

**CALENDAR ITEM
C02**

A 1
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04/26/13
PRC 3676.9
G. Asimakopoulos

ASSIGNMENT OF LEASE

LESSEES/ASSIGNORS:

Warren Fallat; Darcy Blessing Porter; Kellae Blessing; and Margaret D. Boyden,
as sole Trustee of the Nola Dillon Blessing Testamentary Trust C

APPLICANTS/ASSIGNEES:

R. Allen Ennis and Jill N. Ennis, Trustees of the Allen and Jill Ennis Family Trust
dated August 2, 2011

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 3965 Belleview Avenue, near
Homewood, Placer County.

AUTHORIZED USE:

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

LEASE TERM:

10 years, beginning June 28, 2010.

CONSIDERATION:

No monetary consideration pursuant to Public Resources Code section 6503.5.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance of no less than \$500,000.

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

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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 June 28, 2010, the Commission authorized a Recreational Pier Lease with Warren Fallat; Darcy Blessing Porter; Kellae Blessing; and Margaret D. Boyden, as sole trustee of the Nola Dillon Blessing Testamentary Trust C, for an existing pier and two mooring buoys. That lease will expire on June 27, 2020. On October 29, 2012, the upland parcel was deeded to R. Allen Ennis and Jill N. Ennis, Trustees of the Allen and Jill Ennis Family Trust dated August 2, 2011. 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.

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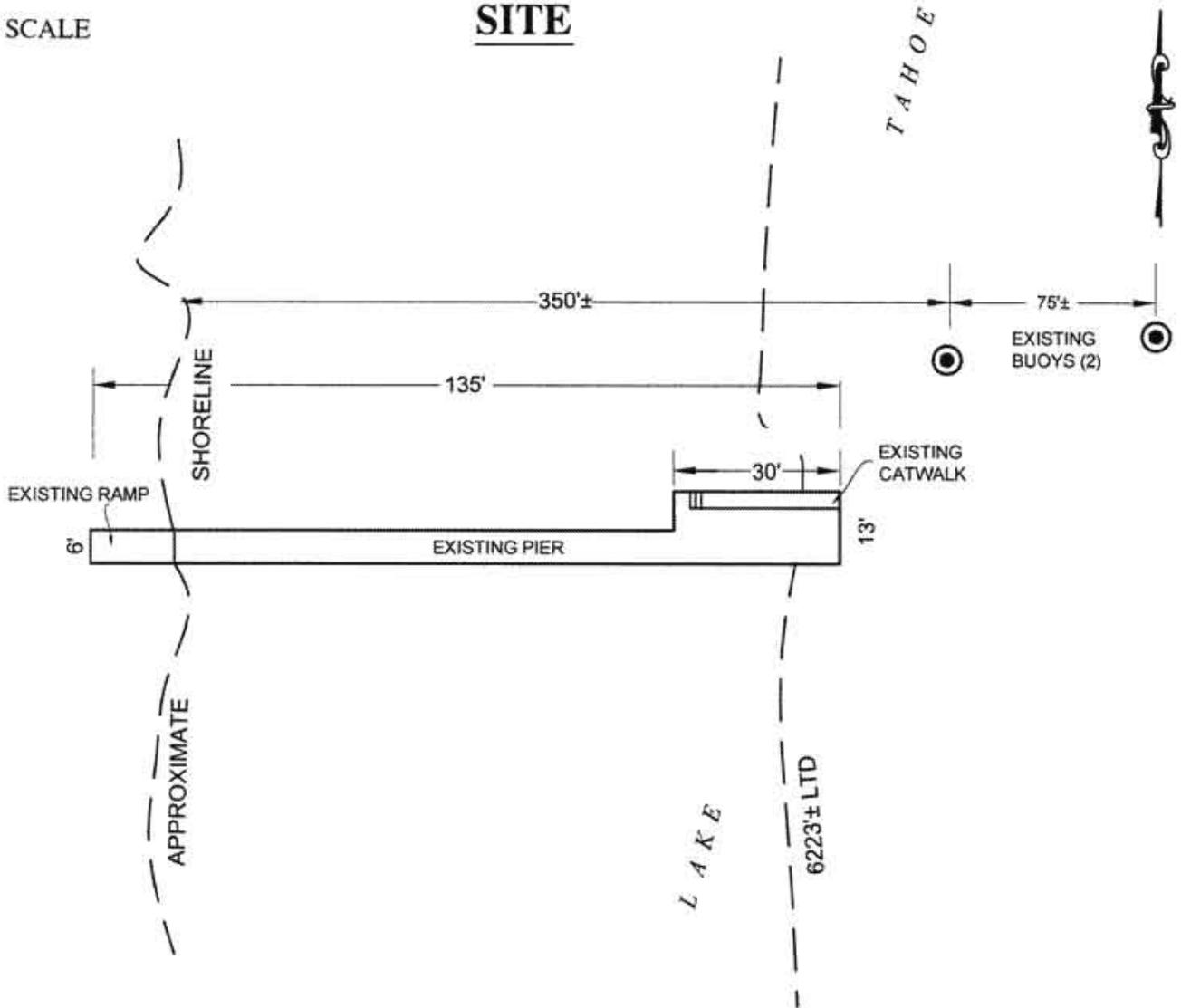
AUTHORIZATION:

