

**Town Creek Association/Private
Property Owners Lake Access
Association
7444 Town Creek Ln
Paso Robles, CA 93446**

June 25, 2019

Monterey County Water Resources Agency
Jennifer Bodensteiner
PO Box 930
Salinas, CA 93902

RE: Town Creek Lake Access and a Temporary Short-Term Use Permit.

We are requesting a temporary short-term use permit to allow easement holders to access and utilize the area for recreational purposes and for a portable launch ramp, and eventually two permanent launch ramps. APN 080-114-009.

Background:

Residents in the region near Town Creek Lane have a legal easement to utilize an area for lake access, incidental uses including and to have docks moored. For over 25 years, residents in this area have utilized an area they have a legal easement to use per their grant deeds. Historically, as a result of the lake levels dropping below the area of the legal easement, the residents have used adjacent Monterey County land for docks and beach use as permitted by a previous General Manager.

Caretakers:

The landowners of this area are responsible homeowners. We have no record of any accidents or incidents in this entire area over this extended period. The landowners who use that area are active in cleaning the area of debris, downed trees and trash left by transient lake users. We also are active in not allowing overnight camping, fires or other unsafe activities. We utilize our own nearby homes for restrooms and remove our own trash when we leave the area. In short, we are stakeholders in the operation and care of the lake. We are proven custodians of the lake and its shoreline.

To improve safety and prevent "shore launching" and its resulting damage to the shoreline, we fabricated and installed a mobile, temporary launch ramp on the parcel of land described above and owned by Monterey County. The unattached ramp provides physical protection to the shoreline while eliminating the multiple, bare, unauthorized shoreline launch points by offering a dedicated, single point of entry. Given the that the launch ramp is unattached, and frankly, at the time of fabrication, somewhat experimental, we assumed then are hopeful now, that the improved safety and reduced impact to the lake and shoreline would be viewed positively by Monterey County. We apologize from not pursuing proper permits in advance.

We would also have a locked gate protecting the launch area and preventing unauthorized use.

Immediate and Long-Term Plans:

As the Agency may recall, we have previously presented to the Board our requests and preliminary plans to eventually construct two permanent launch ramps. To date, the Board's response has been a positive.

More specifically, we are now asking to lease an area of approximately 85 acres so that our legal easement in addition to the adjacent parcel is an allowable area for us to keep our docks and the portable launch ramp while we pursue the permitting in regard to the permanent plan.

Allowing us to have a use permit for both the temporary and eventually the permanent ramps will be a benefit to everyone including the County.

Lake Security and Protection:

Many of the users of the area are certified mussel inspectors. We will continue to monitor the use of the area, require mussel permits on all boats prior to launching, remove trash and downed trees. We will also manage the area for security, safety and the control of vehicles in the area.

Insurance:

We have secured a \$2,000,000 insurance liability policy with Monterey County as an additional insured.

Use Permit Fee:

We estimate to have 15 stakeholder families who participate in this use permit. We propose each stakeholder to pay \$300 per year (\$25/per month) toward this use permit. That would be \$4,500 for the short term lease of one year in length payable to Monterey County.

Permits:

We will secure all the necessary permits and licenses from the Counties, State and Federal agencies. We have already secured a liability insurance policy for \$2,000,000 naming Monterey County as an additional insured. We are also providing site plans and topography of the area for your consideration of the use permit.

Should you have questions or require additional information, please do not hesitate to call.

Thank you for attention to this important matter.

