

MINUTE ITEM

This Calendar Item No. C9
was approved as Minute Item
No. 9 by the State Lands
Commission by a vote of 3
to 0 at its 6-22-78
meeting.

CALENDAR ITEM

C9.

6/78
W 20884
Gordon
PEC 5500

PUBLIC AGENCY PERMIT AND
APPROVAL OF ADDENDUM TO OPERATING AGREEMENT

APPLICANT: Department of Navigation and Ocean Development
(DNOD)
1416 Ninth Street
Sacramento, California 95814

KINGS BEACH RECREATIONAL AREA PROJECT OPERATOR:
North Tahoe Public Utility District
P.O. Box 139
Tahoe Vista, California 95732

AREA, TYPE LAND AND LOCATION:
A 0.86 acre parcel and 17 circular parcels
10 feet in diameter containing a total
area of 0.031 acre, together aggregating
a total of 0.891 acre, all on submerged
lands in Lake Tahoe at Kings Beach, Placer
County.

LAND USE: Construction, reconstruction and maintenance
of a two-lane launching ramp with two floating
docks and a launching area; and the placement
of 17 marking buoys to delineate a safety
area, respectively.

TERMS OF OPERATING AGREEMENT:

Project: Kings Beach Recreation
Area, Placer County.
Owner/Developer: Department of Navigation
Ocean Development.
Operator: North Tahoe Public Utility
District.
Initial Period: 50 years from June 15, 1973.
Public liability insurance: \$1,000,000
per occurrence for bodily
injury and \$500,000 for
property and product
damage.

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Consideration: Charges, fees, or other collections made within the project area are subject to the approval of DNOD. However, no charges shall be imposed for use of the facilities which are the subject of this permit.

The subject Operating Agreement is on file in the office of the State Land's Commission and by reference made a part hereof.

TERMS OF PROPOSED PERMIT:
Initial period: 49 years from June 15, 1974.

Public liability insurance: \$1,000,000 per occurrence for bodily injury and \$50,000 for property damage.

- Special:
1. The permit is conditioned on permittee's conformance with the Tahoe Regional Planning Agency's Shorezone Ordinance.
 2. The permit is conditioned on the County of Placer's authorization and consent of any of the subject facilities found to be on or adjacent to County lands.
 3. The permit is entered into by all parties without prejudice to their respective claims of boundary.
 4. The permittee covenants and agrees to notify permittor within 10 days in the event that any monetary fee or charge is made or required of the public for use of the leased lands, either directly or indirectly.

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5. The operating agreement dated June 15, 1973 between the permittee and the North Tahoe Public Utility District relating to the Kings Beach Recreation Area, so far as it concerns the State lands under this permit, is subject to the provisions of this permit, and any inconsistencies which may exist between the terms of that operating agreement and this permit are to be resolved in a manner consistent with the terms of this permit.
6. The permittee hereby agrees that any signs or other types of printed notices published or installed to provide notification of the public use and benefit of the project as set forth herein, shall contain and reasonably display a statement to the effect that the State Lands Commission has contributed the lands underlying a portion of the project. Such statement may be as follows:
"A portion of the land required for this project was contributed by the State Lands Commission."

CONSIDERATION: The public use and benefit with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

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

As this application was filed prior to June 30, 1975, there are no processing costs applicable to this transaction.

STATUTORY AND OTHER REFERENCES:
A. Public Resources Code, Div. 6, Parts 1 & 2.

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- B. Administrative Code: Title 2, Div. 3,
Arts. 1, 2, 10 & 11.
- C. Administrative Code: Title 14, Div. 6,
Art. 8, Sec. 15101,
Class 1(F).

OTHER PERTINENT INFORMATION:

1. The annual rental value of the site is estimated to be \$1,250.
2. As owner of the adjacent upland, DNOD has developed a recreational project identified as the Kings Beach Recreation Area. It is contemplated that the completed project will provide a two-lane launching ramp, loading floats, parking area, water supply and sanitary facilities, beach area, security lighting, fencing and picnic facilities capable of serving about 80 people in a wooded area on the upland.

