

MINUTE ITEM

This Calendar Item No. C7  
was approved as Minute Item  
No. 7 by the State Lands  
Commission by a vote of 3  
to 0 at its 6-27-79  
meeting.

PRC 5680

CALENDAR ITEM  
C7.

6/79  
W 8803  
Gordon

GENERAL LEASE -  
COMMERCIAL USE

APPLICANT: Sierra Boat Company, Inc.  
P. O. Box 599  
Carnelian Bay, California 95711

AREA, TYPE LAND AND LOCATION:  
A 0.489 acre parcel and fifteen 0.029 acre  
circular parcels, each 40 feet in diameter,  
aggregating 0.435 acre, all totalling 0.924  
acre of submerged lands in Lake Tahoe at  
Carnelian Bay, Placer County.

LAND USE: Maintenance of an existing dock facility  
and 15 existing mooring buoys utilized  
in the operation of a commercial Marina.

TERMS OF PROPOSED LEASE:  
Initial period: 15 years from July 7,  
1977.

Public liability insurance: \$600,000 per  
occurrence for bodily  
injury and \$100,000 for  
property damage, or combined  
single limit coverage  
of \$700,000.

Special: The permit is conditioned  
on permittee's conformance  
with the Tahoe Regional  
Planning Agency's Shorezone  
Ordinance.

CONSIDERATION: Dock: \$310 per annum from July 11, 1977  
through July 10, 1979; and \$520 per annum  
thereafter; Buoys: \$450 per annum, with  
the State reserving the right to fix a  
different rental on each fifth anniversary  
of the lease.

BASIS FOR CONSIDERATION:  
2 Cal. Adm. Code 2005.

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S 1

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PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is lessee of upland.

Filing fee has been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6; Parts 1 & 2.

B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. The consideration set forth herein is based on the Commission's regulations in effect during the term of use of the subject lands. In the interest of settling the amount of historic rents due and bring long-term existing facilities under lease, staff has negotiated and recommends approval of a 50% settlement of rents payable from July 11, 1977 through July 10, 1979.
2. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1(B), 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.
3. The Commission at its meeting on November 27, 1978 suspended all leasing for new construction at Lake Tahoe, except for mooring buoys in designated areas. This action was taken pending completion of an EIR which addresses the cumulative impact of continued construction of piers in Lake Tahoe. The facilities herein are for the continued use of existing piers and buoys in the lake, and therefore are not subject to the Commission's suspension of leasing activities for new construction.

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4. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class B, which authorized Limited Use.

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

APPROVALS REQUIRED AND OBTAINED:

This facility is subject to the jurisdiction of the Tahoe Regional Planning Agency, United States Army Corps of Engineers, California Department of Fish and Game, Lahontan Regional Water Quality Control Board, and the County of Placer. The proposed lease is conditioned on the approval of all agencies having jurisdiction.

EXHIBITS:           A. Land Description.    B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
3. AUTHORIZE ISSUANCE TO SIERRA BOAT COMPANY, INC. OF A 15-YEAR GENERAL LEASE - COMMERCIAL USE FROM JULY 11, 1977, IN CONSIDERATION OF \$310 PER ANNUM FROM JULY 11, 1977 THROUGH JULY 10, 1979, \$620 PER ANNUM THEREAFTER FOR A DOCK FACILITY, AND \$450 PER ANNUM FOR BUOYS, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; WITH PROVISIONS OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$600,000 PER OCCURRENCE FOR BODILY INJURY AND \$100,000 FOR PROPERTY DAMAGE, OR COMBINED SINGLE LIMIT COVERAGE OF \$700,000 FOR MAINTENANCE OF AN EXISTING DOCK FACILITY AND 15 EXISTING MOORING BUOYS UTILIZED IN THE OPERATION OF A COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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## EXHIBIT A

Sixteen (16) parcels of land in Lake Tahoe, Placer County, California, described as follows:

## PARCEL 1 - Dock

A parcel of land in the State owned bed of Lake Tahoe, Placer County, California, adjacent to fractional section 22, T16N, R17E, M.D.M. more particularly described as follows:

BEGINNING at the northeast corner of that land described in deed to Sierra Boat Co. recorded in Volume 677 at Page 172 of Placer County Records; thence along the easterly line of said Sierra Boat Co. parcel and the southerly extension thereof, S 01° 12' 29" E 289.90 feet; thence S 77° 48' 15" W 80.0 feet; thence S 66° 48' 05" W 167.0 feet; thence S 06° 30' E 76.0 feet; thence N 83° 30' E 20.0 feet; thence S 06° 30' E 33.0 feet; thence S 83° 30' W 55.0 feet; thence N 06° 30' W 30.0 feet; thence S 65° 30' W 52.0 feet; thence N 22° 36' 34" W 76.08 feet to intersect the southerly extension of the westerly line of said Sierra Boat Co. parcel; thence along said southerly extension and along the boundary line of said Sierra Boat Co. parcel the following three courses (1) N 05° 12' 29" W 355.55 feet; (2) along the arc of a curve concave southerly having a radius of 960.00 feet, a central angle of 17° 24' 04", and an arc length of 291.56 feet, the chord of said curve bears N 79° 58' 59" E 290.44 feet; (3) N 88° 41' 01" E 74.26 feet to the point of beginning.

