

CALENDAR ITEM  
C27

MINUTE ITEM  
This Calendar Item No. C27  
was approved as Minute Item  
No. 27 by the State Lands  
Commission by a vote of 3  
to 0 at its May 3 1995  
meeting.

A 4  
S 1

PRC 5956.1  
J. Ludlow  
05/03/95

REPLACEMENT OF GENERAL LEASE - RECREATIONAL USE PRC 5956.1

PARTY: Tahoe Tavern Property Owners Association  
P.O. Box 6836  
Tahoe City, California 96145

AREA, TYPE LAND AND LOCATION:

A 0.695-acre parcel containing a pier and 2.712 acre parcel containing ninety (90) mooring buoys and four (4) Coast Guard marker buoys, together totaling 3.407 acres of submerged land located in the bed of Lake Tahoe at Tahoe City, Placer County

LAND USE:

Use and maintenance of an existing multiple-use pier, 90 mooring buoys and four (4) U.S. Coast Guard marker buoys, all utilized for non-commercial use recreational boating.  
The applicant also proposes to add an adjustable landing to the pier.

TERMS OF PROPOSED LEASE:

Initial Period: Ten years beginning October 1, 1994

Public Liability Insurance:  
\$1,000,000 Combined Single Limit

EXHIBITS:

A: Vicinity and Site Map

CONSIDERATION:

\$1680 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. Code Regs. 2003

APPLICANT STATUS:

Applicant is owner of the upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received.

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**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:**

9/30/95

**OTHER PERTINENT INFORMATION:**

1. This activity is from the requirements of the CEQA pursuant to 14 Cal. Code Regs. 15061 as a categorical exempt project, Class 1, Cal. Adm. Code 15301(e).
2. The applicant is a homeowner's association. The subject facilities are utilized by the Association's condominium owners and guests. Because its membership currently includes eleven percent (11%) of non-natural persons, the applicant does not fully meet the criteria of P.R.C. 6503.5 of the Public Resources Code for a rent-free permit. Therefore, the stated rental is a result of a proration according to this percentage.
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 persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
4. The lease area has been increased from 3.134 acres to 3.407 acres to accommodate the new landing and the four additional Coast Guard marker buoys.
5. Special conditions of the lease require that:
  - a) The lessee provide refuse containers for the disposal of vessel and pedestrian-generated trash.
  - b) The 90 mooring buoys are owned by the Association and the ownership of the buoys will remain in the Association.

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- c) The buoys are for the use of the members and guests of the Association and will not be rented out by the Association or any member.
  - d) The Association shall provide for the use of the buoys by all members of the Association in an equitable manner.
6. Permits have been obtained from the Tahoe Regional Planning Agency for the proposed landing. A permit is still required from the United States Army Corps of Engineers.

**APPROVALS OBTAINED:**

Existing pier and buoy field: Tahoe Regional Planning Agency, United States Army Corps of Engineers.

Proposed Landing: None to date

**FURTHER APPROVALS REQUIRED:**

Proposed Landing: Tahoe Regional Planning Agency, United States Army Corps of Engineers.

**IT IS RECOMMENDED THAT THE COMMISSION:**

1. FIND THAT THIS ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, CAL. ADM. CODE 15301(e).
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
4. AUTHORIZE ISSUANCE TO TAHOE TAVERN PROPERTY OWNERS ASSOCIATION OF A TEN-YEAR GENERAL LEASE - RECREATIONAL USE, BEGINNING OCTOBER 1, 1994; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1680, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; AND WITH THE PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000 FOR THE USE AND MAINTENANCE OF A MULTIPLE-USE PIER, A PROPOSED

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CALENDAR ITEM NO. C27 (CONT'D)

ADJUSTABLE LANDING, 90 MOORING BUOYS AND FOUR MARKER BUOYS TO BE UTILIZED FOR NONCOMMERCIAL MULTIPLE-USE RECREATIONAL BOATING ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

