

**STAFF REPORT  
C07**

A 1  
S 1

11/29/17  
PRC 3241.1  
K. Connor

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

Lachlan M. Richards, Trustee of The LSR Trust dated December 11, 2012; Stephen F. McCarl and Kim S. McCarl, as Trustees of the McCarl Family Trust (SPW), under Declaration of Trust dated November 1, 2001; and Wayne R. Rowlands, as Trustee of The Separate Share Trust F/B/O Courtney E. Rowlands, created under the 1997 Rowlands Family Trust U/T/A dated April 24, 1997

**PROPOSED LEASE:**

*AREA, LAND TYPE, AND LOCATION:*

Sovereign land in Lake Tahoe, adjacent to 3071 Jameson Beach Road, city of South Lake Tahoe, El Dorado County.

*AUTHORIZED USE:*

Continued use and maintenance of an existing pier and two mooring buoys.

*LEASE TERM:*

10 years, beginning August 1, 2017.

*CONSIDERATION:*

\$1,603 per year, with an annual Consumer Price Index adjustment.

*SPECIFIC LEASE PROVISIONS:*

1. Liability insurance in an amount no less than \$1,000,000 per occurrence.
2. Lessee shall not store any personal items or construct any improvements in the Public Trust easement that may impair the public uses of access, navigation, fishing and lake-related recreational uses.
3. If Lessee does not have a valid Tahoe Regional Planning Agency (TRPA) buoy permit, Lessee is required to obtain such authorization for the mooring buoys within 2 years after the

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certification of a Final Environmental Impact Statement (FEIS) for the Lake Tahoe Shorezone Ordinance Amendments and approval of the amended ordinances. If Lessee is unable to obtain such authorization within the time limit, they may be required to remove the buoys.

4. Lessee expressly acknowledges and agrees that issuance of a lease does not substitute for, or provide preference in, obtaining authorizations from TRPA or any other regulatory agency for the improvements authorized by the Commission.

### **STAFF ANALYSIS AND RECOMMENDATION:**

#### **Authority:**

Public Resources Code sections 6005, 6216, 6301, 6501.1, 6503, and 6503.5; California Code of Regulations, title 2, sections 2000 and 2003.

#### **Public Trust and State's Best Interests Analysis:**

On December 3, 2007, the Commission authorized a Recreational Pier Lease for an existing pier and two mooring buoys to Lachlan M. Richards III; Stephen F. McCarl and Kim S. McCarl, as Trustees of The McCarl Family Trust (SPW), under Declaration of Trust dated November 1, 2001; and Wayne R. Rowlands, as trustee of The Separate Share Trust f/b/o Courtney E. Rowlands, created under the 1997 Rowlands Family Trust U/T/A dated April 24, 1997 ([Item C04, December 3, 2007](#)). That lease expired on July 31, 2017. On February 7, 2013, Lachlan M. Richards III, transferred his interest in the upland parcel to his trust. The Applicant is now applying for a General Lease – Recreational Use for the continued use and maintenance of the existing pier and two mooring buoys.

The Applicant owns the upland adjoining the lease premises. The subject facilities are privately owned and maintained. The pier and two mooring buoys are used for the docking and mooring of boats and facilitate recreational boating. Recreational boating is a water-dependent use that is generally consistent with the common law Public Trust Doctrine. The California Legislature has identified private recreational boating facilities as an authorized use of Public Trust land (Pub. Resources Code, § 6503.5).

The pier and two mooring buoys have been in Lake Tahoe for many years at this location. The pier is built on pilings, which allows the public to navigate or walk next to and, at lower water levels, under the pier. The immediate area of the existing pier is gently sloped with a sandy shoreline.

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The two buoys are located directly lakeward of the upland property and occupy a relatively small area of the lake.

The proposed lease does not alienate the State's fee simple interest or permanently impair public rights. The lease is limited to a 10-year term, does not grant the lessee exclusive rights to the lease premises, and reserves an easement to the public for Public Trust-consistent uses. Upon termination of the lease, the lessee may be required to remove all improvements from State land.

The proposed lease requires the lessee to insure the lease premises and indemnify the State for any liability incurred as a result of the lessee's activities thereon. The lease also requires the payment of annual rent to compensate the people of the State for the occupation of the public land involved. For all the reasons above, Commission staff believes the issuance of this lease is consistent with the common law Public Trust Doctrine and in the best interests of the State.

**OTHER PERTINENT INFORMATION:**

1. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the protection, preservation, and responsible economic use of the lands and resources under the Commission's jurisdiction, and Strategy 1.3 to promote, expand, and enhance appropriate public use and access to and along the State's inland and coastal waterways.
2. 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.

3. 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 staff's consultation with the persons nominating such lands and through the CEQA review process, it is staff's opinion that the project, as proposed, is consistent with its use classification.

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**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).

