

**CALENDAR ITEM
C45**

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08/15/14
PRC 6537.9
M. Schroeder

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

California Department of Parks and Recreation
Mono Lake Tufa State Natural Reserve
P.O. Box 99
Lee Vining, CA 93541

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Mono Lake below elevation 6417 feet, near Lee Vining, Mono County.

AUTHORIZED USE:

Continued use and maintenance of the existing Mono Lake Tufa State Reserve and floating boat dock previously authorized by the Commission; and the use and maintenance of two existing boardwalks not previously authorized by the Commission.

LEASE TERM:

25 years, beginning July 1, 2014.

CONSIDERATION:

The public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest in the lease.

OTHER PERTINENT INFORMATION:

1. On October 20, 2003, the Commission authorized a 12-year General Lease – Public Agency Use with the California Department of Parks and Recreation, for the operation and management of the Mono Lake Tufa State Reserve including the operation and maintenance of a 6-foot by 36-foot dock located on the southwest side of the lake. The lease expired June 30, 2014. The Applicant is now applying for a General Lease – Public Agency Use.

CALENDAR ITEM NO. **C45** (CONT'D)

2. The Applicant's two boardwalks, located along the northwest and southwest sides of Mono Lake, have been in place for many years and extend onto state land but were not previously authorized by the Commission. Staff recommends bringing the two existing boardwalks under lease.
3. 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.

4. 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.

CALENDAR ITEM NO. **C45** (CONT'D)

AUTHORIZATION:

Authorize issuance of a General Lease – Public Agency Use to the California Department of Parks and Recreation beginning July 1, 2014, for a term of 25 years, for the continued use and maintenance of the existing Mono Lake Tufa State Reserve and floating boat dock previously authorized by the Commission; and use and maintenance of two existing boardwalks not previously authorized by the Commission as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration being the public use and benefit, with the State reserving the right, at any time, to set a monetary rent as specified in the lease if the Commission finds such action to be in the State's best interest.

EXHIBIT A

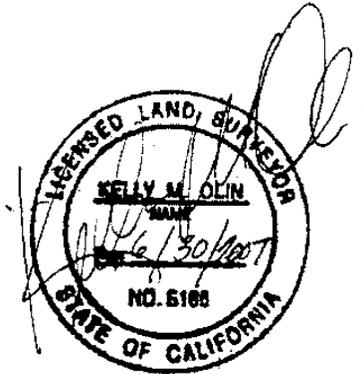
PRC 6537.9

LAND DESCRIPTION

All of those California State sovereign lands of the Mono Lake, Mono County, lying below elevation 6417 feet above sea level.

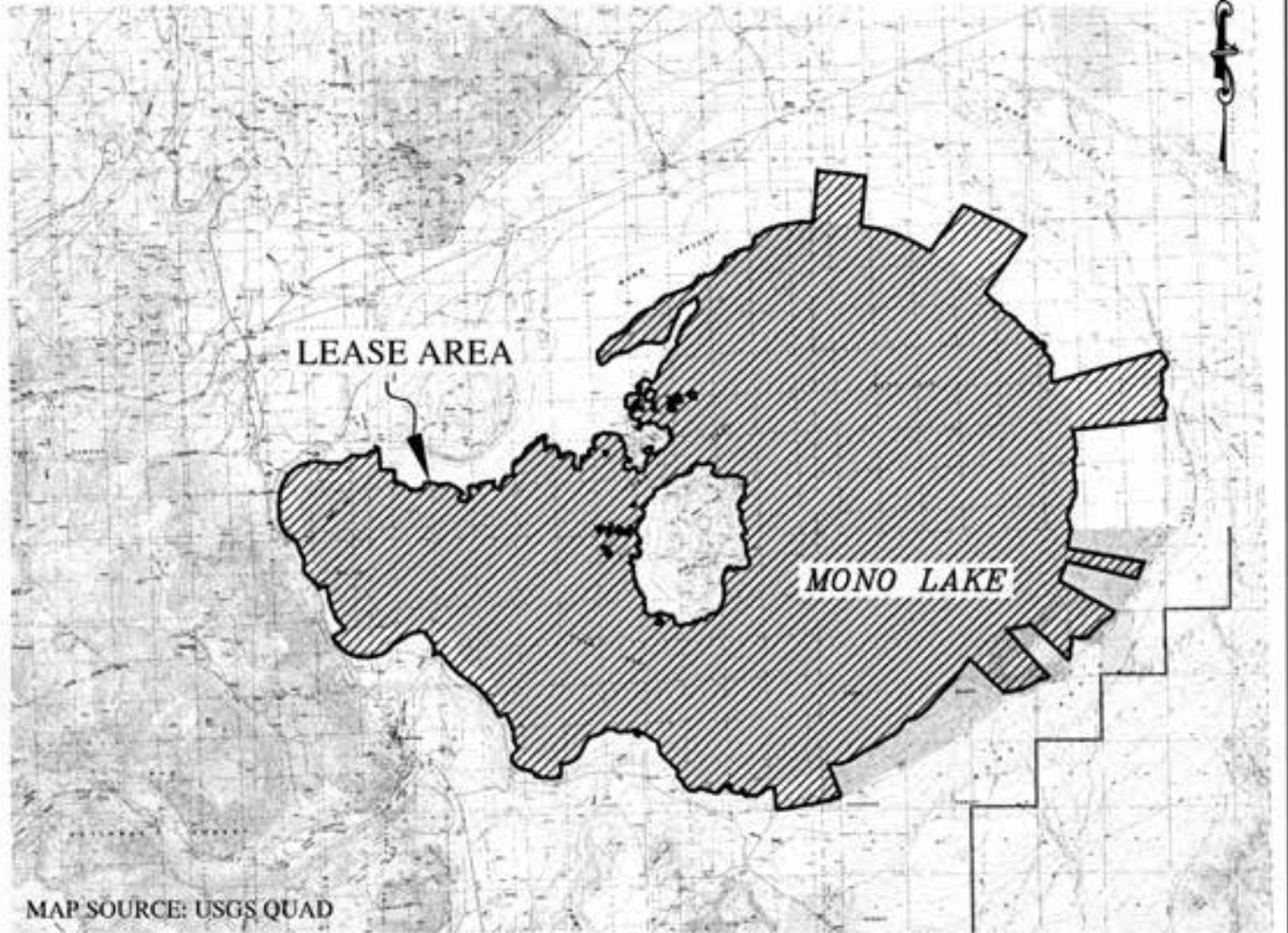
END OF DESCRIPTION

Prepared October 9, 2003



NO SCALE

SITE



MAP SOURCE: USGS QUAD

MONO LAKE TUFA STATE NATURAL RESERVE

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 6537.9

DEPARTMENT OF PARKS
AND RECREATION
GENERAL LEASE -
PUBLIC AGENCY
MONO 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.