

**CALENDAR ITEM
C40**

A 1
S 1

04/23/14
W 26765
B. Terry

GENERAL LEASE – RECREATIONAL USE

APPLICANTS:

Paul Thompson and Kathleen Thompson, as Trustee of the Thompson Family Living Trust (1998) dated April 15, 1998

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 7015 Pine Street, near Tahoma, Placer County.

AUTHORIZED USE:

Construction, use, and maintenance of a marine rail.

LEASE TERM:

Two years, nine months, 24 days, beginning April 23, 2014.

CONSIDERATION:

\$169 per year, with the State reserving the right to fix a different rent periodically during the least 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. The Applicants are applying for a General Lease – Recreational Use for the construction of a marine rail.
3. At the request of the Applicants, the expiration of this lease will coincide with the expiration of Lease No. PRC 7036.9, a Recreational Pier Lease authorized by the Commission on October 30, 2007. That lease, which authorized a pier and two mooring buoys adjacent to the Applicants' upland parcel, will expire on February 16, 2017, and continues to be rent-free pursuant to Public Resources Code section 6503.5 in effect at the

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time the lease was issued. At the time of expiration, the two leases will be combined under one lease.

4. The proposed project consists of the construction of a marine rail and removal of a concrete boat ramp. However, the boat ramp does not encroach onto State land and is not required to be a part of this lease. The marine rail will provide boat access to an existing upland boat house. The entire project will be constructed from the lake via barge or amphibious vehicle.
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 3, New Construction or Conversion of Small Structures; California Code of Regulations, Title 14, section 15303.

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

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.

APPROVAL OBTAINED:

Tahoe Regional Planning Agency

FURTHER APPROVALS REQUIRED:

California Regional Water Quality Control Board
U.S. Army Corps of Engineers
California Department of Fish and Wildlife

EXHIBITS:

- A. Land Description
- B. Site and Location Map

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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 3, New Construction or Conversion of Small Structures, California Code of Regulations, Title 14, section 15303.

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 Paul Thompson and Kathleen Thompson, as Trustee of the Thompson Family Living Trust (1998) dated April 15, 1998, beginning April 23, 2014, for a term of two years, nine months, 24 days, for construction, use, and maintenance of a marine rail as described in 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 \$169, 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

W 26765

LAND DESCRIPTION

A parcel of submerged land situate in the bed of Lake Tahoe, lying adjacent to Lot 3 fractional Section 8, Township 14 North, Range 17 East, MDM., as shown on Official Government Township Plat approved July 29, 1888, County of Placer, State of California, and more particularly described as follows:

PARCEL 1 --PROPOSED MARINE RAIL

All those lands underlying construction of a proposed marine rail, adjacent to those Parcels as described in Exhibit A of Grant Deed recorded August 10, 2010 as Document Number 2010-0061321 of said County.

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

Accompanying plat is hereby made part of this description.

This description is based on Applicant provided design plans, by Ferrell Civil Engineering dated February 10, 2012, for a proposed marine rail, together with any and all appurtenances pertaining thereto, to be built at a later date within the Lease time frame. This description is to be updated once final as-built plans are submitted.

END OF DESCRIPTION

Prepared March 26, 2014 by The California State Lands Commission Boundary Unit.