**PUBLIC TRUST AND STATE'S BEST INTERESTS:**

Find that the proposed lease will not substantially impair the public rights to navigation and fishing or substantially interfere with Public Trust needs and values at this location, at this time, or for the foreseeable term of the lease; is consistent with the common law Public Trust Doctrine; and is in the best interests of the State.

**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 the Applicant; beginning August 1, 2017, for a term of 10 years, for the continued use and maintenance of an existing pier and two 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 \$1,603, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 3241.1**

**LAND DESCRIPTION**

Three (3) parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 3 of fractional Section 6, Township 12 North, Range 18 East, M.D.B.&M., as shown on Official Government Township Plat approved November 9, 1866, County of El Dorado, State of California, more particularly described as follows:

**PARCEL 1 – PIER**

All those lands underlying an existing pier and catwalk lying adjacent to those parcels as described in Quit Claim Deed recorded February 7, 2013 as Document Number 20130006719 in Official Records of said County.

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

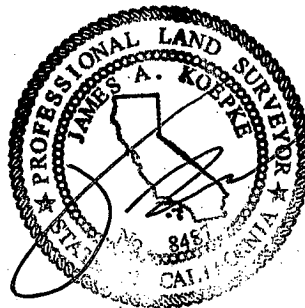
**PARCELS 2 & 3 – BUOYS**

Two circular parcels of land, each being 50 feet in diameter, underlying two existing buoys lying adjacent to those parcels described in Quit Claim Deed recorded February 7, 2013 as Document Number 20130006719 in Official Records of said County.

Accompanying plat is hereby made part of this description.

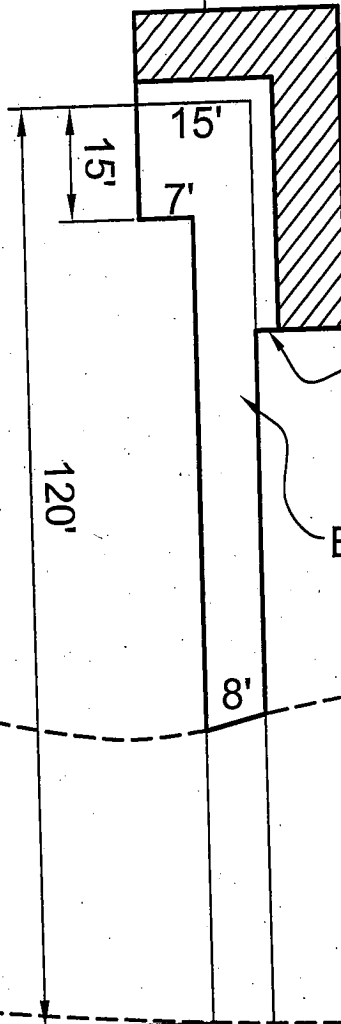
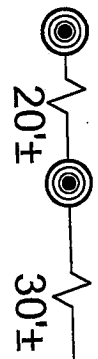
**END OF DESCRIPTION**

Prepared 07/27/2017 by the California State Lands Commission Boundary Unit.



LAKE TAHOE

EXISTING BUOYS (2)



IMPACT AREA  
9' X 18' X 30'

EXISTING CATWALK  
3' X 18' X 30'

