

**CALENDAR ITEM  
C24**

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04/06/10  
WP 8367.9  
N. Lee

**TERMINATION OF GENERAL LEASE – RECREATIONAL USE  
AND ISSUANCE OF A RECREATIONAL PIER LEASE**

**LESSEE:**

Abbett Electric Corporation, a California Corporation

**APPLICANTS:**

Evan C. Unger and Susan J. Unger, Trustees of The Unger Family Trust dated October 24, 1995

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

Sovereign land in Lake Tahoe, adjacent to 4148 Ferguson Avenue, near Carnelian Bay, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of two existing mooring buoys as shown on the attached Exhibit A.

**LEASE TERM:**

Ten years, beginning July 31, 2009.

**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 \$500,000.

Other:

This lease is conditioned on the Applicants obtaining authorization from the Tahoe Regional Planning Agency for the mooring buoys by October 22, 2010, which is two years after the October 22, 2008 adoption of the Final Environmental Impact Statement (FEIS) and the approval of the Lake Tahoe Shorezone Ordinance Amendments based on the FEIS.

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**OTHER PERTINENT INFORMATION:**

1. Applicants own the uplands adjoining the lease premises.
2. On January 30, 2002, the Commission authorized a General Lease – Recreational Use with Abbett Electric Corporation, a California Corporation. That lease will expire on October 31, 2011. On July 31, 2009, Abbett Electric Corporation deeded the upland parcel to Evan C. Unger and Susan J. Unger, Trustees of The Unger Family Trust dated October 24, 1995. Applicants are now applying for a Recreational Pier Lease.
3. Applicants qualify for a Recreational Pier Lease because the Applicants are natural persons who own the littoral land that is improved with a single-family dwelling.
4. **Termination of Lease:** Pursuant to the Commission’s delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], staff has determined that this activity is not subject to the provisions of CEQA because it is not a “project” as defined by 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.

5. **Issuance of Lease:** Pursuant to the Commission’s delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), staff has determined that this activity is exempt from the requirements of 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.

6. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon staff’s consultation with the persons nominating such lands and through CEQA review process, it is staff’s opinion that the project, as proposed, is consistent with its use classification.

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**FURTHER APPROVALS REQUIRED:**

Buoys: Tahoe Regional Planning Agency

**EXHIBIT:**

A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

**Termination of Lease:** Find that the activity is not subject to the requirements of 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.

**Issuance of Lease:** Find that the activity is exempt from the requirements of 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).

**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:**

1. Authorize termination, effective July 30, 2009, of Lease No. PRC 8367.1, a General Lease – Recreational Use issued to Abbett Electric Corporation, a California Corporation.
2. Authorize issuance of a ten-year Recreational Pier Lease to Evan C. Unger and Susan J. Unger, Trustees of The Unger Family Trust dated October 24, 1995, beginning July 31, 2009, for the continued use and maintenance of two existing mooring buoys as shown on Exhibit A attached and by this reference made a part hereof; no monetary consideration pursuant to Public Resources Code section 6503.5; and liability insurance in the amount of no less than \$500,000.