

MINUTE ITEM

This Calendar Item No. C15  
was approved as Minute Item  
No. C15 by the State Lands  
Commission by a vote of 3  
to 0 at its 9/30/76  
meeting.

CALENDAR ITEM

C15.

9/76  
WP 3094  
GDG  
PRC 3094

NON-COMMERCIAL LEASE

APPLICANT: Union Bank  
Trust Division Headquarters  
P. O. Box 2193  
Los Angeles, California 90051

AREA, TYPE LAND AND LOCATION:  
An 0.062 acre parcel of submerged land in  
Lake Tahoe at Rubicon Bay, El Dorado County.

LAND USE: Maintenance of one existing pier.

TERMS OF PROPOSED LEASE:  
Initial period: 10 years from December 31, 1969.

Surety bond: \$5,000.

Special: (1) It is an express condition sub-  
sequent of this lease that if any structure  
hereby authorized is found to be in noncon-  
formance with the Tahoe Regional Planning  
Agency's Shorezone Ordinance and if any  
alterations, repairs, 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.

(2) As a supplement to Paragraph 6 of Section 5,  
lessee hereby agrees that when the State's  
boundaries are established, the State has the  
right to revise the rate and amount of the  
annual rental in addition to the rights stated  
in Paragraph 2 of Section 5 hereof; together  
with the right to approve existing improvements  
and fills in place.

CONSIDERATION: \$150 per annum prorated through June 29, 1975;  
and \$225 per annum thereafter.

BASIS FOR CONSIDERATION:  
\$150 minimum annual rental through June 29,  
1975; and \$225 minimum annual rental there-  
after, for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:  
Applicant is the owner of the upland.

Filing fee has been received.

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CALENDAR ITEM NO. C15. (CONTD)

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. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907(a) 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.
2. 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 significant use category, Class B; 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.

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 PROVISIONS OF PRC 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. DETERMINE THAT THE PROJECT WILL NOT HAVE AN ADVERSE IMPACT ON THE ENVIRONMENT.
3. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 ET SEQ. OF THE PUBLIC RESOURCES CODE.
4. AUTHORIZE ISSUANCE TO UNION BANK OF A 10-YEAR NON-COMMERCIAL LEASE FROM DECEMBER 31, 1969; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$150 THROUGH JUNE 29, 1975, AND \$225 THEREAFTER; WITH PROVISION OF A \$5,000 SURETY BOND; FOR MAINTENANCE OF ONE EXISTING PIER ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

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EXHIBIT "A"

WP 3094

A parcel of submerged land in the State owned bed of Lake Tahoe, El Dorado County, California, situated adjacent to fractional Section 32, T 14 N, R 17 E, M.D.M., and more particularly described as follows:

That land lying immediately beneath and extending 10 feet from all sides of an existing pier, as said pier extends waterward from lot 8, block G, as said lot and block are shown on the map of "Rubicon Properties", filed in book "A" of maps at page 52, El Dorado County Records.

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

END OF DESCRIPTION

Prepared

R. L. Blake

Checked

M. J. [Signature]

Reviewed

D. F. [Signature]  
785

Date

6/28/76