EXISTING PIER

6223'± LTD

APPROX. SHORELINE

APN 032-120-02

EXHIBIT A

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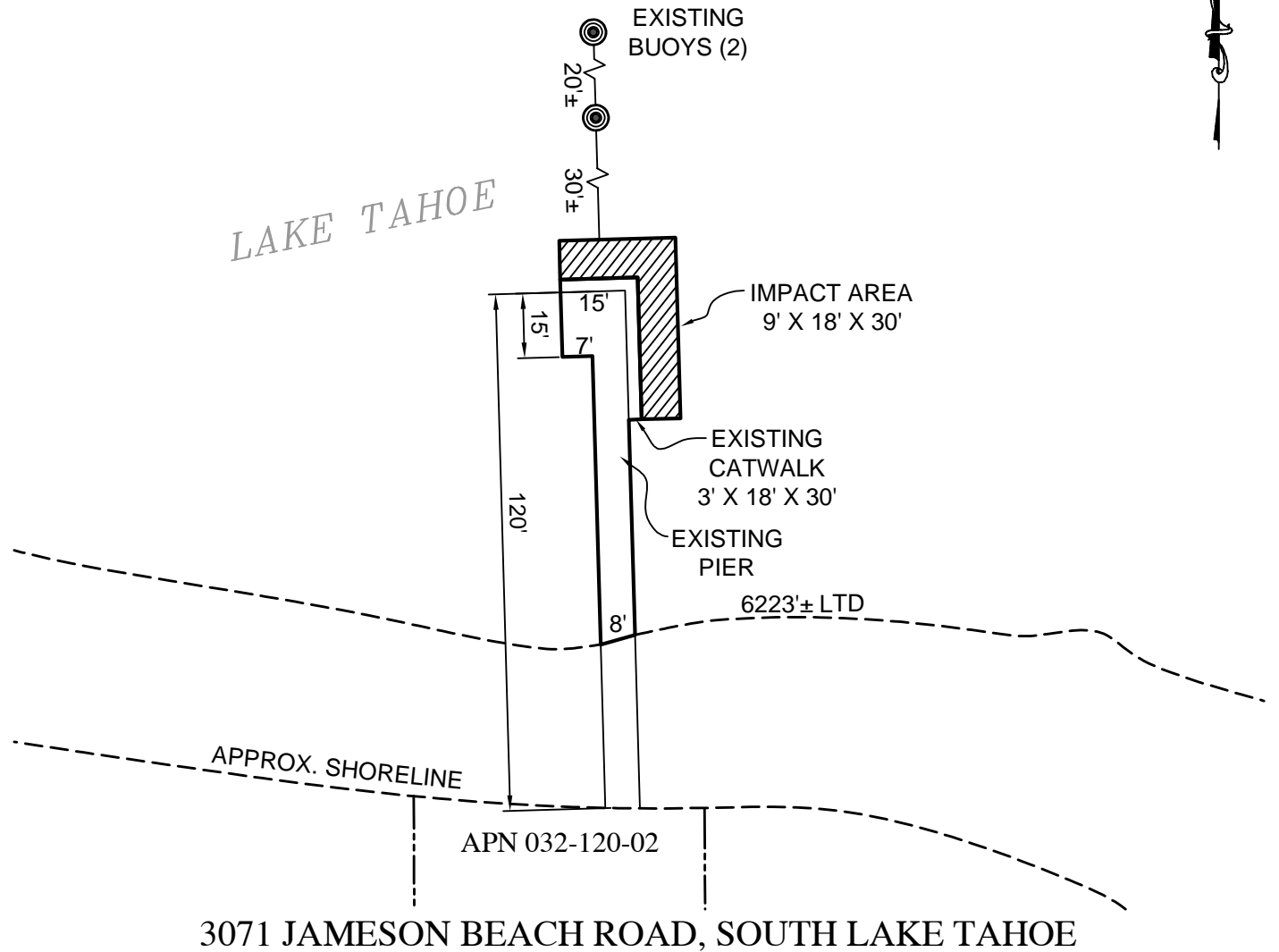
LAND DESCRIPTION PLAT  
PRC 3241.1, LSR TRUST, ET AL.  
EL DORADO COUNTY

CALIFORNIA STATE  
LANDS COMMISSION



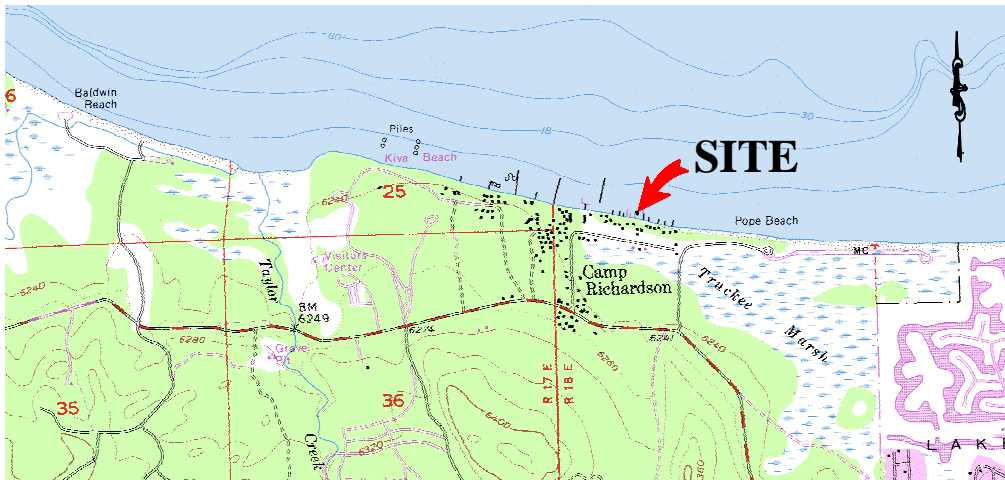
NO SCALE

# SITE



NO SCALE

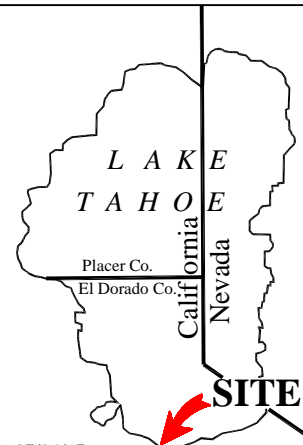
# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit B

PRC 3241.1  
 LSR TRUST, ET AL.  
 APN 032-120-02  
 GENERAL LEASE -  
 RECREATIONAL USE  
 EL DORADO COUNTY



RGB 07/24/17

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.