DNOD entered into a 50-year operating agreement dated June 15, 1973, whereby the North Tahoe Public Utility District will operate, maintain and control the project. The agreement provides that charges, fees or other collections made within the project are subject to the approval of DNOD. However, no charges shall be imposed for use of the facilities which are the subject of this permit.

The Department of General Services approved the Operating Agreement September 20, 1973; however, said agreement failed to consider the interest and jurisdiction of the State Lands Commission. To mitigate the omission, the proposed Addendum to Operating Agreement makes the North Tahoe Public Utility District subject to the covenants of this permit.

3. A final EIR was prepared by DNOD pursuant to CEQA and implementing regulations effective at the time. The Notice of Determination has been received.

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4. An EIR is not required for the 17 marking buoys. The placement of such devices is within the purview of 14 Cal. Adm. Code 15100, Class 1(f), which exempts the addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities or mechanical equipment, or topographical features including navigational devices. Navigational and fishing rights will not be affected.
5. For a subsequent reconstruction project, a negative declaration was prepared by the North Tahoe Public Utility District, pursuant to CEQA and implementing regulations, which describes an extension of the two-lane launching ramp to the lake's lower water level. The effects of the recent drought restricted the effective utilization of the facility as initially designed. A Notice of Determination has been received. It was properly filed with the Secretary for Resources.
6. These projects are situated on State land identified as possessing significant environmental values, pursuant to Public Resources Code 6370.1, and are classified in significant use category, Class B: Limited Use. Staff has discussed the projects with agencies having nominated the parcel and find that the projects will be compatible with identified environmental values. No substantive adverse comments have been received.

APPROVAL 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 permit is conditioned on the approval of all agencies having jurisdiction.

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EXHIBITS: A. Land Description. B. Location Map.
 C. EIR Summary. D. Notice of Determination.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS BEEN PREPARED FOR THIS PROJECT, EXCEPTING THE 17 MARKING BUOYS, AND CERTIFIED BY THE DEPARTMENT OF NAVIGATION AND OCEAN DEVELOPMENT ON FEBRUARY 25, 1975.
2. CERTIFY THAT THE INFORMATION CONTAINED IN THE EIR OF THE DEPARTMENT OF NAVIGATION AND OCEAN DEVELOPMENT HAS BEEN RECEIVED AND CONSIDERED BY THE COMMISSION.
3. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THE RECONSTRUCTION PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE NORTH TAHOE PUBLIC UTILITY DISTRICT, ON JUNE 13, 1977.
4. CERTIFY THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN SAID NEGATIVE DECLARATION.
5. DETERMINE THAT THE PROJECTS WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
6. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THE 17 MARKING BUOYS AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC SECTION 21085, 14 CAL. ADM. CODE SECTION 15100, ET SEQ., AND 2 CAL. ADM. CODE SECTION 2907.
7. FIND THAT GRANTING OF THE APPLICATION WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 ET. SEQ., OF THE PUBLIC RESOURCES CODE.
8. AUTHORIZE THE EXECUTION AND APPROVAL OF THE ADDENDUM TO OPERATING AGREEMENT BY AND BETWEEN THE DEPARTMENT OF NAVIGATION AND OCEAN DEVELOPMENT, THE NORTH TAHOE PUBLIC UTILITY DISTRICT, AND THE STATE LANDS COMMISSION WHICH PROVIDES THAT THE OPERATING AGREEMENT DATED JUNE 15, 1973 IS SUBJECT TO THE COVENANTS OF THE FOLLOWING PUBLIC AGENCY PERMIT.
9. AUTHORIZE ISSUANCE TO THE DEPARTMENT OF NAVIGATION AND OCEAN DEVELOPMENT OF A 49-YEAR PUBLIC AGENCY PERMIT FROM JUNE 15, 1974; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT; WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; AND WITH PROVISION OF PUBLIC LIABILITY INSURANCE IN

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AMOUNTS OF \$1,000,000 PER OCCURRENCE FOR BODILY INJURY AND \$50,000 FOR PROPERTY DAMAGE COVERING CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF A TWO-LANE LAUNCHING RAMP WITH TWO FLOATING DOCKS AND A LAUNCHING AREA; AND THE PLACEMENT OF 17 MARKING BUOYS TO DELINEATE A SAFETY AREA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

W 20884

Eighteen parcels of land in the bed of Lake Tahoe, Placer County, California, lying adjacent to Section 19, T16N, R18E, M.D.M., more particularly described as follows:

PARCEL 1 - Boat launching ramp with Floating Docks and launching area.

