

**CALENDAR ITEM
C15**

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06/21/13
PRC 4469.1
M.J. Columbus

GENERAL LEASE - RECREATIONAL USE

APPLICANT:

Karen Stone McCown, Trustee of the Karen Stone McCown Revocable Trust Agreement dated May 11, 1990, Amended and Restated August 13, 2003

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 263 Drum Road, near Meeks Bay, El Dorado County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier, boathouse, and one mooring buoy.

LEASE TERM:

10 years, beginning October 5, 2012.

CONSIDERATION:

\$2,320 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:

Insurance:

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

Other:

The proposed lease contains a provision requiring the Applicant to obtain authorization from the Tahoe Regional Planning Agency (TRPA) for the mooring buoy within two years of the adoption of a Final Environmental Impact Statement (FEIS) for the Lake Tahoe Shorezone Ordinance Amendments and approval of the amended ordinances. This is a continuation of the process the Commission used from approximately 1995 to October 2008 when TRPA adopted an FEIS and Ordinance Amendments supported by the FEIS. In September 2010, the U.S. District Court invalidated the FEIS and nullified the Amendments. When additional information is available, Commission staff will advise the

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Commission on any suggested modifications to the process used by the Commission pending resolution of the TRPA FEIS and ordinance issues.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. On April 9, 2002, the Commission authorized a 10-year Recreational Pier Lease with George E. McCown and Karen Stone McCown, Trustees of the McCown Community Property Trust Agreement dated September 30, 1997, for a pier, boathouse, and two mooring buoys adjacent to Assessor's Parcel Number (APN) 016-300-21. That lease expired on February 28, 2012. On October 5, 2012, the upland property was deeded to Karen Stone McCown, Trustee of the Karen Stone McCown Revocable Trust Agreement dated May 11, 1990, Amended and Restated August 13, 2003.
3. On October 5, 2012, a boundary line adjustment was recorded with the County of El Dorado (County) and subsequently, the County issued two new Assessor's Parcel numbers (APNs), APN 016-300-63 and APN 016-300-62, for the adjoining lakefront lots. Because of the boundary line adjustment, the pier, boathouse, and one of the two mooring buoys are now located adjacent to APN 016-300-63. The remaining mooring buoy is adjacent to APN 016-300-62. The Applicant is the owner of both adjoining lakefront lots and has submitted separate lease applications. Staff recommends issuance of a General Lease – Recreational Use for the pier, boathouse, and one mooring buoy adjacent to APN 016-300-63. An application for a General Lease - Recreational Use for one mooring buoy adjacent to APN 016-300-62 is also before the Commission at this meeting.
4. The staff recommends 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

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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 Karen Stone McCown, Trustee of the Karen Stone McCown Revocable Trust Agreement dated May 11, 1990, Amended and Restated August 13, 2003, beginning October 5, 2012, for a term of 10 years, for the continued use and maintenance of an existing pier, boathouse, and one mooring buoy 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 \$2,320, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 4469.1

LAND DESCRIPTION

Two (2) parcels of submerged land situate in the bed of Lake Tahoe, lying adjacent to Lot 1 of fractional Section 20, Township 14 North, Range 17 East, MDM., as shown on Official Government Township Plat approved July 29, 1880, County of El Dorado, State of California, and more particularly described as follows:

PARCEL 1 – PIER

All those lands underlying an existing pier, covered boathouse and catwalks lying adjacent to that Parcel as described in Exhibit "A" of that Grant Deed recorded October 5, 2012 as Document Number 2012-0050881 in Official Records of said County.

TOGETHER WITH a ten foot impact area.

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

PARCEL 2 – BUOY

One (1) circular parcel of land, being 50 feet in diameter, underlying one (1) existing buoy lying adjacent to said Parcel.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared May 3, 2013 by the California State Lands Commission Boundary Unit.



