

**CALENDAR ITEM
C22**

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02/20/15
PRC 5305.9
M. Schroeder

GENERAL LEASE – DREDGING

APPLICANT:

Tahoe Keys Marina and Yacht Club, LLC, a California Limited Liability Company

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to the East Channel entrance at Tahoe Keys, city of South Lake Tahoe, El Dorado County.

AUTHORIZED USE:

Maintenance dredging of up to 4,200 cubic yards of material from the East Channel entrance of Tahoe Keys.

LEASE TERM:

Three years, beginning February 20, 2015.

CONSIDERATION:

No monetary consideration will be charged as the project will result in a public benefit. Dredged material may not be sold.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland parcel, Assessor's Parcel Number 022-210-44, and has a right to use the other upland parcels adjoining the lease premises.
2. On October 1, 2002, the Commission authorized the issuance of a Dredging Lease to Tahoe Keys Marina for maintenance dredging of approximately 7,600 cubic yards of material from the East Channel entrance of Tahoe Keys. That lease expired on September 30, 2003. The Applicant is now applying for a General Lease – Dredging.
3. Due to the accumulation of excess sediment over the past 11 years, the Applicant is proposing to dredge up to 4,200 cubic yards of material within the Tahoe Keys East Channel over a 1- to 3-year period in order to maintain the navigable depth. The dredging operation will be contained

CALENDAR ITEM NO. **C22** (CONT'D)

within a turbidity curtain and will be done using a long-armed, tracked excavator from a barge. The sandy material removed from the East Channel will be transported in containers on barges to the rear of the marina where the containers will be lifted onto trucks. The trucks will transport the material a short distance to the existing dredging storage pond on the upland for final de-watering and temporary storage. After the material has dried sufficiently it will be trucked to a disposal location approved by the Lahontan Regional Water Quality Control Board.

4. The proposed maintenance dredging project will provide a public benefit by bringing the East Channel entrance to a navigable depth, thereby enhancing the public boating access route to Lake Tahoe.
5. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 4, Minor Alteration to Land; California Code of Regulations, Title 2, section 2905, subdivision (d)(4).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

6. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

FURTHER APPROVALS REQUIRED:

U. S. Army Corps of Engineers
California Regional Water Quality Control Board, Lahontan Region
California Department of Fish and Wildlife

EXHIBITS:

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

CALENDAR ITEM NO. **C22** (CONT'D)

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 4, Minor Alteration to Land, California Code of Regulations, Title 2, section 2905, subdivision (d)(4).

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Dredging to Tahoe Keys Marina and Yacht Club, LLC, a California Limited Liability Company, beginning February 20, 2015, for a term of three years, for maintenance dredging of up to 4,200 cubic yards of materials from the East Channel entrance of Tahoe Keys as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; such permitted activity is contingent upon applicant's compliance with applicable permits, recommendations, or limitations issued by federal, State and local governments; no monetary consideration will be charged as the project will result in a public benefit; dredged material may not be sold.

EXHIBIT A

PRC 5305.9

LAND DESCRIPTION

A strip of submerged lands, eighty (80) feet wide, situated in the bed of Lake Tahoe, lying adjacent to Lot 3 of fractional Section 31, Township 13 North, Range 18 East, M.D.B.&M., as shown on Official Government Township Plat approved July 8, 1875, County of El Dorado, State of California, more particularly described as follows:

All those lands underlying an existing open channel approximately 1000 feet long lying adjacent to those parcels described in Grant Deed recorded December 11, 2008 in Document No. 2008-0058854-00 in Official Records of said El Dorado County.

EXCEPTING THEREFROM any portion lying landward of elevation 6223 feet LTD on the shoreline of said Lake Tahoe.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 11/20/2014 by the California State Lands Commission Boundary Unit.





