

**CALENDAR ITEM
C31**

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05/24/12
PRC 8309.1
B. Terry

GENERAL LEASE – RECREATIONAL USE

APPLICANTS:

Robert Lewis Van Blois and Vickie Gayle Van Blois, as Trustees and any Successor Trustee of the Van Blois Family Trust dated May 22, 2001

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 644 Olympic Drive, Tahoe City, Placer County

AUTHORIZED USE:

Continued use and maintenance of two existing mooring buoys.

LEASE TERM:

10 years, beginning May 24, 2012.

CONSIDERATION:

\$680 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 the amount of no less than \$1,000,000.

Other:

The proposed 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 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

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Commission pending resolution of the TRPA FEIS and amended ordinance issues.

OTHER PERTINENT INFORMATION:

1. Applicants own the upland adjoining the lease premises.
2. On April 24, 2001, the Commission authorized a Recreational Pier Lease with R. Lewis Van Blois and Vickie Van Blois. That lease expired on January 31, 2011. On November 15, 2004, ownership of the upland parcel was transferred to Robert Lewis Van Blois and Vickie Gayle Van Blois, as Trustees and any Successor Trust of the Van Blois Family Trust dated May 22, 2001. Applicants are now applying for a new General Lease – Recreational Use.
3. On October 8, 2011, Chapter 585, Statutes of 2011 became law. The law is effective January 1, 2012. This new law repeals section 6503.5 of the Public Resources Code, which had allowed rent-free use of State-owned land by certain private parties for their recreational piers. It replaced the former section with a new section 6503.5 which provides that the State Lands Commission “shall charge rent for a private recreational pier constructed on state lands.” The law provides for two exceptions to the imposition of rent. Those exceptions are for:
 - A.. A lease in effect on July 1, 2011 through the remaining term of that lease. If a lease in effect on July 1, 2011 expires or is otherwise terminated, any new lease will be subject to rent; and
 - B.. A lease for which the lease application and application fees were submitted to the Commission prior to March 31, 2011.

Because the application and application fees were not submitted to the Commission prior to March 31, 2011, the lease does not meet the statutory requirements for an exception to recently enacted changes to Section 6503.5 of the Public Resources Code.

4. The buoys are located within an existing buoy field belonging to the Tahoe Sierra Estates Homeowners Association (HOA). The lakefront owners are not members of the HOA, however, they have been allocated locations for their personal buoys within the HOA buoy field. Because of the shallow shelf at this location in the lake, the buoy field is located farther out to provide for safe navigation.

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5. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15061), the staff has determined that this activity is exempt from the requirements of 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.

6. 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.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to Robert Lewis Van Blois and Vickie Gayle Van Blois, as Trustees and any Successor Trustee of the Van Blois Family Trust dated May 22, 2001, beginning May 24, 2012, for a term of 10 years, for the continued use and maintenance of two existing mooring buoys as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this

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reference made a part hereof; annual rent in the amount of \$680 with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; and liability insurance with coverage of no less than \$1,000,000.

EXHIBIT A

PRC 8309.1

LAND DESCRIPTION

Two (2) circular parcels of submerged land, each being 50 feet in diameter, situate in the bed of Lake Tahoe, lying adjacent to Lot 6, Section 7, Township 15 North, Range 17 East, MDM, as shown on the Official Township Plat, approved November 9th, 1866, County of Placer, State of California, and more particularly described as follows:

All those lands underlying two existing buoys lying adjacent to that parcel as described in that Grant Deed recorded November 15, 2004 as Document Number 2004-0152115 in Official Records of said County.

