

**CALENDAR ITEM
C15**

A 1
S 1

12/02/13
PRC 5664.9
M.J. Columbus

ASSIGNMENT OF LEASE

LESSEES/ASSIGNORS:

Kent B. Williams and Catherine E. Williams, as Trustees of the Kent and Catherine Williams 2007 Trust under Trust Agreement dated July 31, 2007

APPLICANTS/ASSIGNEES:

John M. Curotto and Bree A. Curotto

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 6203 North Lake Boulevard, near Tahoe Vista, Placer County.

AUTHORIZED USE:

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

LEASE TERM:

10 years, beginning October 27, 2009.

CONSIDERATION:

No monetary consideration pursuant to Public Resources Code section 6503.5.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance in an amount no less than \$500,000 per occurrence.

Other:

The lease contains a provision requiring 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 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

CALENDAR ITEM NO. **C15** (CONT'D)

Court invalidated the FEIS and nullified the Amendments. When 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 amended ordinance issues.

OTHER PERTINENT INFORMATION:

1. Assignees own the upland adjoining the lease premises.
2. On April 6, 2010, the Commission authorized a Recreational Pier Lease with Kent B. Williams and Catherine E. Williams, as Trustees of the Kent and Catherine Williams 2007 Trust under Trust Agreement dated July 31, 2007, for an existing pier, boat lift, and two mooring buoys. That lease will expire on October 26, 2019. On July 12, 2013, the upland parcel was deeded to John M. Curotto and Bree A. Curotto. The Applicants are now applying for an assignment of the lease.
3. The staff recommends that the Commission find that the subject lease assignment 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.

