

**CALENDAR ITEM  
C40**

A 1  
S 1

04/23/15  
PRC 4015.1  
B. Terry

**AMENDMENT OF LEASE**

**LESSEE:**

Tavern Shores Association  
P.O. Box 6836  
Tahoe City, CA 96145

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in Lake Tahoe, adjacent to 180 West Lake Boulevard, near  
Tahoe City, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier, 44 mooring buoys, and two  
marker buoys.

**LEASE TERM:**

10 years, beginning June 1, 2006.

**CONSIDERATION:**

\$1,283 per year, with the State reserving the right to fix a different rent  
periodically during the lease term, as provided in the lease.

**PROPOSED AMENDMENT:**

Amend the lease to authorize the relocation of two existing marker buoys and  
two rows of 22 mooring buoys to form two outer rows in the existing buoy field;  
include additional special lease provisions related to the relocation of buoys; and  
replace the existing Site and Location Map in Section 3 with the attached Exhibit  
A, Land Description and Exhibit B, Site and Location Map (for reference  
purposes only). All other terms and conditions of the lease shall remain in effect  
without amendment.

**OTHER PERTINENT INFORMATION:**

1. Lessee owns the upland adjoining the lease premises.

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2. On March 25, 2008, the Commission authorized a General Lease – Recreational Use to Tavern Shores Association, a non-profit California Corporation. The lease will expire on May 31, 2016. On April 6, 2011, the Commission authorized the continuation of rent of \$1,283 per year.
3. The Lessee is a property owners association and has an existing mooring buoy field which consists of 44 mooring buoys. Due to the low lake level in Lake Tahoe, the two inner rows of mooring buoys are located in water too shallow for safe moorage. The Lessee is proposing to relocate two marker buoys and the two inner rows consisting of 22 buoys to form two outer rows in the buoy field. Permanently relocating the 22 buoys lakeward would provide safe long-term moorage during low lake levels.
4. 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 2, Replacement or Reconstruction; California Code of Regulations, Title 14, section 15302.

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

5. 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.

**APPROVAL OBTAINED:**

U.S. Coast Guard

**FURTHER APPROVAL REQUIRED:**

Tahoe Regional Planning Agency

**EXHIBITS:**

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

CALENDAR ITEM NO. **C40** (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 2, Replacement or Reconstruction, California Code of Regulations, Title 14, section 15302.

**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 the amendment of Lease No. PRC 4015.1, a General Lease – Recreational Use, effective April 23, 2015, to authorize the relocation of two existing marker buoys and two rows of 22 existing mooring buoys to form two outer rows in the existing buoy field; include additional special lease provisions related to the relocation of the buoys; and replace the existing Site and Location Map in Section 3 with the attached Exhibit A, Land Description and Exhibit B, Site and Location Map (for reference purposes only); all other terms and conditions of the lease will remain in effect without amendment.

EXHIBIT "A"

LAND DESCRIPTION

PRC 4015.1

Forty Seven parcels of submerged land in the bed of Lake Tahoe, Placer County, California, described as follows:

PARCEL 1 - Pier

All that portion of the N 1/2 of fractional Section 7, T15N, R17E, MDM, described as follows:

COMMENCING at a 3/4" iron pin at the northeasterly corner of "Tavern Shores", a condominium subdivision filed for record in Book I of Maps at page 22, Placer County Records, from which the North 1/4 corner of said Section 7 bears N 24° 03' 42" W, 1733.92 feet; thence along the East line of said "Tavern Shores", S 03° 00' E, 230 feet, more or less, thence leaving said East line N 87° 00' E, 170 feet, more or less, to the ordinary low water mark of Lake Tahoe and the TRUE POINT OF BEGINNING of the herein described parcel of State land; thence continuing N 87° 00' E, 150 feet, more or less; thence S 03° 00' E, 47.5 feet; thence N 87° 00' E, 37.5 feet; thence N 03° 00' W, 130.00 feet; thence S 87° 00' W, 37.5 feet; thence S 03° 00' E, 47.5 feet; thence S 87° 00' W, 150 feet, more or less, to the ordinary low water mark of Lake Tahoe; thence S 03° 00' E, 35 feet to the point of beginning.

