

**CALENDAR ITEM
C20**

A 1
S 1

04/23/14
PRC 3637.1
J. Sampson

GENERAL LEASE – COMMERCIAL USE

APPLICANTS:

William D. Watkins and Denise P. Watkins Trustees of the Watkins Family Trust
Dated 1-7-94

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 6980 West Lake Boulevard, near
Tahoma, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier and five mooring buoys.

LEASE TERM:

10 years, beginning March 5, 2014.

CONSIDERATION:

\$2,392 per year, with the State reserving the right to fix a different rent
periodically during the lease term, as provided for 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 August 8, 2005, the Commission authorized a 10-year General Lease – Recreational Use to William D. Watkins and Denise P. Watkins, Trustees of the Watkins Family Trust Dated 1-7-94. That lease expired March 4, 2014. The Applicants are now applying for a new lease.
3. The upland adjacent to the lease premises is improved with a motel/lodge. The pier and five mooring buoys are for use by the guests of the lodge.

CALENDAR ITEM NO. **C20** (CONT'D)

4. The five existing mooring buoys were permitted by the Tahoe Regional Planning Agency on April 10, 1981.
5. 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.

6. 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.

CALENDAR ITEM NO. **C20** (CONT'D)

AUTHORIZATION:

Authorize issuance of a General Lease – Commercial Use to William D. Watkins and Denise P. Watkins Trustees of the Watkins Family Trust Dated 1-7-94 beginning March 5, 2014, for a term of 10 years, for the continued use and maintenance of an existing pier and five mooring buoys 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 \$2,392, with the State reserving the right to fix a different rent 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 3637.1

LAND DESCRIPTION

Six parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 2 of fractional Section 8, Township 14 North, Range 17 East, M.D.B.&M., as shown on Official Government Township Plat approved January 17, 1866, County of Placer, State of California, more particularly described as follows:

PARCEL 1 – PIER

All those lands underlying an existing pier lying adjacent to those parcels described in Grant Deed recorded March 5, 2004 as Document Number 2004-0025588 in Official Records of said County.

EXCEPTING THEREFROM any portion lying landward of elevation 6223 feet LTD on the shoreline of said Lake Tahoe.

PARCELS 2 & 6 – BUOYS

Five circular parcels of land, each being 50 feet in diameter, underlying five existing buoys lying adjacent to those parcels described in Grant Deed recorded March 5, 2004 as Document Number 2004-0025588 in Official Records of said County.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 03/03/2014 by the California State Lands Commission Boundary Unit.



