

MINUTE ITEM
This Calendar Item No. 01
was approved as Minute Item
No. 01 by the State Lands
Commission by a vote of 3
to 0 at its 5/23/91
meeting.

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CALENDAR ITEM

01

05/23/91
PRC 5856
Gordon

ADDENDUM TO LEASE PRC 5856

APPLICANT:

James R. Walsh and Virginia A. Walsh,
as Co-trustees of the Walsh Trust of 1981
P.O. Box 7169
Tahoe City, California 95730

AREA, TYPE LAND AND LOCATION:

A 2.42-acre area of submerged land located in Lake Tahoe at
Tahoe Vista, Placer County.

LAND USE:

Install, place, and maintain 30 temporary mooring buoys, a
temporary 30-foot metal grid boat-launching ramp extension,
and temporarily relocate 13 existing mooring buoys, all for
the purpose of providing access to Lake Tahoe at its
drought-impacted lower level for the operation of a
commercial marina.

TERMS OF ORIGINAL LEASE:

Initial period:

20 years beginning June 5, 1985.

Public liability insurance:

Combined single limit coverage of \$500,000.

Consideration:

A minimum annual rental of \$2,200 applied against five
percent (5%) of gross income derived annually from the
leased premises; one cent per gallon of fuel sold
during the reporting period to a maximum of 100,000
gallons and one and one-half cents per gallon
thereafter, with the State reserving the right to fix a
different rental on each fifth anniversary of the
lease.

CALENDAR ITEM NO. 01 (CONT'D)

TERMS OF PROPOSED ADDENDUM TO LEASE:

Initial period:
Five years beginning May 24, 1991.

Surety bond:
\$5,000.

Special:

1. The addendum authorizes the installation of temporary, limited-term facilities to enable the marina to access the waters of Lake Tahoe during the time of drought-impacted lower levels.
2. All such temporary facilities not affixed to the lake bed shall be removed annually at the season's end and may not be reinstalled without written permission of the Commission.
3. No existing facility may be relocated to another site without the express prior written permission of the State Lands Commission.
4. Each buoy and its chain shall be removed annually from the site covered by the lease addendum at the season's end.
5. Any breach of the terms of the addendum constitutes a breach of the existing lease.
6. All other terms and conditions of the lease remain unchanged and in full force and effect.

APPLICANT STATUS:

Applicant is owner of upland.

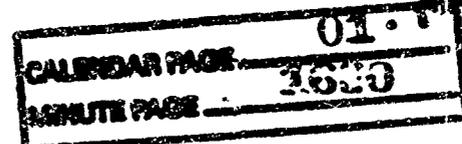
PREREQUISITE CONDITIONS, FEES AND EXPENSES:

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. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:
09/27/91



OTHER PERTINENT INFORMATION:

1. This is an application requesting the installation of temporary structures and the relocation of existing moorings buoys for the purpose of providing access to Lake Tahoe. Previous access has been limited by the effects of the drought. Applicant operates a commercial marina and requires such lake access to continue to serve the marina's patrons.
2. At its December 19, 1985 meeting, Minute Item No. 12, the State Lands Commission authorized the issuance of the subject lease to North Tahoe Lands, a California Partnership, for the operation of a commercial marina.
3. At its August 10, 1988 meeting, Minute Item No. 18, the State Lands Commission approved the assignment of the lease to James R. Walsh and Virginia A. Walsh, as Co-trustees of the Walsh Trust of 1981.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that these activities are exempt from the requirements of the CEQA as categorically exempt projects. The projects are exempt under Class 3, New Construction of Small Structures, and Class 4, Minor Alteration to Land.
14 Cal. Code Regs. 15304 (launching ramp).
Authority: P.R.C. 21084 and 14 Cal. Code Regs. 15300.
2 Cal. Code Regs. 2905(c)(3) (Temporary Buoys and Buoy Relocation).
Authority: P.R.C. 21084, 14 Cal. Code Regs. 15300, and 2 Cal. Code Regs. 2905.
5. 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 projects, as proposed, are consistent with their use classification.

APPROVALS OBTAINED:

Tahoe Regional Planning Agency, Lahonton Regional Water Quality Control Board, and United States Army Corps of Engineers.

FURTHER APPROVALS REQUIRED:

California Department of Fish and Game and County of Placer.

EXHIBITS:

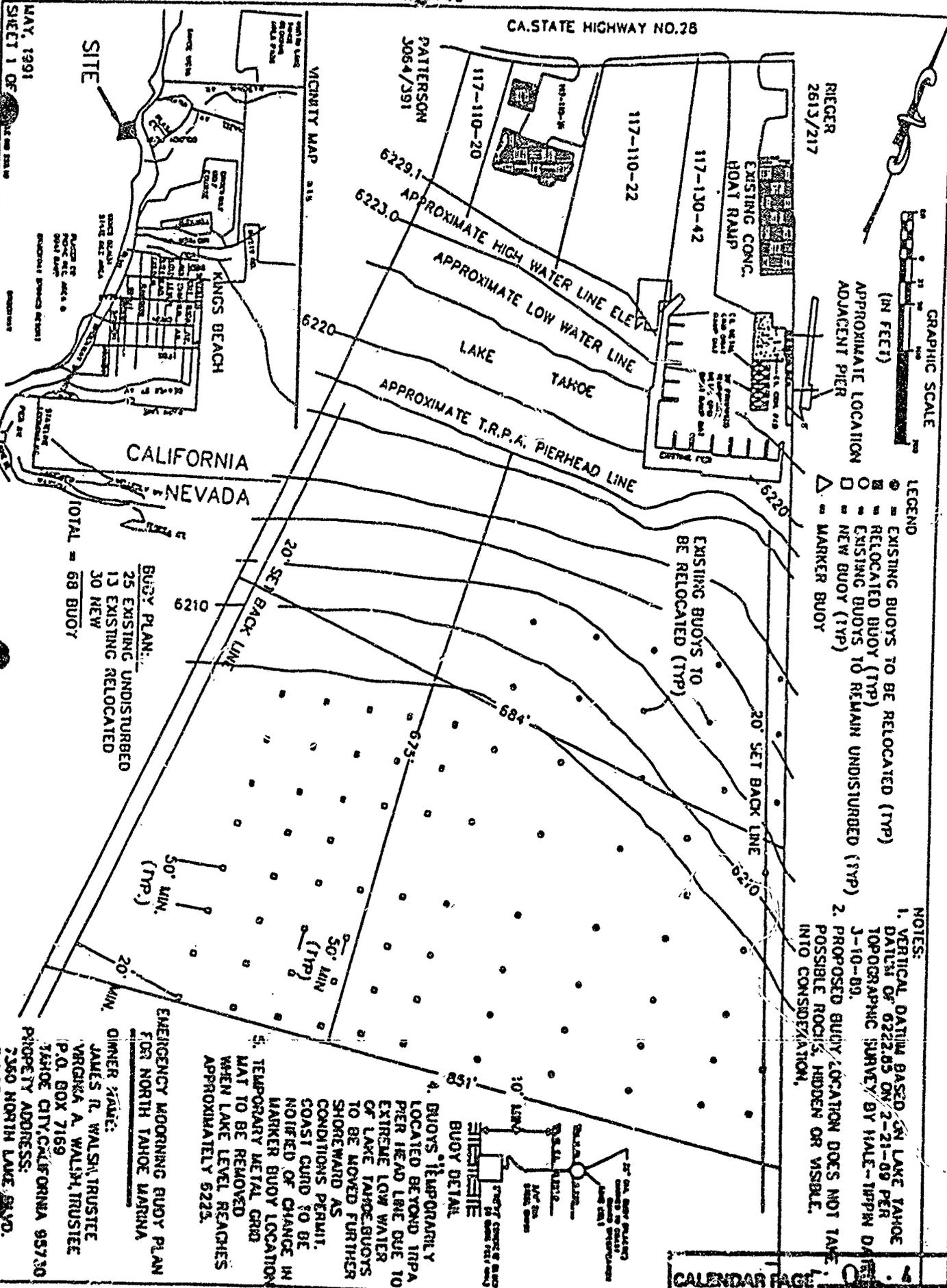
- A. Land Description
- B. Location Map

IT IS RECOMMENDED THAT THE COMMISSION:

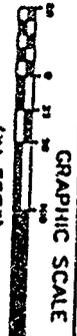
1. FIND THAT THESE ACTIVITIES ARE EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS CATEGORICALLY EXEMPT PROJECTS, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES, 2 CAL. CODE REGS. 2905(c)(3) (TEMPORARY BUOYS AND BUOY RELOCATIONS) AND CLASS 4, MINOR ALTERATION TO LAND, 14 CAL. CODE REGS. 15304 (LAUNCHING RAMP).
2. AUTHORIZE A LIMITED TERM FIVE-YEAR ADDENDUM TO LEASE PRC 5856, EFFECTIVE MAY 24, 1991, TO INSTALL, PLACE, AND MAINTAIN 30 TEMPORARY MOORING BUOYS, A TEMPORARY 30-FOOT METAL GRID BOAT-LAUNCHING RAMP EXTENSION, AND TO TEMPORARILY RELOCATE 13 EXISTING MOORING BUOYS; TO PROVIDE ACCESS TO LAKE TAHOE AT ITS DROUGHT-IMPACTED LOWER LEVEL FOR THE OPERATION OF A COMMERCIAL MARINA ON THE LAND DELINEATED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF. ALL OTHER TERMS AND CONDITIONS SHALL REMAIN THE SAME.

Land Description

CA. STATE HIGHWAY NO. 28



MAY, 1991
SHEET 1 OF 2



- LEGEND**
- = EXISTING BUOYS TO BE RELOCATED (TYP)
 - = RELOCATED BUOY (TYP)
 - = EXISTING BUOYS TO REMAIN UNDISTURBED (TYP)
 - = NEW BUOY (TYP)
 - △ = MARKER BUOY

- NOTES:**
1. VERTICAL DATUM BASED ON LAKE TAHOE DATUM OF 6222.65 ON 2-21-89 PER TOPOGRAPHIC SURVEY BY HALE-TIPPIN DATED 3-10-89.
 2. PROPOSED BUOY LOCATION DOES NOT TAKE POSSIBLE ROCKS, HIDDEN OR VISIBLE, INTO CONSIDERATION.

