

**CALENDAR ITEM
C22**

A 1
S 1

10/14/14
PRC 4066.1
W. Hall

AMENDMENT OF LEASE

LESSEES:

John Stumpf and Ruth Stumpf, Trustees of the Stumpf Family Trust.

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 1870 North Lake Boulevard, Tahoe City, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier, boat lift and two mooring buoys.

LEASE TERM:

10 years, beginning May 30, 2013.

CONSIDERATION:

\$2,058 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Liability insurance of no less than \$1,000,000 per occurrence.

PROPOSED AMENDMENT:

Amend the Lease to:

1. Authorize the replacement and extension of the pier, with a mechanized catwalk, and relocation of the boat lift.
2. Revise the annual rent from \$2,058 to \$2,210, effective May 30, 2015.
3. Include special lease provisions related to construction.
4. Replace the existing Exhibit A, Land Description, and Exhibit B, Site and Location Map, with the attached Exhibit A, Land Description, and Exhibit B, Site and Location Map.

All other terms and conditions of the lease shall remain in effect without amendment.

CALENDAR ITEM NO. **C22** (CONT'D)

OTHER PERTINENT INFORMATION:

1. Lessees own the uplands adjoining the lease premises.
2. On December 2, 2013, the Commission authorized a General Lease – Recreational Use to John Stumpf and Ruth Stumpf, Trustees of the Stumpf Family Trust, for the continued use and maintenance of an existing pier, boat lift and two mooring buoys. The Applicant is now applying for an Amendment of Lease for the replacement and extension of the pier with a mechanized catwalk, and relocation of the boat lift.
3. Construction will include the removal and replacement of the entire pier, and extension by approximately 105 feet, to a total of 290.6 feet. It will also include the relocation of the boat lift and addition of a mechanized catwalk. Construction is scheduled to begin October 2014.
4. **Pier Replacement/Reconstruction:** The staff recommends that the Commission find that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 2, Replacement or Reconstruction; California Code of Regulations, Title 14, section 15302.
5. **Existing Two Mooring Buoys:** The staff recommends that the Commission find that this activity is exempt from the requirements of 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).

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

6. 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.

CALENDAR ITEM NO. **C22** (CONT'D)

EXHIBITS:

- A. Land Description
- B. Site and Location Map

APPROVAL OBTAINED:

U.S. Fish and Wildlife Service
U.S. Army Corps of Engineers
Lahontan Regional Water Quality Control Board
California Department of Fish and Wildlife

FURTHER APPROVALS REQUIRED:

Tahoe Regional Planning Agency

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Pier Replacement/Reconstruction: 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 2, Replacement or Reconstruction, California Code of Regulations, Title 14, section 15302.

Existing Two Mooring Buoys: 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 the amendment of Lease No. PRC 4066.1, a General Lease – Recreational Use, effective October 14, 2014, to amend the lease to:

1. Authorize the replacement and extension of the pier, with a mechanized catwalk, and relocation of the boat lift.
2. Revise the annual rent from \$2,058 to \$2,210, effective May 30, 2015.
3. Include special lease provisions related to construction.

CALENDAR ITEM NO. **C22** (CONT'D)

4. Replace the existing Exhibit A, Land Description, and Exhibit B, Site and Location Map, with the attached Exhibit A, Land Description, and Exhibit B, Site and Location Map.

All other terms and conditions of the lease will remain in effect without amendment.

EXHIBIT A

PRC 4066.1

LAND DESCRIPTION

Three parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 3 of fractional Section 5, Township 15 North, Range 17 East, M.D.B.&M., as shown on Official Government Township Plat approved November 9, 1866, County of Placer, State of California, more particularly described as follows:

PARCEL 1 – PIER

All those lands underlying a proposed pier, adjustable catwalk and boat lift lying adjacent to those parcels described in Grant Deed recorded May 30, 2013 as Document Number 2013-0052865 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.

PARCELS 2 & 3 – BUOYS

Two circular parcels of land, each being 50 feet in diameter, underlying two existing buoys lying adjacent to those parcels described in Grant Deed recorded May 30, 2013 as Document Number 2013-0052865 in Official Records of said County.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

This description is based on Applicant provided site plan for a proposed pier extension, together with any and all appurtenances pertaining thereto, to be built at a later date within the Lease time frame. This description is to be updated once final as-built plans are submitted.

Prepared 08/13/2014 by the California State Lands Commission Boundary Unit.