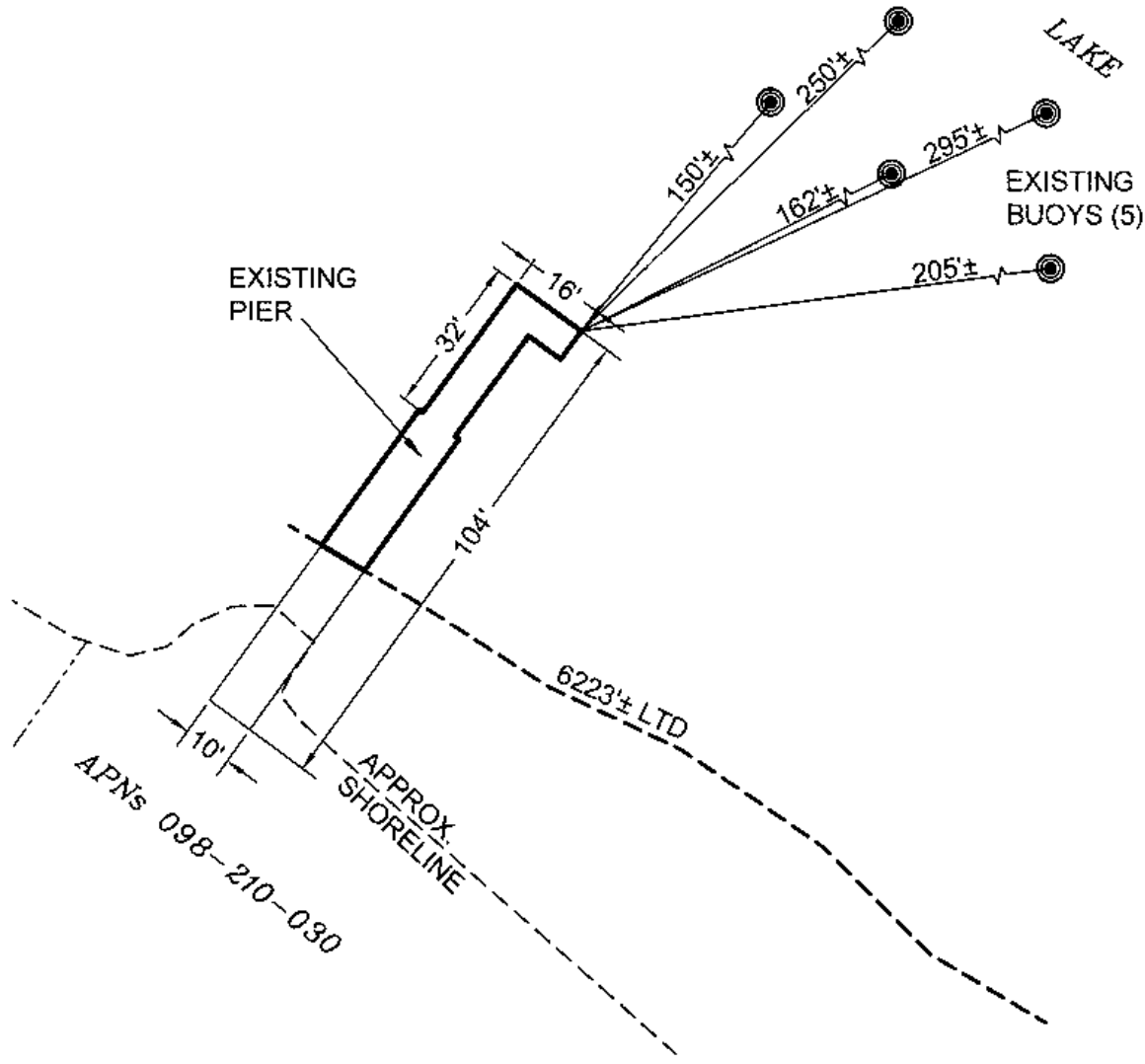


EXHIBIT A

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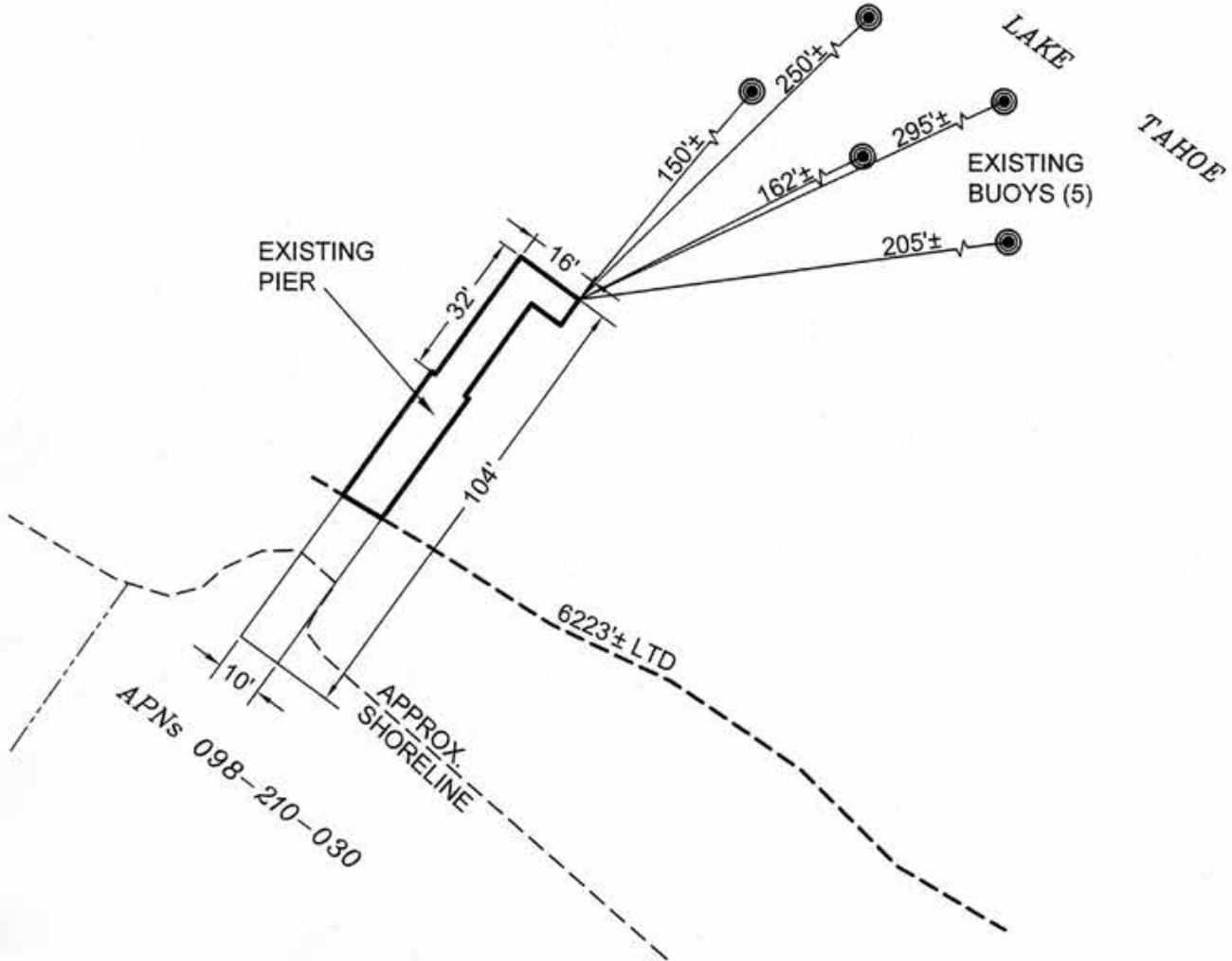
LAND DESCRIPTION PLAT
PRC 3637.1, WATKINS
PLACER COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

