MINUTE ITEM
This Calendar Item No. C30
was approved as Minute Item
No. 30 by the State Lands
Commission by a vote of 3
to Ø at its 10/28/96
meeting.

CALENDAR ITEM
C30

A 4

S 1

10/28/96
PRC7920 W 25364
J. Ludlow
J. Frey

BIFURCATION OF LEASE NO. PRC 706.1 AND ISSUANCE OF GENERAL LEASE - COMMERCIAL USE

APPLICANT:

Tahoe Boat Company Owners' Association
% John Baker
P.O. Box 330
Tahoe City, California 96145

LOCATION:

A parcel of submerged land located in the bed of Lake Tahoe at the Tahoe City Marina Boat Harbor, Tahoe City, Placer County.

AUTHORIZED USE:

Bifurcation of Lease No. PRC 706.1 and issuance of General Lease - Commercial Use, for the use and maintenance of boat slips and sheet pile in the Tahoe City Marina Boat Harbor.

TERM:

October 28, 1996 through June 30, 2020, with an option to renew lease for a period not to exceed nine years.

CONSIDERATION:

$6,000 minimum annual rental against five percent (5%) of fair market rental value plus five percent (5%) of gross income derived on or over the lease premises.

EXHIBIT:

A. Site Map

AB 884:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

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 FACILITIES, 2 CAL. CODE REGS. 2905(a)(2).

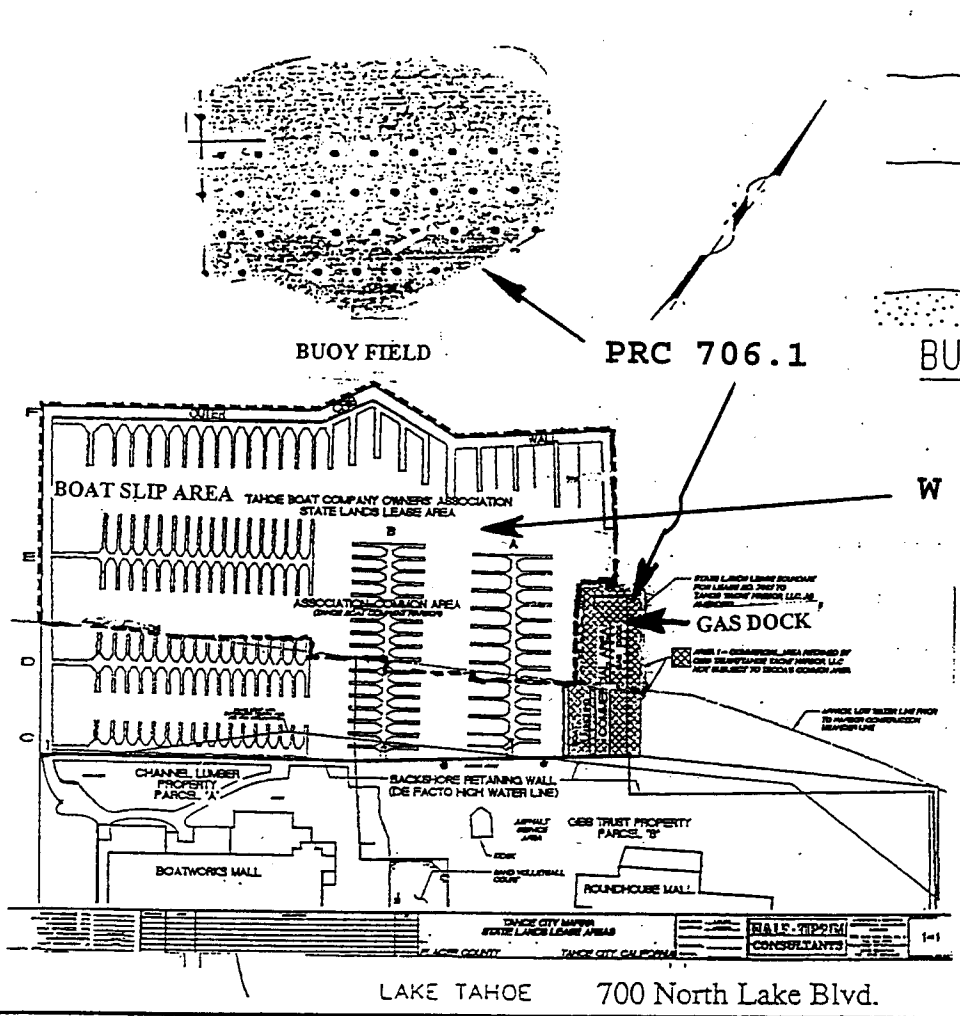
SIGNIFICANT LANDS INVENTORY FINDING:

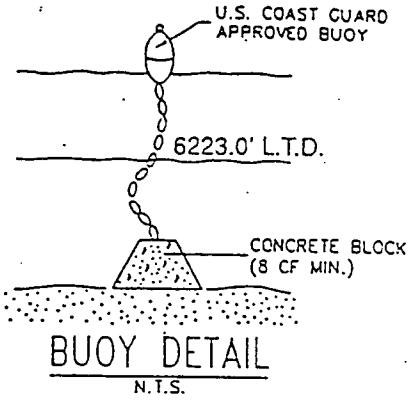
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

1. APPROVE THE BIFURCATION OF LEASE NO. PRC 706.1 WHICH SEVERS THE BOAT HARBOR FROM LEASE NO. PRC 706 AS SHOWN ON THE ATTACHED EXHIBIT "A".

2. ISSUE A GENERAL LEASE - COMMERCIAL USE TO THE TAHOE BOAT COMPANY OWNERS' ASSOCIATION BEGINNING ON OCTOBER 28, 1996, AND ENDING JUNE 30, 2020, WITH AN OPTION TO RENEW LEASE FOR A PERIOD NOT TO EXCEED NINE YEARS; IN CONSIDERATION OF$6,000 MINIMUM ANNUAL RENTAL AGAINST FIVE PERCENT (5%) OF FAIR MARKET RENTAL VALUE PLUS FIVE PERCENT (5%) OF GROSS INCOME RECEIVED FROM ALL REVENUES DERIVED FROM THE LEASE AREA; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A $10,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN THE AMOUNT OF $1,000,000 FOR COMBINED SINGLE LIMIT PER OCCURRENCE FOR BODILY INJURY AND PROPERTY DAMAGE COVERAGE FOR THE USE AND MAINTENANCE OF BOAT SLIPS AND BULKHEAD ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.





LEGEND

PERMITTED BUOY (SLC LEASE NO. 706.1)

LOCATION MAP

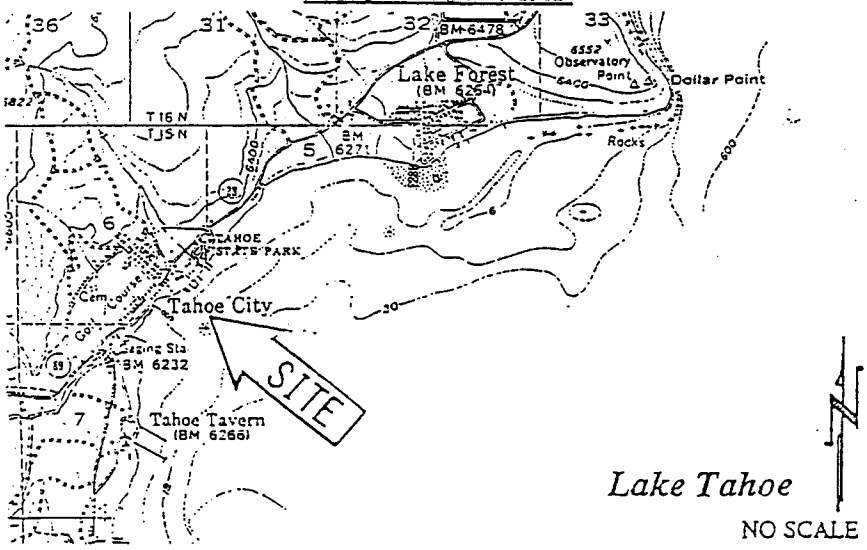
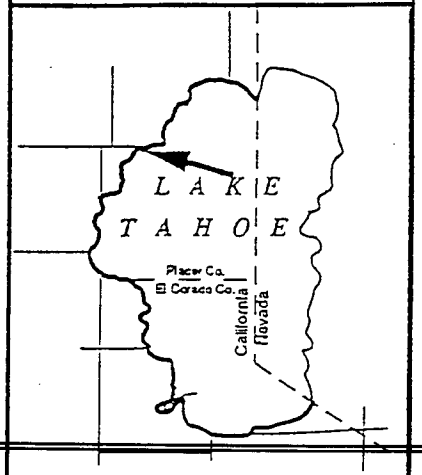


EXHIBIT "A"
W25364
APN 94 - 090 - 32
Lake Tahoe
PLACER COUNTY



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.