

**CALENDAR ITEM
C48**

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10/14/14
PRC 1742.1
M. Schroeder

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Woodland Pier, Inc., a California Corporation

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to Assessor's Parcel Number 016-051-37, Meeks Bay, El Dorado County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier previously authorized by the Commission; and use and maintenance of an existing boat lift not previously authorized by the Commission.

LEASE TERM:

10 years, beginning September 27, 2014.

CONSIDERATION:

\$536 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

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

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland parcel adjoining the lease premises.
2. On February 17, 2005, the Commission authorized a 10-year Recreational Pier Lease to Woodland Pier, Inc., for an existing pier. That lease expired on September 26, 2014. The Applicant is now applying for a General Lease – Recreational Use for continued use and maintenance of an existing pier previously authorized by the Commission; and use and maintenance of an existing boat lift not previously authorized by the Commission.

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3. The boat lift has existed in the lake for many years. Staff recommends including the boat lift as an authorized improvement under the lease.
4. 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.

5. 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 Woodland Pier, Inc. beginning September 27, 2014, for a term of 10 years, for the continued use and maintenance of an existing pier previously authorized by the Commission; and use and maintenance of an existing boat lift not

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previously authorized by the Commission 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 \$536, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 1742.1

LAND DESCRIPTION

A parcel of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 3 of fractional Section 29, Township 14 North, Range 17 East, M.D.B.&M., as shown on Official Government Township Plat approved January 17, 1866, County of El Dorado, State of California, more particularly described as follows:

All those lands underlying an existing pier, two catwalks and boat lift lying adjacent to those parcels described in Quitclaim Deed recorded September 4, 1969 in Book 951 at Page 79 in Official Records of said El Dorado County.

TOGETHER WITH any applicable Impact Area(s).

EXCEPTING THEREFROM any portion 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 08/26/2014 by the California State Lands Commission Boundary Unit.



