

**CALENDAR ITEM  
C13**

A 1  
S 1

06/19/14  
PRC 4467.1  
M.J. Columbus

**TERMINATION AND ISSUANCE OF A  
GENERAL LEASE - RECREATIONAL USE**

**LESSEES:**

Dennis H. Grimsman and Diane S. Grimsman, Trustees of the Grimsman Family Trust Dated July 15, 1996

**APPLICANTS:**

Earl L. Skidmore and Ann D. Skidmore, Trustees of the Skidmore Living Trust dated December 16, 1991

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

Sovereign land in Lake Tahoe, adjacent to 4390 North Lake Boulevard, near Carnelian Bay, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier and boat lift.

**LEASE TERM:**

10 years, beginning September 9, 2013.

**CONSIDERATION:**

\$1,225 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:**

**Insurance:**

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

**Other:**

Lessee expressly acknowledges and agrees that issuance of a lease does not substitute for, or provide preference in, obtaining authorizations from TRPA or any other regulatory agency for the improvements authorized by the Commission.

CALENDAR ITEM NO. **C13** (CONT'D)

**OTHER PERTINENT INFORMATION:**

1. Applicants own the upland adjoining the lease premises.
2. On February 8, 2011, the Commission authorized a 10-year General Lease – Recreational Use with Dennis H. Grimsman and Diane S. Grimsman, Trustees of the Grimsman Family Trust Dated July 15, 1996, for the continued use and maintenance of an existing pier and boat lift. That lease will expire on June 29, 2020. On September 9, 2013, ownership of the upland property was transferred to Earl L. Skidmore and Ann D. Skidmore, Trustees of the Skidmore Living Trust dated December 16, 1991. The Applicants are now applying for a General Lease – Recreational Use.
3. Staff recommends terminating the existing lease because the Lessee cannot be located for execution of a lease quitclaim deed.
4. **Lease Termination:** The staff recommends that the Commission find that the subject lease termination does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

5. **Issuance of New Lease:** The staff recommends that the Commission find that this activity is exempt from the requirements of 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.

CALENDAR ITEM NO. **C13** (CONT'D)

**EXHIBITS:**

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

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

**Lease Termination:** Find that the subject lease termination is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**Issuance of New Lease:** 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:**

1. Authorize termination, effective September 8, 2013, of Lease No. PRC 4467.1, a General Lease – Recreational Use, issued to Dennis H. Grimsman and Diane S. Grimsman, Trustees of the Grimsman Family Trust Dated July 15, 1996.
2. Authorize issuance of a General Lease – Recreational Use to Earl L. Skidmore and Ann D. Skidmore, Trustees of the Skidmore Living Trust dated December 16, 1991, beginning September 9, 2013, for a term of 10 years, for the continued use and maintenance of an existing pier and boat lift 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 \$1,225 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 4467.1**

**LAND DESCRIPTION**

One (1) parcel of submerged land situate in the bed of Lake Tahoe, lying adjacent to Lot 2 fractional Section 21, Township 16 North, Range 17 East, MDM., as shown on Official Government Township Plat approved November 10, 1865 County of Placer, State of California, and more particularly described as follows:

**PARCEL 1 – PIER**

All those lands underlying an existing pier and boat lift adjacent to that parcel described in that Grant Deed recorded September 9, 2013 as Document Number 2013-0088799 of Official Records of said County.

TOGETHER WITH any applicable impact area(s).

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.

**END OF DESCRIPTION**

Prepared May 8, 2014 by The California State Lands Commission Boundary Unit.





