

**CALENDAR ITEM  
C47**

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S 1

10/14/14  
PRC 5331.9  
M. Schroeder

**GENERAL LEASE - DREDGING AND OTHER**

**APPLICANT:**

Tahoe Keys Property Owners Association

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

Sovereign land in Lake Tahoe, adjacent to the West Channel entrance at Tahoe Keys, city of South Lake Tahoe, El Dorado County.

**AUTHORIZED USE:**

Maintenance dredging and placement of up to 5,600 cubic yards of suitable dredge material from the West Channel entrance of Tahoe Keys to the Tahoe Keys beach.

**LEASE TERM:**

Three years, beginning October 14, 2014.

**CONSIDERATION:**

No monetary consideration will be charged as the project will result in a public benefit. Dredged material may not be sold.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland parcel, Assessor Parcel Number 022-431-15, and has a right to use the other upland parcels adjoining the lease premises.
2. On December 9, 2003, the Commission authorized the issuance of a Dredging Lease to Tahoe Keys Property Owners Association for maintenance dredging of approximately 3,000 cubic yards of material from the West Channel entrance of Tahoe Keys. That lease expired on December 8, 2004. The Applicant is now applying for a General Lease – Dredging and Other.
3. Due to the accumulation of excess sediment over the past 10 years, the Applicant is proposing to dredge up to 5,600 cubic yards

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of material within the Tahoe Keys West Channel and lagoons over a two to three year period in order to maintain the navigable depth. The dredging operation will be contained within a turbidity curtain and will be done using a long-armed, tracked excavator from a barge or bed of sand, depending on which reach of the channel is being dredged. The sandy material removed from the West Channel will be placed onto the Tahoe Keys beach east of the West Channel entrance and spread out over an area of 0.7 acres.

4. Because the placement of dredge materials provides a public benefit by augmenting existing beach sand and replacing sand lost through erosion, thereby enhancing the public's recreational opportunities, staff recommends no royalty be charged. The public has access to the beach area that will be replenished by the deposition of the dredged material. Prior to placement on the beach, all aquatic invasive species and all plant fragments will be removed.
5. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 4, Minor Alterations to Land; California Code of Regulations, Title 14, section 15304, subdivision (g).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300.

6. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. 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:**

California Regional Water Quality Control Board, Lahontan Region

**FURTHER APPROVALS REQUIRED:**

U.S. Army Corps of Engineers  
California Department of Fish and Wildlife

CALENDAR ITEM NO. **C47** (CONT'D)

**EXHIBITS:**

- A. Land Description
- B. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 4, Minor Alterations to Land, California Code of Regulations, Title 14, section 15304, subdivision (g).

**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 section 6370 et seq.

**AUTHORIZATION:**

Authorize issuance of a General Lease – Dredging and Other to Tahoe Keys Property Owners Association beginning October 14, 2014, for a term of three years, for maintenance dredging and placement of up to 5,600 cubic yards of suitable dredge materials from the West Channel entrance of Tahoe Keys to Tahoe Keys beach as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; such permitted activity is contingent upon applicant's compliance with applicable permits, recommendations, or limitations issued by federal, State and local governments; no monetary consideration will be charged as the project will result in a public benefit; dredged material may not be sold.

**EXHIBIT A**

**PRC 5331.9**

**LAND DESCRIPTION**

Two strips of land situate in the bed of Lake Tahoe, lying adjacent to fractional Section 5, Township 12 North, Range 18 East, M.D.B.&M., as shown on Official Government Township Plat approved July 8, 1875, County of El Dorado, State of California, described as follows:

**PARCEL 1**

A 130 foot wide strip of land, the centerline of which is described as follows:

**BEGINNING** at a point which bears West 6.98 feet from the northwest corner of Lot 47, which lies in the "West Channel" of Pinestone Subdivision Unit No. 3, recorded in Book F of Maps, Page 9 as document number 35355, El Dorado County Records; said point also being on the dividing line between phase 1 and phase 2, 40 foot wide dredge channel bottoms as shown on "West Channel Maintenance Dredging and Beach Replenishment" improvement plans designed by R.O. Anderson dated 7/21/2014, on file at the Sacramento Office of the California State Lands Commission; thence along said dividing line North 118.86 feet; thence N 25°57'20" W 508.05 feet to the **POINT OF TERMINATION**.

The sidelines of said strip shall be prolonged or shortened at angle point intersections, at a line perpendicular to said point of termination, and at elevation 6223 feet Lake Tahoe Datum on the shoreline of said Lake Tahoe.

**EXCEPTING THEREFROM** an portion lying landward of the Low Water Mark as shown on the Survey of the Low Water Mark on the Shore of Lake Tahoe Vicinity of Al Tahoe, El Dorado County, sheet 6 of 17, surveyed by the State Lands Commission, Division of State Lands in September of 1950, on file in the Sacramento Office of the California State Lands Commission.

**PARCEL 2**

A 55 foot wide strip of land, lying northerly of the following described line:

**BEGINNING** at a point lying N 80°00'00" E 89 feet from the northwest corner of Lot 47, which lies in the "West Channel" of Pinestone Subdivision Unit No. 3, recorded in Book F of Maps, Page 9 as document number 35355, El Dorado County Records; said point also being on the dividing line between phase 1 and phase 2, 40 foot wide dredge channel bottoms as shown on "West Channel Maintenance Dredging and Beach Replenishment" improvement plans designed by R.O. Anderson dated 7/21/2014, on file at the Sacramento Office of the

California State Lands Commission; thence N 80°00'00" E 751 feet to the POINT OF TERMINATION.