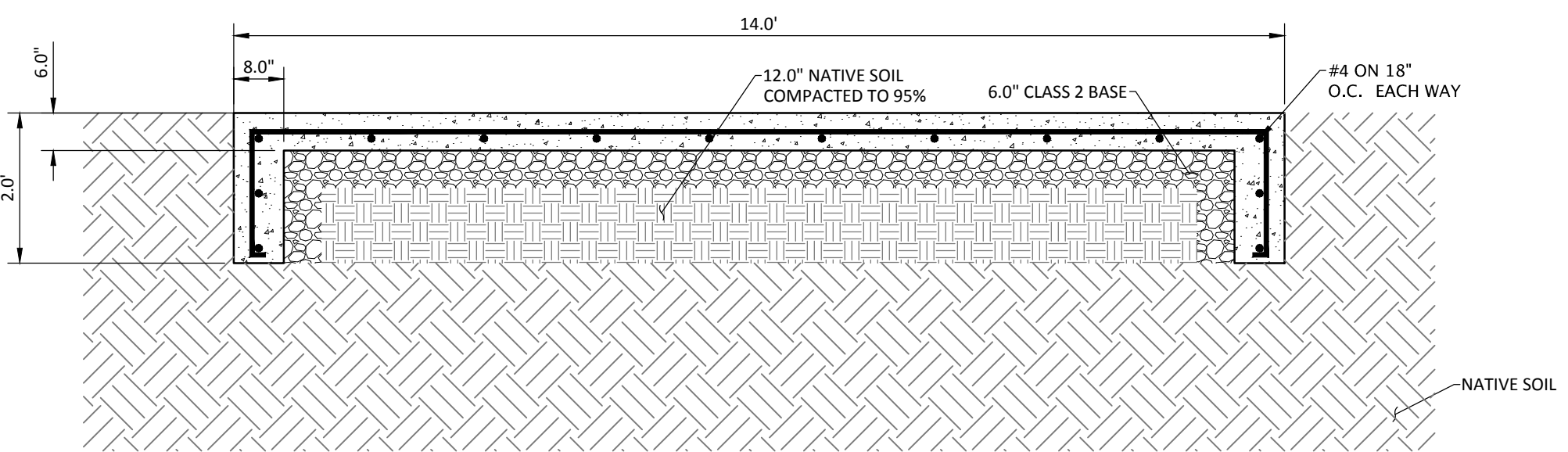
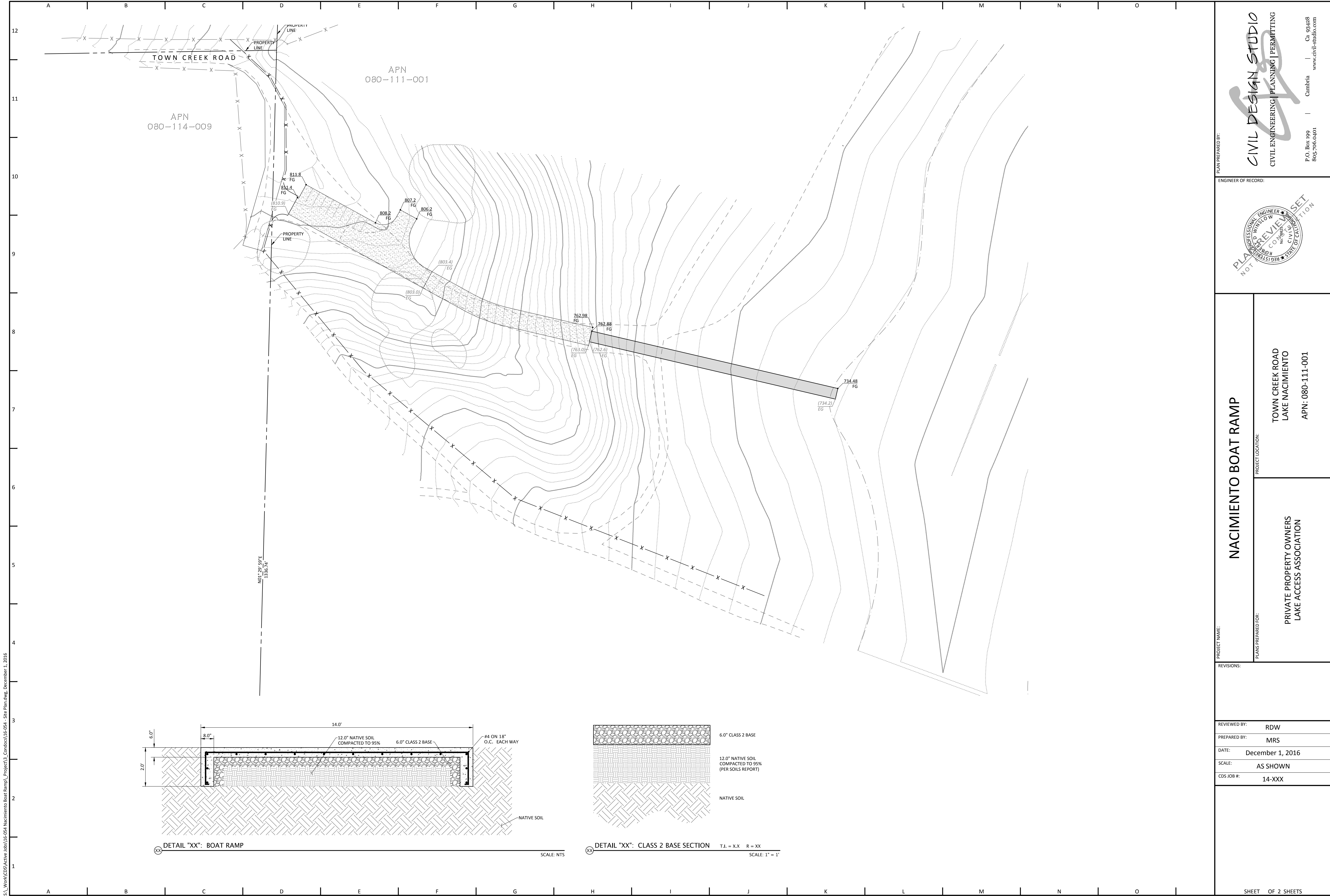
Sincerely,