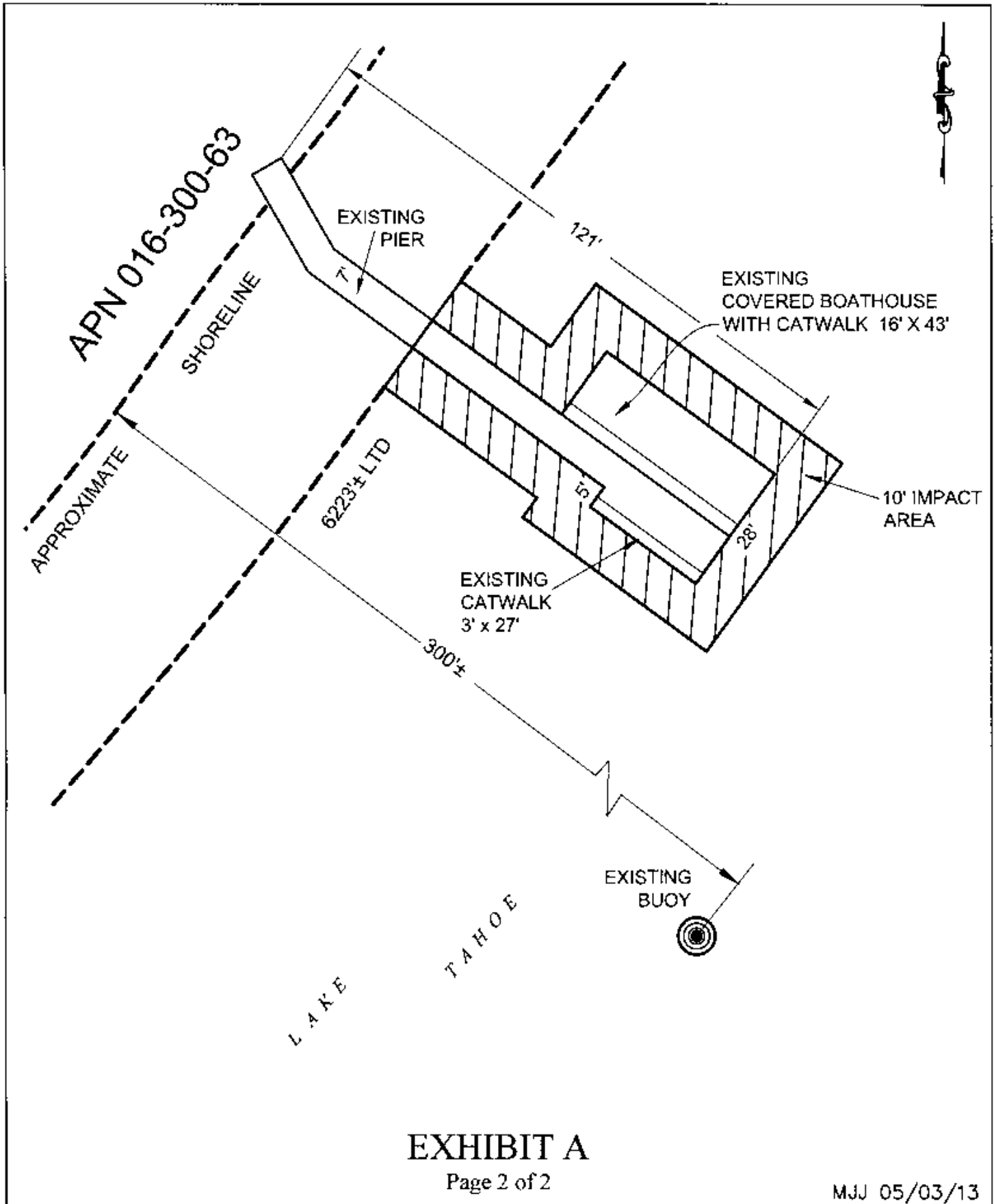


EXHIBIT A

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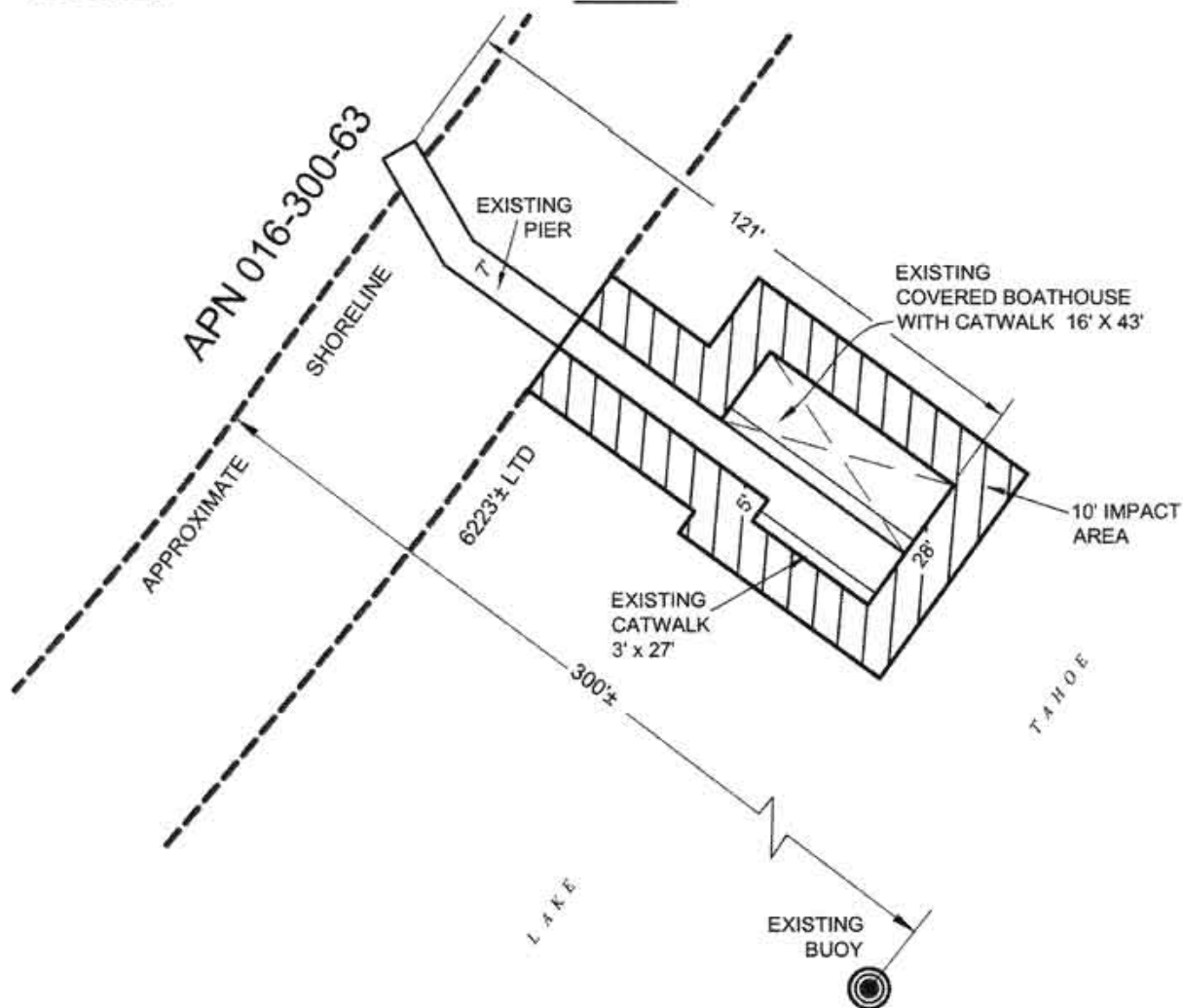
LAND DESCRIPTION PLAT
 PRC 4469.1, MCCOWN TRUST
 EL DORADO COUNTY

CALIFORNIA STATE
 LANDS COMMISSION



NO SCALE