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

PARCELS 2 THRU 47 - Buoys

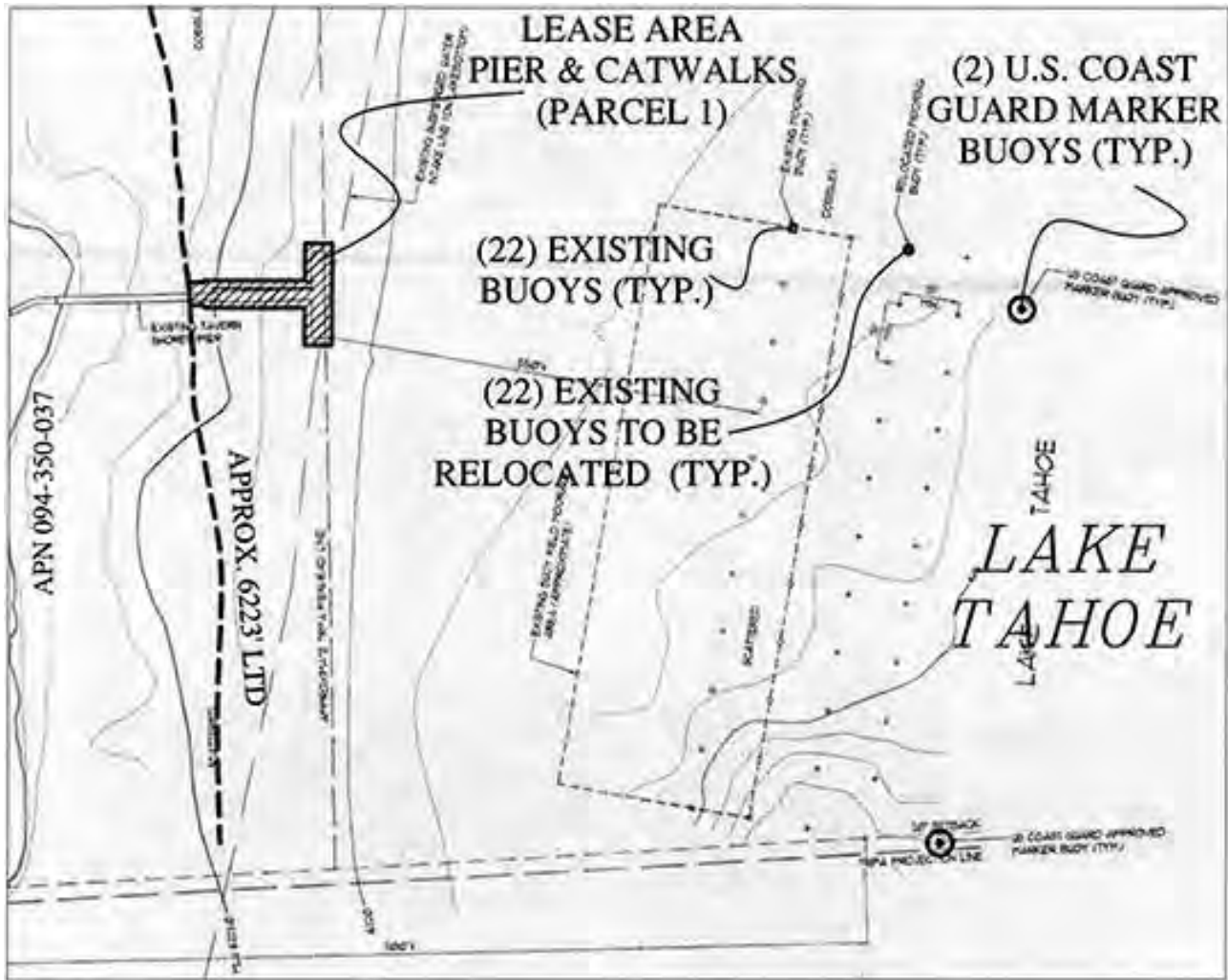
Forty-four circular parcels of submerged land 40 feet in diameter lying immediately beneath existing mooring buoys and two circular parcels of submerged land 5 feet in diameter lying immediately beneath existing speed limit buoys, all said buoys being located adjacent to and southeasterly of above described Parcel 1.

END OF DESCRIPTION

REVISED June 20, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

NO SCALE

# SITE



180 West Lake Blvd, Tahoe City

NO SCALE

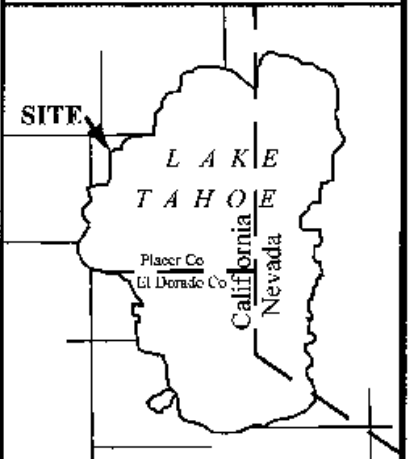
# LOCATION



MAP SOURCE: USGS QUAD

## Exhibit B

PRC 4015.1  
 TAVERN SHORES POA  
 APN 094-350-037  
 GENERAL LEASE -  
 RECREATIONAL USE  
 PLACER 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.