Cynthia Boe

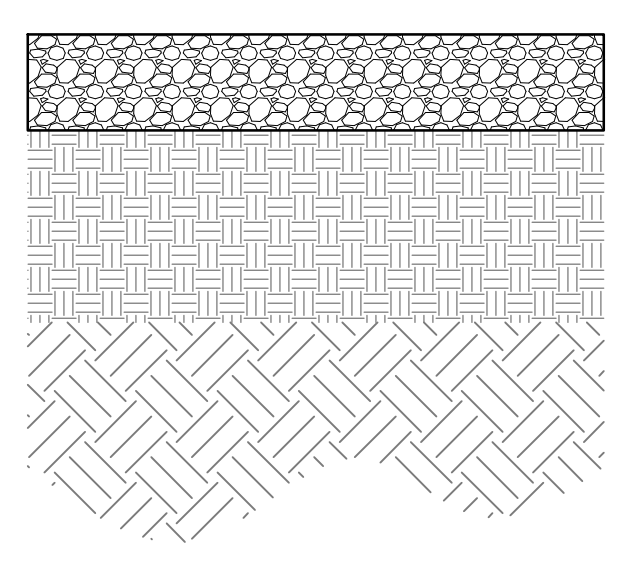
Town Creek Association
President

S:_Work\CDS\Active Jobs\16-054 Nacimiento Boat Ramp\Project3_Concords\16-054 - Site Plan.dwg, December 1, 2016



XX DETAIL "XX": BOAT RAMP

SCALE: NTS



XX DETAIL "XX": CLASS 2 BASE SECTION

T.I. = X.X R = XX
SCALE: 1" = 1'

PLAN PREPARED BY: CIVIL DESIGN STUDIO CIVIL ENGINEERING PLANNING PERMITTING P.O. Box 199 Cambria, CA 93428 805-700-0401 www.civil-studio.com	
ENGINEER OF RECORD: 	
PROJECT NAME: NACIMIENTO BOAT RAMP	
REVIEWED BY: RDW	PROJECT LOCATION: TOWN CREEK ROAD LAKE NACIMIENTO APN: 080-111-001
PREPARED BY: MRS	PLANS PREPARED FOR: PRIVATE PROPERTY OWNERS LAKE ACCESS ASSOCIATION
DATE: December 1, 2016	
SCALE: AS SHOWN	
CDS JOB #: 14-XXX	
SHEET OF 2 SHEETS	



Running Deer Private Owner's Proposed Ramp Location and Existing Gate





☒ Western World Insurance Co.

☐ Tudor Insurance Co.

☐ Stratford Insurance Co.

GENERAL CHANGE ENDORSEMENT

Attaching to and forming a part of:

Policy #: NPP8578331

Effective Date of Policy: 06/11/2019

Endorsement #: 1

Effective Date of Endorsement: 06/11/2019

Insured: PRIVATE PROPERTY OWNERS LAKE ACCESS ASSOCIATI
ON

Additional Premium \$

Return Premium \$

The following change(s) is/are made in this policy:

The GL limits have been amended as follows:

Each Occurrence Limit changed to \$1,000,000


General Aggregate Limit changed to \$2,000,000

Personal and Advertising Injury Limit changed to \$1,000,000

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

Dated: 06/12/2019

Agent No. 04920


Authorized Agent

INSURED

WW453 (10/11)