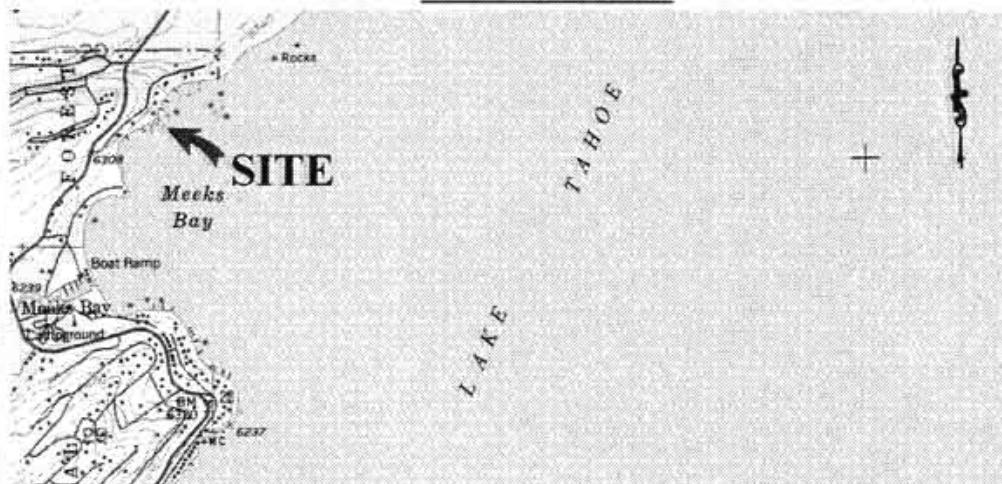
SITE



263 DRUM ROAD, MEEKS BAY

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit B

PRC 4469.1
 MCCOWN TRUST
 APN 016-300-63
 GENERAL LEASE -
 RECREATIONAL USE
 EL DORADO COUNTY



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