

**CALENDAR ITEM  
C05**

A 4

06/28/10

S 1

WP 8341.9

R. Barham

**TERMINATION AND ISSUANCE OF A RECREATIONAL PIER LEASE**

**LESSEE:**

Edward R. Frazer and F. Harvey Whittemore

**APPLICANT:**

Karen Ann Hoeck

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

Sovereign land in Lake Tahoe, adjacent to 4590 North Lake Boulevard, near Carnelian Bay, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier, boat lift, and two mooring buoys as shown on Exhibit A.

**LEASE TERM:**

Ten years, beginning, June 28, 2010.

**CONSIDERATION:**

No monetary consideration pursuant to Public Resources Code section 6503.5.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in the amount of no less than \$500,000.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.
2. On September 17, 2001, the Commission authorized a Recreational Pier Lease with Edward R. Frazer and F. Harvey Whittemore. That lease will expire on April 30, 2011. On November 8, 2005, the ownership of the upland parcel was transferred to Karen Ann Hoeck and the applicant is now applying for a new Recreational Pier Lease.

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3. Applicant qualifies for a Recreational Pier Lease because the Applicant is a natural person who owns the littoral land that is improved with a single-family dwelling.
4. The two mooring buoys were permitted by the Tahoe Regional Planning Agency on October 2, 2009.
5. **Termination of Existing Lease:** Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of CEQA because it is not a "project" as defined by CEQA and the State CEQA Guidelines.

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

6. **Issuance of New Lease:** 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 CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

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

7. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon staff's consultation with the persons nominating such lands and through the CEQA review process, it is staff's opinion that the project, as proposed, is consistent with its use classification.

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

**Termination of Existing Lease:** Find that the activity is not subject to the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15060(c)(3) because the activity is not a project as

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defined by Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

**Issuance of New Lease:** Find that the activity is exempt from the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15061 as a categorically exempt project, Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

**SIGNIFICANT LANDS INVENTORY FINDING:**

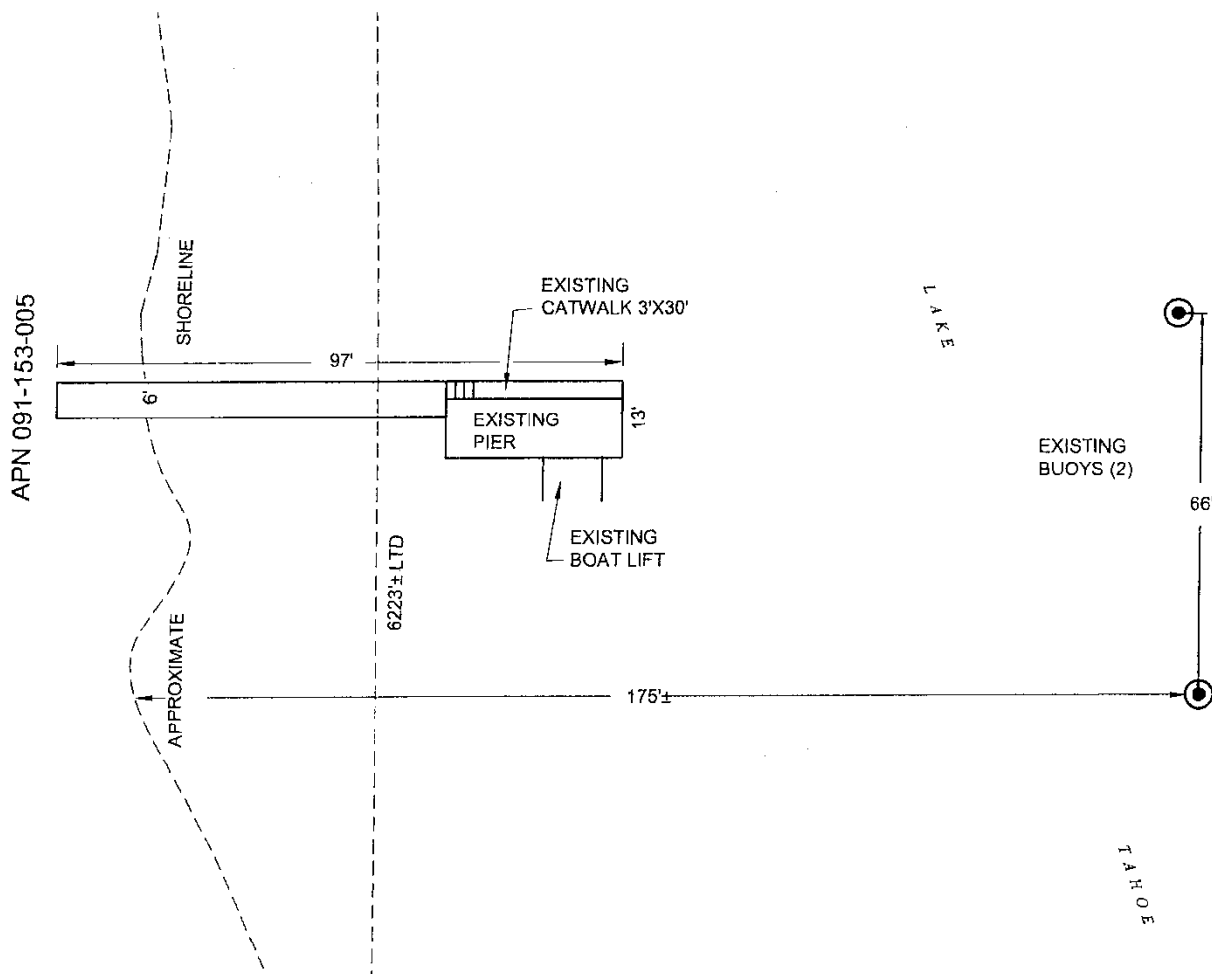
Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code sections 6370, et seq.

**AUTHORIZATION:**

1. Authorize termination, effective June 27, 2010, of Lease No. PRC 8341.9, a Recreational Pier Lease, issued to Edward R. Frazer and F. Harvey Whittemore.
2. Authorize issuance of a ten-year Recreational Pier Lease to Karen Ann Hoeck, beginning June 28, 2010 for the continued use and maintenance of an existing pier, boat lift, and two mooring buoys as shown on Exhibit A attached and by this reference made a part hereof; no monetary consideration pursuant to Public Resources Code section 6503.5; and liability insurance in the amount of no less than \$500,000.

NO SCALE

# SITE



4590 NORTH LAKE BLVD., CARNELIAN BAY

NO SCALE

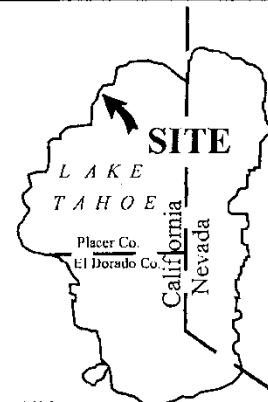
# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit A

PRC 8341.9  
 HOECK  
 APN 091-153-005  
 RECREATIONAL PIER LEASE  
 PLACER COUNTY



MJJ 04/10

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.