

**CALENDAR ITEM
C02**

A	4	10/29/10
S	1	W 26390 N. Lee

RECREATIONAL PIER LEASE

APPLICANTS:

Karin L. Solomon, as Trustee of The Karin L. Solomon Revocable Trust, 2003; Tanya Lazar; and Karin Lazar Solomon and Tanya Lazar, Successor Co-Trustees of The Lisa Maria Lazar Testamentary Trust

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 8253 Meeks Bay Avenue, near Meeks Bay, El Dorado County.

AUTHORIZED USE:

Retention, use, and maintenance of an existing pier as shown on Exhibit A.

LEASE TERM:

10 years, beginning October 29, 2010.

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. The existing pier was not previously authorized by the Commission. According to aerial photos, the pier was likely built sometime within the 1960s. Applicants submitted an application to the U.S. Army Corps of Engineers (USACE) for an "after-the-fact" permit. Commission staff has discussed the application with USACE and was advised that USACE requires evidence of Commission approval prior to issuance of a permit. The pier does not require a Tahoe Regional Planning Agency (TRPA) permit as it was constructed prior to implementation of its regulatory authority. Applicants are now applying for a Recreational Pier Lease.

CALENDAR ITEM NO. **C02** (CONT'D)

3. 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.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), staff determined this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905 (c)(1).

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

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 staff's opinion that the project, as proposed, is consistent with its use classification.

FURTHER APPROVAL REQUIRED:

U.S. Army Corps of Engineers

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 CEQA pursuant to Title 14, California Code of Regulations, section 15061 as a categorically exempt project, class 3, New Construction of Small Structures; Title 2, California Code of Regulations, Section 2905 (c)(1).

