

**MINUTE ITEM**  
This Calendar Item No. C14 was approved as  
Minute Item No. 14 by the California State Lands  
Commission by a vote of 3 to 0 at its  
10-01-02 meeting.

**CALENDAR ITEM  
C14**

A 4  
S 1

10/01/02  
PRC 5598.9  
B. Dugal

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

**LESSEE**

Robert L. Coleman

**APPLICANT:**

Robert L. Coleman, Trustee of the 1990 Robert Lewis Coleman Trust, under  
Declaration of Trust dated March 16, 1990

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

Sovereign lands in Lake Tahoe, located near Sunnyside, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier and boat port previously  
authorized by the Commission and the retention of two existing mooring buoys.

**LEASE TERM:**

Ten years, beginning October 1, 2002.

**CONSIDERATION:**

No monetary consideration pursuant to Public Resources Code section 6503.5.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability insurance in the amount of no less than \$300,000.

Other:

The proposed lease is conditioned on the Applicant 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.

CALENDAR ITEM NO. **C14** (CONT'D)

**OTHER PERTINENT INFORMATION:**

1. On January 29, 1999, the Commission approved the issuance of a Recreational Pier Lease to Robert L. Coleman for the existing pier and boat port. That lease will expire on November 26, 2008. The Applicant has now submitted an application for the retention of two existing moorings buoys.
2. Applicant qualifies for a Recreational Pier Lease because the Applicant is a natural person who has improved the littoral lands with, and uses the uplands for, a single-family dwelling.
3. **Termination of an 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 the CEQA because it is not a "project" as defined by the 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.

4. **Existing Pier and Boat Port** - 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 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.

5. **Mooring Buoys** - 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

CALENDAR ITEM NO. **C14** (CONT'D)

Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

6. 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:**

Buoys - Tahoe Regional Planning Agency

**EXHIBIT:**

- A. Site/Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

**TERMINATION OF AN EXISTING LEASE** - FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

**PIER AND BOAT PORT** - 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 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

**MOORING BUOYS** - 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

CALENDAR ITEM NO. C14 (CONT'D)

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.

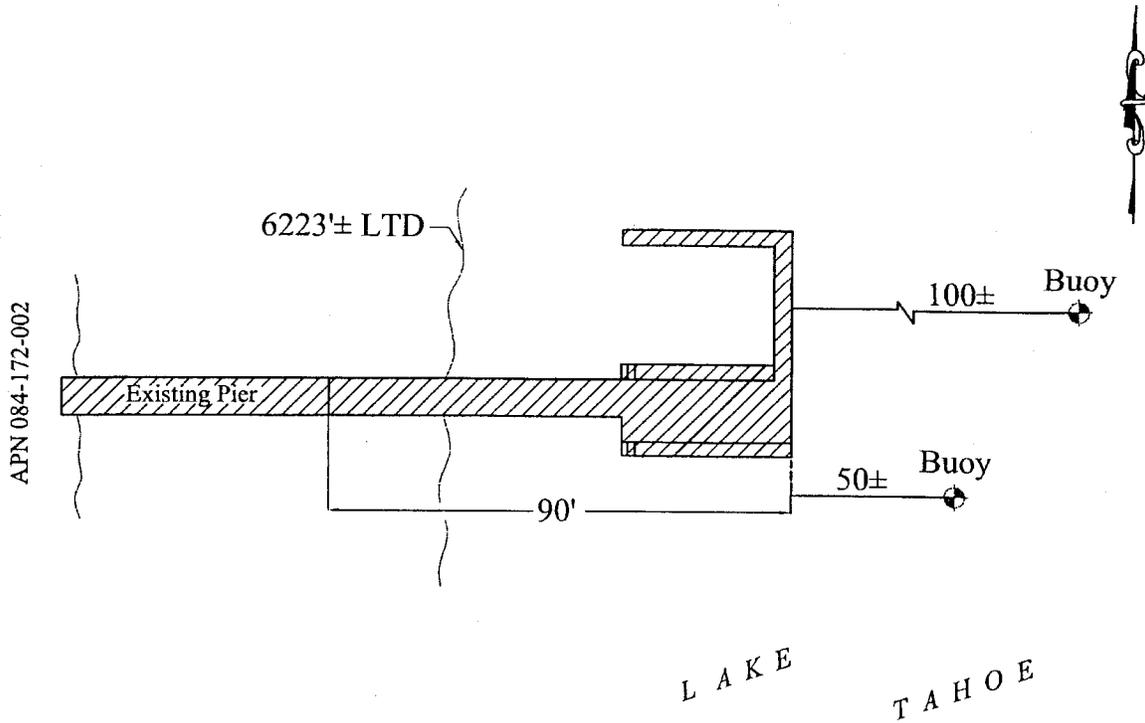
**AUTHORIZATION:**

AUTHORIZE TERMINATION OF RECREATIONAL PIER LEASE NO. PRC 5598.9, ISSUED TO ROBERT L. COLEMAN AND APPROVED BY THE COMMISSION ON JANUARY 28, 1999.

AUTHORIZE THE ISSUANCE TO ROBERT L. COLEMAN, TRUSTEE OF THE 1990 ROBERT LEWIS COLEMAN TRUST, UNDER DECLARATION OF TRUST DATED MARCH 16, 1990, OF A TEN-YEAR RECREATIONAL PIER LEASE, BEGINNING OCTOBER 1, 2002, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING PIER AND BOAT PORT AND THE RETENTION OF TWO EXISTING MOORING BUOYS 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 IN THE AMOUNT OF NO LESS THAN \$300,000.

NO SCALE

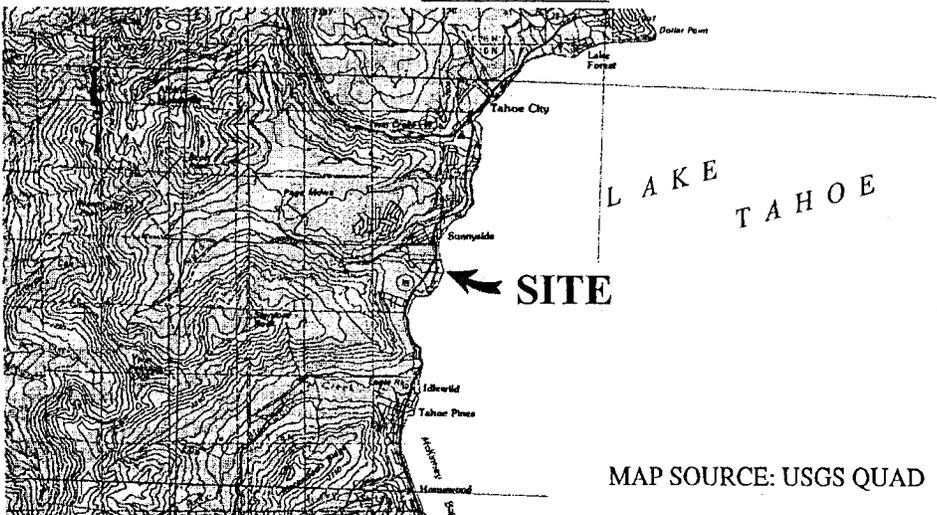
### SITE



2220 Sunnyside Lane, Tahoe City

NO SCALE

### LOCATION



### Exhibit A

PRC 5598  
 Robert Coleman  
 APN 084-172-002  
 Placer County



MJJ 08/02

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CALENDAR PAGE

001765

MINUTE PAGE

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.