

**CALENDAR ITEM  
C08**

A 1  
S 1

12/18/15  
PRC 3560.1  
S. Kreutzburg

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

Lynne Garibotti Blower, as Trustee of the Lynne Garibotti Blower Revocable Trust dated July 21, 2004

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

Sovereign land located in Lake Tahoe, adjacent to 4980 North Lake Boulevard, Carnelian Bay, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier and boathouse with boat hoist.

**LEASE TERM:**

10 years, beginning August 26, 2016.

**CONSIDERATION:**

\$989 per year, with an annual Consumer Price Index adjustment.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in an amount no less than \$1,000,000.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland adjoining the lease premises.
2. On June 26, 2006, the Commission authorized a 10-year Recreational Pier Lease to Anna J. Garibotti and Lynne M. Garibotti Blower, Co-Trustees of the Anna J. Garibotti Revocable Trust UTD dated September 30, 1998. Since that time, interest in the upland parcel transferred to Lynne Garibotti Blower, as Trustee of the Lynne Garibotti Blower Revocable Trust dated July 21, 2004. The lease will expire on August 25, 2016.
3. The Applicant is now applying for a General Lease – Recreational Use.

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4. 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).

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

5. 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 Lynne Garibotti Blower, as Trustee of the Lynne Garibotti Blower Revocable Trust dated July 21, 2004, beginning August 26, 2016, for a term of 10 years, for the continued use and maintenance of an existing pier and boathouse with boat hoist 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 \$989, with an annual Consumer

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Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 3560.1**

**LAND DESCRIPTION**

A parcel of submerged land situate in the bed of Lake Tahoe, lying adjacent to Lot 5 of fractional Section 22, Township 16 North, Range 17 East, MDM., as shown on Official Government Township Plat approved November 10, 1865, County of Placer, State of California and more particularly described as follows:

**PARCEL 1 – PIER**

All those lands underlying an existing pier, boathouse, boat hoist and landing lying adjacent to that parcel as described in Exhibit “A” of that Quitclaim Deed recorded October 15, 2010 as Document Number 2010-0083111 in Official Records of said County.

TOGETHER WITH any applicable impact area(s).

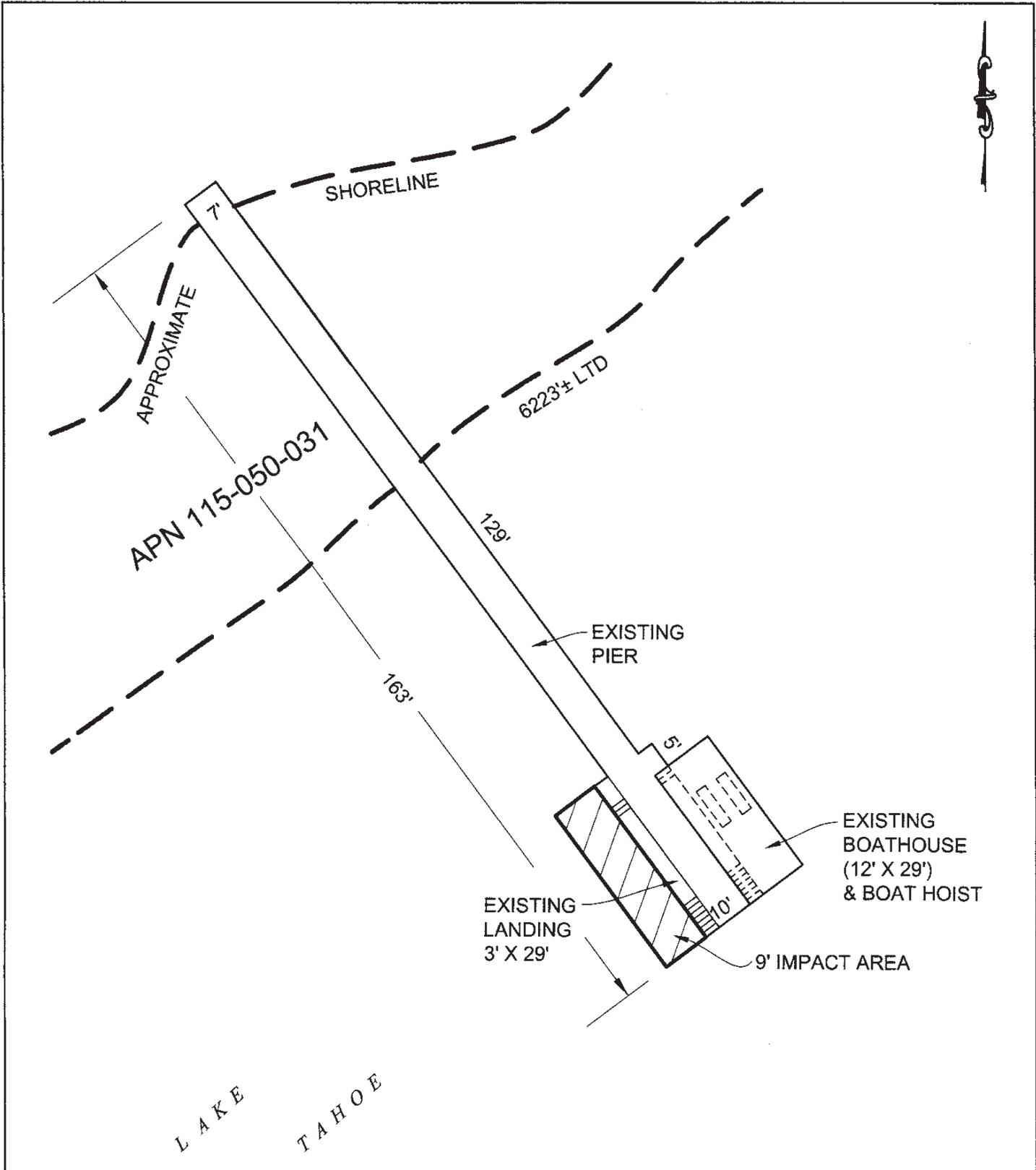
EXCEPTING THEREFROM any portion(s) lying landward of elevation 6223 feet LTD on the shoreline of said Lake Tahoe.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared October 29, 2015 by the California State Lands Commission Boundary Unit.