Authorize the assignment of Lease No. PRC 3676.9, a Recreational Pier Lease, of sovereign land as shown on Exhibit A, from Warren Fallat; Darcy Blessing Porter; Kellae Blessing; and Margaret D. Boyden, as sole Trustee of the Nola Dillon Blessing Testamentary Trust C, to R. Allen Ennis and Jill N. Ennis, Trustees of the Allen and Jill Ennis Family Trust dated August 2, 2011, effective April 26, 2013.

NO SCALE

SITE

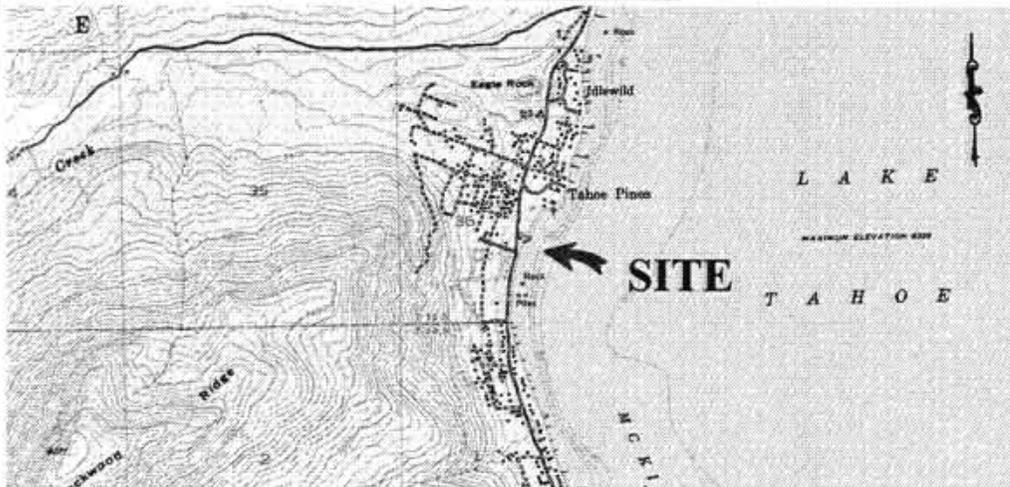
APN 085-222-012



3965 BELLEVIEW AVE., HOMEWOOD

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 3676.9
 ENNIS FAMILY TRUST
 APN 085-222-012
 RECREATIONAL PIER LEASE
 PLACER COUNTY



MJJ 3/21/2013

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.