

MINUTE ITEM

This Calendar Item No. C36 was approved as
Minute Item No. 36 by the California State Lands
Commission by a vote of 9 to 0 at its
1-29-99 meeting.

CALENDAR ITEM

C36

A 4

01/29/99

S 1

PRC 4994.1

B. Young

GENERAL LEASE - RECREATIONAL USE

APPLICANT:

S. Larson Family Limited Partnership, A Nevada Limited Partnership
3 Lakeside Court
Henderson, NV 89140-2118 C038

AREA, LAND TYPE, AND LOCATION:

0.08 acre, more or less, of sovereign lands in Lake Tahoe, Carnelian Bay, Placer
County.

AUTHORIZED USE:

Reconstruction and modification of an existing pier, relocation of a marine rail,
installation of a boat lift, and the continued use and maintenance of an existing
mooring buoy, as shown on the attached Exhibit A.

LEASE TERM:

Ten years, beginning December 16, 1997.

CONSIDERATION:

\$535 per year; with the State reserving the right to fix a different rent periodically
during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Liability Insurance: Combined Single Limit Coverage of \$500,000.

OTHER PERTINENT INFORMATION:

1. On February 12, 1997, the Commission issued a General Lease -
Recreational Use to Dennis C. Pulos and Julie J. Pulos, Trustees of the
Dennis and Julie 1988 Pulos Family Revocable Trust, dated May 6, 1988
for the reconstruction and modification of an existing pier, relocation of a
marine rail, installation of a boat lift and continued use and maintenance
of an existing mooring buoy; for a term of ten years effective
December 15, 1996; \$260 rent per year.
2. On December 16, 1997, the Pulos property was sold to the S. Larson

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Family Limited Partnership, A Nevada Limited Partnership. Since the reconstruction and modification of the facilities has not commenced, the new owner wishes to proceed with the reconstruction as previously approved, and is requesting a new lease.

3. Staff is proceeding with the termination of the lease issued to the Pulos Trust.
4. **PIER, RAIL, BUOY:** Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

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

BOAT LIFT: Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction of Small Structures; Title 14, California Code of Regulations, section 15303(e).

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

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. 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.

APPROVALS OBTAINED:

Tahoe Regional Planning Agency
U.S. Army Corps. of Engineers

CALENDAR ITEM NO. C36 (CONT'D)

FURTHER APPROVALS REQUIRED:

California State Lands Commission
California Department of Fish and Game

EXHIBIT:

A. Site and Location Map (Two Sheets)

PERMIT STREAMLINING ACT DEADLINE:

April 15, 1999

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

PIER, RAIL, BUOY: FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

BOAT LIFT: FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15303(e).

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 SECTIONS 6370, ET SEQ.

CALENDAR ITEM NO. C36 (CONT'D)

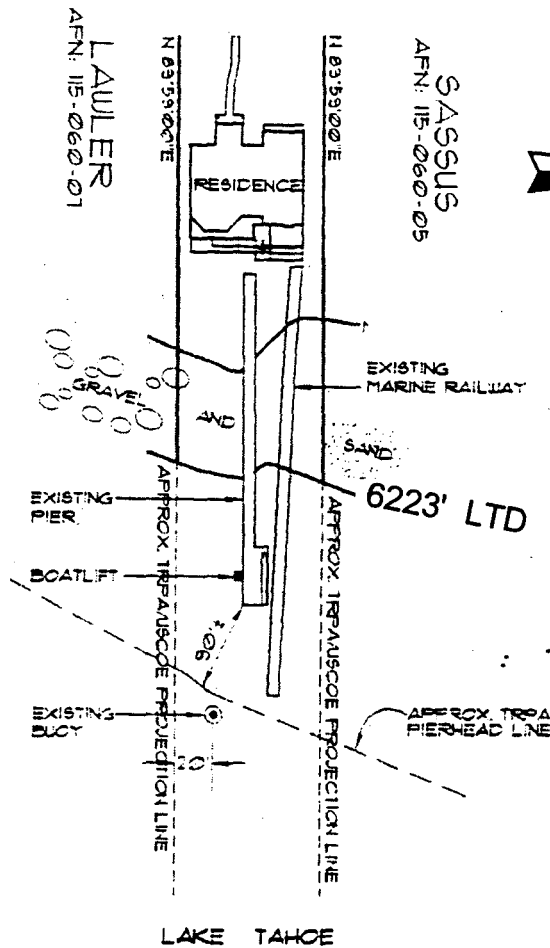
AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE S. LARSON FAMILY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING DECEMBER 16, 1997, FOR A TERM OF TEN YEARS, FOR THE RECONSTRUCTION AND MODIFICATION OF AN EXISTING PIER, RELOCATION OF A MARINE RAIL, INSTALLATION OF A BOAT LIFT, AND CONTINUED USE AND MAINTENANCE OF AN EXISTING MOORING BUOY ON THE LAND SHOWN ON EXHIBIT A, ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$535; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000.