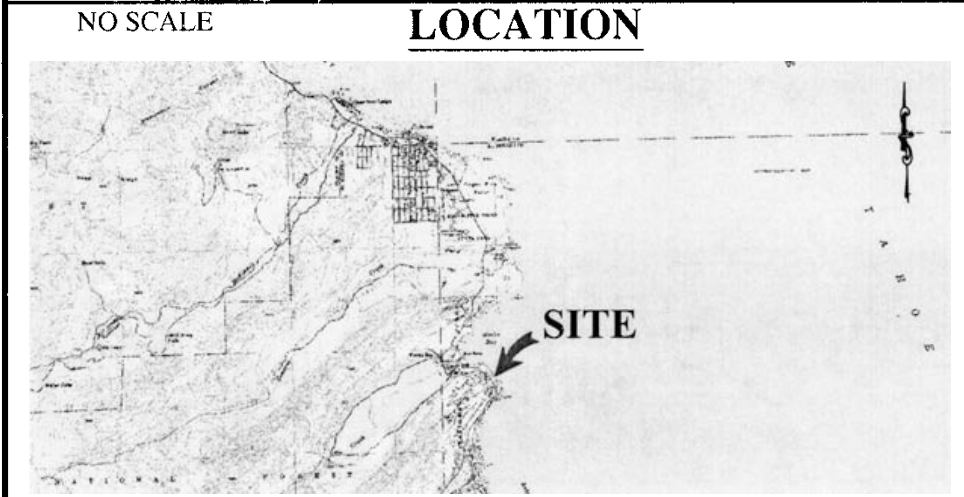
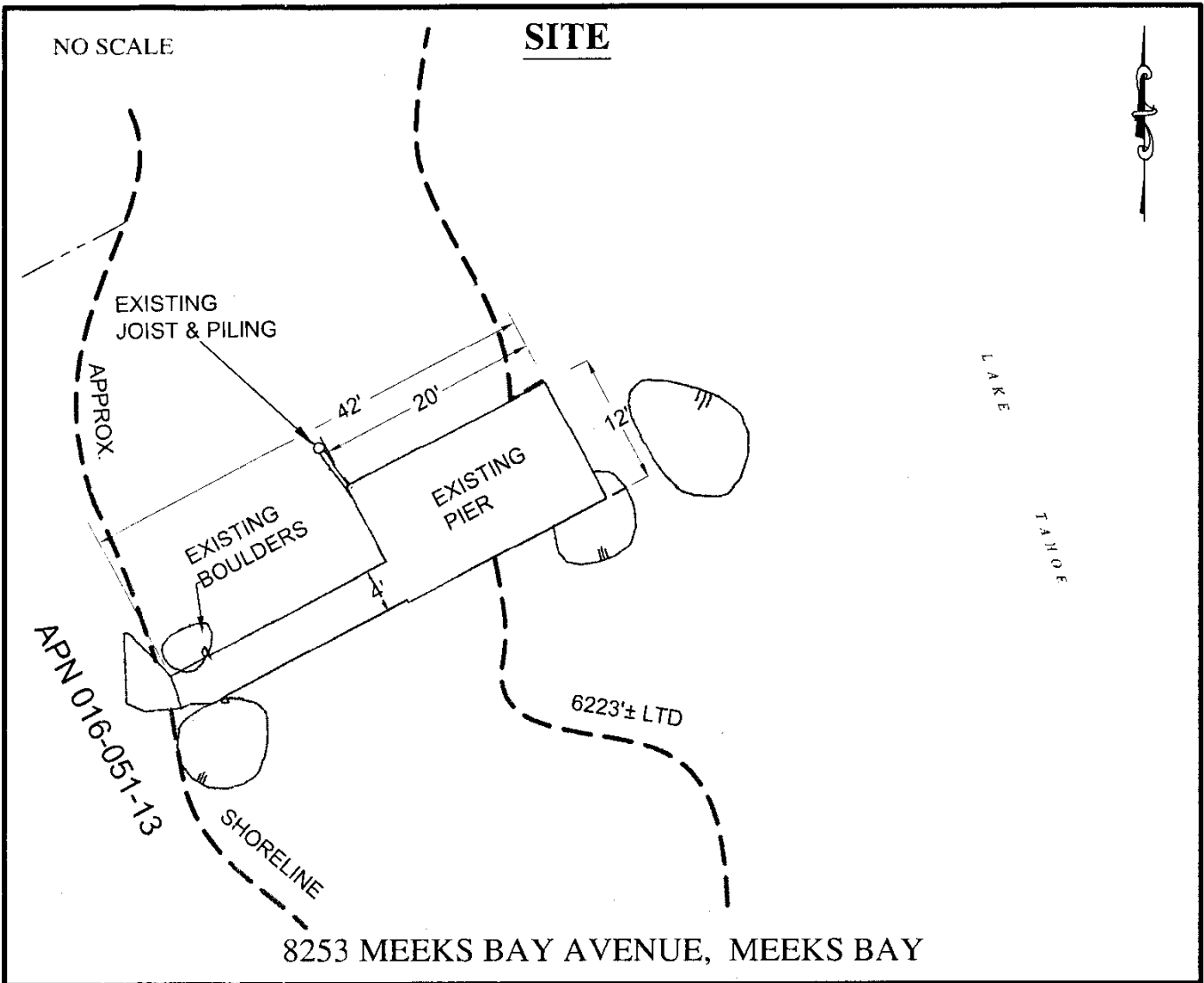
SIGNIFICANT LANDS INVENTORY FINDING:

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. **C02** (CONT'D)

AUTHORIZATION:

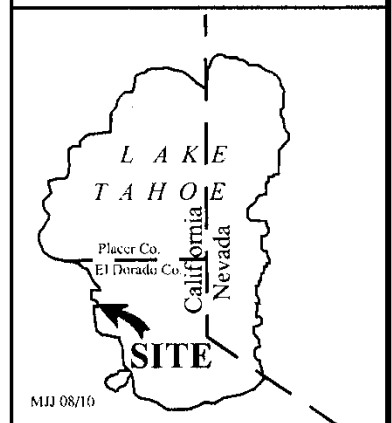
Authorize issuance of a 10-year Recreational Pier Lease to Karin L. Solomon, as Trustee of The Karin L. Solomon Revocable Trust, 2003; Tanya Lazar; and Karin Lazar Solomon and Tanya Lazar, Successor Co-Trustees of The Lisa Maria Lazar Testamentary Trust beginning October 29, 2010, for the retention, use, and maintenance of an existing pier 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.



MAP SOURCE: USGS QUAD

Exhibit A

W 26390
 LAZAR & SOLOMON
 APN 016-051-13
 RECREATIONAL PIER LEASE
 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.