APN 092-180-007

SHORELINE

6223'± LTD

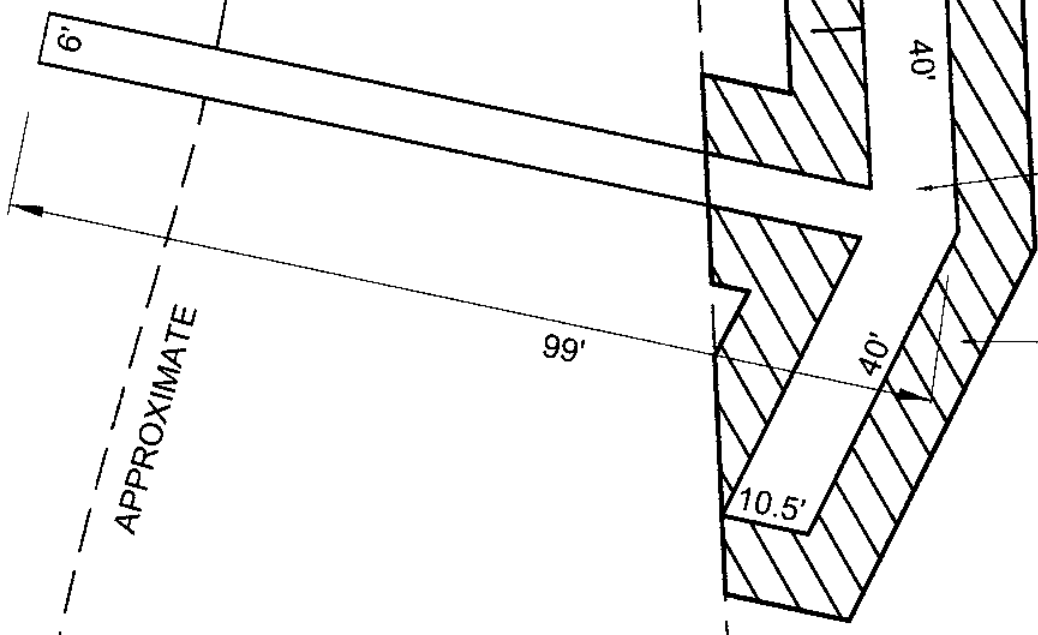
TAHOE

EXISTING BOATLIFT

EXISTING PIER

9' IMPACT AREAS

LAKE



# EXHIBIT A

Page 2 of 2

MJJ 05/07/2014

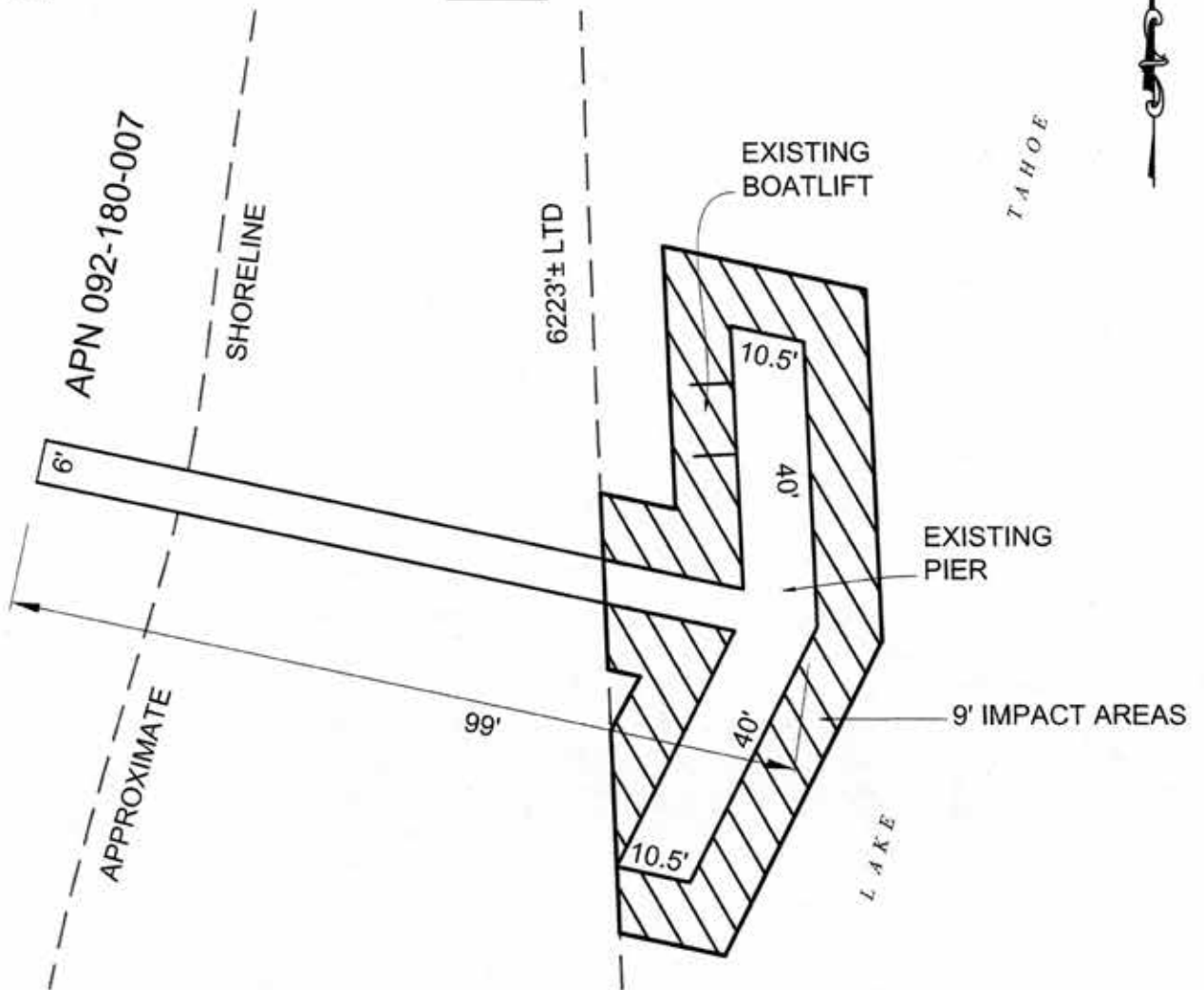
LAND DESCRIPTION PLAT  
 PRC 4467.1, SKIDMORE  
 PLACER COUNTY

CALIFORNIA STATE  
 LANDS COMMISSION



NO SCALE

