

**CALENDAR ITEM
C04**

A 1
S 1

06/29/15
PRC 7354.1
M.J. Columbus

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Moana Beach Property Owners Association, Inc.

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to Assessor's Parcel No. 098-191-011, Moana Circle, near Homewood, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier.

LEASE TERM:

10 years, beginning October 26, 2014.

CONSIDERATION:

\$822 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. The Applicant owns the upland adjoining the lease premises.
2. On April 26, 2005, the Commission authorized a 10-year General Lease - Recreational Use to Moana Beach Property Owners Association, Inc. That lease expired on October 25, 2014. The Applicant is now applying for a General Lease – Recreational Use.
3. 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).

CALENDAR ITEM NO. **C04** (CONT'D)

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

4. 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 Moana Beach Property Owners Association, Inc. beginning October 26, 2014, for a term of 10 years, for the continued use and maintenance of an existing pier 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 \$822, with an annual Consumer Price Index adjustment; and liability insurance with coverage in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 7354.1

LAND DESCRIPTION

A parcel of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 3 of fractional Section 7, Township 14 North, Range 17 East, M.D.B.&M., as shown on Official Government Township Plat approved January 17, 1866, County of Placer, State of California, more particularly described as follows:

All those lands underlying an existing pier and two catwalks lying adjacent to that parcel described in Grant Deed recorded October 20, 1965 as Document Number 19846 in Official Records of said 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 05/26/2015 by the California State Lands Commission Boundary Unit.





LAKE

TAHOE

EXISTING
CATWALK
2.5 'X 40'

9' IMPACT
AREA

EXISTING
PIER

EXISTING
CATWALK
2.5 'X 40'

9' IMPACT
AREA

APPROX.
SHORELINE

8'

6223± LTD

098-191-011
APN

EXHIBIT A

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LAND DESCRIPTION PLAT
PRC 7354.1, MOANA BEACH PROPERTY
OWNERS ASSOCIATION, INC.
PLACER COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE

LAKE

TAHOE

EXISTING
CATWALK
2.5' X 40'

9' IMPACT
AREA

EXISTING
PIER

EXISTING
CATWALK
2.5' X 40'

9' IMPACT
AREA

APPROX.
SHORELINE

APN
098-191-011

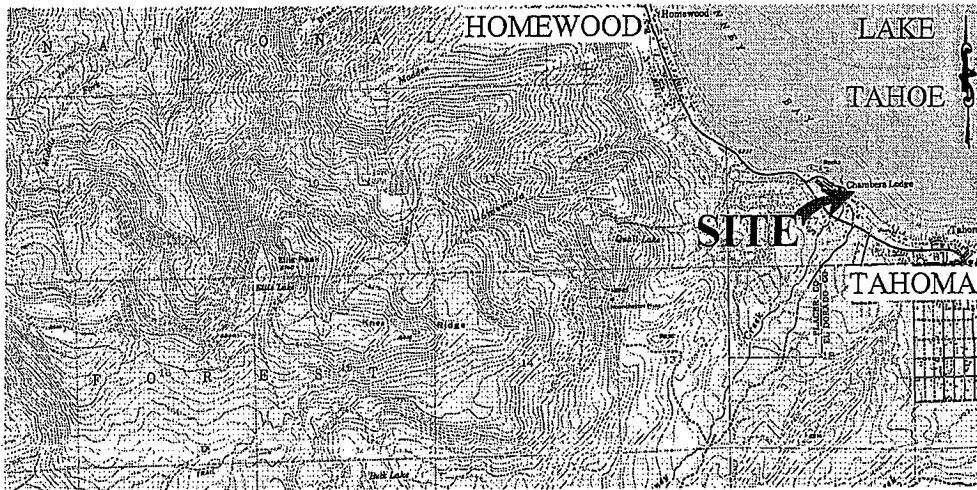
8'

6223'± LTD

MOANA CIRCLE, NEAR HOMEWOOD

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

PRC 7354.1
 MOANA BEACH PROPERTY
 OWNERS ASSOCIATION, INC.
 APN 098-191-011
 GENERAL LEASE-
 RECREATIONAL USE
 PLACER COUNTY