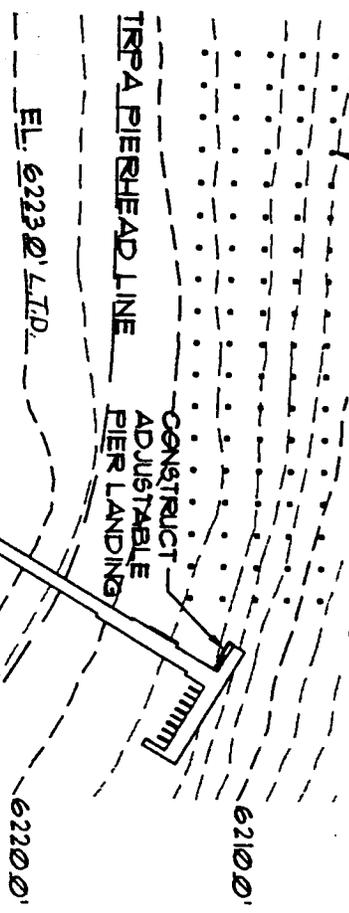
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SCALE 1" = 300'

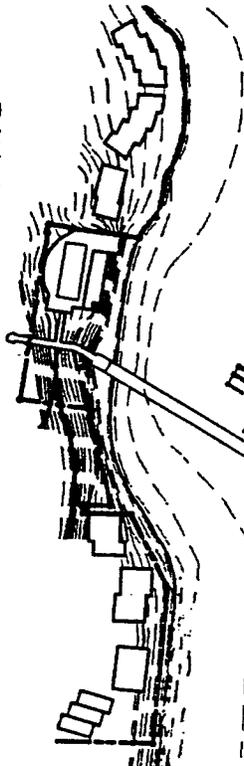


LAKE TAHOE

U.S. COAST GUARD MARKER BUOY  
EXISTING MOORING  
U.S. COAST GUARD MARKER BUOY

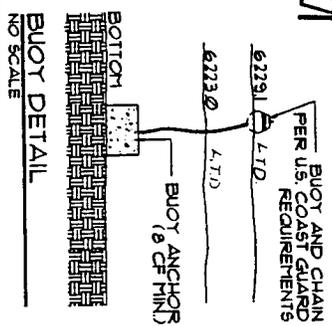


TAHOE TAVERN CONDOMINIUMS

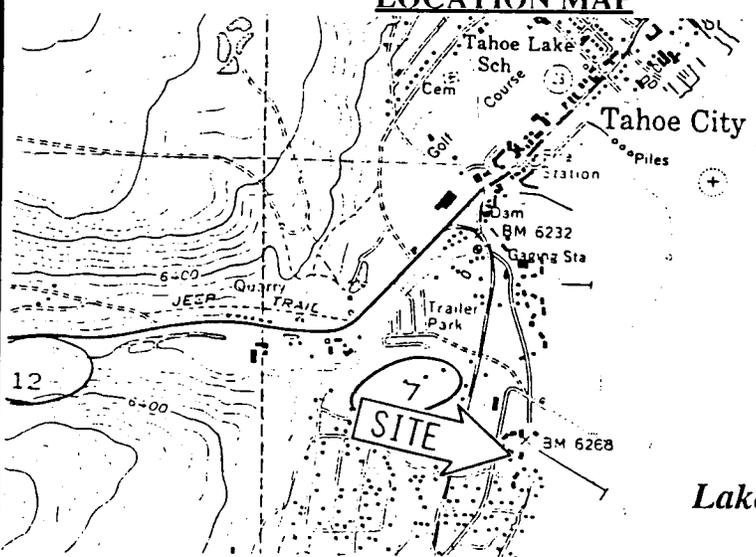


**NOTE:**  
LOCATION OF EXISTING STRUCTURES AND TOPOGRAPHY ARE APPROXIMATE. DATA WAS COLLECTED AND/OR OBTAINED FROM OWNER, MAPS OF RECORD, OR FIELD VERIFICATION.

