

File No. 11-110 C9  
was forwarded to Public Item  
No. 9 by the Lands  
Commission for a vote of 3  
for 2 at its 11/24/77  
meeting.

CALENDAR ITEM

1/77  
N 104  
GDG  
PRC 5225

C9.

NONCOMMERCIAL LEASE

APPLICANT: Jack L. Klausen and Winifred M. Klausen  
80-900 Miles Avenue  
Indio, California 92201

AREA, TYPE LAND AND LOCATION: An 0.25-acre parcel of submerged land in Lake  
Tahoe near Tahoe City, Placer County.

LAND USE: Maintenance of one existing pier for recreation.

TERMS OF PROPOSED LEASE:  
Initial period: 10 years from November 24, 1971.  
Surety bond: \$2,000.

Special: 1. If any structure hereby authorized is found to be in nonconformance 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 thereof.

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: \$252 per annum prorated through June 29, 1975 and \$336 per annum, thereafter.

BASIS FOR CONSIDERATION:  
6% of appraised value of land through June 29, 1975 and 8% thereafter.

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

Filing fee has been received.

A 3

S 3

CALENDAR ITEM NO. C9. (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 6360.1, and is classified in 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. 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.
3. AUTHORIZE ISSUANCE TO JACK L. KLAUSEN AND WINIFRED M. KLAUSEN OF A 10-YEAR NONCOMMERCIAL LEASE FROM NOVEMBER 24, 1971; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$252 THROUGH JUNE 29, 1975 AND \$336 THEREAFTER; WITH PROVISION OF A \$2,000 SURETY BOND; FOR MAINTENANCE OF 1 EXISTING PIER FOR RECREATION ON THE LAND DESCRIBED BY EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

ES-10117-76

H 0104

A parcel of land 1000 ft. x 150 ft. in the State road bed on Lake Tahoe, Placer County, California, 7 1/2 miles northerly beyond the centerline 10 feet from the right of an existing pipe located on the eastern side adjacent to that certain parcel of land described as road record No. 179, 1908, in Volume 1108 of Official Records, Page 150, Placer County Records.

EXCEPT THIS PORTION BEING SUBJECT OF THE TITLES HIGH WATER MARK OF LAKE TAHOE.

END OF DISPOSITION

Prepared [Signature] Checked [Signature]  
Reviewed [Signature] Date [Date]