

MINUTE ITEM
This Calendar Item No. 02
was approved as Minute Item
No. 02 by the State Lands
Commission by a vote of 3
to 0 of its 5/25/91
meeting.

CALENDAR ITEM

A 7

02

S 1

05/23/91
PRC 3953
GORDON

ADDENDUM TO LEASE PRC 3953

APPLICANT:

Peter Topol, Steve Topol and Nathan Topol,
dba Homewood High and Dry Marina
P.O. Box 1735
Tahoe City, California 95730

AREA, TYPE LAND AND LOCATION:

A 0.148-acre area of submerged land located in Lake Tahoe at
Homewood, Placer County.

LAND USE:

Installation, placement, and maintenance of a 76-foot
temporary floating pier extension and a 122-foot temporary
heavy timber crib-supported boat-launching ramp 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:
40 years beginning July 1, 1980.

Renewal Options:

Negotiable, but not less than nine (9) years.

Public liability insurance:

Combined single limit coverage of \$500,000.

Consideration:

A minimum annual rental of \$225 applied against five
percent (5%) of gross income derived from the rental of
moorings; with the State reserving the right to fix a
different rental on each fifth anniversary of the
lease.

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 facilities to enable the marina to access the waters of Lake Tahoe during the time of its drought-impacted lower level.
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 expressed 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 annually.
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:

11/18/91

OTHER PERTINENT INFORMATION:

1. This is an application requesting the installation of temporary structures for the purpose of providing the access to Lake Tahoe which 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 clientele.

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 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)(2) (pier extension).

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 projects, as proposed, are consistent with their use classification.

APPROVALS OBTAINED:

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

FURTHER APPROVALS REQUIRED:

California Department of Fish and Game and County of Placer.

EXHIBITS:

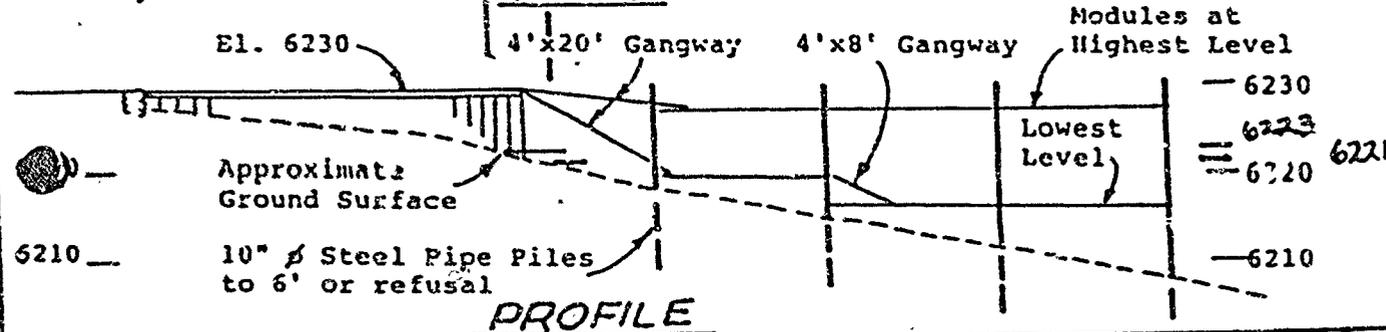
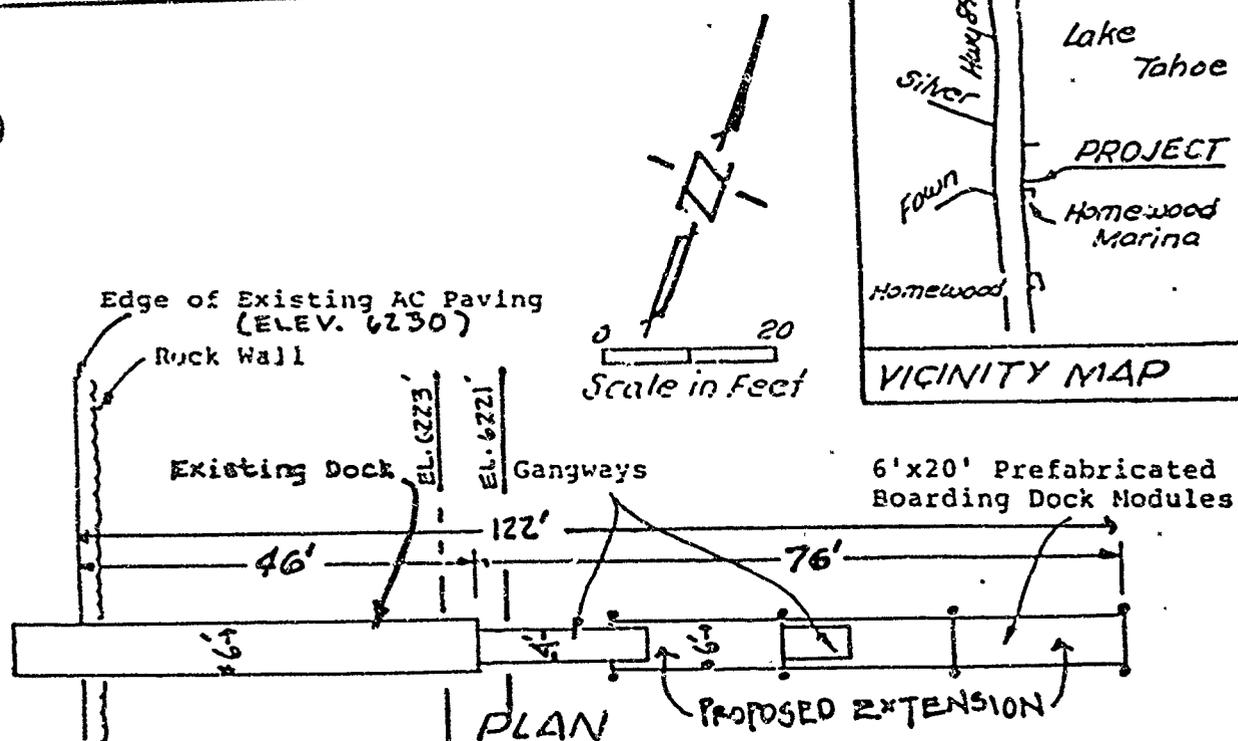
- A. Land Description
- B. Location Map

