMPANY

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MINUTE PAGE	2271

EXHIBIT C
6 of 6

COUNTY OF PLACER

OFFICE OF
BOARD OF SUPERVISORS
R. C. SUTTON, County Executive

BOARD MEMBERS

ROBERT P. MAHAN, Chairman
District 1

ALEX FERREIRA
District 2

MICHAEL R. LEE
District 4

THERESA "Terry" COOK
District 3

JIM HENRY
District 5

175 Fulweiler Avenue, Room 206 / Auburn, California 95603 / Telephone 823-46

June 13, 1978

Mr. Denny A. McLeod, President
The Northshore Townhouse Association
P. O. Box 1228
Tahoe City, CA 95730

Dear Mr. McLeod:

The Placer County Board of Supervisors, at a regular meeting held June 13, 1978, discussed and approved your request to be granted a variance to place buoys 400 feet from shoreline, instead of 200 foot maximum stipulated in the Shoreline Ordinance. This variance is approved by the Board subject to approval of all other agencies concerned.

If you have any questions regarding this decision of the Board, please do not hesitate to contact this office at the above listed number.

Very truly yours,

PLACER COUNTY BOARD OF SUPERVISORS

Ann Holman

Ann Holman, Deputy Clerk

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