

**CALENDAR ITEM
C66**

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09/20/13
PRC 8658.1
B. Terry

**CONSIDER ACCEPTANCE OF A QUITCLAIM DEED AND ISSUANCE OF A
GENERAL LEASE – RECREATIONAL USE**

LESSEES:

William O. Adams and Janice L. Adams, Trustees of the William O. and Janice L. Adams Family Revocable Trust, established May 16, 1986

APPLICANTS:

David M. Adams and Courtney Adams, Co-Trustees of the David Adams Family Revocable Trust; and Michael W. Adams and Sue E. Adams, Co-Trustees of the Michael W. and Sue E. Adams Revocable Trust of 2002

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 640 Olympic Drive, Tahoe City, Placer County.

AUTHORIZED USE:

Continued use and maintenance of two existing mooring buoys.

LEASE TERM:

10 years, beginning December 7, 2012.

CONSIDERATION:

\$754 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 which requires the Applicants to obtain authorization from the Tahoe Regional Planning Agency (TRPA) for the mooring buoys within two years after the adoption of a Final Environmental Impact Statement (FEIS) for the Lake Tahoe Shorezone Ordinance Amendments and approval of the amended ordinances. This is

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a continuation of the process the Commission used from approximately 1995 to October 2008 when TRPA adopted a FEIS and Ordinance Amendments supported by the FEIS. In September 2010, the US District Court invalidated the FEIS and nullified the ordinances. TRPA is presently evaluating its response. At such time as additional information is available, Commission staff will advise the Commission on any suggested modifications to the process used by the Commission pending resolution of the TRPA EIS and ordinance issues.

OTHER PERTINENT INFORMATION:

1. Applicants own the upland adjoining the lease premises.
2. On February 9, 2006, the Commission authorized a 10-year Recreational Pier Lease with William O. Adams and Janice L. Adams, Trustees of the William O. and Janice L. Adams Family Revocable Trust, established May 16, 1986. That lease will expire on February 8, 2016. On December 7, 2012, the upland parcel was deeded to David M. Adams and Courtney Adams, Co-Trustees of the David Adams Revocable Trust; and Michael W. Adams and Sue E. Adams, Co-Trustees of the Michael W. and Sue E. Adams Revocable Trust of 2002. The Applicants are now applying for a General Lease – Recreational Use. The Lessees have executed a quitclaim deed releasing their interest in the lease to the State. Staff is recommending acceptance of the quitclaim deed and issuance of a new lease.
3. **Acceptance of a Quitclaim Deed:** The staff recommends that the Commission find that the subject acceptance of a quitclaim deed does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

4. **Issuance of New Lease:** The staff recommends that the Commission find that this activity is exempt from the requirements of CEQA as a categorically exempt project. For the existing facilities, the project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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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:

Acceptance of a Quitclaim Deed: Find that the subject acceptance of a quitclaim deed is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c) (3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

Issuance of New Lease: 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.

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AUTHORIZATION:

1. Authorize acceptance of a quitclaim deed effective December 6, 2012, of Lease No. PRC 8658.9, a Recreational Pier Lease, issued to William O. Adams and Janice L. Adams, Trustees of the William O. and Janice L. Adams Family Revocable Trust, established May 16, 1986.
2. Authorize issuance of a General Lease – Recreational Use to David M. Adams and Courtney Adams, Co-Trustees of the David Adams Family Revocable Trust; and Michael W. Adams and Sue E. Adams, Co-Trustees of the Michael W. and Sue E. Adams Revocable Trust of 2002, beginning December 7, 2012, for a term of 10 years, for the continued use and maintenance of two existing mooring buoys 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 \$754, 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 8658.1

LAND DESCRIPTION

Two parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 6 of fractional Section 7, 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 & 2 – BUOYS

Two circular parcels of land, each being 50 feet in diameter, underlying two existing buoys lying adjacent to that parcel described in Exhibit "A" of that Quitclaim Deed recorded December 7, 2012 as Document Number 2012-0117309-00 in Official Records of said County.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 04/16/2013 by the California State Lands Commission Boundary Unit.