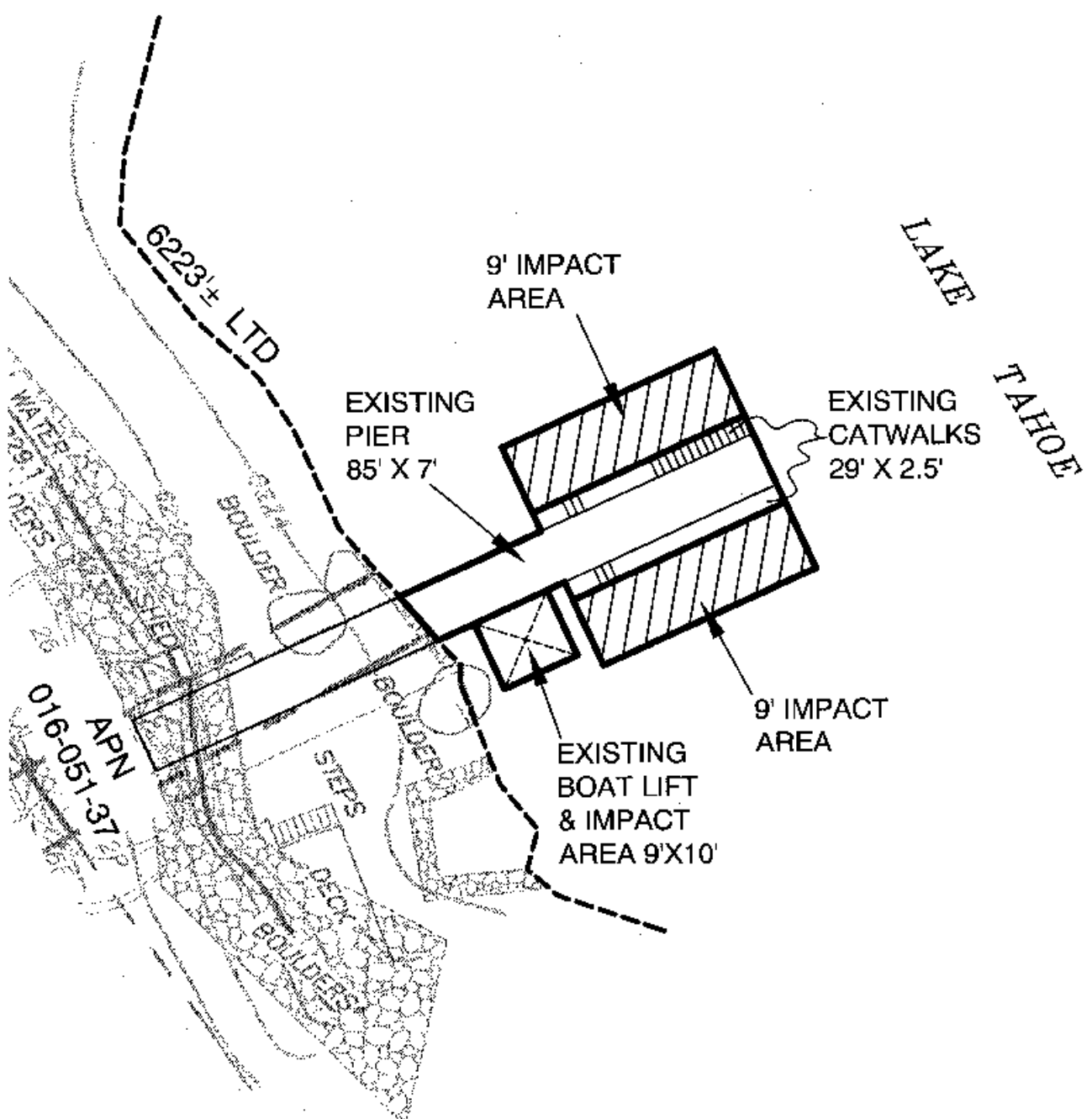
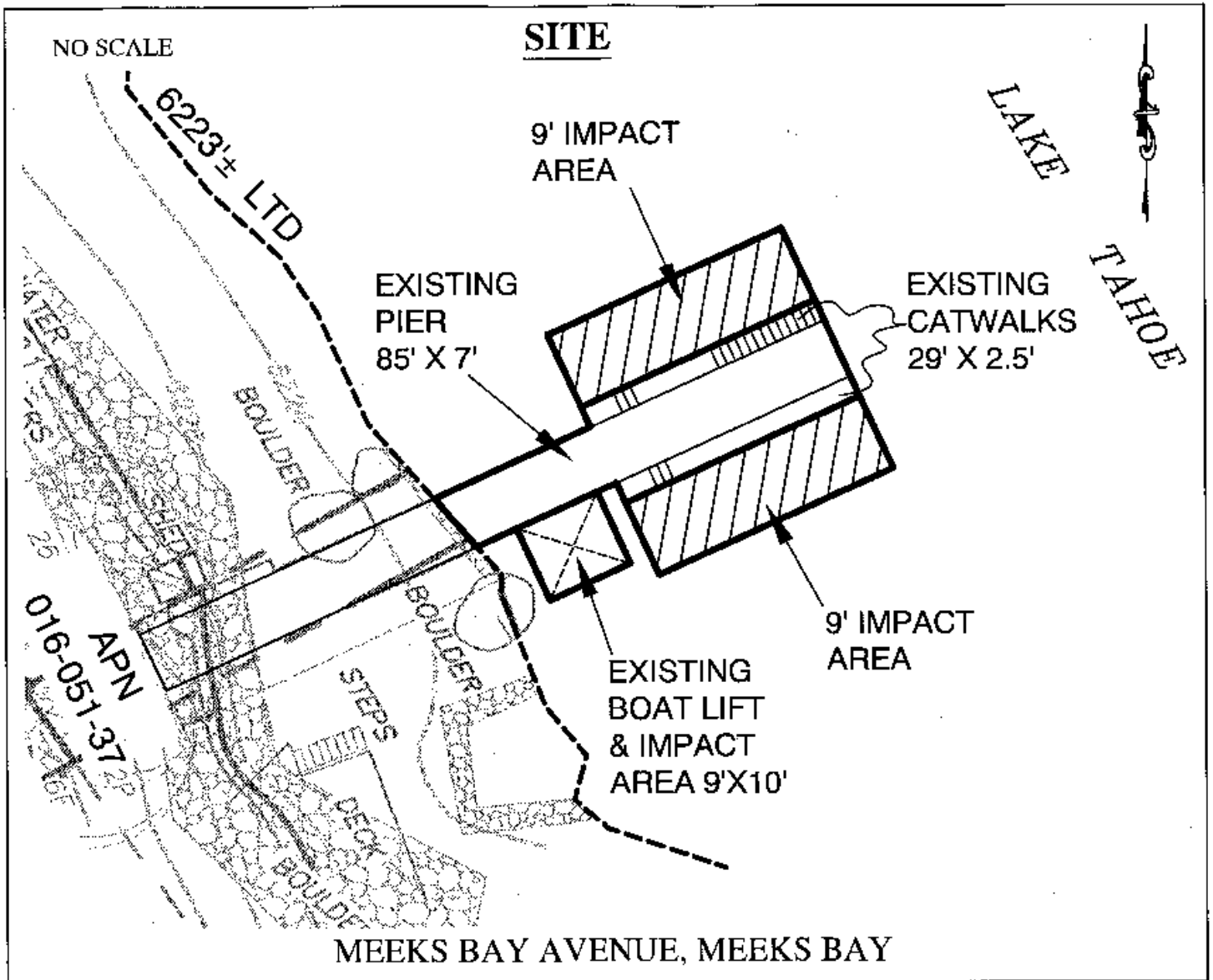


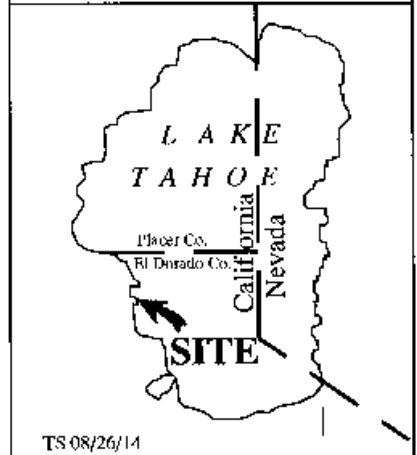
EXHIBIT A





MAP SOURCE: USGS QUAD

Exhibit B
 PRC 1742.1
 WOODLAND PIER, INC.
 APN 016-051-37
 GENERAL LEASE -
 RECREATIONAL USE
 EL DORADO COUNTY



TS 08/26/14

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.