The POINT OF BEGINNING being the intersection of the centerline of Brockway Vista Avenue, a county road, with the centerline of Coon Street, a county road; thence (1) along said centerline of Coon Street S $20^{\circ}44'$ W, 174.43 feet to the centerline of Tahoe Avenue, a county road; thence (2) along said Tahoe Avenue centerline S $69^{\circ}26'$ E, 120.00 feet; thence (3) S $20^{\circ}34'$ W, 197.97 feet; thence (4) N $69^{\circ}16'$ W, 134.66 feet; thence (5) S 80° W, 187.61 feet; thence (6) N 10° W, 75.00 feet; thence (7) N 80° E, 179.46 feet; thence (8) N $20^{\circ}44'$ E, 311.75 feet to said centerline of Brockway Vista Avenue; thence along centerline of Brockway Vista Avenue S $69^{\circ}16'$ E, 59.43 feet to the point of beginning.

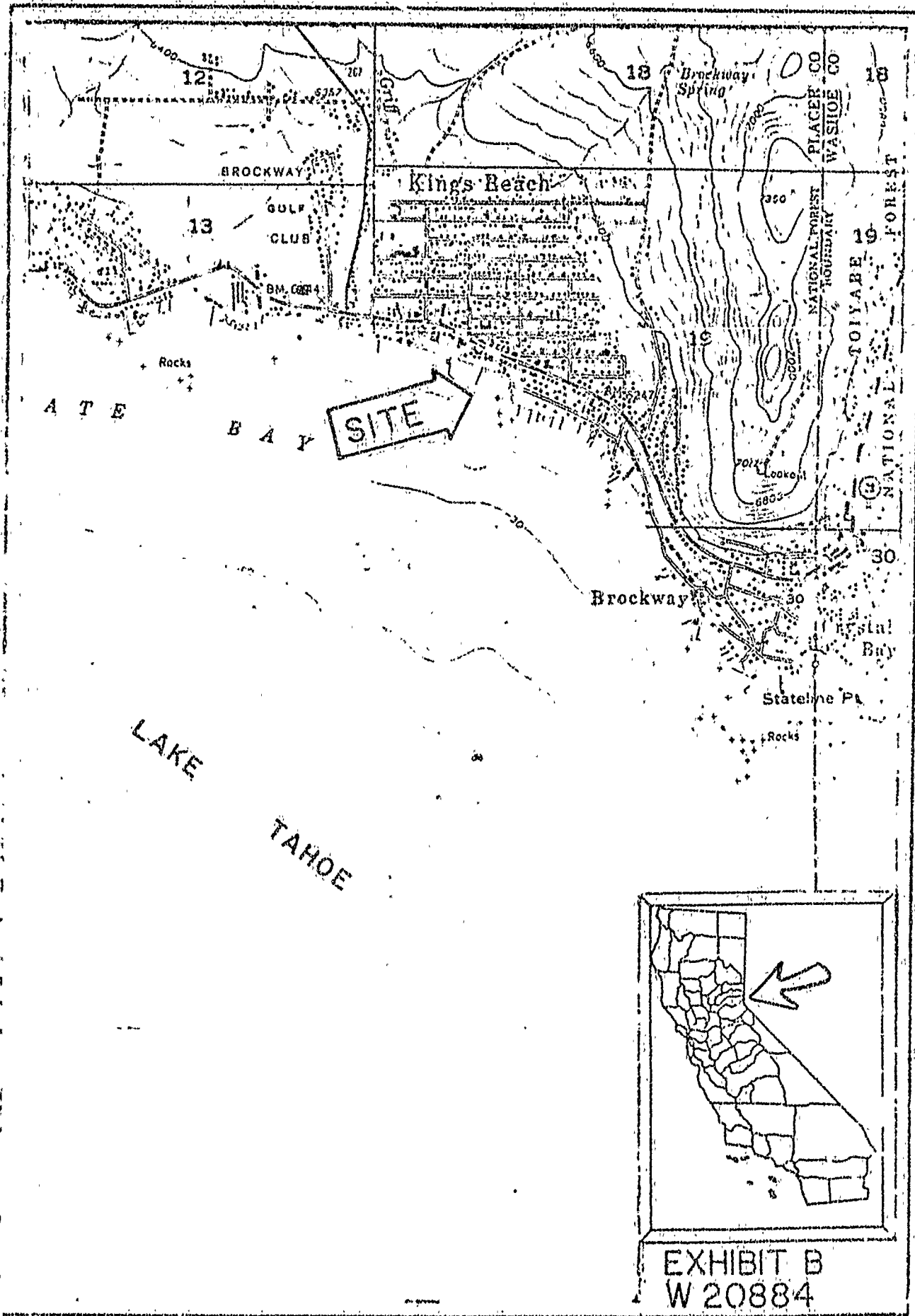
EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of Lake Tahoe.

