

**CALENDAR ITEM  
C14**

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06/01/09  
WP 6716.9  
B. Terry

**RECREATIONAL PIER LEASE**

**APPLICANTS:**

Scott Hedrick, Corinne Hedrick; W. Michael Schoff; and Susan Schoff

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

Sovereign lands in Lake Tahoe, adjacent to 1380 West Lake Boulevard, near Sunnyside, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier and two mooring buoys as shown on the attached Exhibit A.

**LEASE TERM:**

Ten years, beginning September 1, 2008.

**CONSIDERATION:**

No monetary consideration pursuant to Public Resources Code section 6503.5.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in the amount of no less than \$500,000.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the uplands adjoining the lease premises.
2. On December 16, 1998, the Commission authorized a ten-year Recreational Pier Lease for a pier with Scott Hedrick and Corinne Hedrick, W. Michael Schoff and Susan Schoff. That lease expired on August 31, 2008. The Applicants are now applying for a new Recreational Pier Lease for the pier as well as two existing mooring buoys.
3. In addition to the above Recreational Pier Lease, the Applicants and Victoria Leonard are Lessees under Lease No. PRC 6715.9, a Recreational Pier Lease, for a neighboring joint use pier and three mooring buoys located in Lake Tahoe adjacent to 1370 West Lake

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Boulevard. The neighboring joint use pier is situated lakeward of both the Applicants and Leonard upland parcels. Included in PRC 6715.9 were three previously authorized buoys, two of which are owned and used solely by the Applicants and located offshore of their upland parcel. Both the Applicants and Ms. Leonard have now agreed that the two buoys owned by the Applicants be re-assigned from PRC 6715.9 to the Applicant's lease. Both leases will be brought before the Commission for consideration concurrently. The Tahoe Regional Planning Agency issued a permit for the three buoys in June 1993 and the three buoys are identified with both parcels.

4. Applicants qualify for a Recreational Pier Lease because they are natural persons who own the littoral land that is improved with a single-family dwelling.
5. 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.

6. 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.

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

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

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PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

**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.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE OF A TEN-YEAR RECREATIONAL PIER LEASE TO SCOTT HEDRICK, CORINNE HEDRICK; W. MICHAEL SCHOFF; AND SUSAN SCHOFF, BEGINNING SEPTEMBER 1, 2008, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING PIER AND TWO MOORING BUOYS AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6503.5; AND LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN \$500,000.