

MINUTE ITEM
This Calendar Item No. C36 was approved as
Minute Item No. 310 by the California State Lands
Commission by a vote of 3 to 0 at its
4/13/99 meeting.

CALENDAR ITEM

C36

A 4
S 1

04/13/99
PRC 4322.1
J. Ludlow

GENERAL LEASE - RECREATIONAL USE

LESSEE:

Heritage Cove Homeowners Association
P.O. Box 64
Tahoe Vista, California 96148

AREA, LAND TYPE, AND LOCATION:

.95 acres, more or less, of sovereign lands in Lake Tahoe, near Tahoe Vista,
Placer County.

AUTHORIZED USE:

Repair, use and maintenance of an existing joint-use homeowner's pier, and
retention of twenty-eight (28) mooring buoys and two United States Coast Guard
marker buoys, as shown on the attached Exhibit A.

LEASE TERM:

Ten years, beginning November 3, 1998.

CONSIDERATION:

\$366 per year; with the State reserving the right to fix a different rent periodically
during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Liability Insurance: Combined single limit coverage of \$1,000,000.

OTHER PERTINENT INFORMATION:

1. The rent for the pier and mooring buoys has been prorated according to
the number of lots/members qualifying for "rent free" status pursuant to
Section 6503.5 of the Public Resources Code. There are 40 parcels
within the Heritage Cove Property Owner's Association subdivision. Of
these parcels, 37 (92%) are owned by natural persons and qualify for
rent-free status, while the remaining 3 (8%) are not owned by natural
persons and do not qualify for rent-free status.

CALENDAR ITEM NO. C36 (CONT'D)

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA under the general rule that the CEQA applies only to projects under the general rule that the CEQA applies only to projects which have the potential for causing a significant effect on the environment. The staff believes, based on the information available to it, that there is no possibility that this project may have a significant effect on the environment.

Authority: Title 14, California Code of Regulations, section 15061 (b)(3).

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq., which have the potential for causing a significant effect on the environment. The staff believes, based on the information available to it, that there is no possibility that this project may have a significant effect on the environment. 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 project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

U.S. Army Corps of Engineers, Tahoe Regional Planning Agency

EXHIBIT:

- A. Site and Location Map

PERMIT STREAMLINING ACT DEADLINE:

May 5, 1999 (Includes 90-day Extension.)

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT

CALENDAR PAGE	C00170
MINUTE PAGE	005223

CALENDAR ITEM NO. C36 (CONT'D)

EFFECT ON THE ENVIRONMENT; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 (b)(3).

SIGNIFICANT LANDS INVENTORY FINDING:

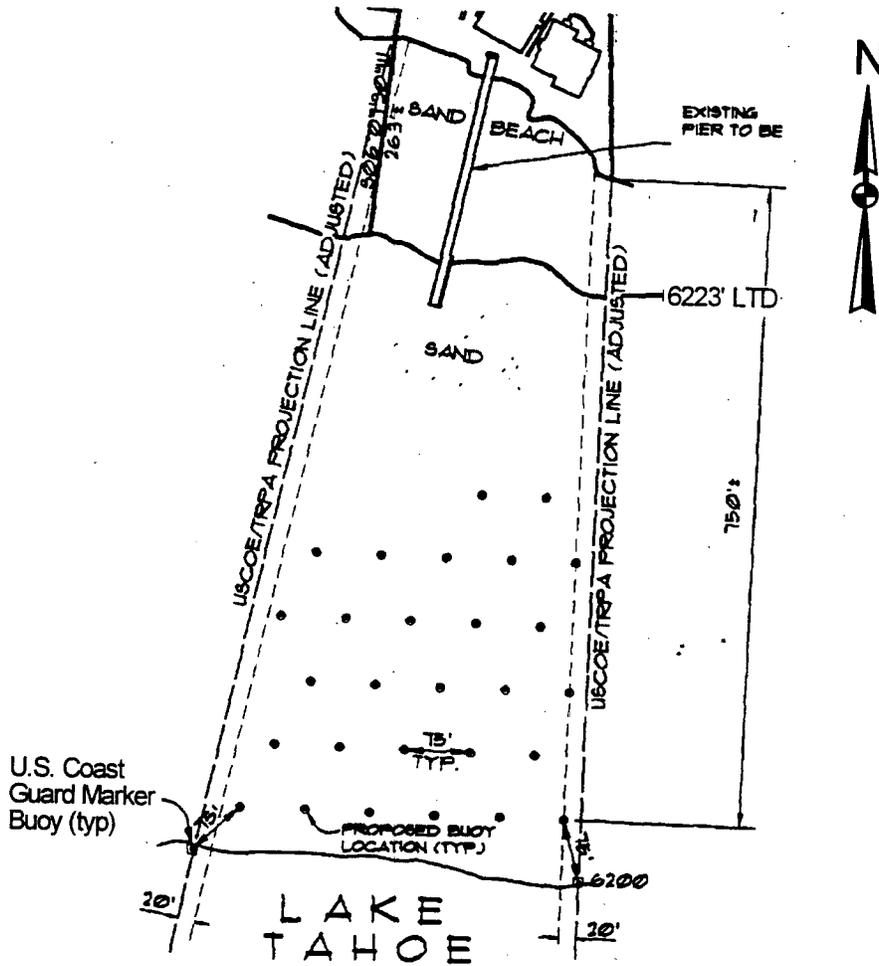
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO HERATAGE COVE HOMEOWNERS ASSOCIATION OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING NOVEMBER 3, 1998 FOR A TERM OF TEN YEARS, FOR REPAIR, USE AND MAINTENANCE OF AN EXISTING JOINT-USE HOMEOWNER'S PIER AND RETENTION OF TWENTY-EIGHT (28) MOORING BUOYS AND TWO UNITED STATES COAST GUARD MARKER BUOYS ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$366, LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000.

NO SCALE

SITE MAP



7580 N. Lake Blvd, Tahoe Vista

NO SCALE

LOCATION MAP

Lake Tahoe

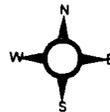
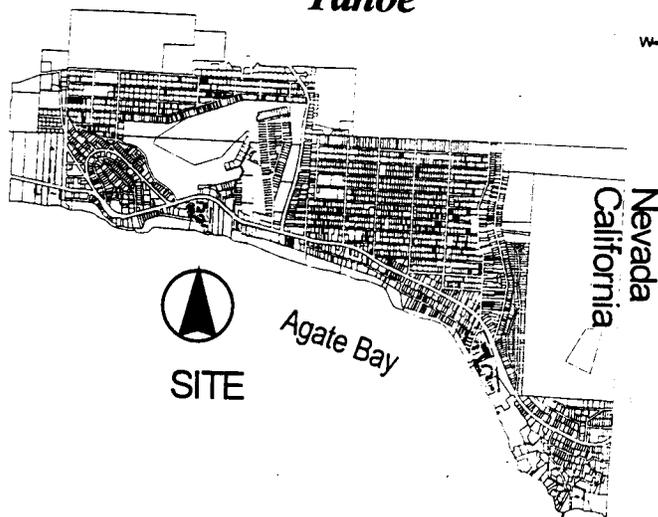


Exhibit A
 PRC4322
 APN 117-220-45
 Lake Tahoe
 PLACER COUNTY



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 of limitation of any state interest in the subject or any other property.

CALENDAR PAGE 000172
 MINUTE PAGE 005225