

**MINUTE ITEM**

This Calendar Item No. C07 was approved as Minute Item No. 07 by the California State Lands Commission by a vote of 3 to 2 at its 12-9-04 meeting.

**CALENDAR ITEM  
C07**

A 4  
S 1

12/09/04  
W 25960  
M. Hays  
PRC 8577

**GENERAL LEASE-RECREATIONAL USE**

**APPLICANT:**

Four J's Investments L.L.C., An Idaho Limited Liability Corporation  
P. O. Box 69  
Blackfoot, ID 83221

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

Sovereign lands in Lake Tahoe, Carnelian Bay, Placer County.

**AUTHORIZED USE:**

Retention of two existing mooring buoys, not previously authorized by the Commission, as shown on attached Exhibit A.

**LEASE TERM:**

Ten years, beginning December 9, 2004.

**CONSIDERATION:**

\$186 per annum; 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 with coverage of no less than \$1,000,000.

Other:

This lease is conditioned on the Applicants obtaining authorization from the Tahoe Regional Planning Agency (TRPA) for the mooring buoys within two years after the adoption of the Lake Tahoe Shorezone Amendments-Draft Environmental Impact Statement (EIS) and approval of the ordinances based on the EIS.

**OTHER PERTINENT INFORMATION:**

CALENDAR ITEM NO. C07 (CONT'D)

1. Applicant owns the uplands adjoining the lease premises.
2. Applicant does not qualify for a rent-free Recreational Pier Lease because the Applicant does not own the littoral property as a natural person(s) pursuant to Public Resource Code 6503.5.
3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905 (c)(3).

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

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. 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.

**APPROVALS REQUIRED:**

Tahoe Regional Planning Agency

**EXHIBIT:**

A. Site and Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 31, NEW CONSTRUCTION OF SMALL

CALENDAR ITEM NO. C07 (CONT'D)

STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS,  
SECTION 2905 (c)(3).

**SIGNIFICANT LANDS INVENTORY FINDING:**

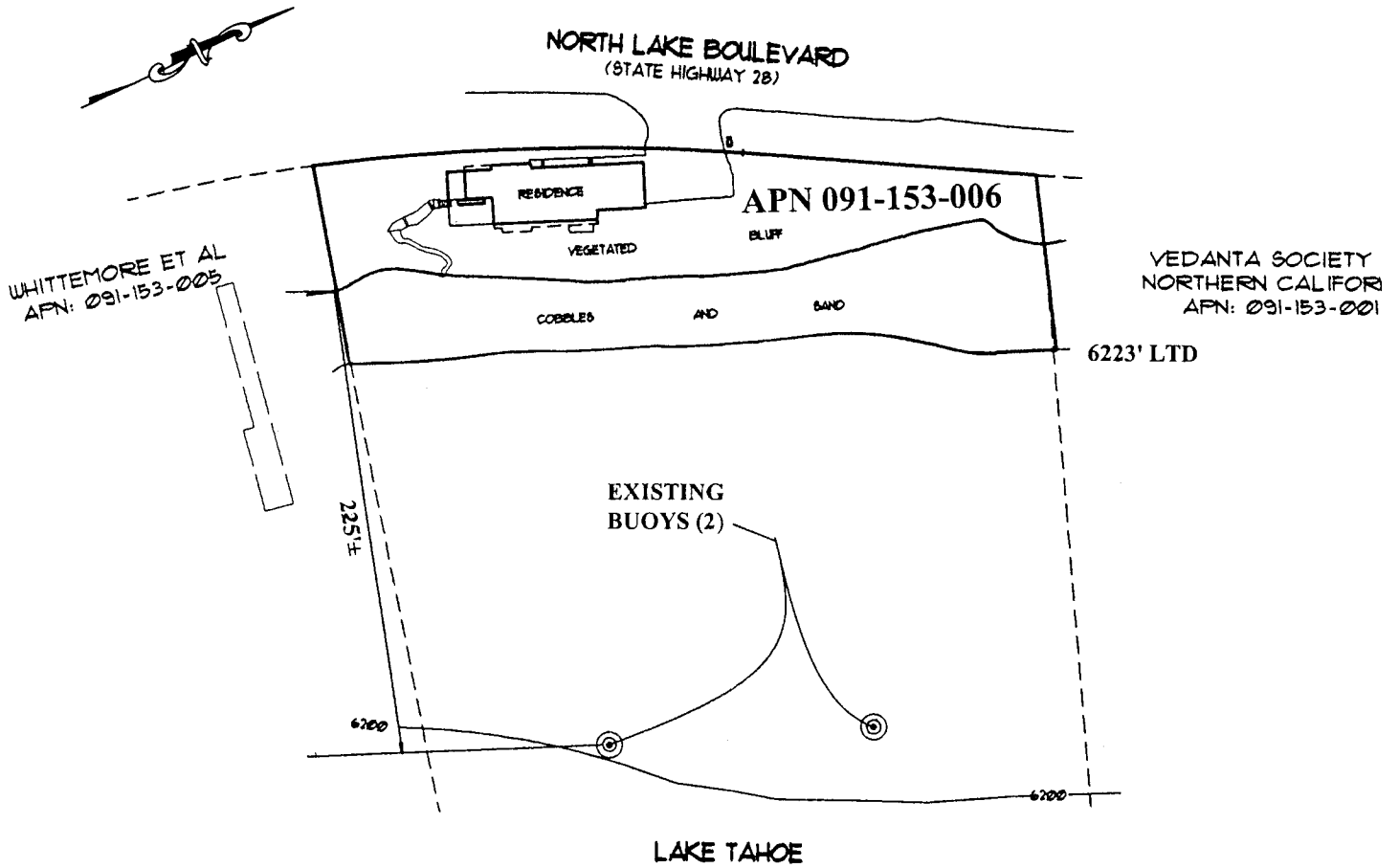
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE  
CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE  
LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370,  
ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO FOUR J'S INVESTMENTS L.L.C., AN  
IDAHO LIMITED LIABILITY CORPORATION, OF A GENERAL LEASE-  
RECREATIONAL USE, BEGINNING DECEMBER 9, 2004, FOR A TERM  
OF TEN YEARS, FOR THE RETENTION OF TWO EXISTING MOORING  
BUOYS, NOT PREVIOUSLY AUTHORIZED BY THE COMMISSION, ON  
THE LAND AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS  
REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE  
AMOUNT OF \$186, WITH THE STATE RESERVING THE RIGHT TO FIX  
A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS  
PROVIDED IN THE LEASE; AND LIABILITY INSURANCE WITH  
COVERAGE OF NO LESS THAN \$1,000,000.

