

MINUTE ITEM

11/21/74  
GDG

13. 10-YEAR NONCOMMERCIAL LEASE, SUBMERGED LAND IN CARNELIAN BAY, LAKE TAHOE, PLACER COUNTY; RIDGEWOOD PROPERTY OWNERS ASSOCIATION - W 8795, PRC 4967.

After consideration of Calendar Item 11 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085; 14 CAL. ADM. CODE 15100, ET SEQ.; AND 2 CAL. ADM. CODE 2910(a).
2. AUTHORIZES THE ISSUANCE TO RIDGEWOOD PROPERTY OWNERS ASSOCIATION, A CALIFORNIA CORPORATION, OF A 10-YEAR NONCOMMERCIAL LEASE FROM MARCH 23, 1970, WITH LESSEE'S OPTION TO RENEW FOR 1 ADDITIONAL PERIOD OF 10 YEARS; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$150, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; THE PROVISION OF \$2,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$200,000/\$600,000 FOR PERSONAL INJURY AND \$50,000 FOR PROPERTY DAMAGE; FOR A RECREATIONAL FACILITY CONSISTING OF ONE EXISTING PIER; ON THE LAND DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment:

Calendar Item 11 (3 pages)

CALENDAR ITEM

11/74

GDG

W 8795

11.

NONCOMMERCIAL LEASE

APPLICANT: Ridgewood Property Owners Association, a California corporation.

AREA, TYPE LAND AND LOCATION:  
A 0.04-acre parcel of submerged land in Carnelian Bay, Lake Tahoe near Cedar Flats, Placer County.

LAND USE: Recreational facility consisting of one existing pier.

TERMS OF PROPOSED LEASE:

Initial period: 10 years, from March 23, 1970.

Renewal options: 1 additional period of 10 years.

Surety bond: \$2,000.

Public liability insurance:  
\$200,000/\$500,000 for personal injury and  
\$50,000 for property damage.

Special: It is an express condition subsequent of this lease that if any structure hereby authorized is found to be in nonconformance with the Tahoe Regional Planning Agency's Shorezone Ordinance and if any alteration, repair or removal required pursuant to said Ordinance is not accomplished within the designated time period, then this lease is automatically terminated, effective upon notice by the State, and the site shall be cleared pursuant to the terms hereof.

CONSIDERATION: \$150 per annum with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

\$150 minimum rental for this type of lease.

PREREQUISITE TERMS:

Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Parts 1 and 2.
- b. Administrative Code: Title 2, Div. 3, Arts. 1, 2 & 10.

CALENDAR ITEM NO. 11. (CONTD)

OTHER PERTINENT INFORMATION:

An environmental impact report is not required. This transaction covers an existing pier and is within the purview of 2 Cal. Adm. Code 2910(a) which exempts an existing structure 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. This facility was previously covered under Permit PRC 3270.1.

EXHIBITS:           A. Land Description.           E. 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 PROVISIONS OF PRC 21085; 14 CAL. ADM. CODE 15100, ET SEQ.; AND 2 CAL. ADM. CODE 2910(a).
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Attachment: Exhibit "A"

EXHIBIT "A"

W 8795

A parcel of submerged land in the bed of Lake Tahoe, Placer County, California, adjacent to fractional Section 21, T 16 N, R 17 E, MDM; said parcel is immediately beneath and extends ten feet on all sides from an existing pier and is adjacent to the following described land:

That parcel conveyed to Ridgewood Property Owners Association by Quitclaim Deed dated July 10, 1964, and recorded as Document No. 13503 on July 21, 1964, in Volume 1024, page 193 of the Official Records of Placer County, California.

EXCEPTING THEREFROM any portion lying landward of the low water mark.

END OF DESCRIPTION