

**CALENDAR ITEM  
C17**

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S 1

06/21/13  
PRC 8320.1  
M.J. Columbus

**GENERAL LEASE - RECREATIONAL USE**

**APPLICANTS:**

Ronald E. Iverson and Virginia L. Iverson, aka Virginia L. Iverson, Trustees of the 2004 Ronald E. Iverson and Virginia L. Iverson Revocable Trust U/D/T August 17, 2004

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

Sovereign land in Lake Tahoe, adjacent to 3350 Edgewater Drive, near Tahoe City, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of two existing mooring buoys.

**LEASE TERM:**

10 years, beginning June 21, 2013.

**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 requiring the Applicants obtain authorization from the Tahoe Regional Planning Agency (TRPA) for the mooring buoys 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

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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 FEIS and ordinance issues.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the upland adjoining the lease premises.
2. On April 24, 2001, the Commission authorized a 10-year Recreational Pier Lease with Ronald E. Iverson and Virginia L. Iverson. That lease expired on February 28, 2011. On August 24, 2004, the Lessees transferred the upland property into a trust to Ronald E. Iverson and Virginia L. Iverson, aka Virginia L. Iverson, Trustees of the 2004 Ronald E. Iverson and Virginia L. Iverson Revocable Trust U/D/T August 17, 2004. The Applicants are now applying for a new General Lease – Recreational Use.
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

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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 Ronald E. Iverson and Virginia L. Iverson, aka Virginia L. Iverson, Trustees of the 2004 Ronald E. Iverson and Virginia L. Iverson Revocable Trust U/D/T August 17, 2004, beginning June 21, 2013, for a term of 10 years, for the continued use and maintenance of two existing mooring buoys 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 of no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 8320.1**

**LAND DESCRIPTION**

Two parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 5 of fractional Section 33, Township 16 North, Range 17 East, M.D.B.&M., as shown on Official Government Township Plat approved November 10, 1865, County of Placer, State of California, more particularly described as follows:

Two circular parcels of land, each being 50 feet in diameter, underlying two existing buoys lying adjacent to those parcels described in Exhibit A of that Grant Deed recorded August 24, 2004 as Document Number 2004-0112183 in Official Records of said County.

Accompanying plat is hereby made part of this description.