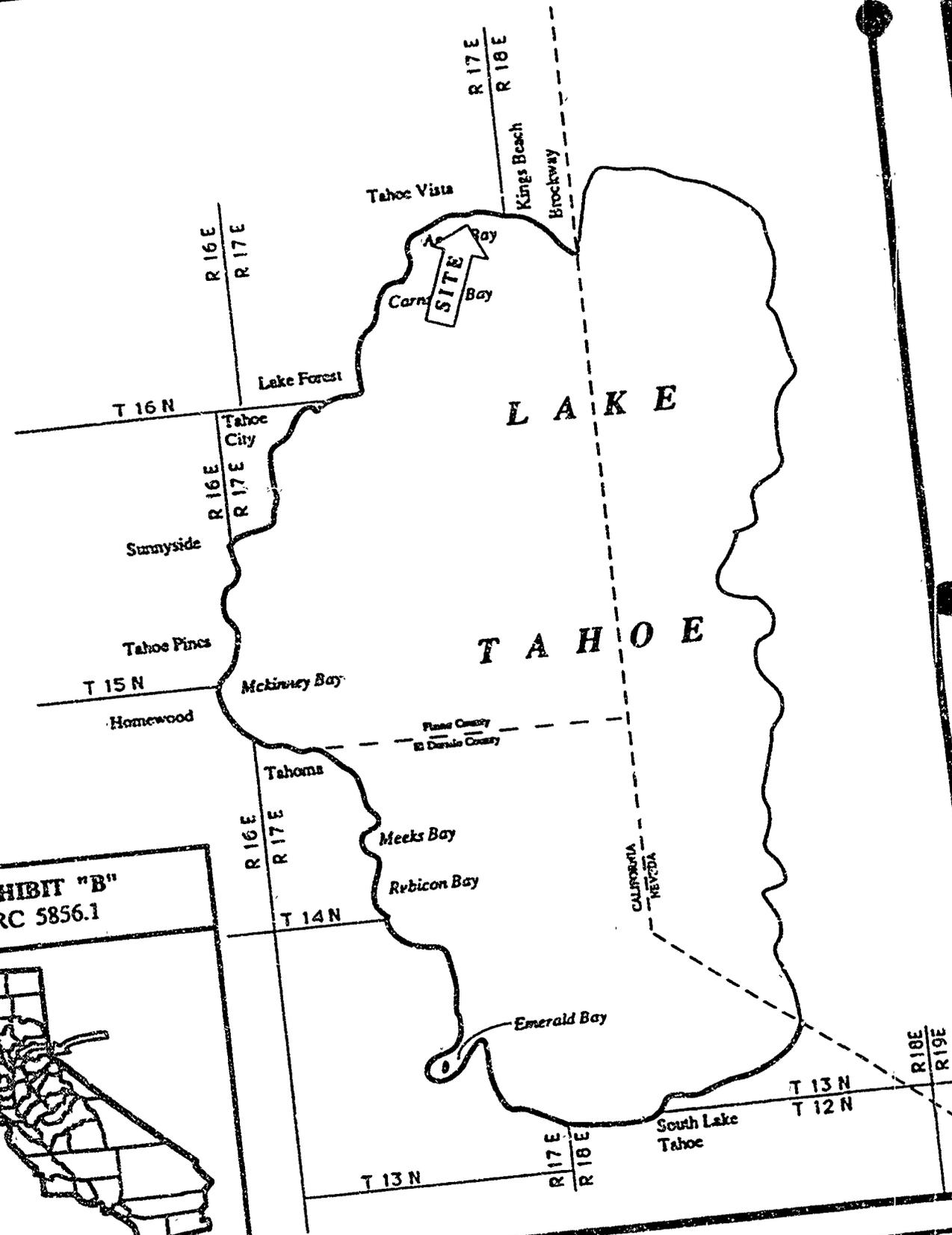
BUOY PLAN:
25 EXISTING UNDISTURBED
13 EXISTING RELOCATED
30 NEW
TOTAL = 68 BUOY

4. BUOYS TEMPORARILY LOCATED BEYOND TRPA PER HEAD LANE DUE TO EXTREME LOW WATER OF LAKE TAHOE. BUOYS TO BE MOVED FURTHER SHOREWARD AS CONDITIONS PERMIT. NOISED OF CHANGE IN MARKER BUOY LOCATION MAT TO BE REMOVED WHEN LAKE LEVEL REACHES APPROXIMATELY 6223.

EMERGENCY MOORING BUOY PLAN FOR NORTH TAHOE MARINA

OWNER:
JAMES R. WALSH, TRUSTEE
VIRGINIA A. WALSH, TRUSTEE
P.O. BOX 7169
TAHOE CITY, CALIFORNIA 95730
PROPERTY ADDRESS:
2360 NORTH LAKE BLVD.
TAHOE MSTA, CALIFORNIA

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