

**MINUTE ITEM**  
This Calendar Item No. C64 was approved as  
Minute Item No. 64 by the California State Lands  
Commission by a vote of 3 to 2 at its  
9/19/00 meeting.

**CALENDAR ITEM  
C64**

A     4  
S     1

09/19/00  
PRC 4858.9  
B. Young

**RECREATIONAL PIER LEASE**

**APPLICANTS:**

Michael J. and Helen E. Lombardi  
19411 MacGregor Circle  
Huntington Beach, CA 92648

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

Sovereign lands in Lake Tahoe, near Cedar Flat, Placer County.

**AUTHORIZED USE:**

Removal and reconstruction of an existing pier, placement of a boat lift, and retention of one mooring buoy as shown on the attached Exhibit A.

**LEASE TERM:**

Ten years, beginning September 1, 2000.

**CONSIDERATION:**

No monetary consideration pursuant to Public Resources Code section 6503.5.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability insurance with coverage of no less than \$300,000.

Other:

This lease is conditioned on Lessee obtaining authorization from the Tahoe Regional Planning Agency (TRPA) for the mooring buoy within two years from the effective date of the authorization of the buoy by the Commission.

**OTHER PERTINENT INFORMATION:**

1. On June 23, 1983, The Commission authorized a Recreational Pier Permit with Frank R. and Dolores S. Pulice. That permit expired on June 22, 1993. On May 30, 1995, Frank R. and Dolores S. Pulice deeded

CALENDAR ITEM NO. **C64** (CONT'D)

the littoral land to Michael J. Lombardi and Helen Lombardi. On January 20, 1997, Michael J. Lombardi and Helen Lombardi deeded the littoral land to Michael J. Lombardi and Helen E. Lombardi Trust. The Applicants qualify for a rent-free Recreational Pier Lease because the applicants are natural persons who have improved the littoral land with, and only use the upland for, single-family dwellings . Michael J. Lombardi and Helen E. Lombardi Trust are now applying for a new Recreational Pier Lease.

2. **Pier Reconstruction:** 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 2, Replacement or reconstruction; Title 2, California Code of Regulations, section 2905 (b).

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

3. **Boat Lift and Buoy:** 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.

**FURTHER APPROVALS REQUIRED:**

Buoy: Tahoe Regional Planning Agency

**EXHIBIT:**

CALENDAR ITEM NO. **C64** (CONT'D)

A. Location and Site Map

**PERMIT STREAMLINING ACT DEADLINE:**

September 24, 2000

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

**PIER RECONSTRUCTION:** 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 2, REPLACEMENT OR RECONSTRUCTION; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905(b).

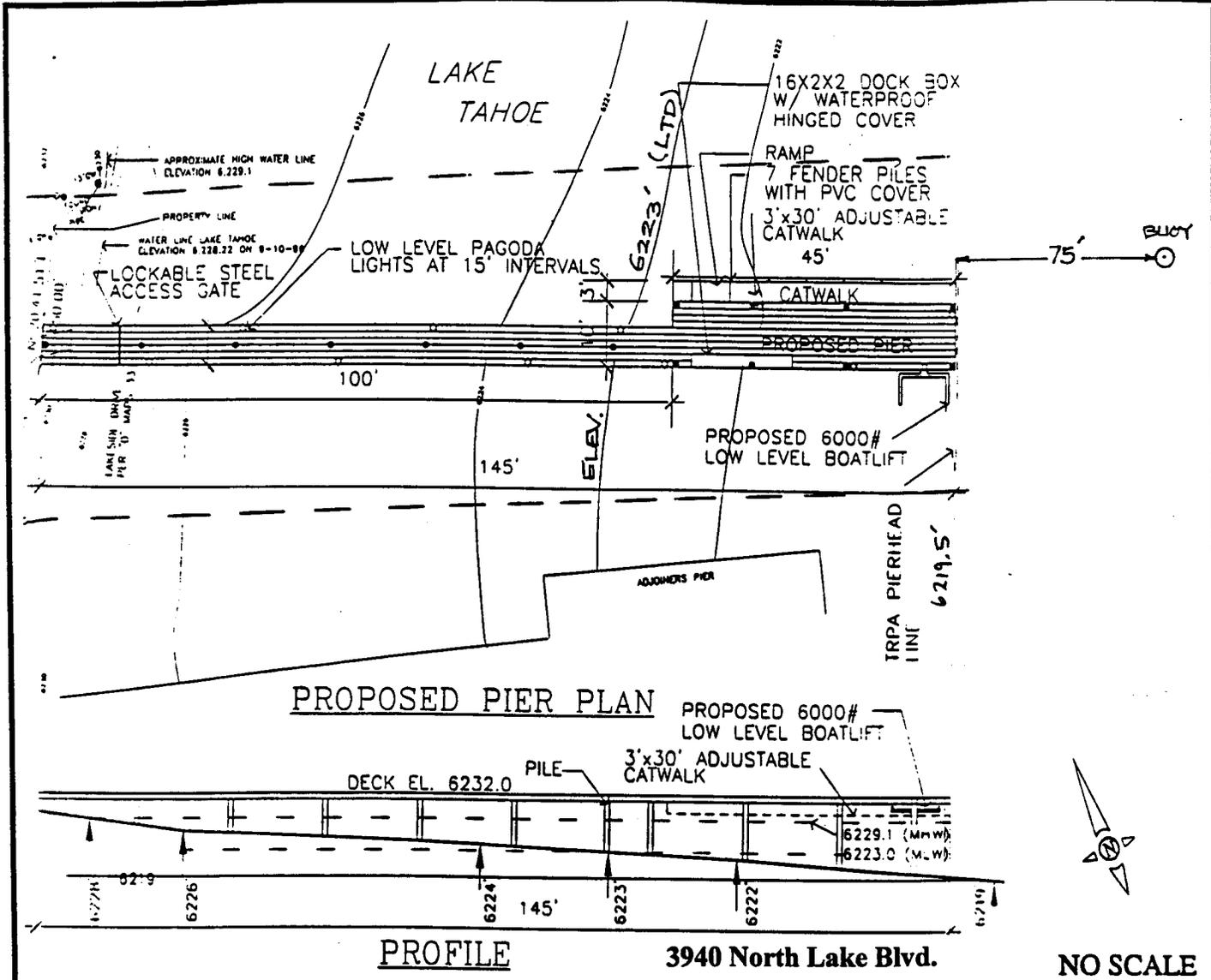
**BOAT LIFT AND BUOY:** FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (c)(3).