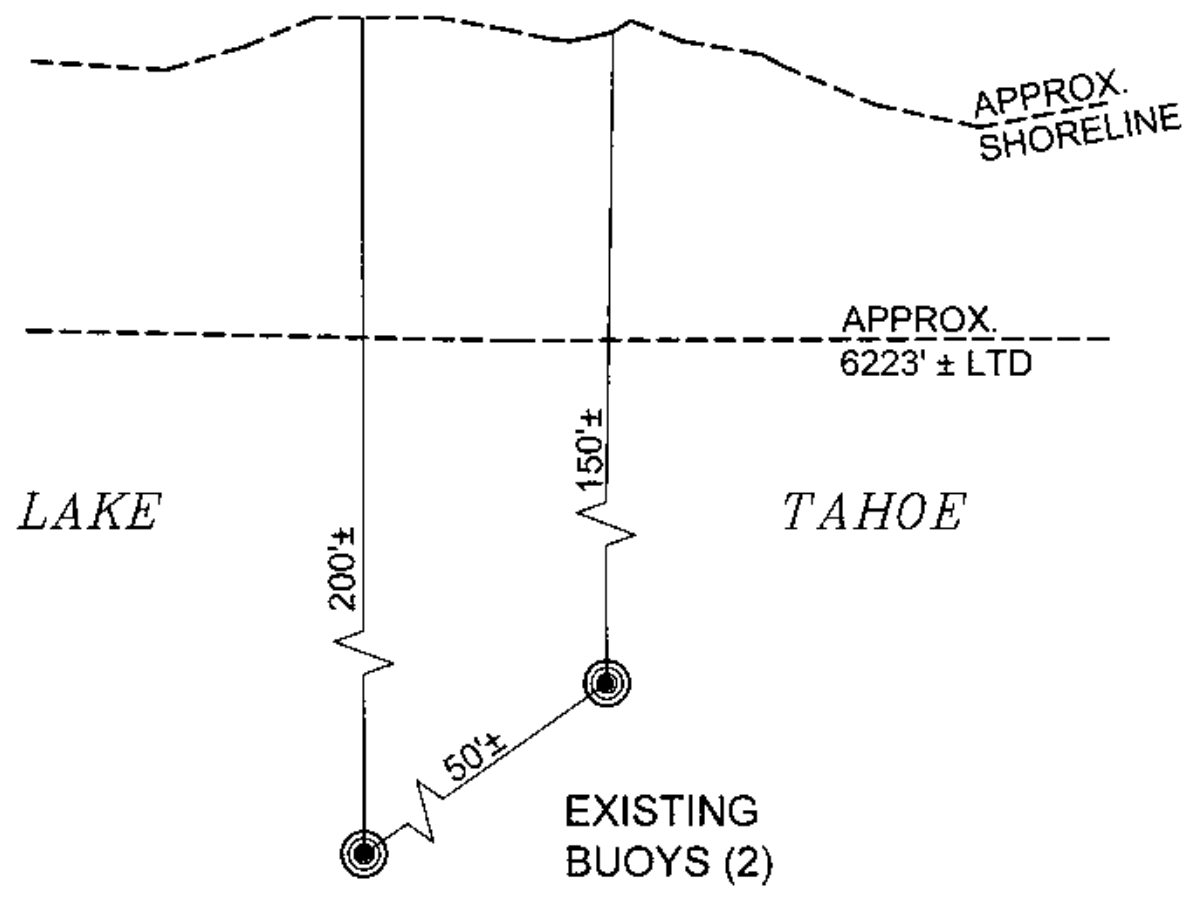
**END OF DESCRIPTION**

Prepared 04/02/2013 by the California State Lands Commission Boundary Unit.