300 West Lake Blvd.

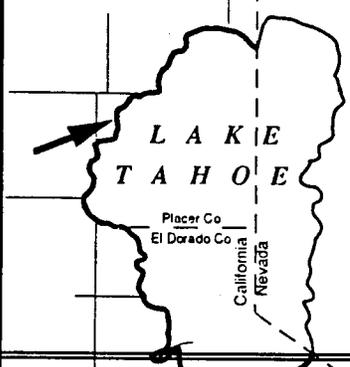


**LOCATION MAP**



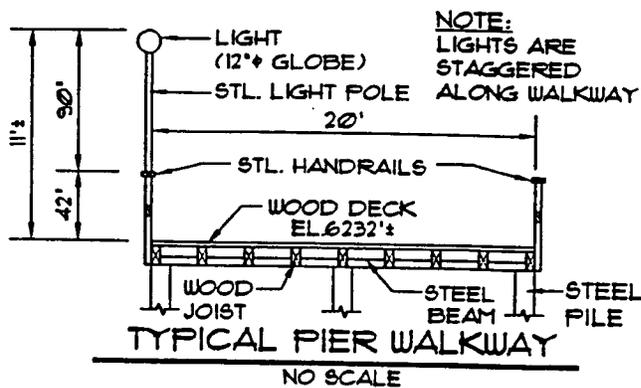
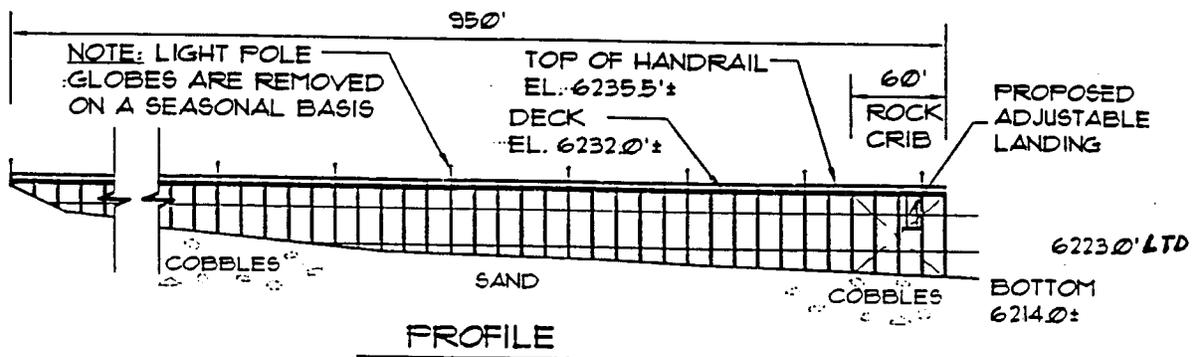
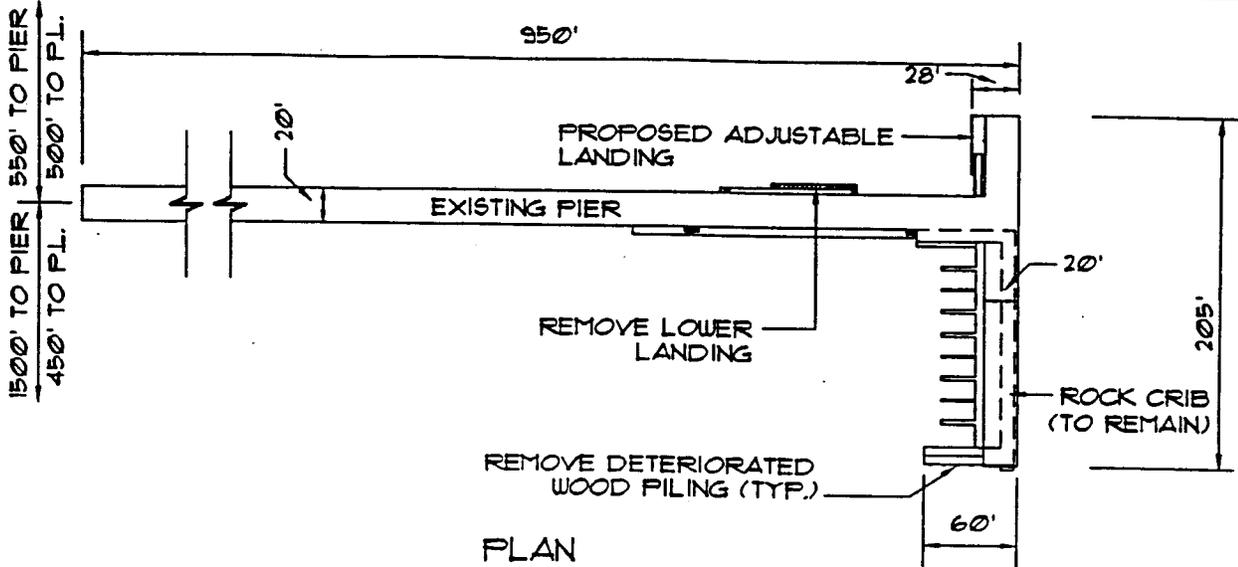
Lake Tahoe  
NO SCALE