LAKE TAHOE

**DREDGING
LEASE AREA
(OPEN CHANNEL)**

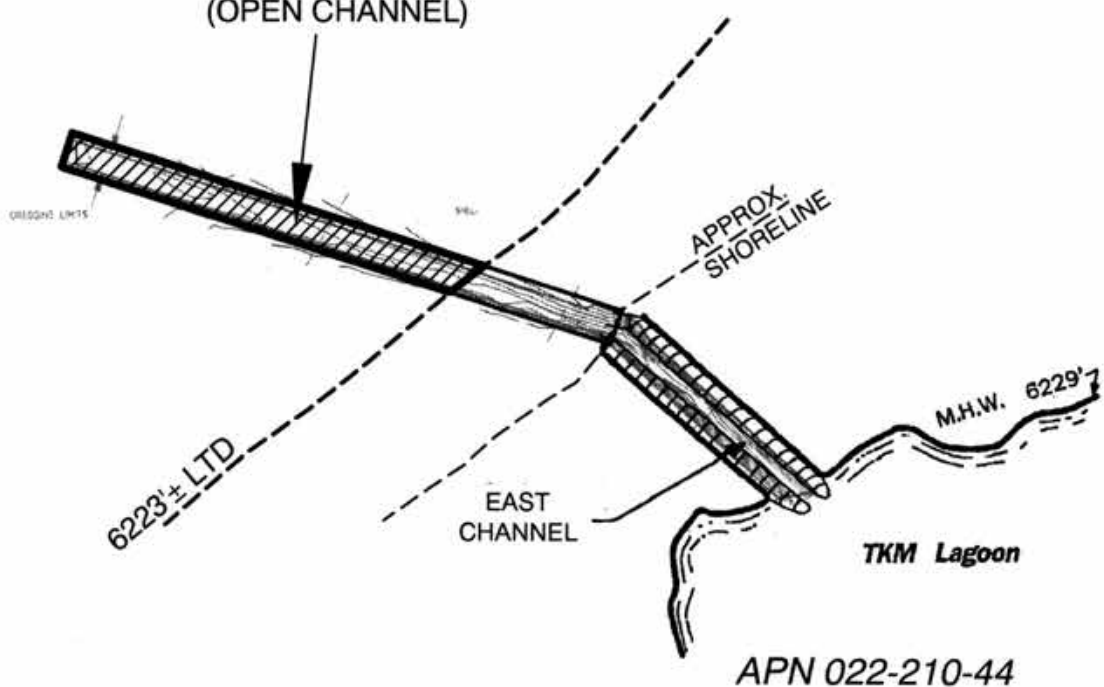


EXHIBIT A

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LAND DESCRIPTION PLAT
 PRC 5305.9, TAHOE KEYS MARINA &
 YACHT CLUB, LLC
 EL DORADO COUNTY

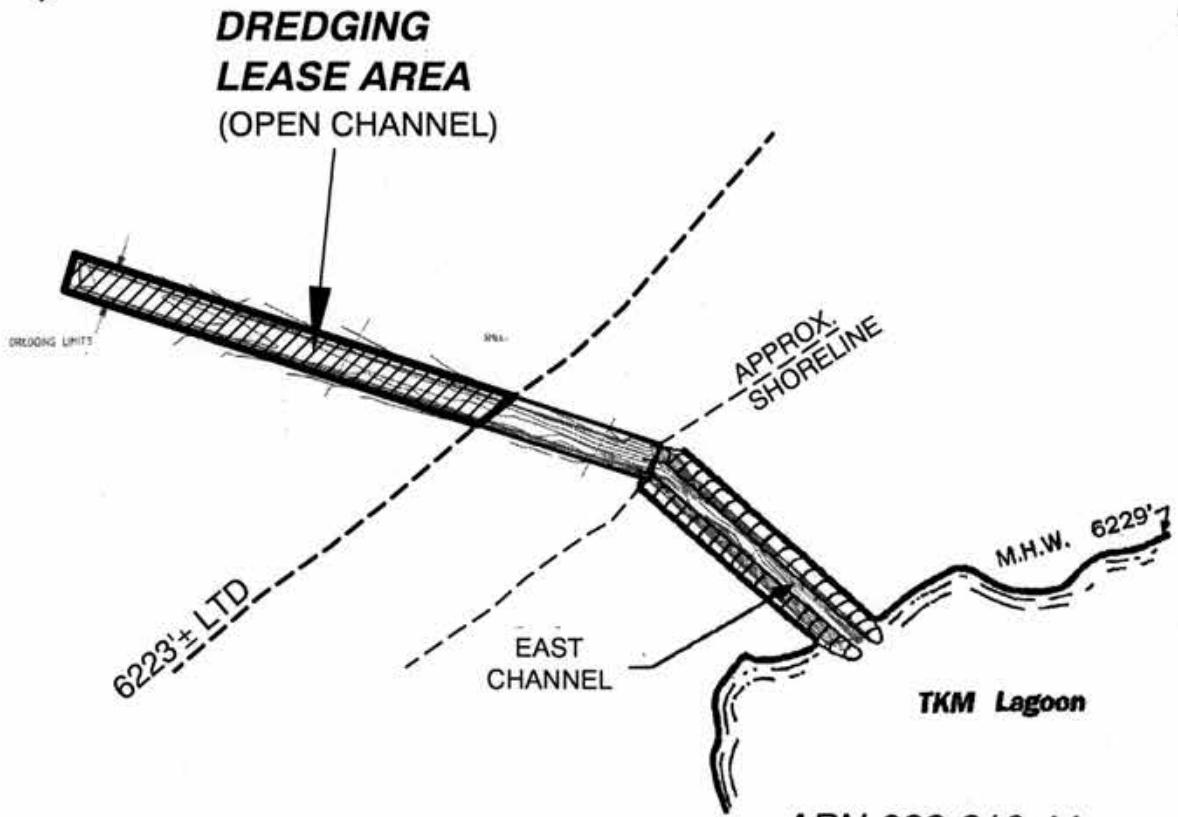
CALIFORNIA STATE
 LANDS COMMISSION



NO SCALE

SITE

LAKE TAHOE



APN 022-210-44

EAST CHANNEL, TAHOE KEYS MARINA, SOUTH LAKE TAHOE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 5305.9
 TAHOE KEYS MARINA &
 YACHT CLUB, LLC
 APN 022-210-44
 GENERAL LEASE -
 DREDGING
 EL DORADO COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.