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES, 2 CAL. CODE REGS. 2905(c)(2) (PIER EXTENSION) 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 3953, EFFECTIVE MAY 24, 1991, TO INSTALL, PLACE, AND MAINTAIN A 76-FOOT TEMPORARY FLOATING PIER EXTENSION, AND A 122-FOOT TEMPORARY HEAVY TIMBER CRIB-SUPPORTED BOAT-LAUNCHING RAMP; 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.

EXHIBIT "A"
Land Description

PRC 3953.1



NOTES

1. Dock modules will provide service between lake levels of 6213 and 6226
2. Dock modules to be expanded metal grating on structural steel frame with adjustable height attachment to piles as specified
3. Gangways to have handrails and cleats
4. Navigation lighting as required by the U.S. Coast Guard

PROPOSED
TEMPORARY
DOCK EXTENSION

APPLICATION BY:

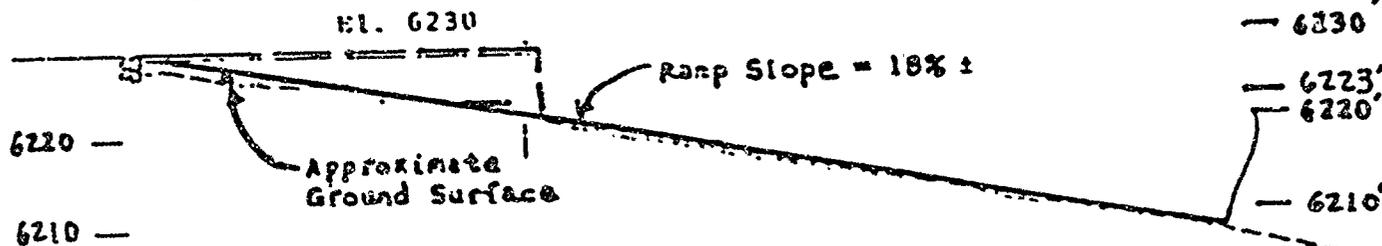
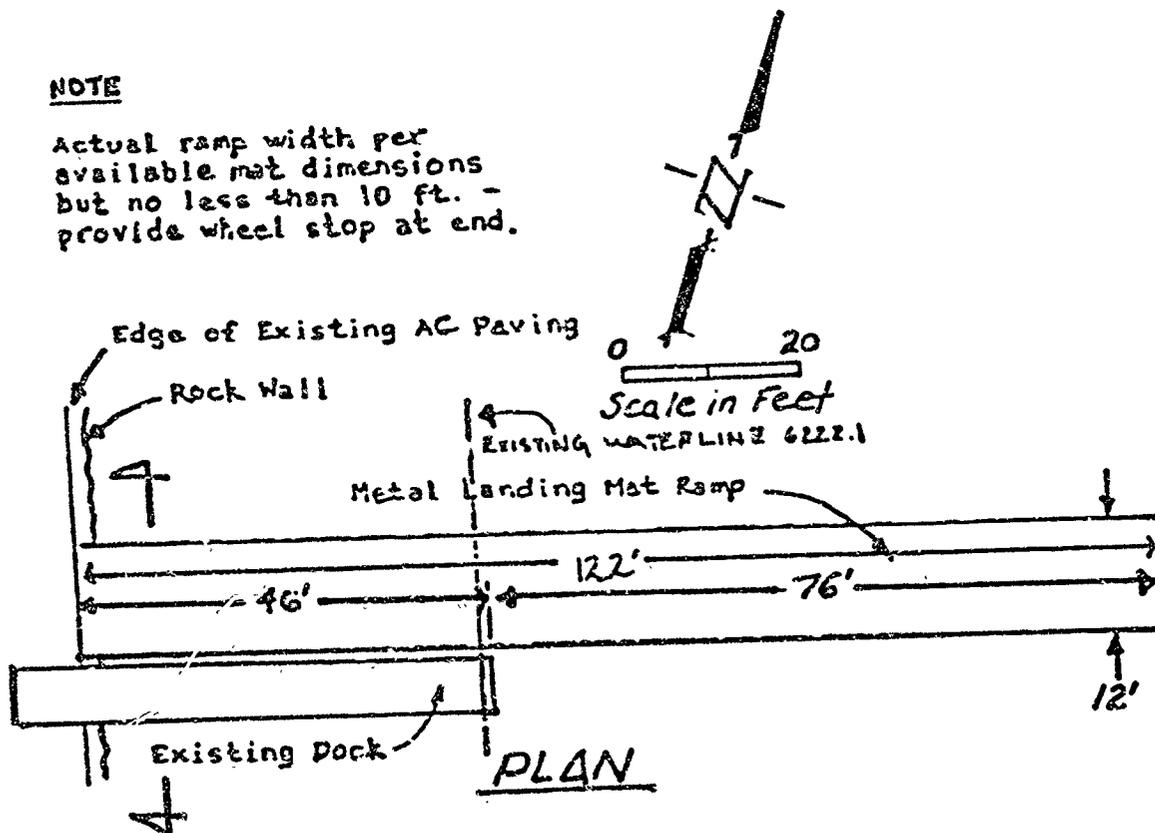
 HOMEWOOD MARINA
 PLACER COUNTY, CALIFORNIA
 APN 97-130-18
 March 1991 EH

EXHIBIT "A"
Land Description

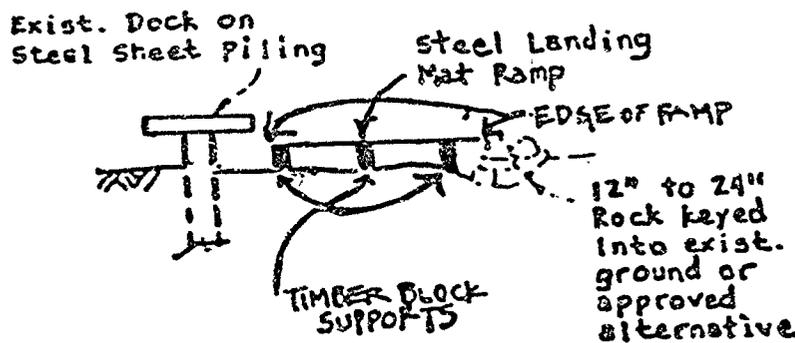
PRC 3953.1

NOTE

Actual ramp width per available mat dimensions but no less than 10 ft. - provide wheel stop at end.