PARCELS 2 through 18 - BUOYS:

Seventeen circular parcels of land, 10 feet in diameter, extending westerly from the abovementioned Parcel 1 along a line no more than 425 feet long.

END OF DESCRIPTION

Prepared Franz J. Casper Checked Richard W. Hoff
Reviewed M. A. Gummoe Date 6/2/77
213



SITE

**EXHIBIT B
W 20884**

EXHIBIT "C"

ENVIRONMENTAL IMPACT REPORT SUMMARY

I. Introduction

The following is a summary of an environmental impact report for the Kings Beach Recreation Area, Kings Beach, California. The facility is State owned, but managed by the North Tahoe Public Utility District. A subsequent extension to the launching ramp is explained by an accompanying negative declaration to the calendar item.

II. Project Description

The project will consist of a multi-purpose boating facility. Included are: a two-lane launching ramp, parking area, water supply and sanitary facilities, beach area, and picnic facilities capable of serving approximately 75 people.

III. Area Description

The Lake Tahoe area is a major recreational area of the State with excellent highway access to other parts of the State. It is somewhat deficient in outdoor recreational facilities.

IV. Environmental Impacts

There will be no long range land use impact, since the land use was designated in advance. Marine ecology will suffer little from the project. No wastes will be discharged into the immediate project area. A small area will be filled and the water quality of the area should benefit from this action.

V. Adverse Environmental Effects

There will be some short-term losses of marine life. Fisheries will not be affected and may benefit from the increase in rocky areas. Construction will be accomplished when water is at its lowest level.

VI. Mitigation Measures

No adverse impacts are expected as a result of the project. Any unforeseen impacts during construction will be prevented.

VII. Alternatives

There are no reasonable alternatives to the construction of this project.

VIII. Short-term Long-term

The project is compatible with the County's plan for the area.

IX. Irreversible Changes

No irreversible changes will result from this proposal.

NOTICE OF DETERMINATION

TO: Secretary for Resources
1416 Ninth Street, Room 1311
Sacramento, California 95814

From: North Tahoe Public Util.
District Recreation and
Parks Department

County Clerk
County of Placer

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152
of the Public Resources Code

Project Title Kings Beach Boat Launching Facility Ramp Extension

State Clearinghouse Number (If Submitted to State Clearinghouse) #78052269

Contact Person Dayle L. Puckett, Recreation and Parks Director Telephone Number 916-546-2527

Project Location Coon St. Kings Beach, Ca. Placer County

Project Description
The project consists of extracting approximately 200 cubic yards of material to lengthen the Kings Beach State Boat Launching Ramp, by paving 16.33 ft. to an elevation of 6222.

This is to advise that the Department of Navigation and Ocean Development has made the following determinations regarding the above described project:

1. The project has been approved disapproved by the Lead Agency.
2. The project will will not have a significant effect on the environment.
3. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.

