

MINUTE ITEM

This Calendar Item No. C4
was approved as a Minute Item
No. 4 by the State Lands
Commission by a vote of 2
to 0 at its 12/17/77
meeting.

CALENDAR ITEM

C4.

12/77
W 21392
Gordon
PRC 5423

GENERAL PERMIT
RECREATIONAL USE

APPLICANT:

Chinquapin Homeowners
Association I, et al.
P. O. Box RR
Tahoe City, California 95730

AREA, TYPE LAND AND LOCATION:

A 0.197 acre parcel, a 0.059 acre parcel
and a parcel of 4.793 acres, all on submerged
lands in Lake Tahoe near Dollar Point,
Placer County.

LAND USE:

Reconstruction and maintenance of 1 pier,
the maintenance of another existing pier
and the placement and maintenance of 70
mooring buoys, respectively, all for multiple-
use recreational boating.

TERMS OF PROPOSED PERMIT:

Initial period: 15 years from January 1,
1977.

Public liability insurance: \$800,000 per
occurrence for bodily
injury and \$200,000 for
property damage. Combined
single limit coverage
of \$1,000,000.

Special:

1. The permit is conditioned on permittee's conformance with the Tahoe Regional Planning Agency's Shorezone Ordinance.
2. The permit is entered into by all parties without prejudice to their respective claims of boundary.

CONSIDERATION:

\$627.06 from January 1, 1977 through December
31, 1977 and \$200 per annum thereafter
for 2 existing piers, \$2,099.64 from January

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CALENDAR ITEM NO. C4. (CONTD)

1, 1977 through May 31, 1978 for 46 buoys;
\$1,231.23 from June 1, 1978 through December
31, 1978 for 70 buoys and \$2,100 per annum
thereafter for 70 buoys, with the State
reserving the right to fix a different
rental on each fifth anniversary of the
permit.

BASIS FOR CONSIDERATION:

2 Cal. Adm. Code 2006.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicants are owners of upland.

Filing fee and Environmental costs have
been received.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code: Div. 6, Parts 1 & 2.

B. Administrative Code: Title 2, Div. 3,
Arts. 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION:

1. These are facilities utilized to accommo-
date the owners, tenants and guests
of the condominium complexes located
on the adjacent upland. The applicants
are Chinquapin Homeowners Association
I, Chinquapin Homeowners Association
IV and First American Trust Company,
Trustee.
2. An Environmental Impact Report is not
required. This transaction is within
the purview of 2 Cal. Adm. Code 2907,
Class 1B, Class 3B and Class 3C which
exempts an existing structure or facility
that is in an acceptable state of repair
and there is no evidence of record
to show injury to adjacent property,
shoreline erosion, or other types of
environmental degradation; reconstruction
of a pier for non-commercial use by
more than one applicant who are littoral
landowners; and placement of small
boat mooring buoys not used for commercial
purposes.

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3. This project is situated on State Land identified as possessing significant environmental values pursuant to Public Resources Code 6370.1, and is classified in a use category, Class B which authorizes Limited Use.

Staff review indicated that there will be no significant effect upon the identified environmental values. This is a project for which no adverse comments have been received.

APPROVALS OBTAINED:

1. Tahoe Regional Planning Agency.
2. California Department of Fish and Game.
3. Lahontan Regional Water Quality Control Board.
4. County of Placer.

APPROVALS REQUIRED:

U.S. Army, Corps of Engineers (pending).

EXHIBITS:

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISION OF PRG 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE PERMIT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE PUBLIC RESOURCES CODE.
3. AUTHORIZE ISSUANCE TO CHINQUAPIN HOMEOWNERS ASSOCIATION I, CHINQUAPIN HOMEOWNERS ASSOCIATION IV AND FIRST AMERICAN TRUST COMPANY, TRUSTEE, OF A 15-YEAR GENERAL PERMIT - RECREATIONAL USE FROM JANUARY 1, 1977; IN CONSIDERATION OF RENT IN THE AMOUNT OF \$627.06 FROM JANUARY 1, 1977 THROUGH DECEMBER 31, 1977 AND \$200 PER ANNUM THEREAFTER FOR 2 PIERS; \$2,099.61 FROM JANUARY 1, 1977 THROUGH

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MAY 31, 1978 FOR 46 BUOYS; \$1,231.23 FROM JUNE 1, 1978 THROUGH DECEMBER 31, 1978 FOR 70 BUOYS AND \$2,100 PER ANNUM THEREAFTER FOR 70 BUOYS; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT; AND WITH PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$800,000 PER OCCURRENCE FOR BODILY INJURY AND \$200,000 FOR PROPERTY DAMAGE, OR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR THE RECONSTRUCTION AND MAINTENANCE OF 1 PIER, THE MAINTENANCE OF ANOTHER EXISTING PIER AND THE PLACEMENT AND MAINTENANCE OF 70 MOORING BUOYS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

W 21392

Four parcels of land in the bed of Lake Tahoe, Placer County, California, said parcels described as follows:

PARCEL 1 - NORTHERLY PIER

That land immediately beneath a pier, TOGETHER WITH a necessary use area extending no more than 10 feet from the extremities of said pier, said pier being adjacent to and easterly of those lands described in the Quitclaim Deed recorded January 27, 1975, Volume 1618, pages 670-673, Placer County Records.

PARCEL 2 - SOUTHERLY PIER

That land immediately beneath a pier, TOGETHER WITH a necessary use area extending no more than 10 feet from the extremities of said pier, said pier being adjacent to and easterly of those lands described in the Quitclaim Deed recorded January 27, 1975, Volume 1618, pages 670-673, Placer County Records.

PARCEL 3 - TENNIS COURT

That land immediately beneath an existing deck being adjacent to and easterly of that land described in the aforementioned quitclaim deed in Parcel 1.

EXCEPTING THEREFROM any portion of the above three parcels lying landward of the ordinary high water mark of Lake Tahoe.

PARCEL 4 - BUOYS

That land immediately beneath seventy buoys and associated use areas, said buoys and use areas situated adjacent to and easterly of the abovementioned lands of record and northerly of parcel 1.

END OF DESCRIPTION

Prepared R. P. Hoff

Reviewed W. J. Gunnecke

Checked M. J. Shaf

Date 6/14/77

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