

**CALENDAR ITEM  
C41**

A 1  
S 1

06/21/13  
PRC 8201.1  
M. Schroeder

**GENERAL LEASE - RECREATIONAL USE**

**APPLICANTS:**

Richard A. Coombs and Jennifer C. Coombs

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

Sovereign land in Donner Lake, adjacent to 15336 South Shore Drive, near the town of Truckee, Nevada County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier.

**LEASE TERM:**

10 years, beginning June 21, 2013.

**CONSIDERATION:**

\$854 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 in an amount no less than \$1,000,000 per occurrence.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the upland adjoining the lease premises.
2. On June 27, 2000, the Commission authorized a 10-year Recreational Pier Lease to Larry L. Wasem for construction and maintenance of a recreational pier. That lease expired on May 31, 2010. On February 27, 2001, the upland was deeded to Richard A. Coombs and Jennifer C. Coombs. The Applicants are now applying for a new General Lease – Recreational Use.

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3. 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 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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

4. 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.

**EXHIBITS:**

- A. Land Description
- B. 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 California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (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 section 6370 et seq.

**AUTHORIZATION:**

Authorize issuance of a General Lease - Recreational Use to Richard A. Coombs and Jennifer C. Coombs beginning June 21, 2013, for a term of 10 years, for continued use and maintenance of an existing pier as described on Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$854, with the State reserving the right to fix a different rent

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periodically during the lease term, as provided in the lease; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 8201.1**

**LAND DESCRIPTION**

A parcel of land situated in the bed of Donner Lake, lying adjacent to Lot 7 of fractional Section 14, Township 17 North, Range 15 East, M.D.B.&M., as shown on Official Government Township Plat approved April 10, 1867, County of Nevada, State of California, more particularly described as follows:

**PARCEL 1 – PIER**

All those lands underlying an existing pier lying adjacent to that parcel described in Grant Deed recorded February 27, 2001 as Document Number 2001-0005383-00 in Official Records of said County.

TOGETHER WITH a ten foot impact area.

EXCEPTING THEREFROM any portion lying landward of the low water mark of said Donner Lake.

Accompanying plat is hereby made part of this description.

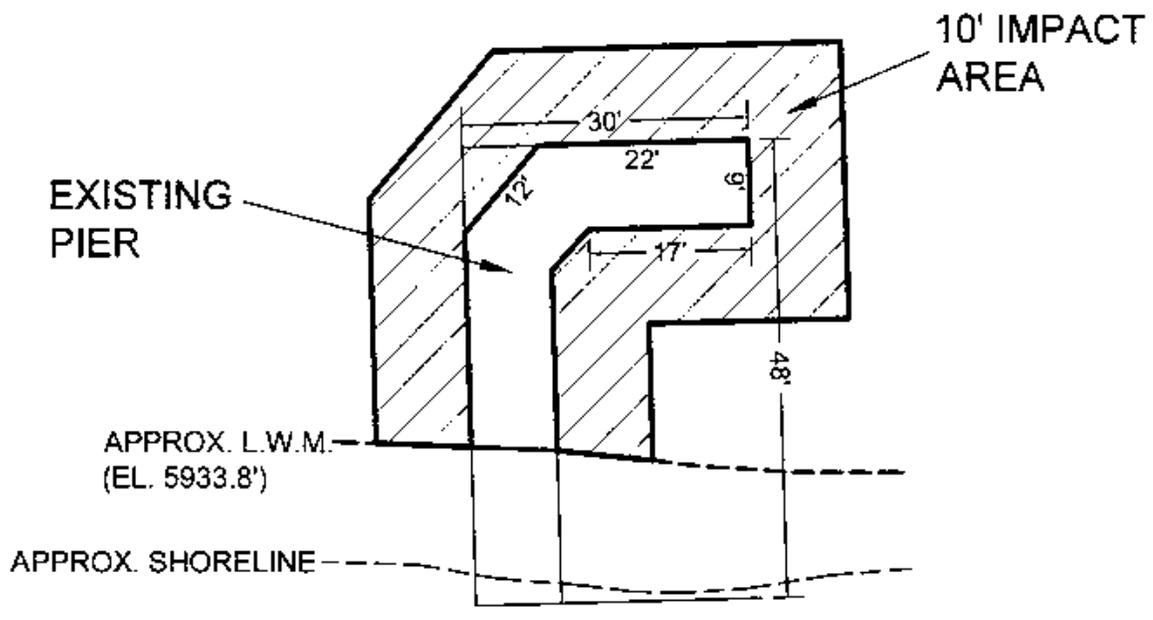
**END OF DESCRIPTION**

Prepared 02/19/2013 by the California State Lands Commission Boundary Unit.