Date Received for Filing Jan 8, 1978

Dayle L. Puckett

DAYLE PUCKETT, Director
Recreation and Parks Department
North Tahoe Public Utility District

NORTH TAHOE PUBLIC UTILITY DISTRICT
P.O. BOX 139
TAHOE VISTA, CALIFORNIA 95732

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

Name of Project: Extension of Kings Beach State Boat Launching Ramp

Location of Project: Corner of State Highway 28 and Coon Street in Kings Beach, California

Project Description: The project consists of extracting approximately 200 cubic yards of material to lengthen the Kings Beach State Boat Launching Ramp, by paving 16.33 ft. to an elevation of 6222. The loose rock will be stockpiled as rip-rap for the boarding float protection and the protruding rock hazards will be removed from the 70' wide boat channel.

Purpose of the Project: By extending the Boat Launching Ramp, when the lake rises shortly, the ramp will be a working facility. Since the ramp was built, two years ago, it has not been used effectively, as it has not gone entirely to the lake's low water level. When in operation, there was only 18" of water in which to launch a boat.

Environmental Impact: Since the ramp would have to be extended to be made operable and the extension is out of the water, it has been determined that the project could not have a significant effect on the environment.


All natural features surrounding the site will be preserved and the areas affected by construction will be brought back to their natural state. (areas adjacent to the ramp) Adjacent to the ramp are permanent rest-rooms with sewer and water services provided by our District.

The project will in no way be growth inducing as it will serve the existing population without stimulating additional population in the North Shore area.

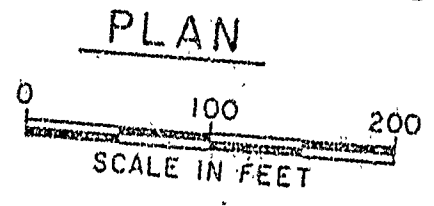
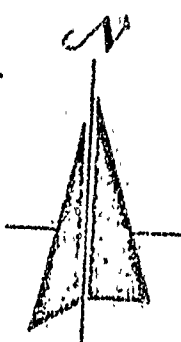
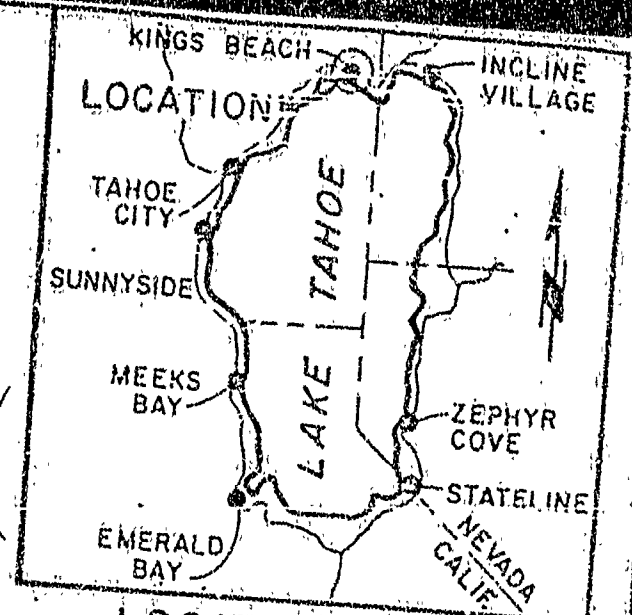
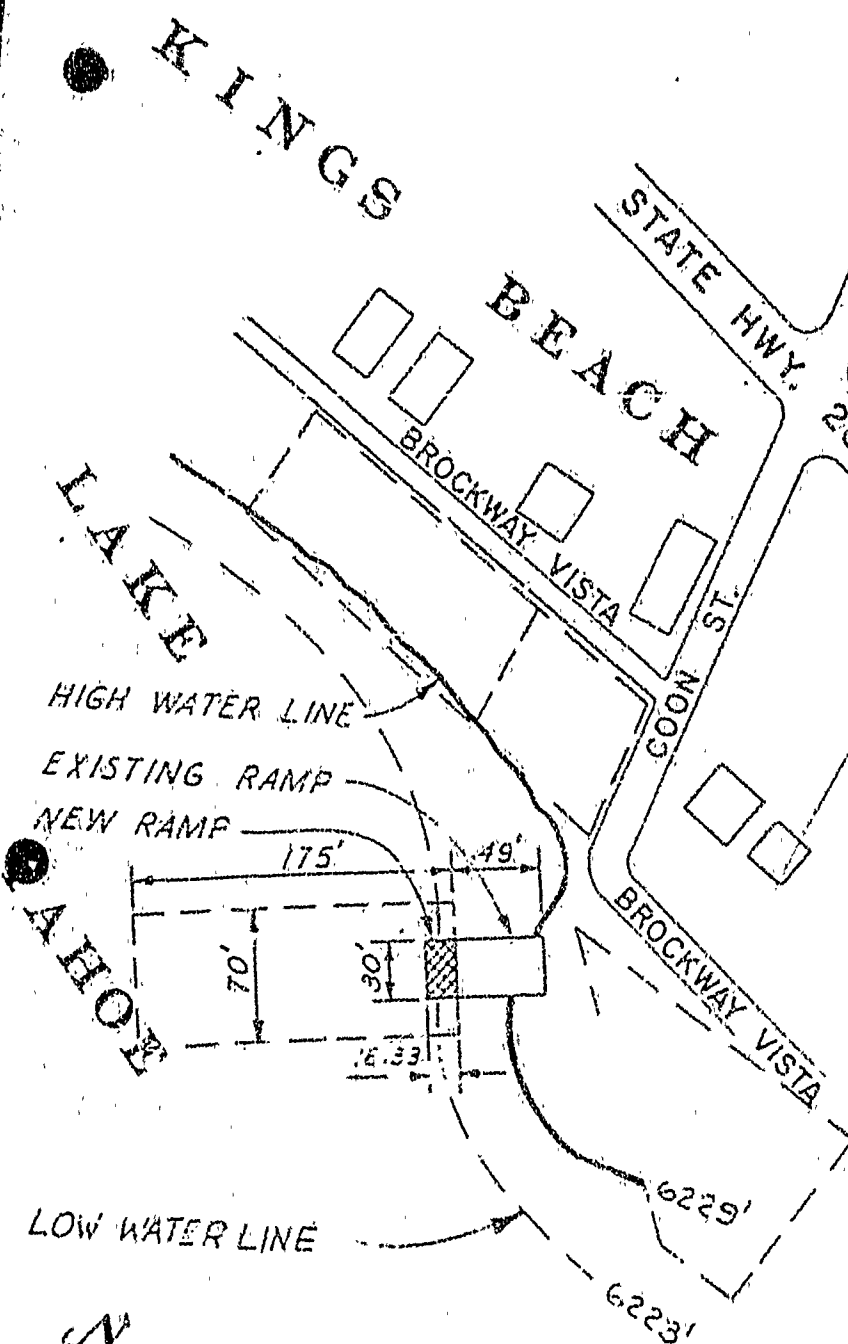
All recommendations and conditions imposed by the Tahoe Regional Planning Agency and the California Tahoe Regional Planning Agency and the California Regional Water Quality Control Board, Lahontan Region, will be incorporated into the specifications for this project.