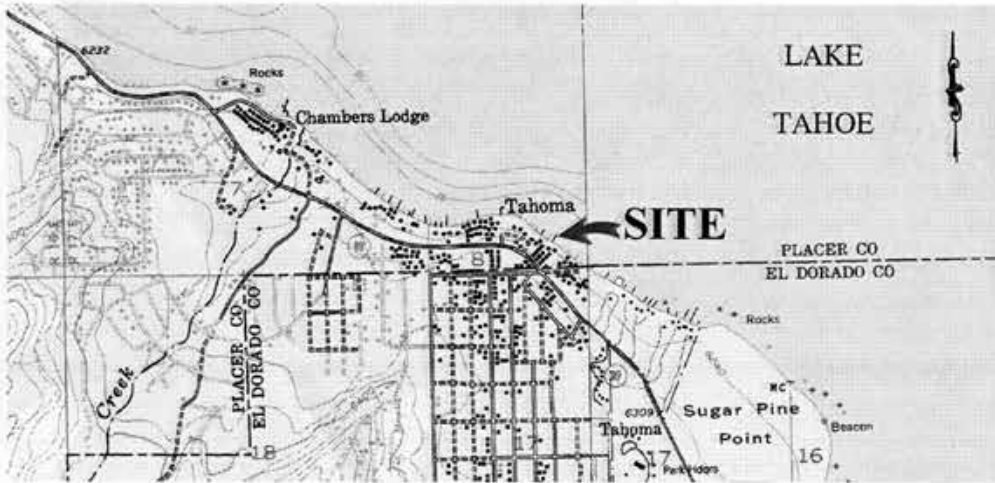
SITE



6980 WEST LAKE BOULEVARD, TAHOMA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit B

PRC 3637.1
WATKINS TRUSTIES
APNs 098-210-030
GENERAL LEASE -
RECREATIONAL USE
PLACER COUNTY



TS 03/03/14