Accompanying plat is hereby made a part of this description

END OF DESCRIPTION

PREPARED 11/21/11 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT



NO SCALE

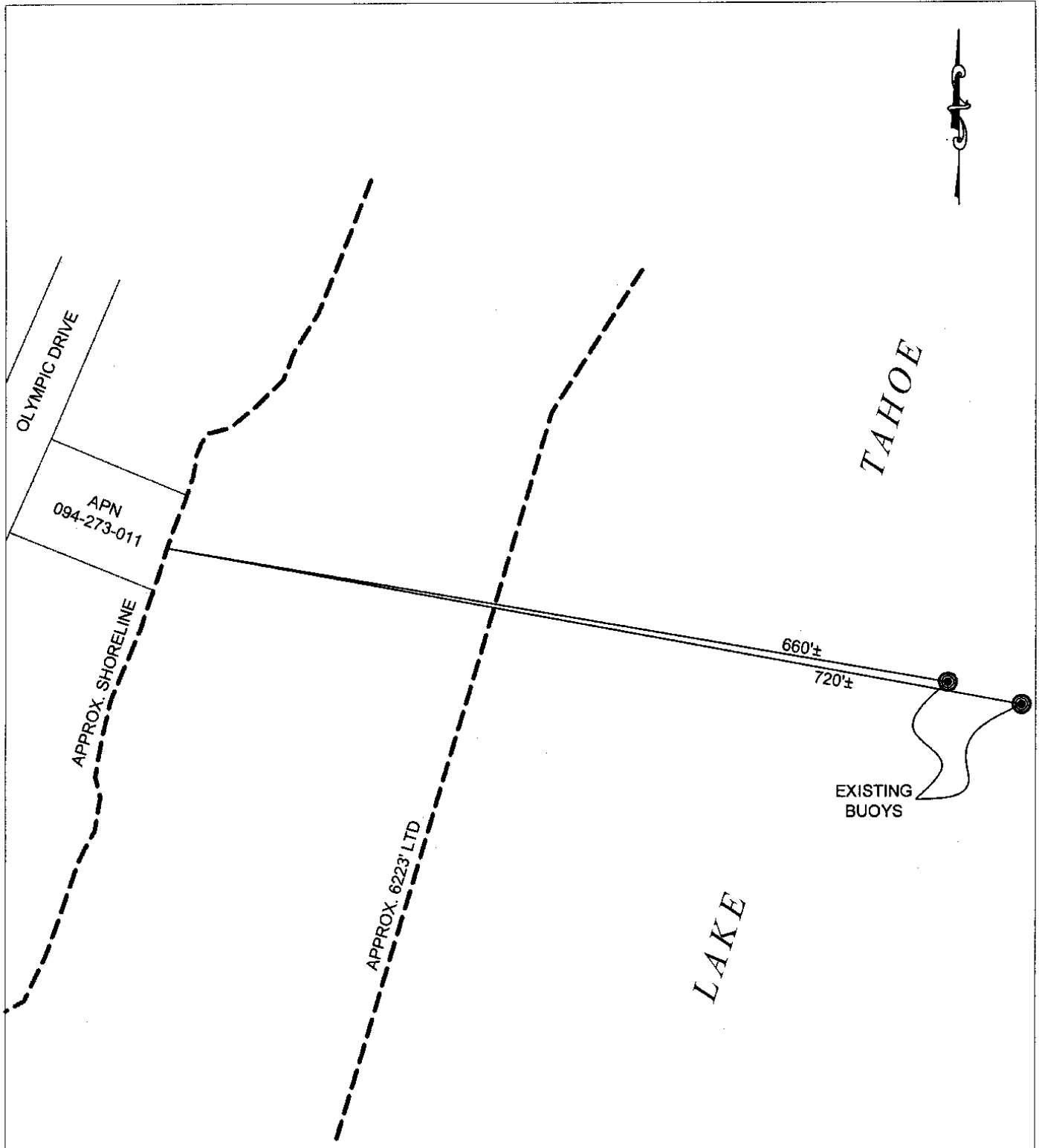


EXHIBIT A

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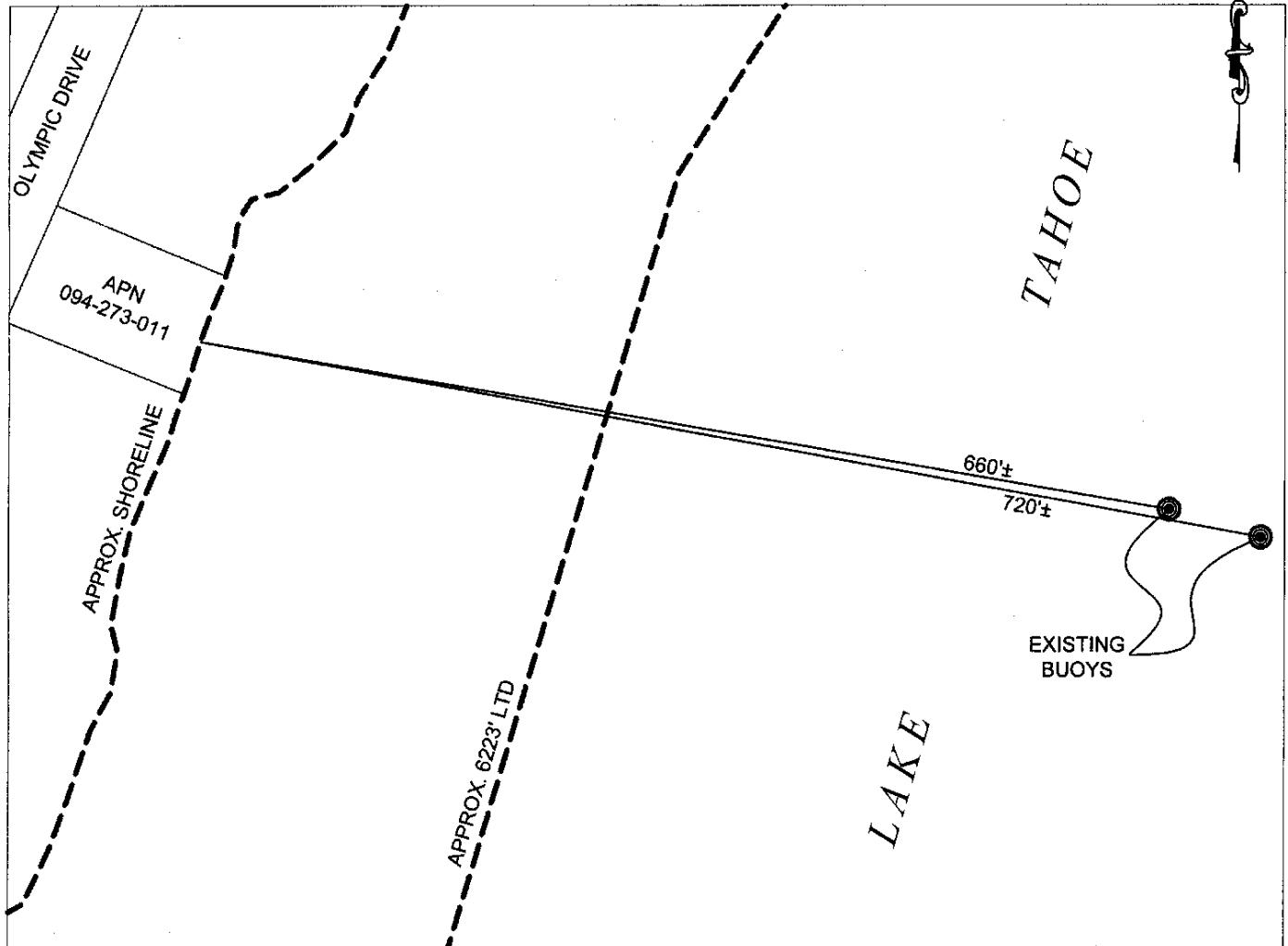
LAND DESCRIPTION PLAT
PRC 8309.1, VANBLOIS