This is the only public boat launching ramp within the entire North Tahoe Public Utility District.

DATED: June 13 , 1977



Dayle L. Puckett
Recreation and Parks Director

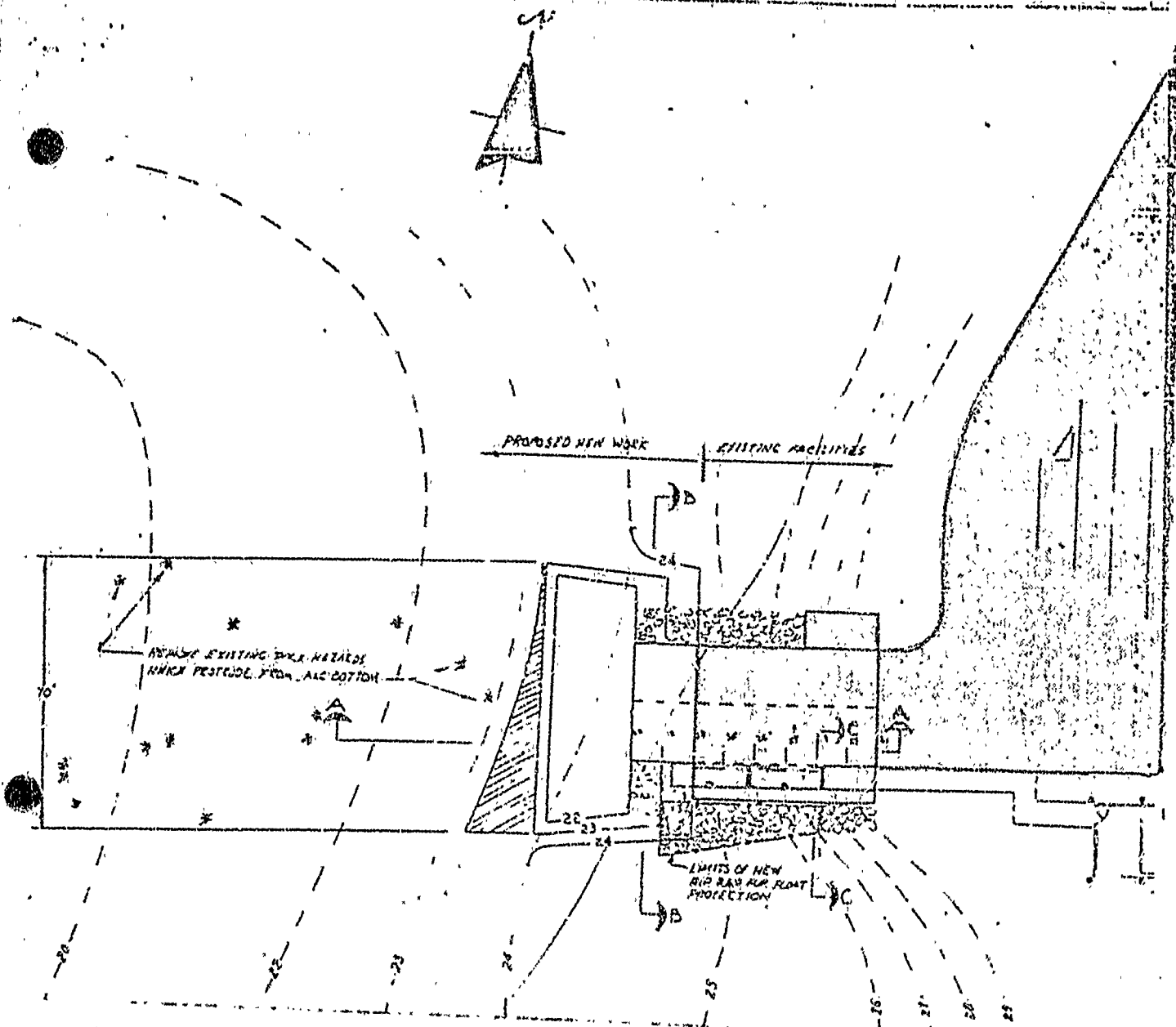


PROPOSED RAMP EXTENSION
 IN LAKE TAHOE, PLACER CO. CA.
 APPLICATION BY:
 N.T.P.U.D. DEPARTMENT OF PARKS
 AND RECREATION

SHEET 1 OF 3

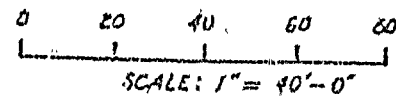
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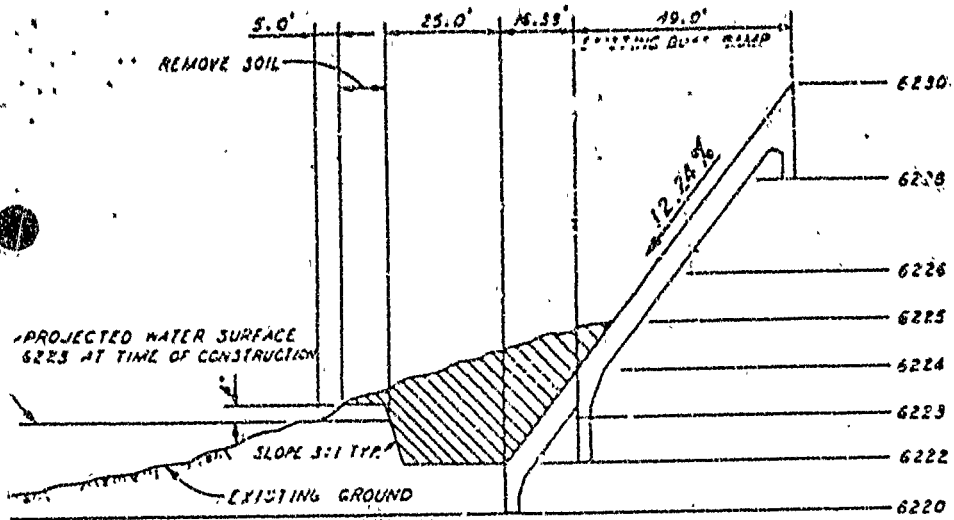