**EXHIBIT "A"**  
PRC 5956  
APN 94 - 200 - 34  
Lake Tahoe  
PLACER COUNTY  
Sheet 1 of 3 Sheets



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

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**NOTES:**

1. THE ADJUSTABLE LANDING WILL REQUIRE REMOVAL AND REPLACEMENT OF THE EXISTING STEEL PILES FOR ALIGNMENT PURPOSES OF THE PROPOSED HOIST SYSTEM.
2. REMOVAL OF LAKEBOTTOM DEBRIS SURROUNDING THIS STRUCTURE IS ALSO INCLUDED IN THE PROPOSED ACTIVITY.

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NO SCALE

**EXHIBIT "A"**

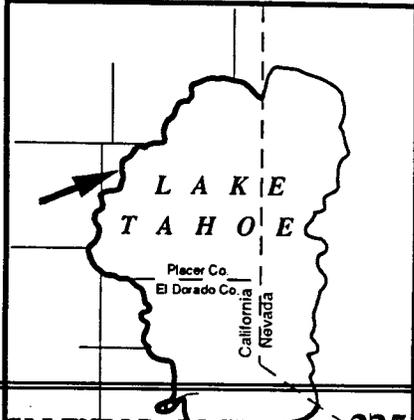
PRC 5956

APN 94 - 200 - 34

Lake Tahoe

PLACER COUNTY

Sheet 2 of 3 Sheets