The sidelines of said strip shall be prolonged or shortened at lines perpendicular to said point of beginning and said point of termination.

EXCEPTING THEREFROM an portion lying landward of elevation 6223 feet Lake Tahoe Datum on the shoreline of said Lake Tahoe.

**END OF DESCRIPTION**

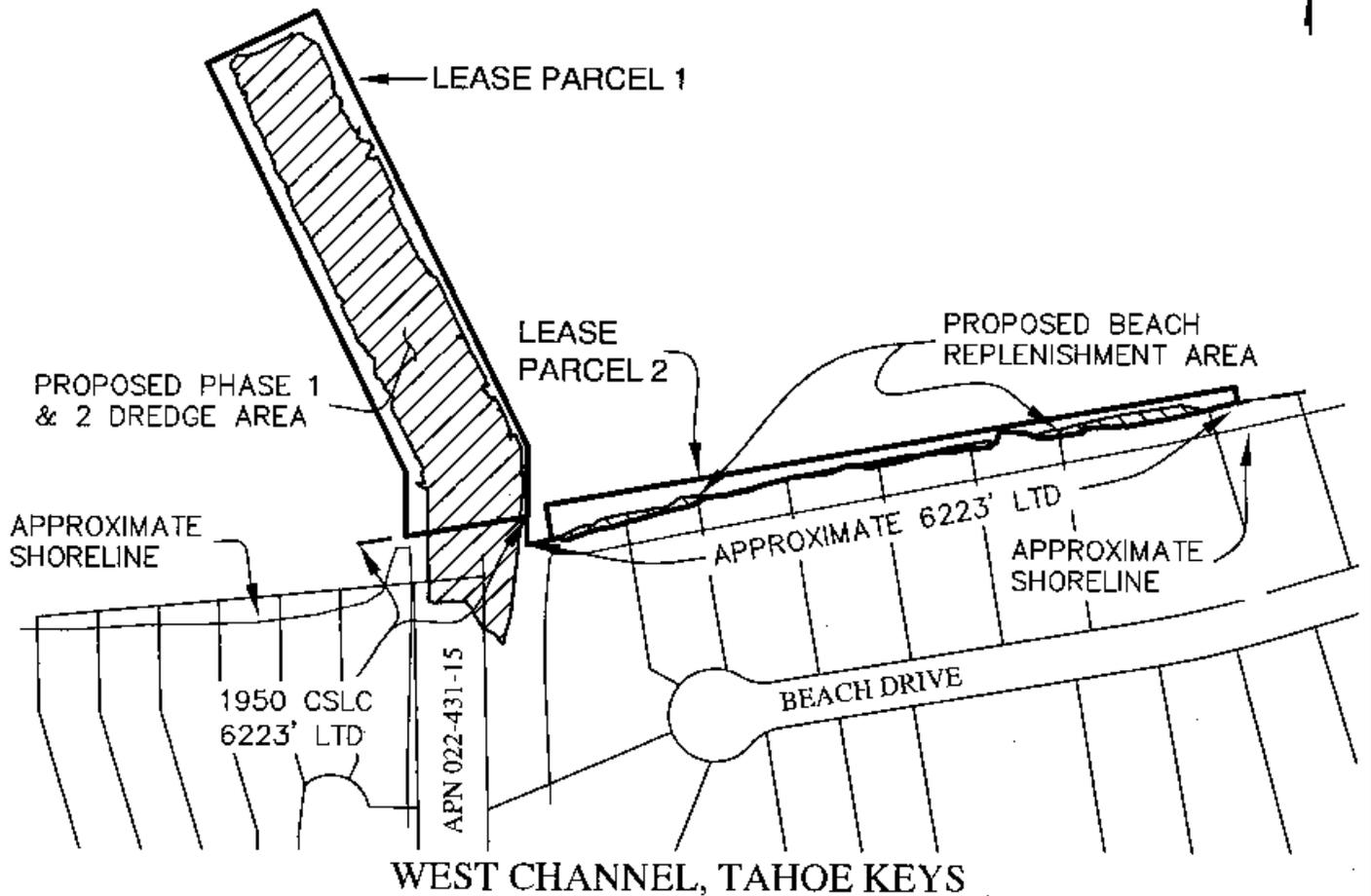
Prepared 9/22/2014 by the California State Lands Commission Boundary Unit.



NO SCALE

# SITE

## LAKE TAHOE



NO SCALE

# LOCATION

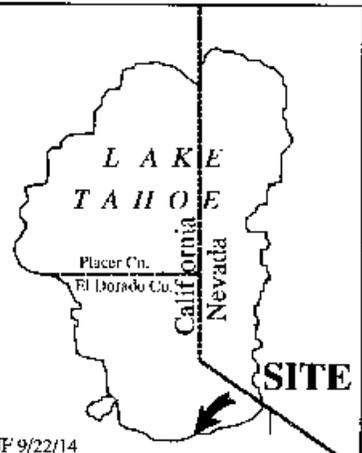


MAP SOURCE: USGS QUAD

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.

# Exhibit B

PRC 5331.9  
 TAHOE KEYS PROPERTY OWNERS ASSOCIATION  
 APN 022-431-15  
 GENERAL LEASE - DREDGING & OTHER  
 EL DORADO COUNTY



DJF 9/22/14