

This Calendar Item No. C23 was approved as Minute Item No. 23 by the California State Lands Commission by a vote of 3 to 2 at its 4-26-05 meeting.

**CALENDAR ITEM  
C23**

A 4  
S 1

04/26/05  
PRC 7920 WP 7920.1  
M. Hays

**AMENDMENT OF LEASE**

**LESSEE:**

Tahoe Boat Company Owner's Association  
P. O. Box 6510  
Tahoe City, CA 96145

**AREA, LAND TYPE, AND LOCATION:**

Sovereign lands in Lake Tahoe, Tahoe City, Placer County.

**AUTHORIZED USE AND IMPROVEMENTS:**

Commercial marina operation, which includes 88 boat slips, docks, and sheet pile cribs as shown on Exhibit A.

**LEASE TERM:**

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

**CONSIDERATION:**

Annual rent of five percent of the fair market rental value for the boat slips plus five percent of the gross income derived from berthing and mooring of boats on the Lease Premises; with a minimum annual rent of \$5,700; and the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

**PROPOSED AMENDMENT:**

Amend the authorized improvements to include, retain, and rebuild an existing boathouse, not previously authorized by the Commission. All other terms and conditions of the lease shall remain in effect without amendment.

**OTHER PERTINENT INFORMATION:**

1. Lessee has the right to use the uplands adjoining the lease premises.

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2. The existing boathouse that is the subject of this amendment is the only existing boathouse covering a boat slip in the marina. The boathouse has fallen into disrepair and will be rebuilt with materials and colors meant to reduce the scenic impact of the structure.
3. An EIR was prepared and certified for this project by the County of Placer, the CEQA lead agency. The California State Lands Commission staff has reviewed such document and Mitigation Monitoring Program adopted by the lead agency.
4. Findings made by the lead agency in conformance with the State CEQA Guidelines (Title 14, California Code of Regulations, sections 15091 and 15096) are on file at the Sacramento Office of the Commission.
5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 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 project, as proposed, is consistent with its use classification.

**APPROVALS OBTAINED:**

Tahoe Regional Planning Agency

**APPROVALS REQUIRED:**

U.S. Army Corps of Engineers  
Department of Fish and Game

**EXHIBIT:**

A. Site and Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

May 28, 2005

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT AN EIR WAS PREPARED AND CERTIFIED FOR THIS PROJECT BY PLACER COUNTY AND THAT THE COMMISSION HAS

CALENDAR ITEM NO. C23 (CONT'D)

REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE FINDINGS MADE IN CONFORMANCE WITH TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTIONS 15091 AND 15096 (h), WHICH ARE ON FILE AT THE SACRAMENTO OFFICE OF THE COMMISSION.

ADOPT THE MITIGATION MONITORING PROGRAM, WHICH IS ON FILE AT THE SACRAMENTO OFFICE OF THE COMMISSION.