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

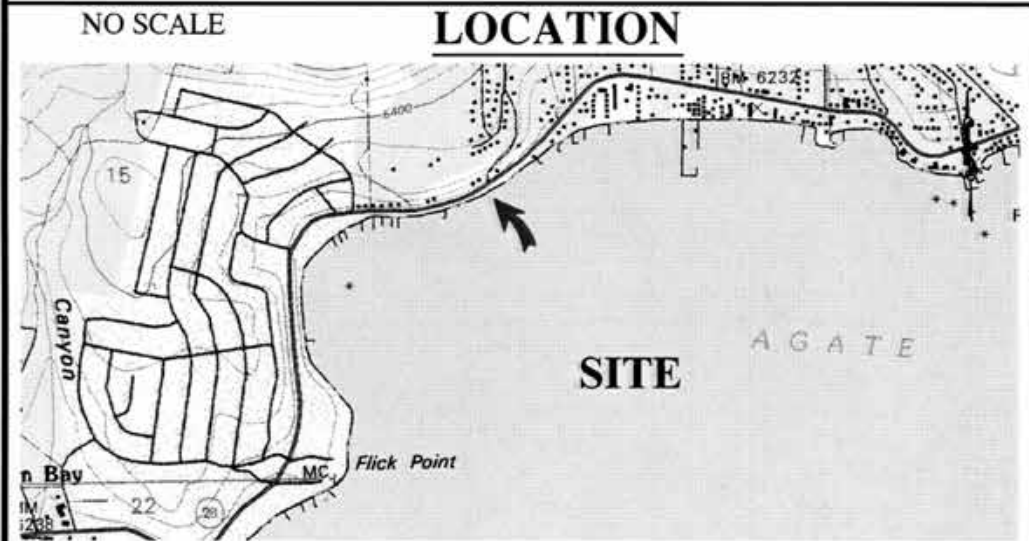
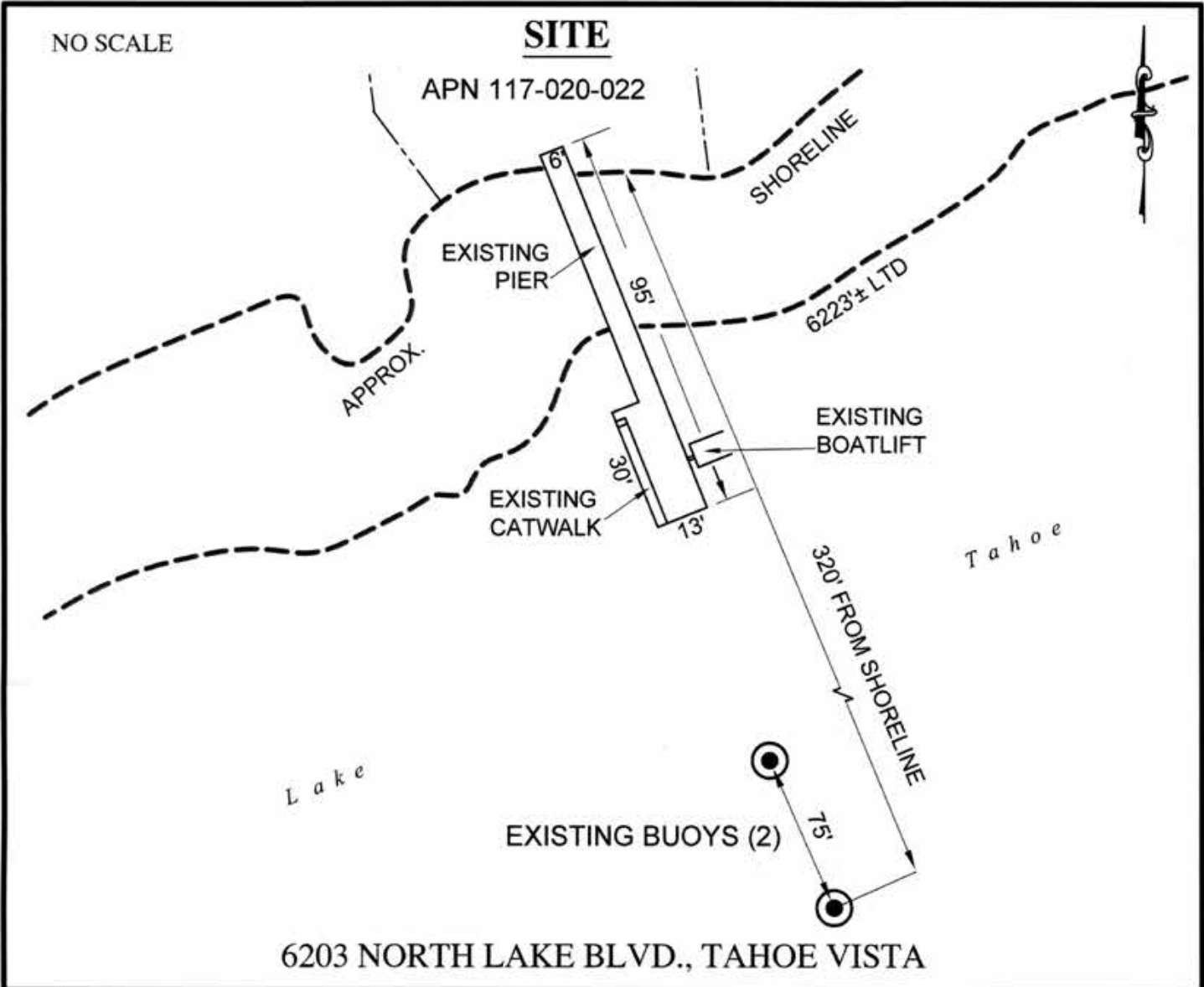
CEQA FINDING:

Find that the subject lease assignment 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.

CALENDAR ITEM NO. **C15** (CONT'D)

AUTHORIZATION:

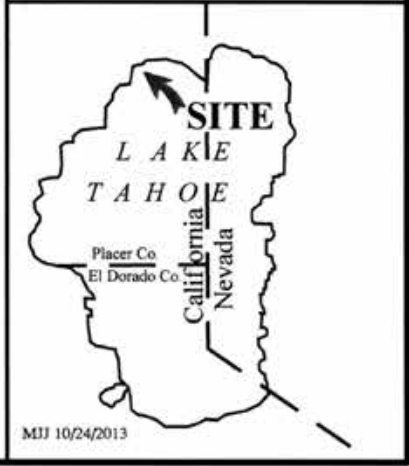
Authorize the assignment of Lease No. PRC 5664.9, a Recreational Pier Lease, of sovereign land as shown on Exhibit A from Kent B. Williams and Catherine E. Williams, as Trustees of the Kent and Catherine Williams 2007 Trust under Trust Agreement dated July 31, 2007, to John M. Curotto and Bree A. Curotto, effective December 2, 2013.



MAP SOURCE: USGS QUAD

Exhibit A

PRC 5664.9
 CUROTTO
 APN 117-020-022
 RECREATION PIER LEASE
 PLACER COUNTY



MJJ 10/24/2013

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.