**SIGNIFICANT LANDS INVENTORY FINDING:**

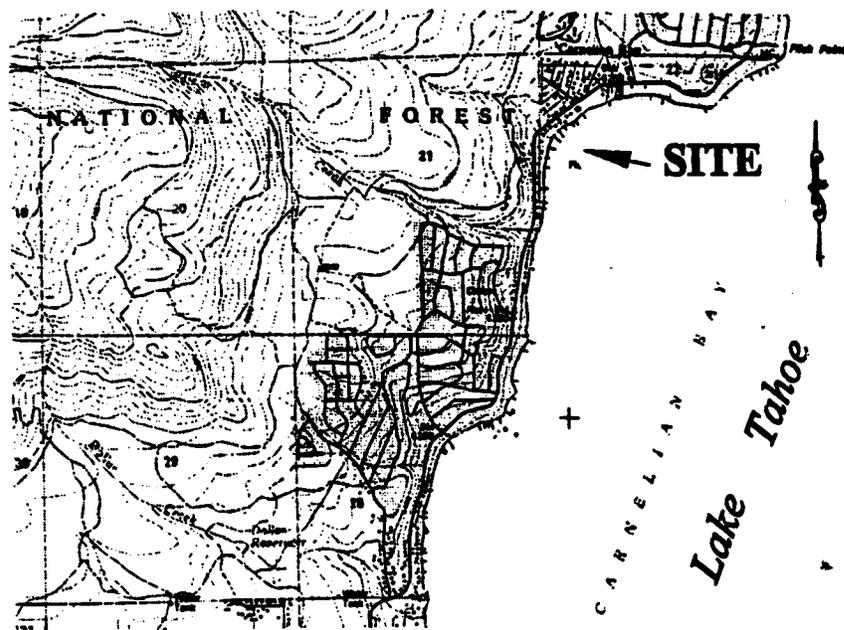
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO MICHAEL J. LOMBARDI AND HELEN E. LOMBARDI, TRUSTEES OF THE LOMBARDI LIVING TRUST OF A TEN-YEAR RECREATIONAL PIER LEASE, BEGINNING SEPTEMBER 1, 2000, FOR THE REMOVAL AND RECONSTRUCTION OF AN EXISTING PIER, BOAT LIFT, AND RETENTION OF ONE MOORING BUOY ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6503.5; LIABILITY INSURANCE WITH COVERAGE OF NO LESS THAN \$300,000.

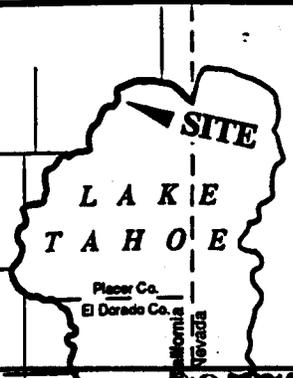


**LOCATION MAP**



**EXHIBIT A**

PRC 4858.9  
 APN 092-142-002  
 Lake Tahoe  
 PLACER COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver of limitation of any state interest in the subject or any other property.

CALENDAR PAGE 00573  
 MINUTE PAGE 009489