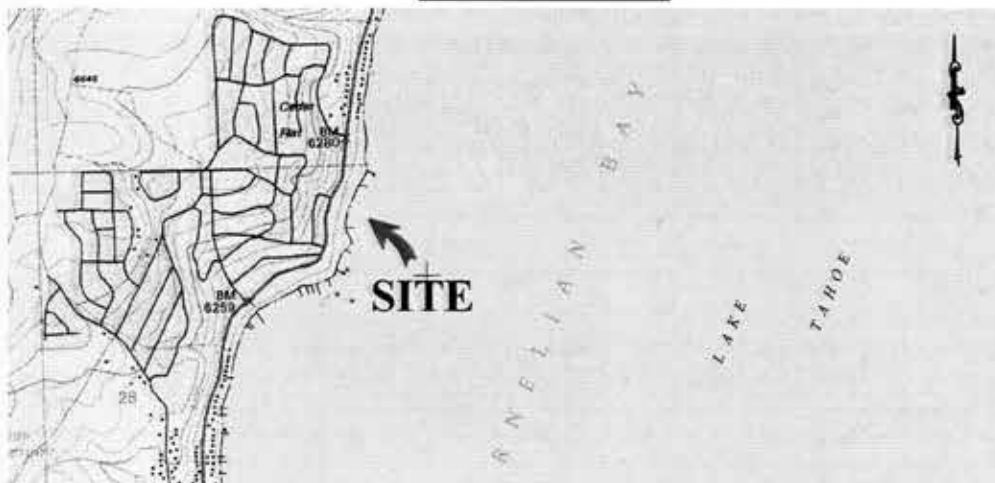
### SITE



4390 NORTH LAKE BLVD., NEAR CARNELIAN BAY

NO SCALE

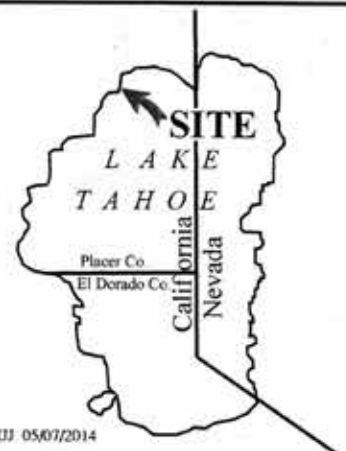
### LOCATION



MAP SOURCE: USGS QUAD

### **Exhibit B**

PRC 4467.1  
 SKIDMORE  
 APN 092-180-007  
 GENERAL LEASE -  
 RECREATIONAL USE  
 PLACER COUNTY



MJJ 05/07/2014

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.