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NO SCALE

SITE MAP



4850 North Lake Blvd.

NO SCALE

LOCATION MAP

Lake Tahoe

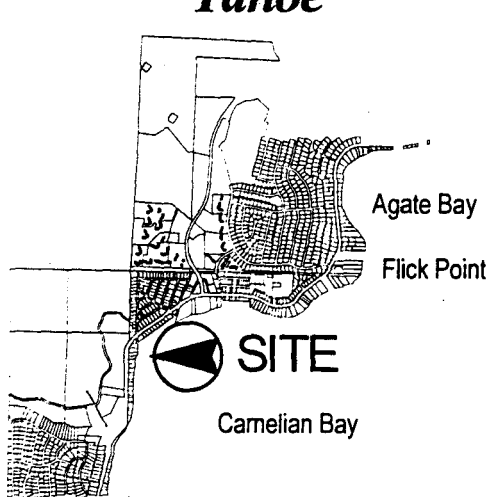
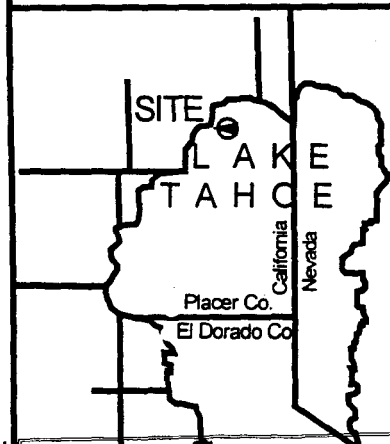


Exhibit A
 PRC 4994
 APN 115-060-06
 Lake Tahoe
 PLACER COUNTY
 Sheet 1 of 2



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver of limitation of any state interest in the subject or any other property.