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

## END OF DESCRIPTION

Prepared R. L. B. B. B. Checked John K. Spring

Reviewed H. H. B. B. B. Date 2/9/76

## PARCELS 2-16 - Buoys

Fifteen (15) circular parcels of land 40 feet in diameter, the centers of said parcels being 15 buoys, said buoys being adjacent to the aforesaid dock.

## END OF DESCRIPTION

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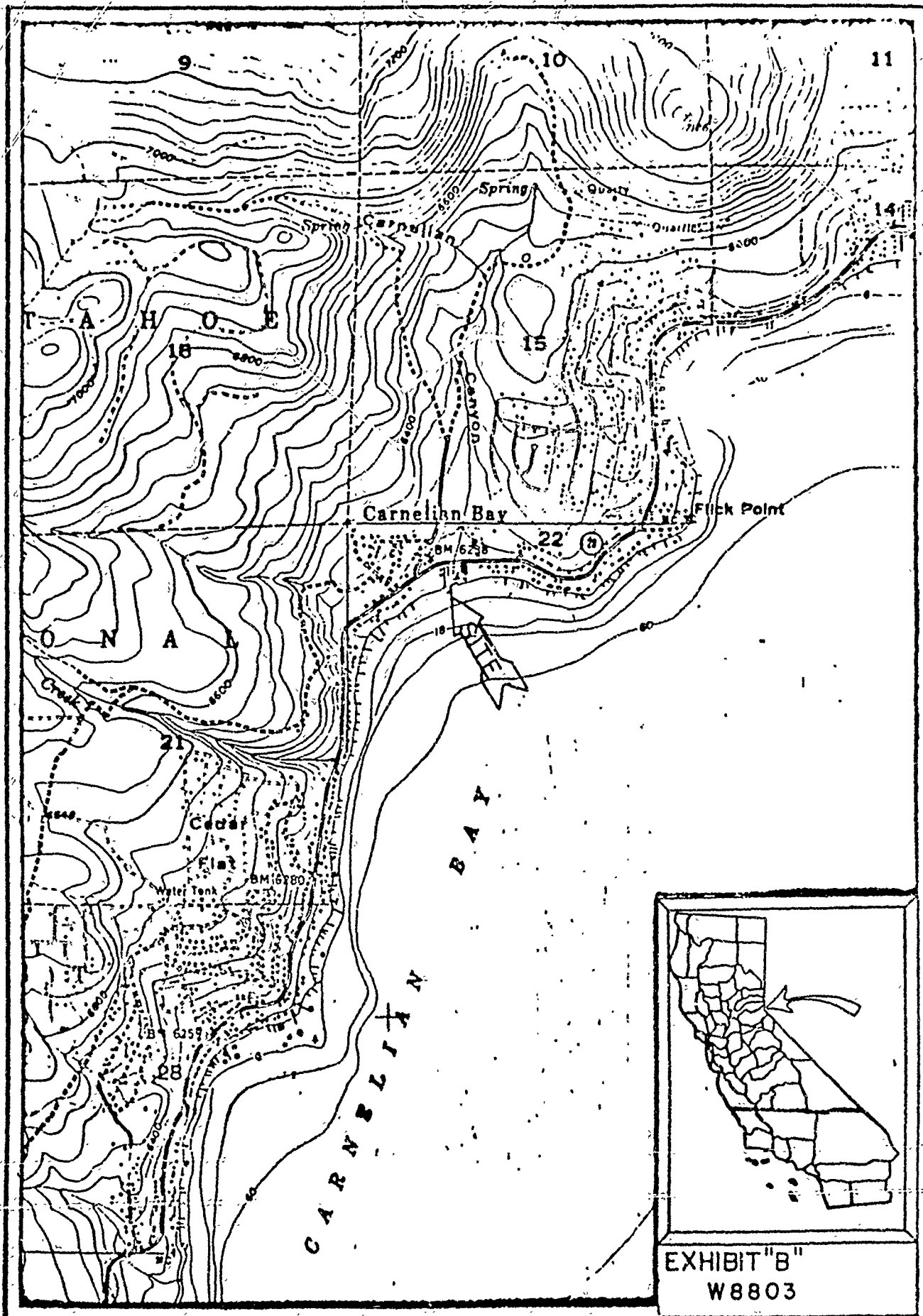


EXHIBIT "B"  
W8803

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