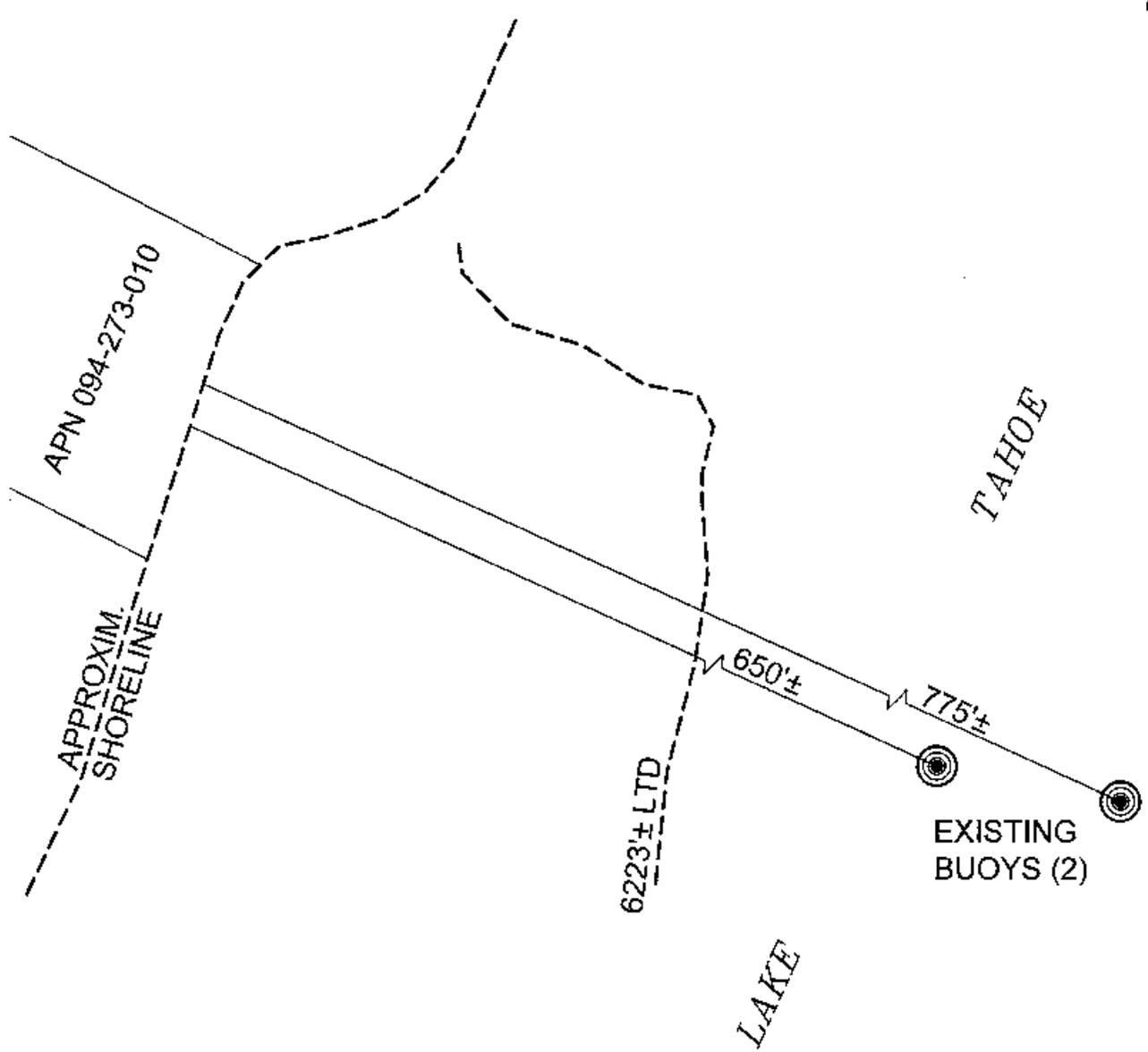


EXHIBIT A

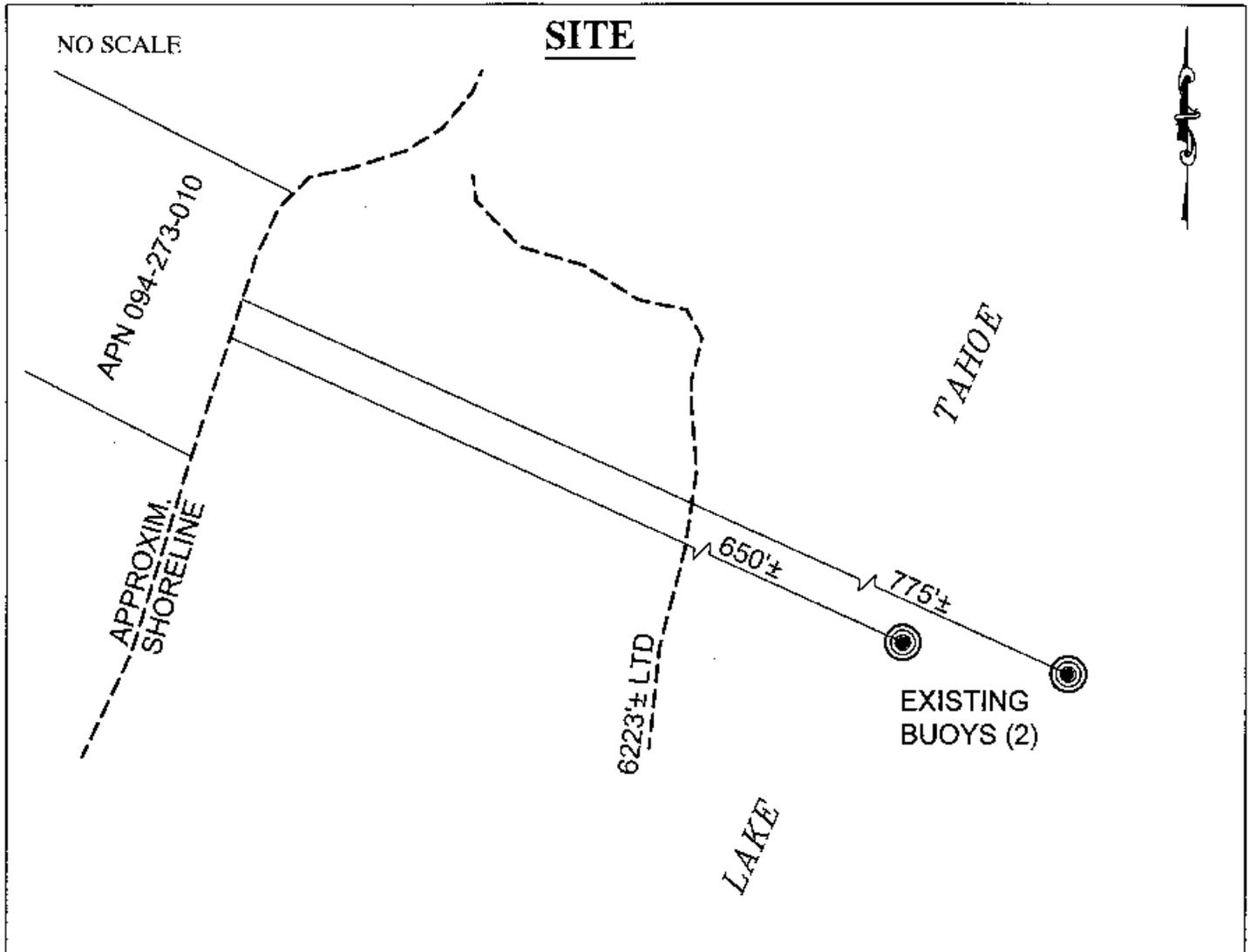
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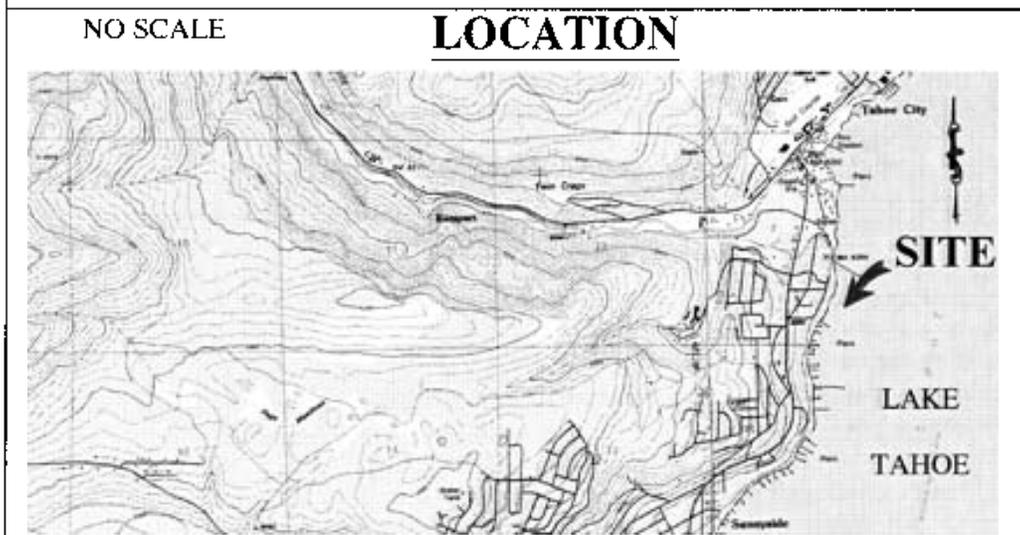
LAND DESCRIPTION PLAT
 PRC 8658.1, ADAMS
 PLACER COUNTY

CALIFORNIA STATE
 LANDS COMMISSION



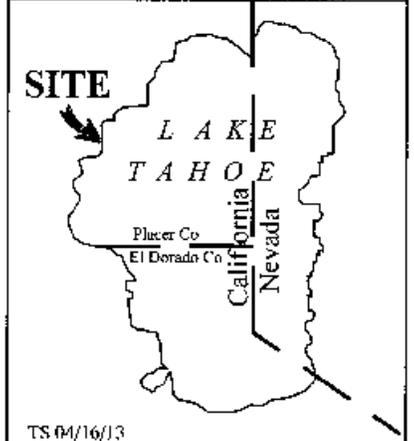


640 OLYMPIC DRIVE, TAHOE CITY



MAP SOURCE: USGS QUAD

Exhibit B
 PRC 8658.1
 ADAMS
 APN 094-273-010
 GENERAL LEASE -
 RECREATIONAL USE
 PLACER COUNTY



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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.