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000167

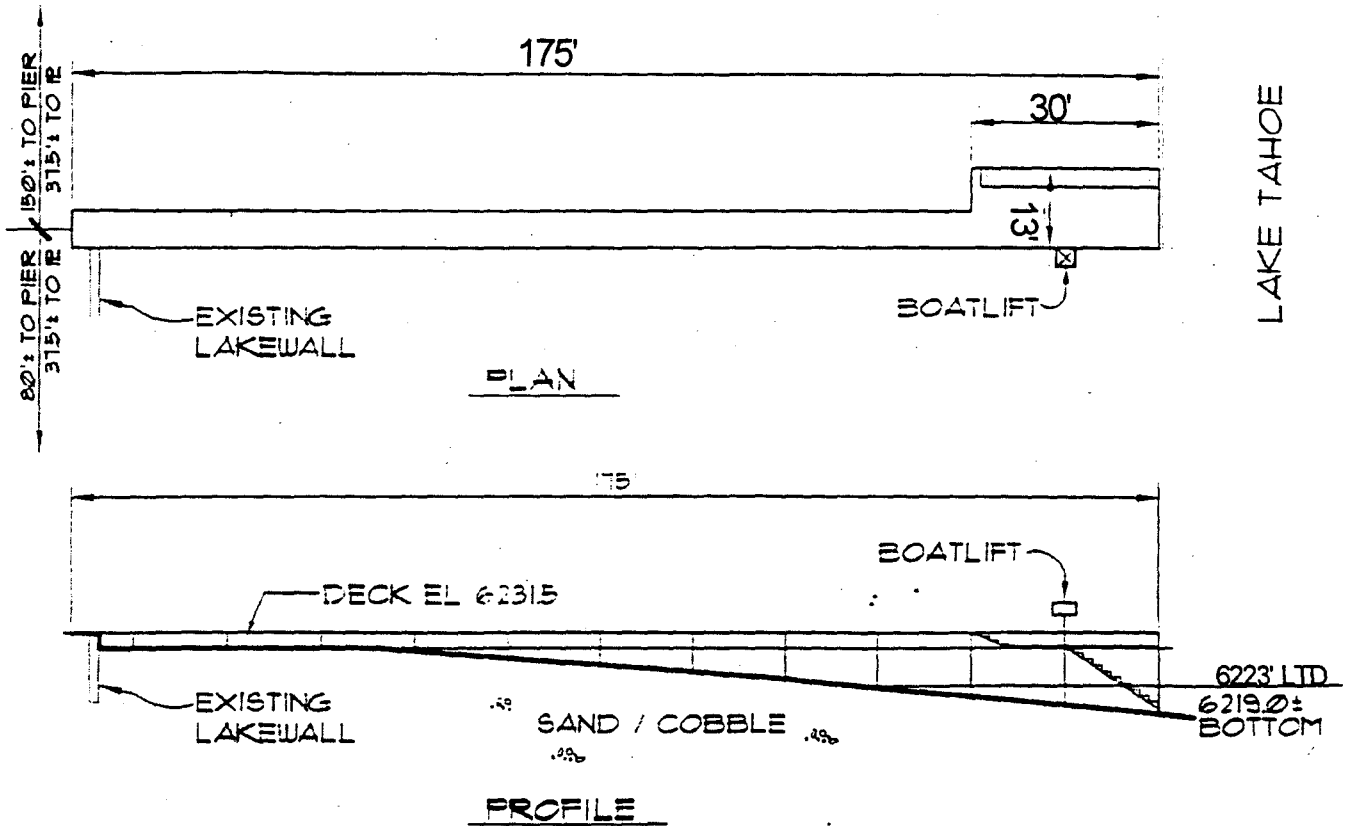
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NO SCALE

SITE MAP



4850 North Lake Blvd.

NO SCALE

LOCATION MAP

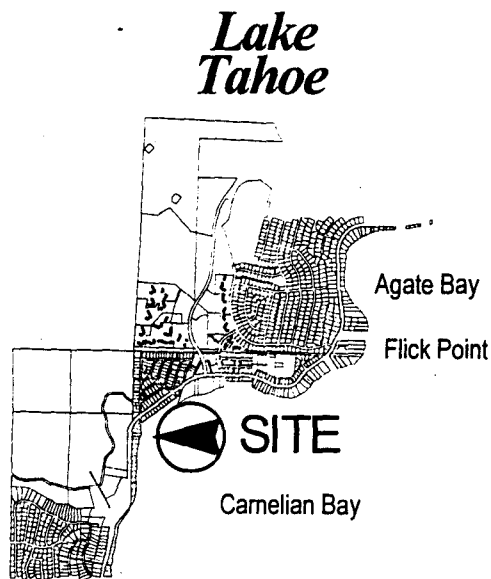
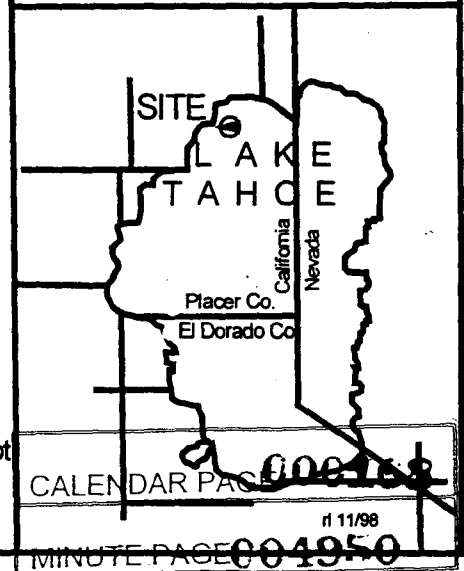


Exhibit A
 PRC 4994
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 Lake Tahoe
 PLACER COUNTY
 Sheet 2 of 2



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