PLACER COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

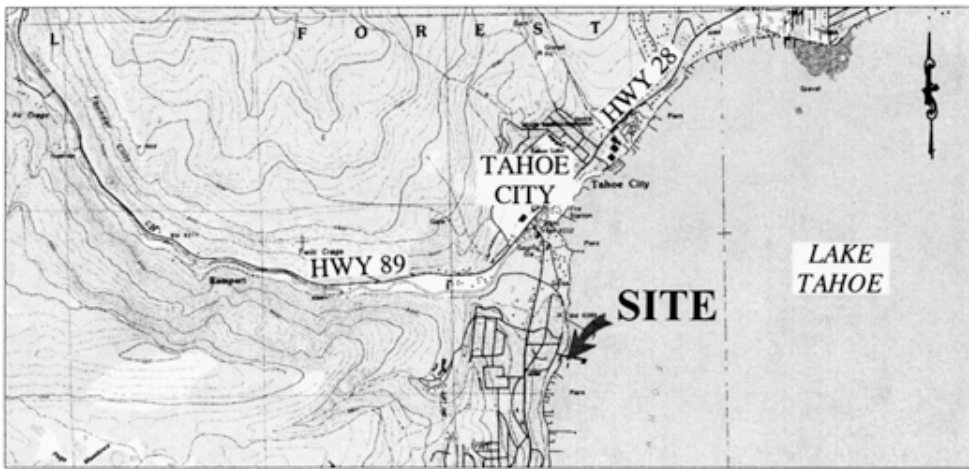
SITE



644 Olympic Drive, Tahoe City

NO SCALE

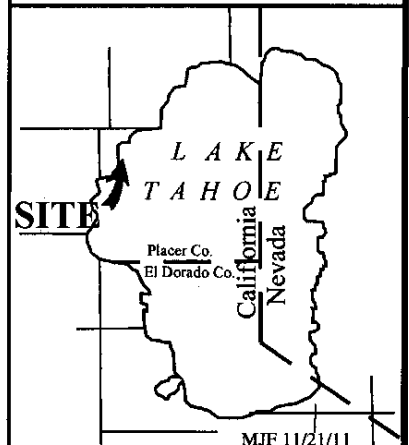
LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 8309.1
 VANBLOIS
 APN 094-273-011
 GENERAL LEASE -
 RECREATIONAL USE
 PLACER COUNTY



MJF 11/21/11

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.