APN 093-083-040



### EXHIBIT A

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LAND DESCRIPTION PLAT  
PRC 8320.1 IVERSON  
PLACER COUNTY

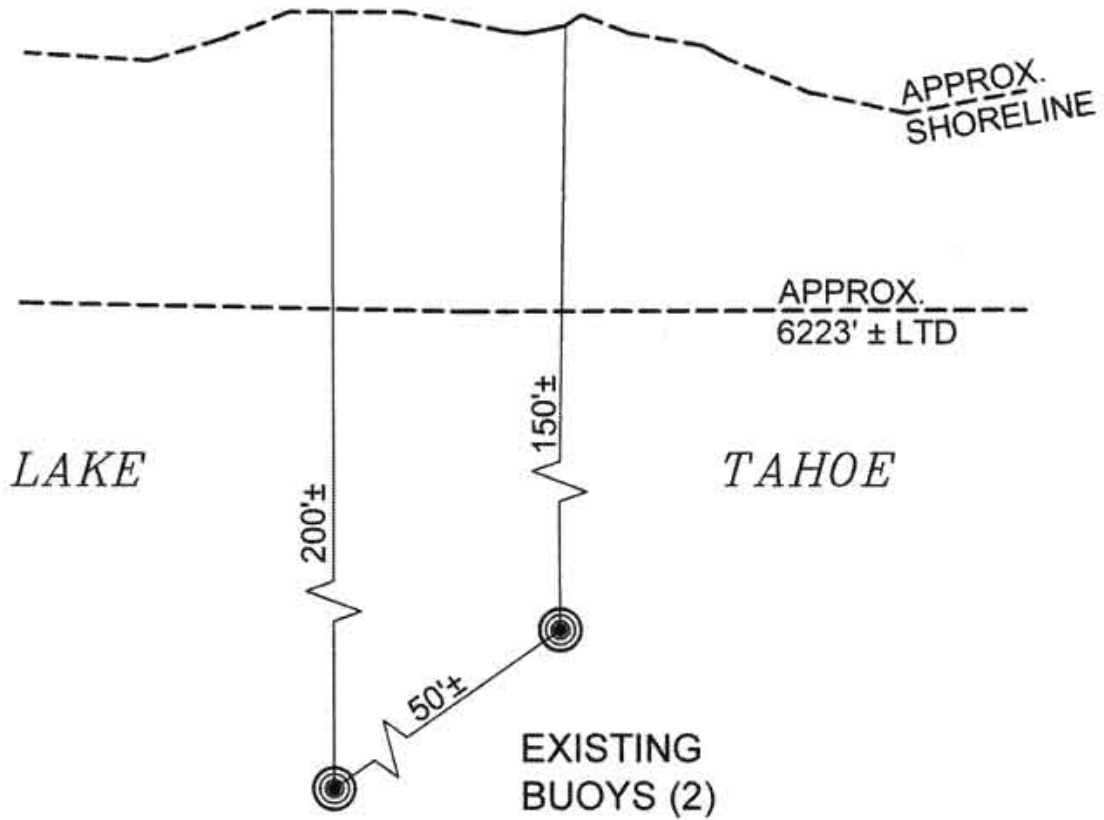
CALIFORNIA STATE  
LANDS COMMISSION



NO SCALE

# SITE

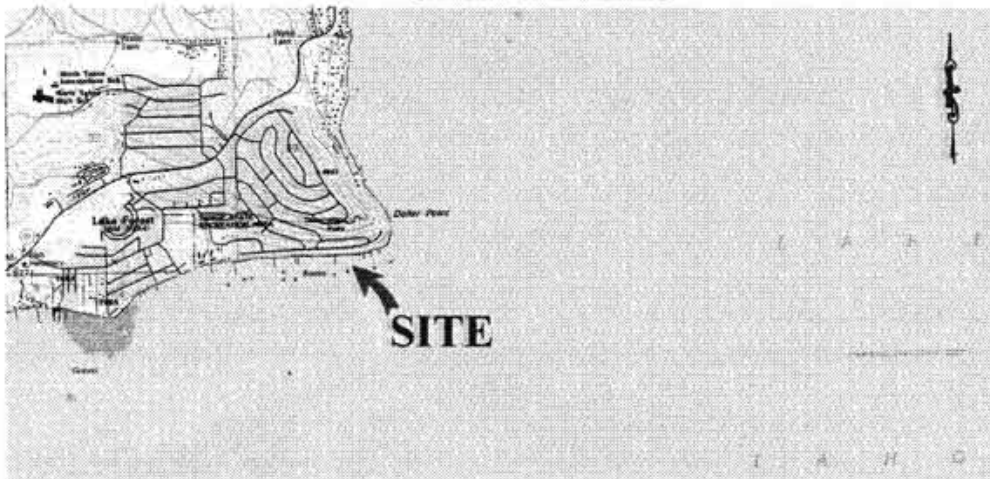
APN 093-083-040



3350 EDGEWATER DRIVE, TAHOE CITY

NO SCALE

# LOCATION

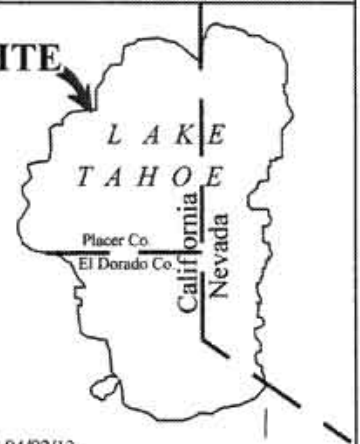


MAP SOURCE: USGS QUAD

# **Exhibit B**

PRC 8320.1  
 IVERSON  
 APN 093-083-040  
 GENERAL LEASE -  
 RECREATIONAL USE  
 PLACER COUNTY

**SITE**



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.

TS 04/02/13