L A K E
T A H O E

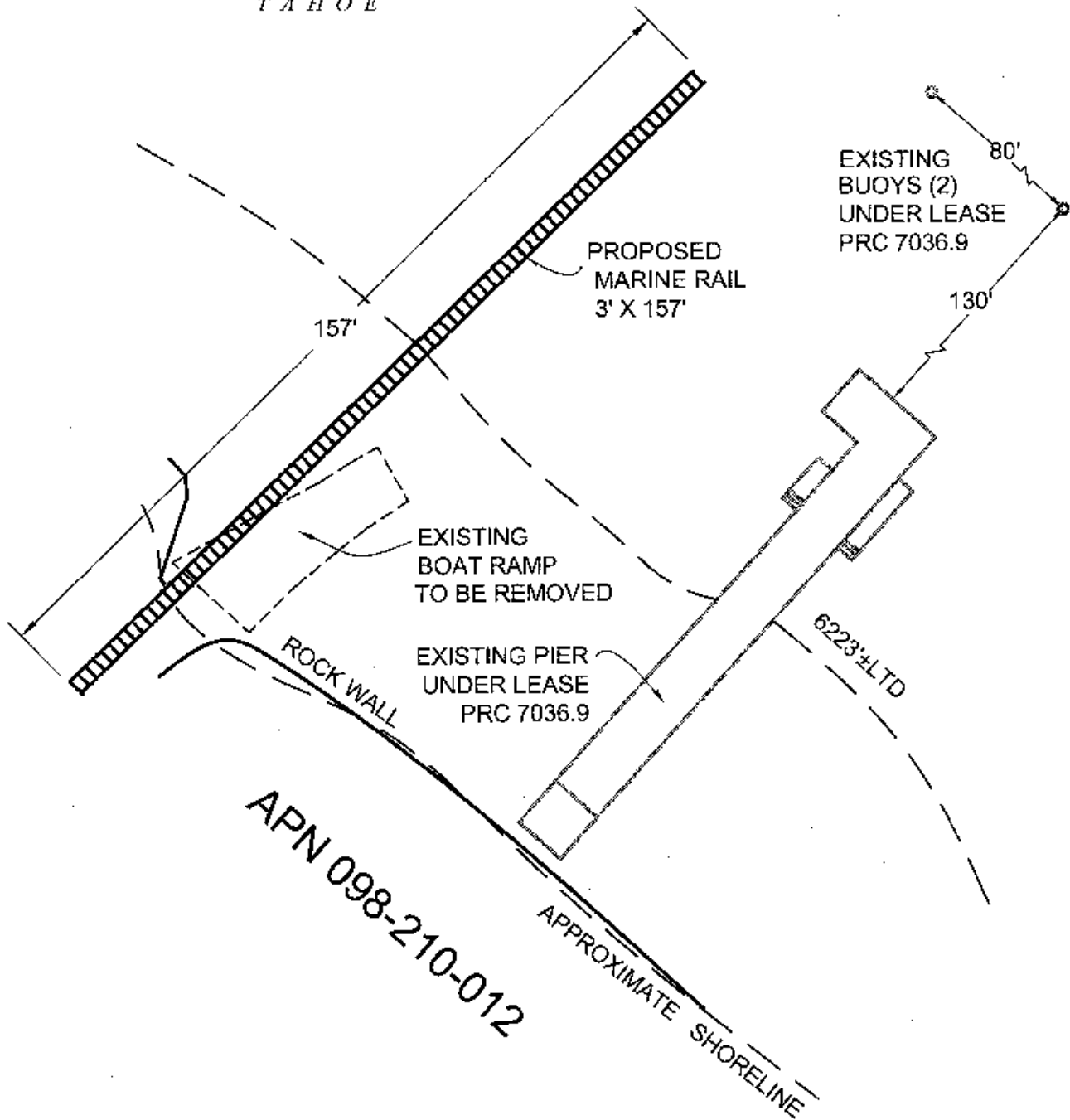


EXHIBIT A

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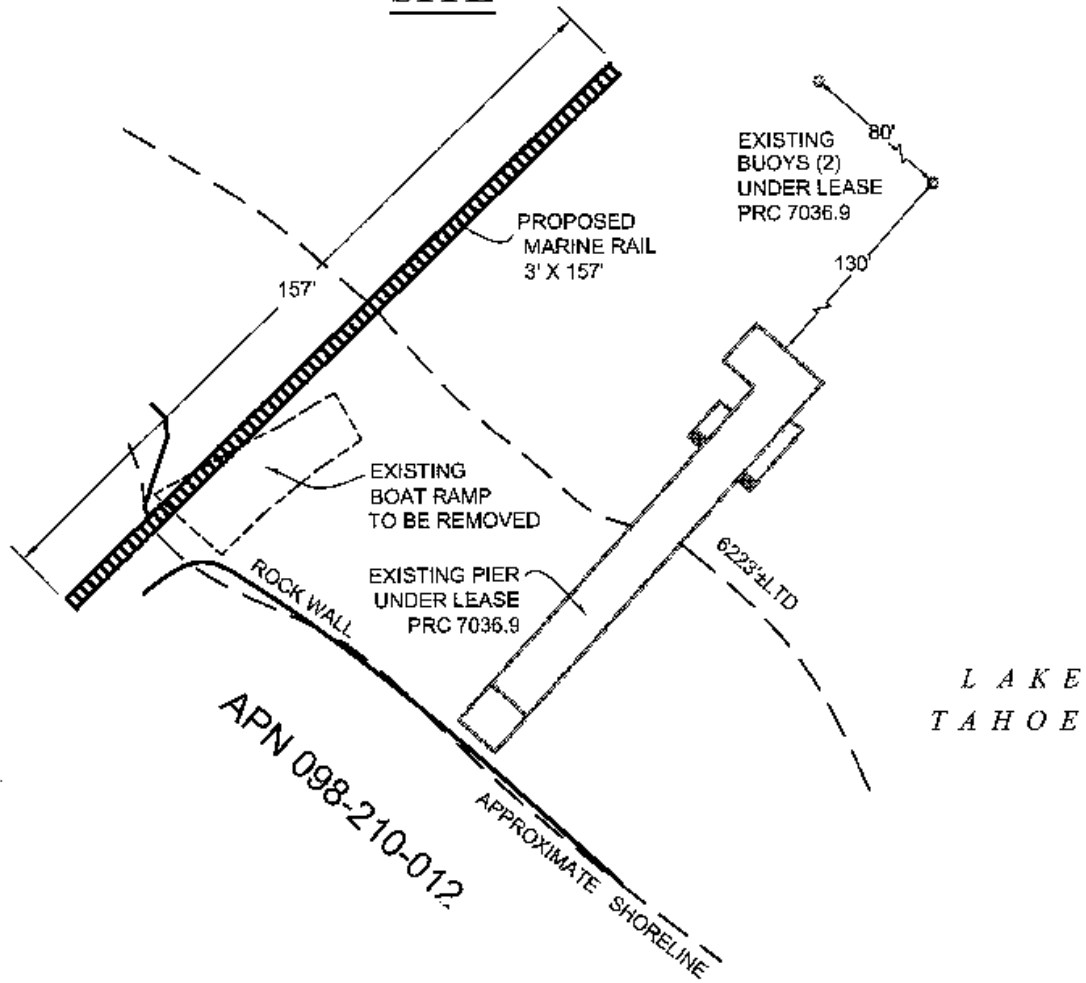
LAND DESCRIPTION PLAT
W 26765, THOMPSON
PLACER COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

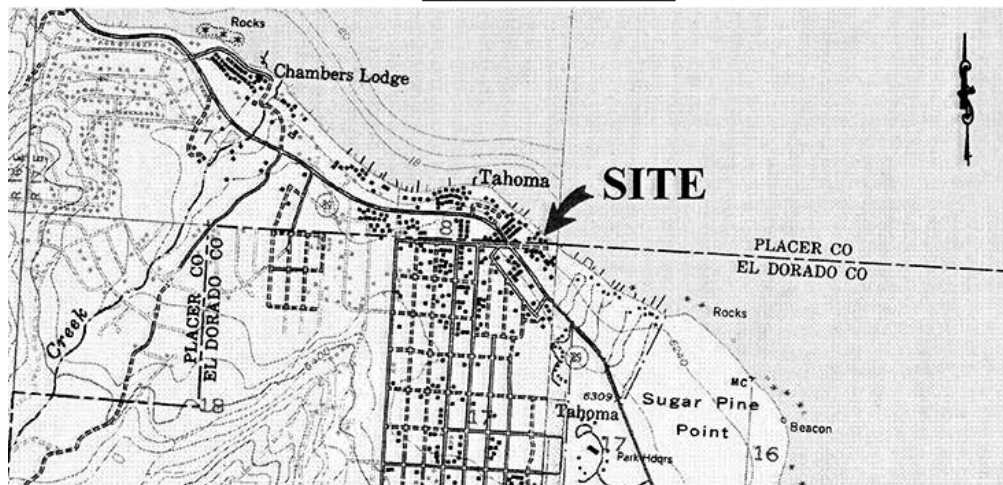
SITE



7015 PINE STREET, NEAR TAHOMA

NO SCALE

LOCATION

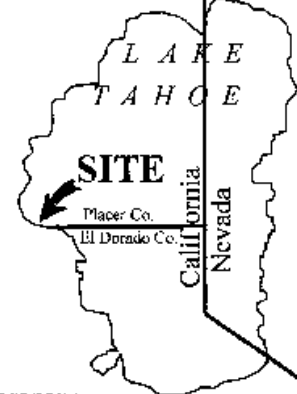


MAP SOURCE: USGS QUAD

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

W 26765
THOMPSON
APN 098-210-012
GENERAL LEASE -
RECREATIONAL USE
PLACER COUNTY



MJJ 03/27/14