*DONNER LAKE*



*APN 17-251-33*

**EXHIBIT A**

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LAND DESCRIPTION PLAT  
PRC 8201.1, COOMBS  
NEVADA COUNTY

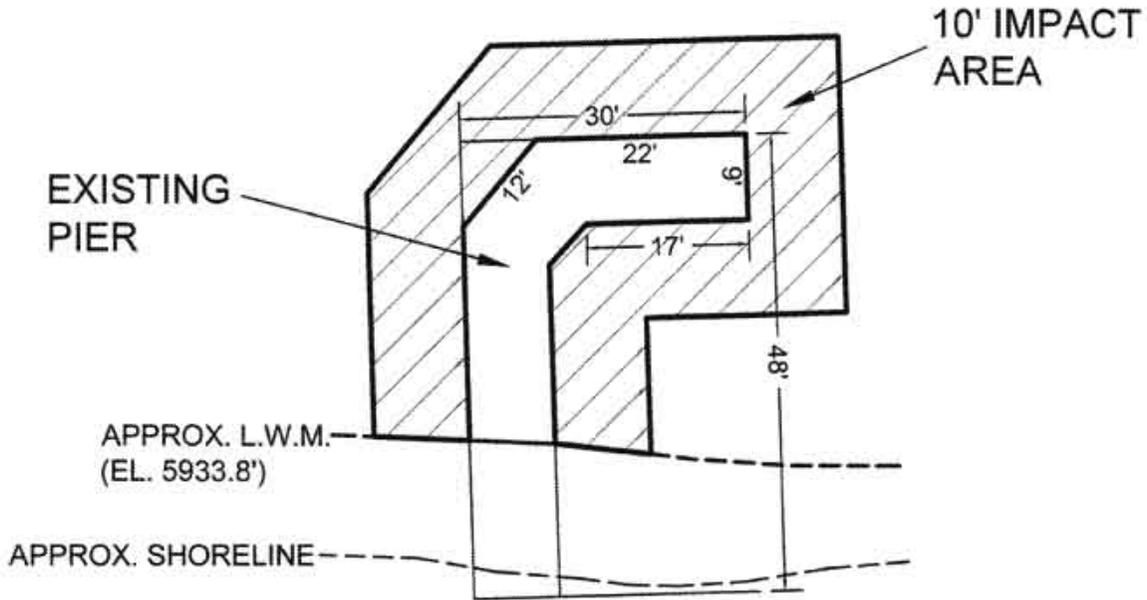
CALIFORNIA STATE  
LANDS COMMISSION



NO SCALE

# SITE

## DONNER LAKE

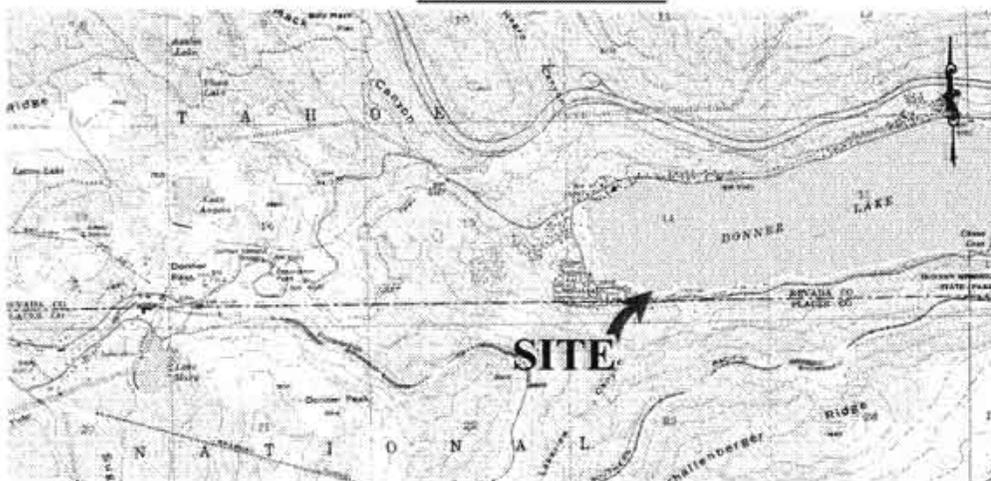


APN 17-251-33

15336 SOUTH SHORE DR., TRUCKEE

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit B

PRC 8201.1  
 COOMBS  
 APN 17-251-33  
 GENERAL LEASE -  
 RECREATIONAL USE  
 NEVADA 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.

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