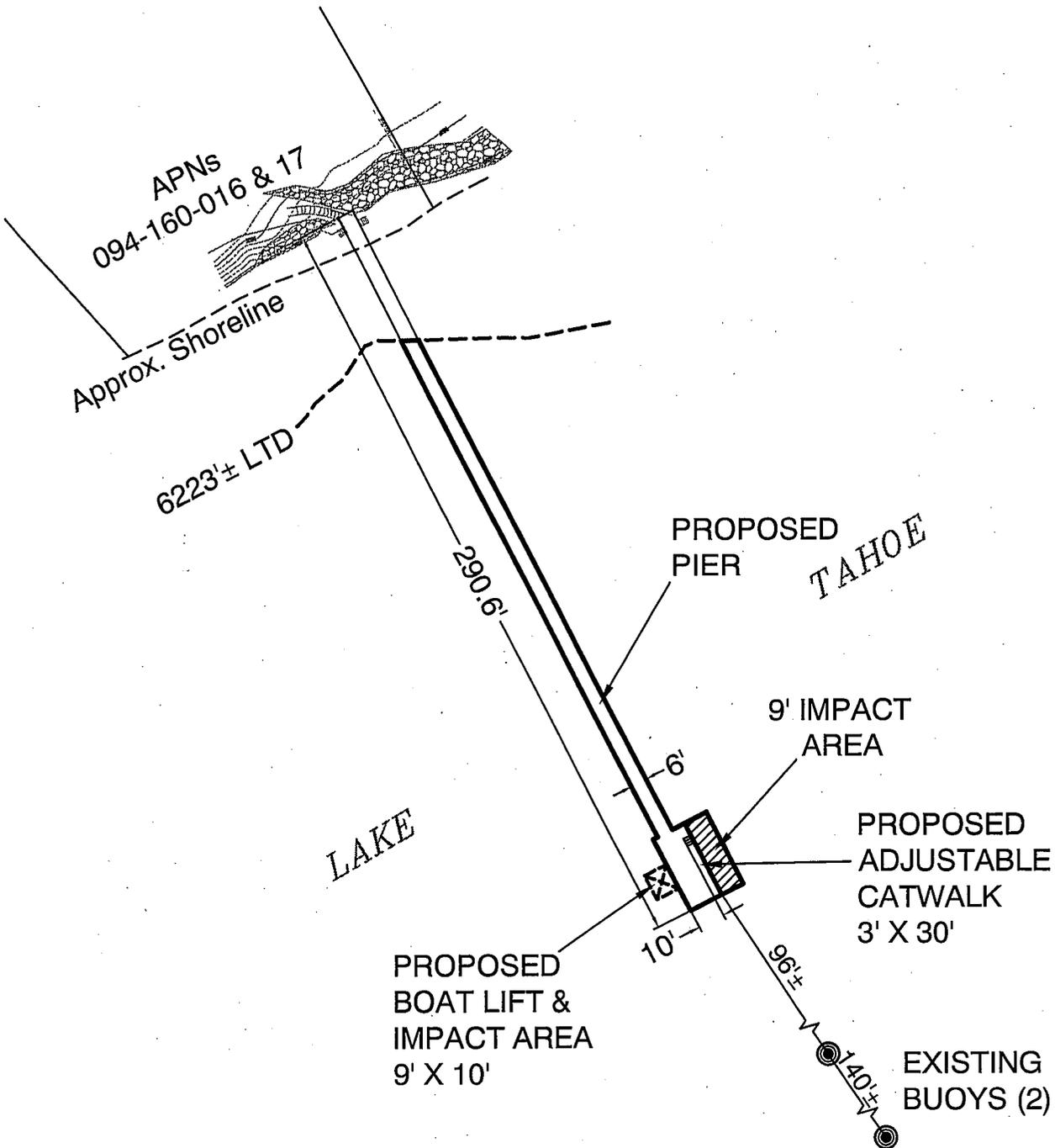


EXHIBIT A

Page 2 of 2

TS 08/13/14

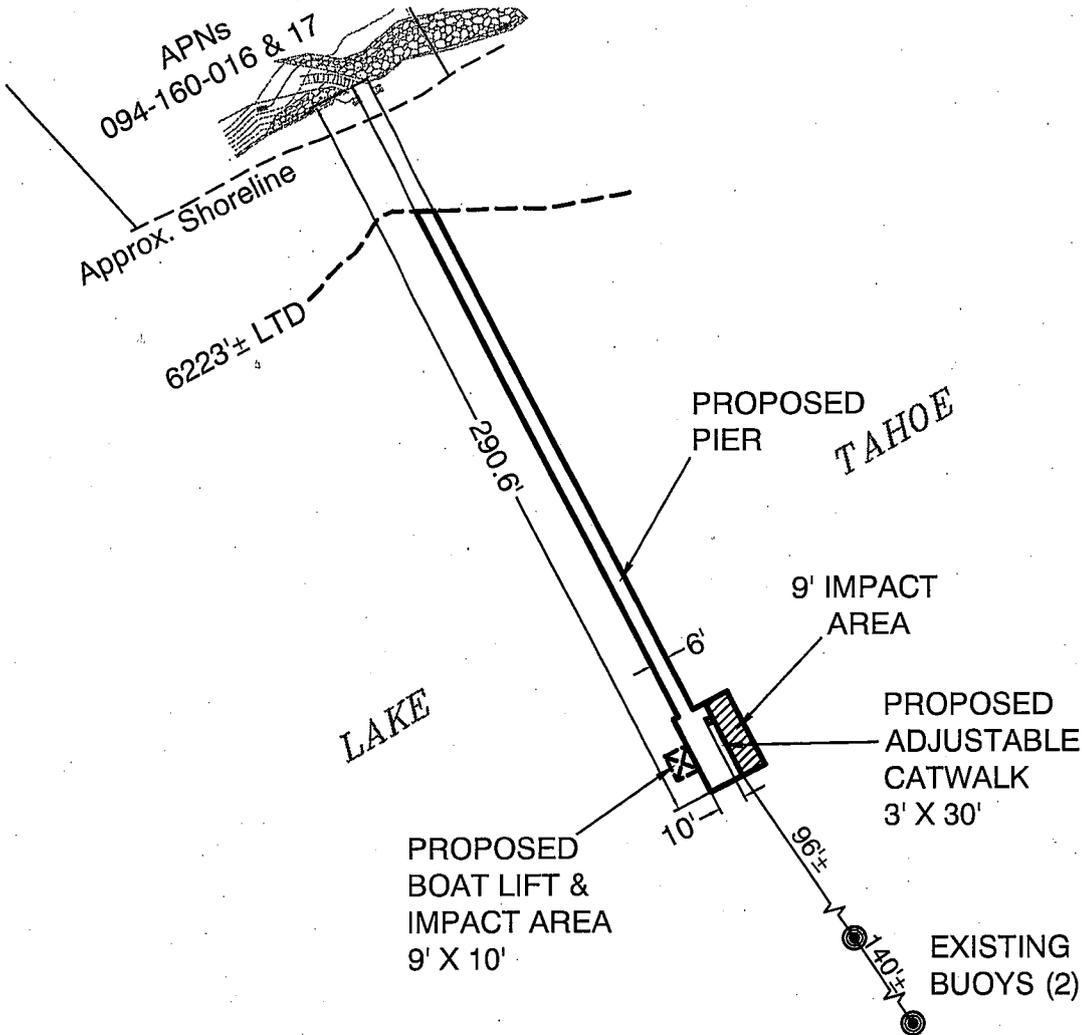
LAND DESCRIPTION PLAT
 PRC 4066.1, STUMPF TRUSTEES
 PLACER COUNTY

CALIFORNIA STATE
 LANDS COMMISSION



NO SCALE

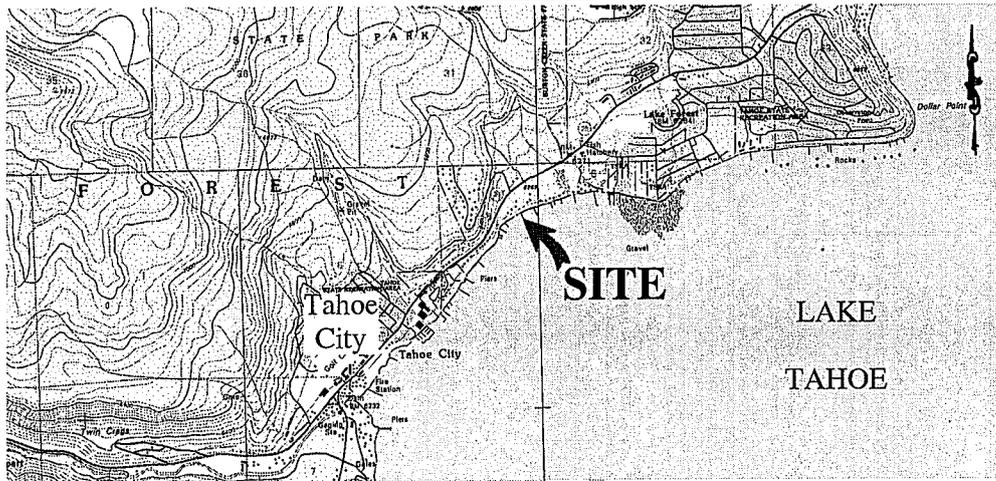
SITE



1870 NORTH LAKE BLVD., TAHOE CITY

NO SCALE

LOCATION

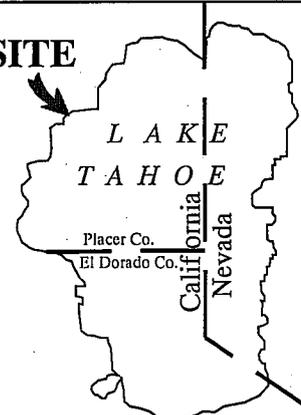


MAP SOURCE: USGS QUAD

Exhibit B

PRC 4066.1
 STUMPF TRUSTEES
 APN 094-160-016 & 017
 GENERAL LEASE -
 RECREATIONAL USE
 PLACER COUNTY

SITE



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.

TS 08/13/14