PROFILE



SEC. A-A
Scale: 1"=20'

Sheet 2 of 2

**PROPOSED
TEMPORARY
LAUNCHING RAMP**

APPLICATION BY:

HOMWOOD MARINA
PLACER COUNTY, CALIFORNIA

APR 97-130-1B

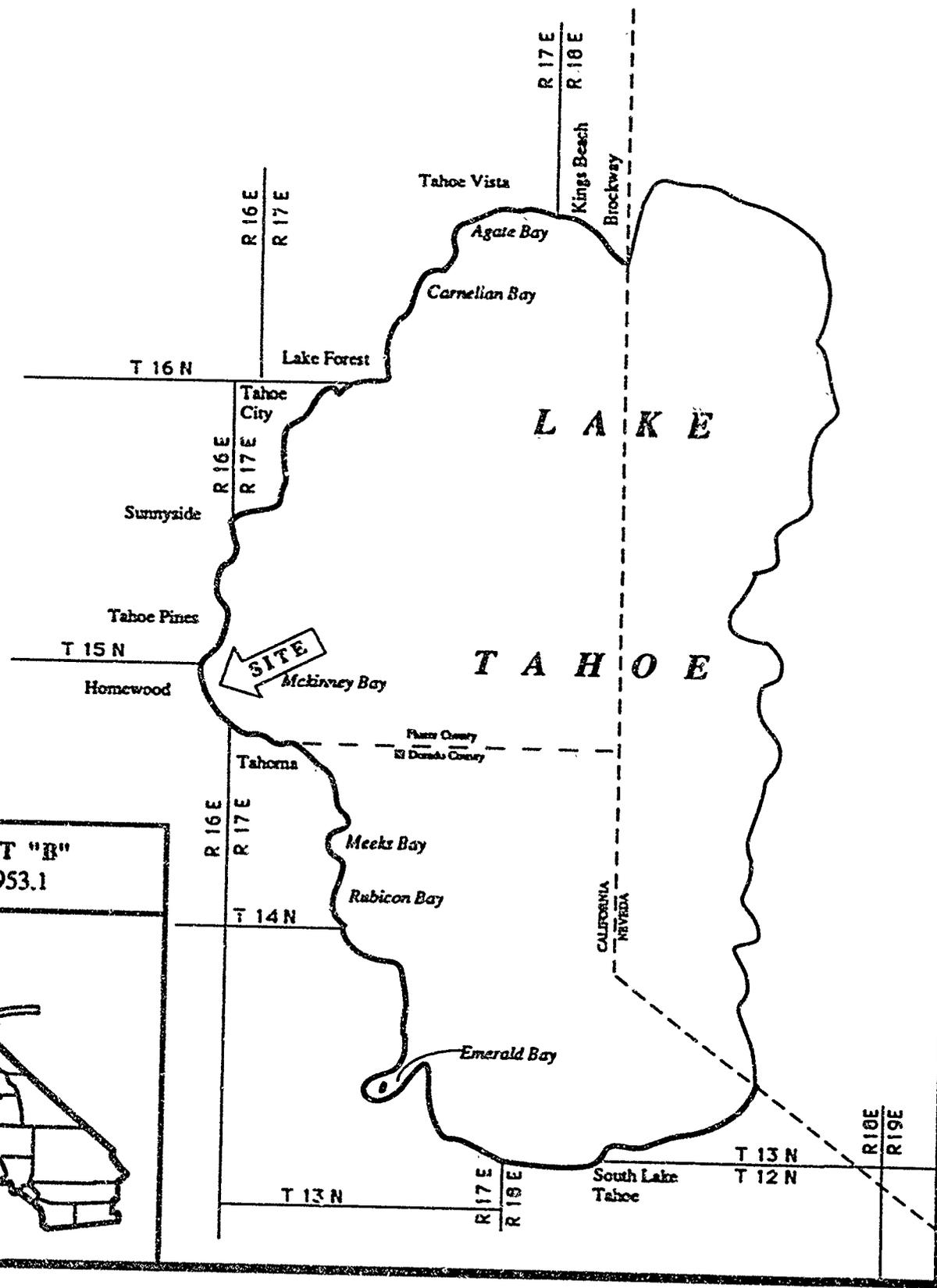
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EXHIBIT "B"
PRC 3953.1



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