**SIGNIFICANT LANDS INVENTORY FINDING:**

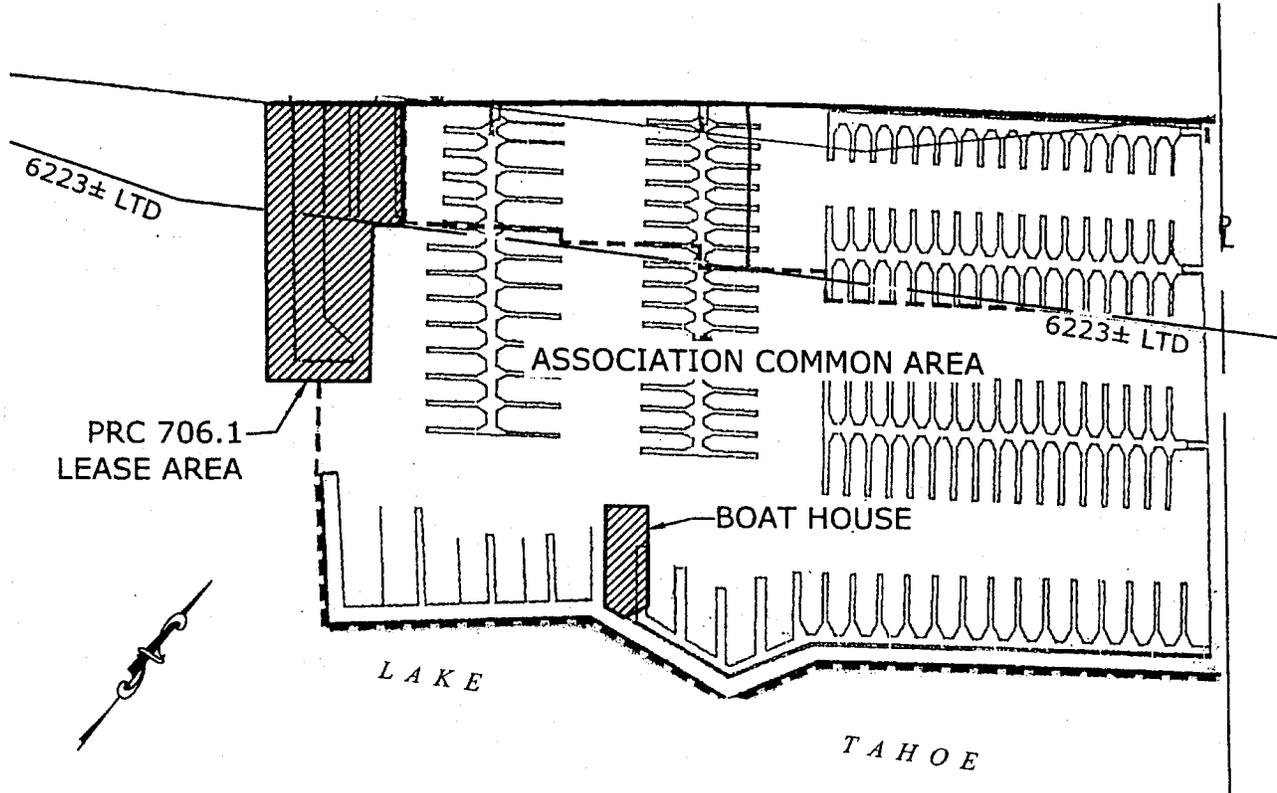
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 7920.1, A GENERAL LEASE- COMMERCIAL USE, OF LANDS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE APRIL 26, 2005, TO AMEND THE AUTHORIZED IMPROVEMENTS TO INCLUDE, RETAIN, AND REBUILD AN EXISTING BOATHOUSE, NOT PREVIOUSLY AUTHORIZED BY THE COMMISSION; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

NO SCALE

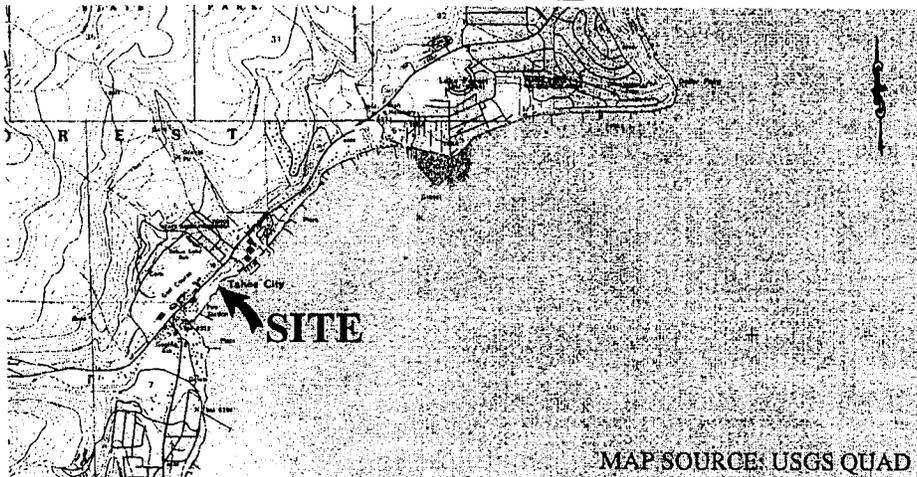
# SITE



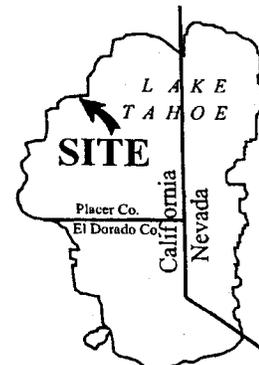
700 N. LAKE BLVD., TAHOE CITY, CA

NO SCALE

## LOCATION



**Exhibit A**  
 TAHOE BOAT COMPANY  
 OWNERS ASSOCIATION  
 WP 7920.1  
 GENERAL LEASE  
 COMMERCIAL USE  
 LAKE TAHOE  
 PLACER COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties 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.

MJ 04/05

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