# EXHIBIT A

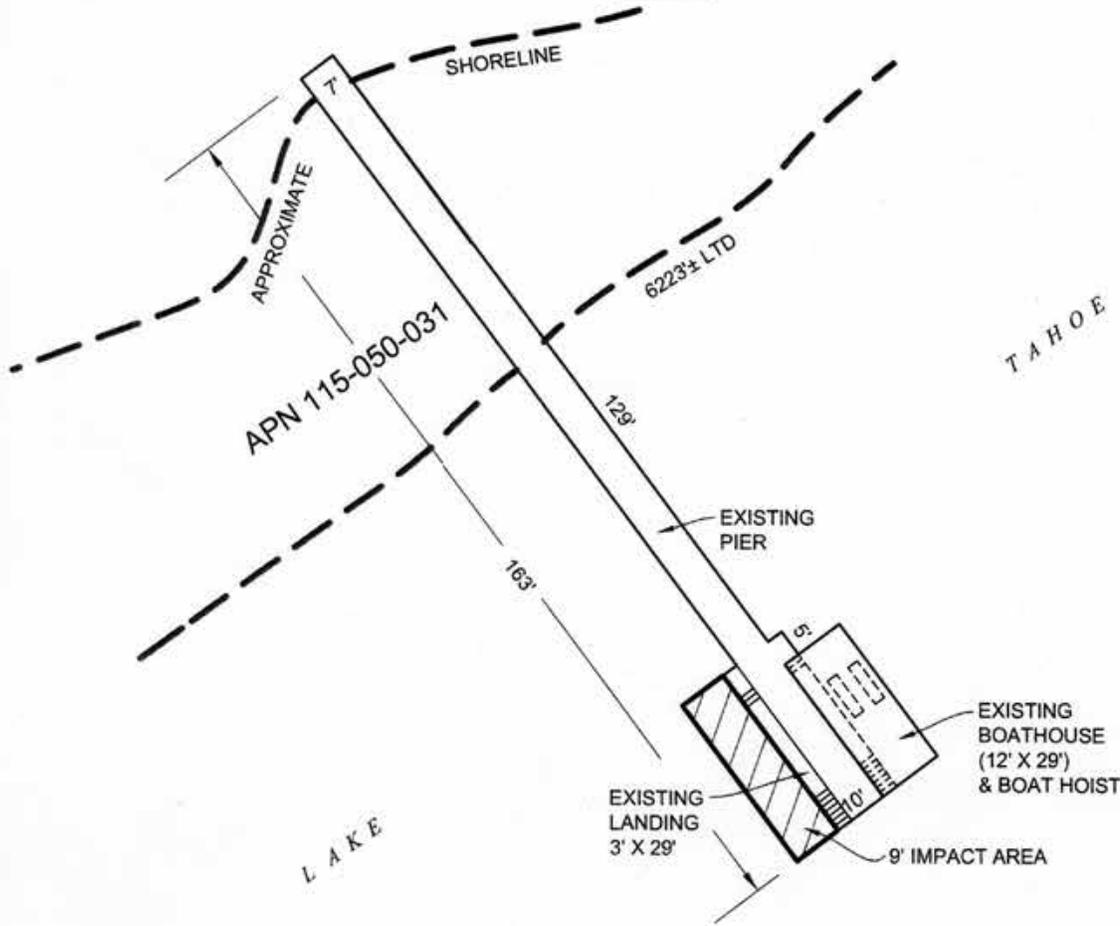
LAND DESCRIPTION PLAT  
 PRC 3560.1, GARIBOTTI BLOWER TRUST  
 PLACER COUNTY

CALIFORNIA STATE  
 LANDS COMMISSION



NO SCALE

# SITE



4980 NORTH LAKE BLVD., NEAR CARNELIAN BAY

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit B

PRC 3560.1  
 GARIBOTTI BLOWER TRUST  
 APN 115-050-031  
 GENERAL LEASE -  
 RECREATIONAL USE  
 PLACER COUNTY



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.

MJJ 11/03/2015