THE PROPOSED WORK CONSISTS OF:

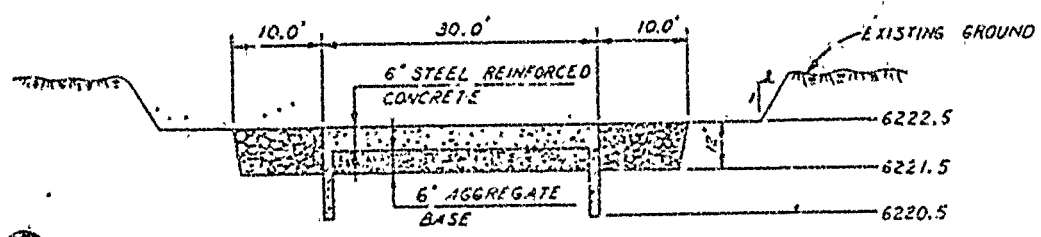
- A. EXTENDING THE RAMP FROM ELEVATION 6224 TO 6222
- B. REMOVING APPROXIMATELY 200 CUBIC YARDS OF SOIL
- C. STOCKPILING LOOSE ROCK AS RIP-RAP FOR THE BOARDING FLOAT PROTECTION
- D. REMOVING PROTRUDING ROCKS HAZARDS FROM THE 70' WIDE BOAT CHANNEL



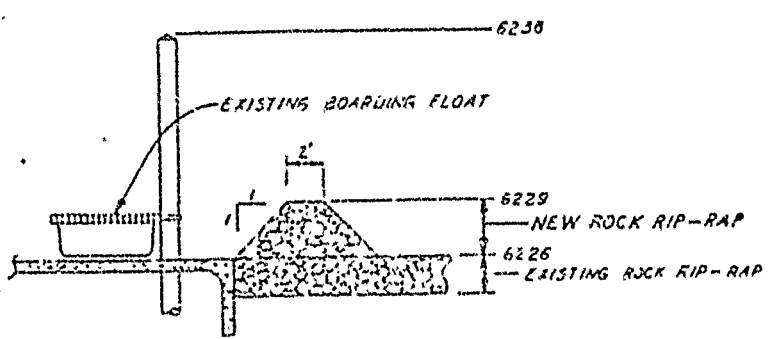
PROPOSED RAMP EXTENSION
 IN LAKE TAHOE, PLACER CO. CA.
 APPLICATION BY:
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 AND RECREATION



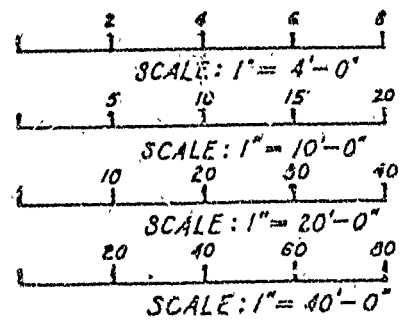
SECTION A-A
 VERTICAL 1" = 4'-0"
 SCALE: HORIZONTAL 1" = 40'-0"



SECTION B-B
 VERTICAL 1" = 4'-0"
 SCALE: HORIZONTAL 1" = 20'-0"



SECTION C-C
 SCALE: 1" = 10'-0"



PROPOSED RAMP EXTENSION
 IN LAKE TAHOE, PLACER CO. CA.

APPLICATION BY:
 N.T.P.U.D. DEPARTMENT OF PARKS
 AND RECREATION

MAY 1977

D.R. 5-13-1977
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