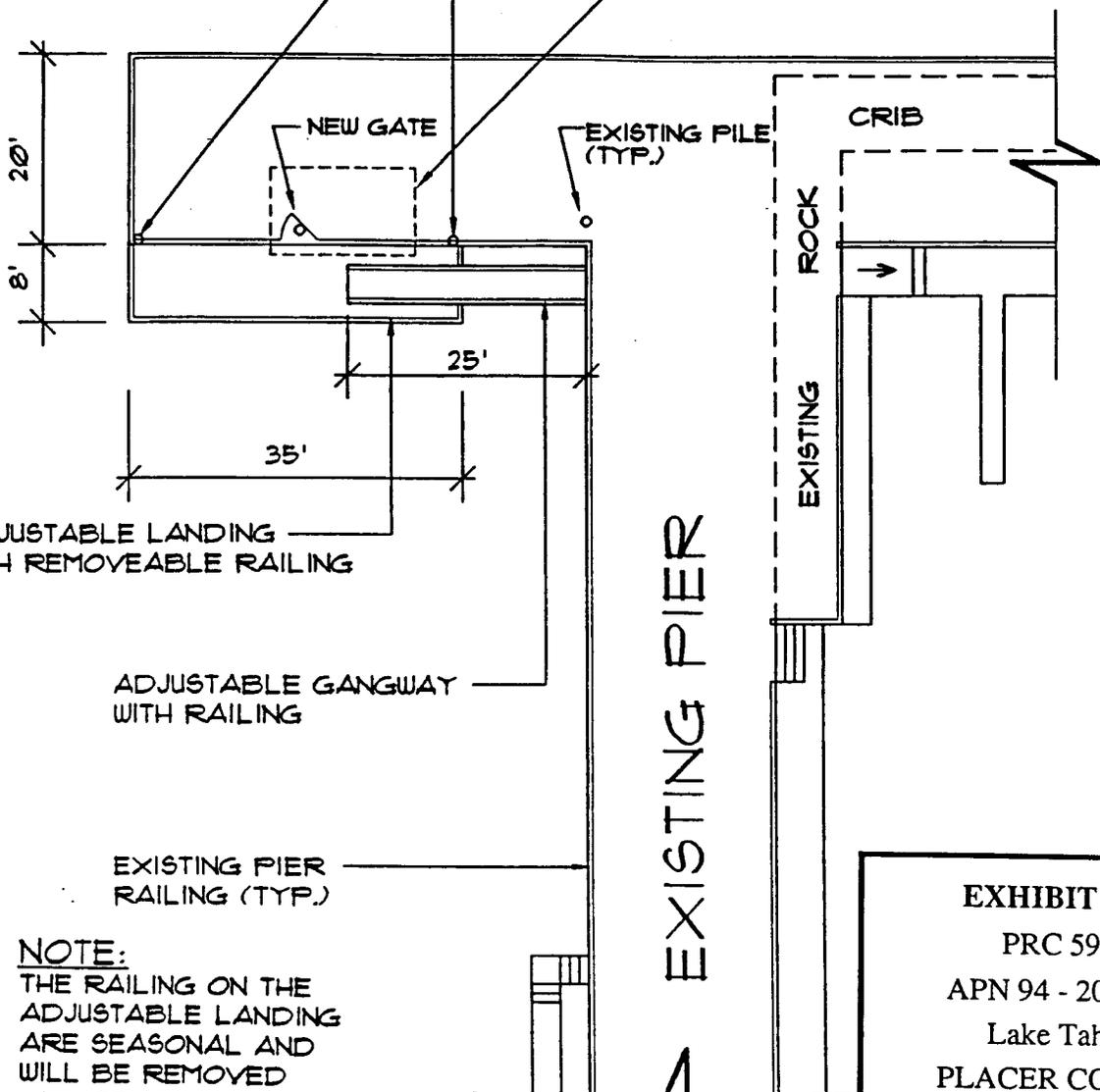
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REMOVE AND REPOSITION  
EXISTING STEEL PILING

# LAKE TAHOE

RELOCATE EXISTING  
SWIMMING PLATFORM



ADJUSTABLE LANDING  
WITH REMOVEABLE RAILING

ADJUSTABLE GANGWAY  
WITH RAILING

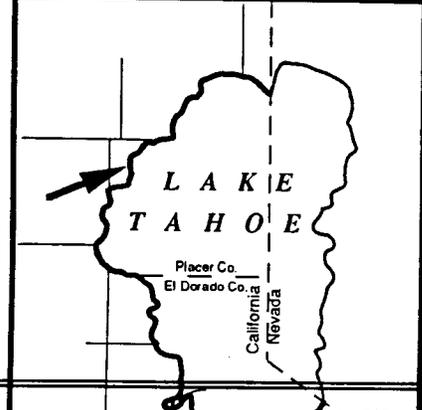
EXISTING PIER  
RAILING (TYP.)

**NOTE:**  
THE RAILING ON THE  
ADJUSTABLE LANDING  
ARE SEASONAL AND  
WILL BE REMOVED  
BETWEEN OCTOBER 15  
AND MAY 1 EACH YEAR.

EXISTING PIER

**PIER LANDING DETAIL 1" = 20'**

**EXHIBIT "A"**  
 PRC 5956  
 APN 94 - 200 - 34  
 Lake Tahoe  
 PLACER COUNTY  
 Sheet 3 of 3 Sheets



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