NO SCALE

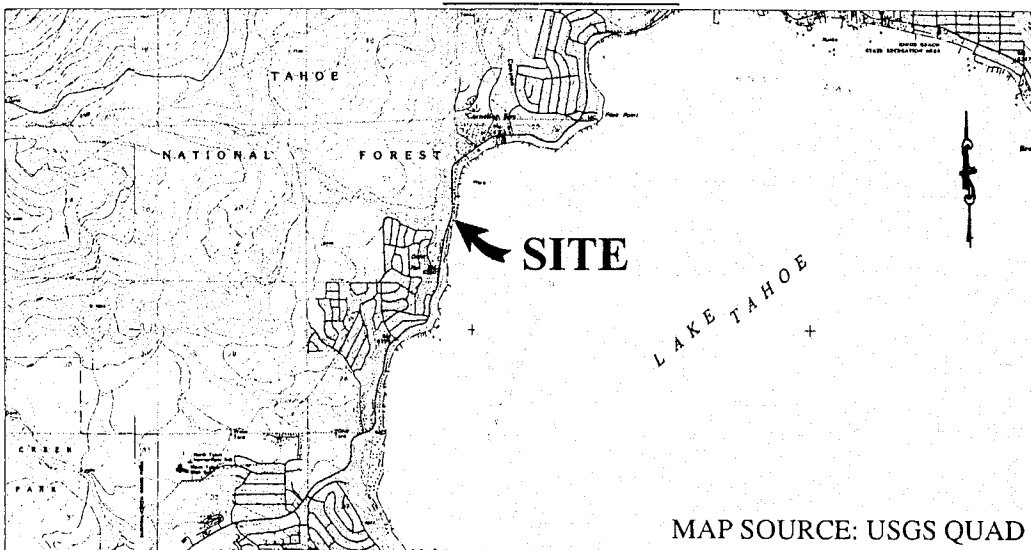
# SITE



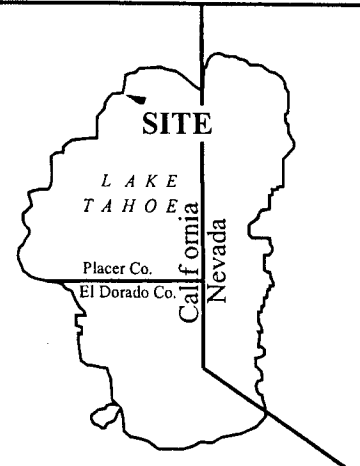
4598 North Lake Boulevard, Carnelian Bay, CA

NO SCALE

# LOCATION



**Exhibit A**  
 W25960  
 GENERAL LEASE-  
 RECREATIONAL USE  
 FOUR J's INVESTMENTS  
 APN 091-153-006  
 PLACER 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.

CALENDAR PAGE

MINUTE PAGE

MJJ 09/04