COMMERCIAL LIABILITY COVERAGE PART DECLARATIONS

Policy Number: NPP8578331

Effective Date: 06/11/2019
12:01 AM, Standard Time

COMMERCIAL GENERAL LIABILITY - LIMITS OF INSURANCE

General Aggregate Limit (Other Than Products-Completed Operations) \$ 500,000
 Products - Completed Operations Aggregate Limit \$ Included †
 Personal and Advertising Injury Limit \$ 500,000 Any One Person or Organization
 Each Occurrence Limit \$ 500,000
 Damage to Premises Rented to You \$ 100,000 Any One Premises
 Medical Expense Limit \$ 5,000 Any One Person
 Each Professional Incident Limit (if applicable) \$ Not Covered

† If the Limit is shown as Included, Products-Completed Operations are subject to the General Aggregate Limit.

PREMIUM

Classification	Code No.	Premium Basis	Rate		Advance Premium	
			Pr/Co	All Other	Pr/Co	All Other
Movable Boat Ramp Owners Association rated as Boat Storage and Moorage (Pl/E1)	10105	Flat Charge 1	Included	750.000	Included	750.00 MP
Additional Insureds (Pl/E1)	00004	Flat Charge 1		250.000		250.00
			Total Advance Premium \$ 1,000.00			

FORMS AND ENDORSEMENTS

Forms and Endorsements applying to this coverage part and made part of policy at time of issue:

See Schedule of Forms and Endorsements

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

STOCK COMPANY

COMMERCIAL LINES POLICY

WESTERN
WORLD

An AIG company

POLICY NUMBER: NPP8578331Prior Policy Number: NEW
☒ WESTERN WORLD INSURANCE COMPANY
 ☐ TUDOR INSURANCE COMPANY
 ☐ STRATFORD INSURANCE COMPANY

COMMON POLICY DECLARATIONS

Agent/Broker #04920

Named Insured and Mailing Address:

PRIVATE PROPERTY OWNERS LAKE ACCESS ASSOCIATI
ON

7444 Town Creek Ln

PASO ROBLES, CA 93446

Producer:

Burns & Wilcox
9370 Chesapeake DR
200
San Diego, CA 92123

Policy Period: (Mo./Day/Yr.)

From: 06/11/2019

To: 06/11/2020

12:01 AM, standard time at your mailing address shown above.

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE
AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGES FOR WHICH A PREMIUM IS INDICATED.
THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

Other Coverages:	Commercial Property Coverage Part	\$ NOT COVERED
	Commercial General Liability Coverage Part	\$ 1,000.00
	Commercial Auto Coverage Part	\$ NOT COVERED
		\$
		\$
		\$
	Terrorism Risk Insurance Act	\$ NOT COVERED
		\$
		\$
		\$
TOTAL ADVANCE PREMIUM		\$ 1,000.00
Brokerage Fee		\$ 175.00
State Tax		\$ 30.00
Stamping Fee		\$ 2.00
		\$
		\$
		\$
GRAND TOTAL		\$ 1,207.00

Forms and endorsements applying to this policy and
attached at time of issue:

See Applicable Schedule Of Forms And Endorsements

ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The insurance afforded by this policy for "bodily injury," "property damage" and/or "personal and advertising injury" shall also apply to the "additional insured" listed below for claims, suits, and/or damages made against the "additional insured," but only to the extent the "additional insured" is being held responsible for the acts, omissions and/or negligence of the "named insured."

This insurance afforded shall not apply to claims, suits and/or damages arising out of the acts, omissions and/or negligence of the "additional insured(s)."

The inclusion of the "additional insured(s)" shall not operate to increase the Limits of Insurance.

To the extent, if any, that this policy affords coverage to an "additional insured," the "additional insured" is subject to all of the terms of the policy.

Our obligation to provide coverage to an "additional insured" is further limited by the interest of the "additional insured" as defined below.

Interest of the Additional Insured(s) Defined:

Owner of Lake

For the purpose of this endorsement, the "named insured" is the person(s) and/or party(ies) designated on the Declarations Page of the policy or on any endorsement. The "additional insured" is the person(s) and/or party(ies) identified below.

Identity of Additional Insured(s):

Monterey County Water Resources Agency

PO Box 930 Salinas, CA 93902

(Complete this section if endorsement is added after policy is issued.)

NPP8578331

Policy Number

Endorsement Number

Endorsement Effective Date

Signature of Authorized Representative

Producer Number