

**CALENDAR ITEM  
C25**

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S 1

06/29/15  
PRC 4285.1  
M. Schroeder

**GENERAL LEASE – COMMERCIAL USE**

**APPLICANT:**

Gary W. Chaney and Lorelee D. Chaney, Trustees of the Chaney Family Trust of 1998 U.D.T. dated July 7, 1998, dba The Chaney House

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

Sovereign land in Lake Tahoe, adjacent to 4725 West Lake Boulevard, near Homewood, Placer County.

**AUTHORIZED USE:**

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

**LEASE TERM:**

10 years, beginning May 30, 2015.

**CONSIDERATION:**

\$1,342 per year, with an annual Consumer Price Index (CPI) adjustment.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

Other:

1. If Lessee does not have valid Tahoe Regional Planning Agency (TRPA) buoy permits, Lessee is required to obtain such authorization 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. If Lessee is unable to obtain such authorization within the time limit, they must remove the buoys.
2. Lessee expressly acknowledges and agrees that issuance of a lease does not substitute for, or provide preference in, obtaining authorizations from TRPA or any other regulatory agency for the improvements authorized by the Commission.

CALENDAR ITEM NO. **C25** (CONT'D)

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland parcel adjoining the lease premises.
2. On June 20, 2005, the Commission authorized a 10-year Recreational Pier Lease to Gary W. Chaney and Lorelee D. Chaney, Trustees of the Chaney Family Trust of 1998 U.D.T. dated July 7, 1998, for an existing pier and two mooring buoys. That lease expired on May 29, 2015.
3. The upland parcel adjacent to the lease premises is improved with a bed and breakfast known as the Chaney House. The pier and two mooring buoys are for use by the guests of the bed and breakfast. The Applicant is now applying for a General Lease – Commercial Use.
4. 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.

5. 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).

CALENDAR ITEM NO. **C25** (CONT'D)

**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 – Commercial Use to Gary W. Chaney and Lorelee D. Chaney, Trustees of the Chaney Family Trust of 1998 U.D.T. dated July 7, 1998, dba The Chaney House, beginning May 30, 2015, for a term of 10 years, for the continued use and maintenance of an existing pier and two mooring buoys as 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 \$1,342, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 4285.1**

**LAND DESCRIPTION**

Three (3) parcels of submerged land situate in the bed of Lake Tahoe, lying adjacent to Lot 1 of fractional Section 1, Township 14 North, Range 16 East, MDM., as shown on Official Government Township Plat approved January 17, 1866, County of Placer, State of California, and more particularly described as follows:

**PARCEL 1 – PIER**

All those lands underlying an existing pier lying adjacent to those parcels as described in that Grant Deed recorded December 12, 2002 in Document Number 2002-0158928 said County.

TOGETHER WITH any applicable impact area(s).

EXCEPTING THEREFROM any portion(s) lying landward of elevation 6223 feet LTD on the shoreline of said Lake Tahoe.

**PARCEL 2,3 – BUOYS (2)**

Two (2) circular parcels of land being 50 feet in diameter, underlying two (2) existing buoys adjacent to said parcels.

Accompanying plat is hereby made part of this description.

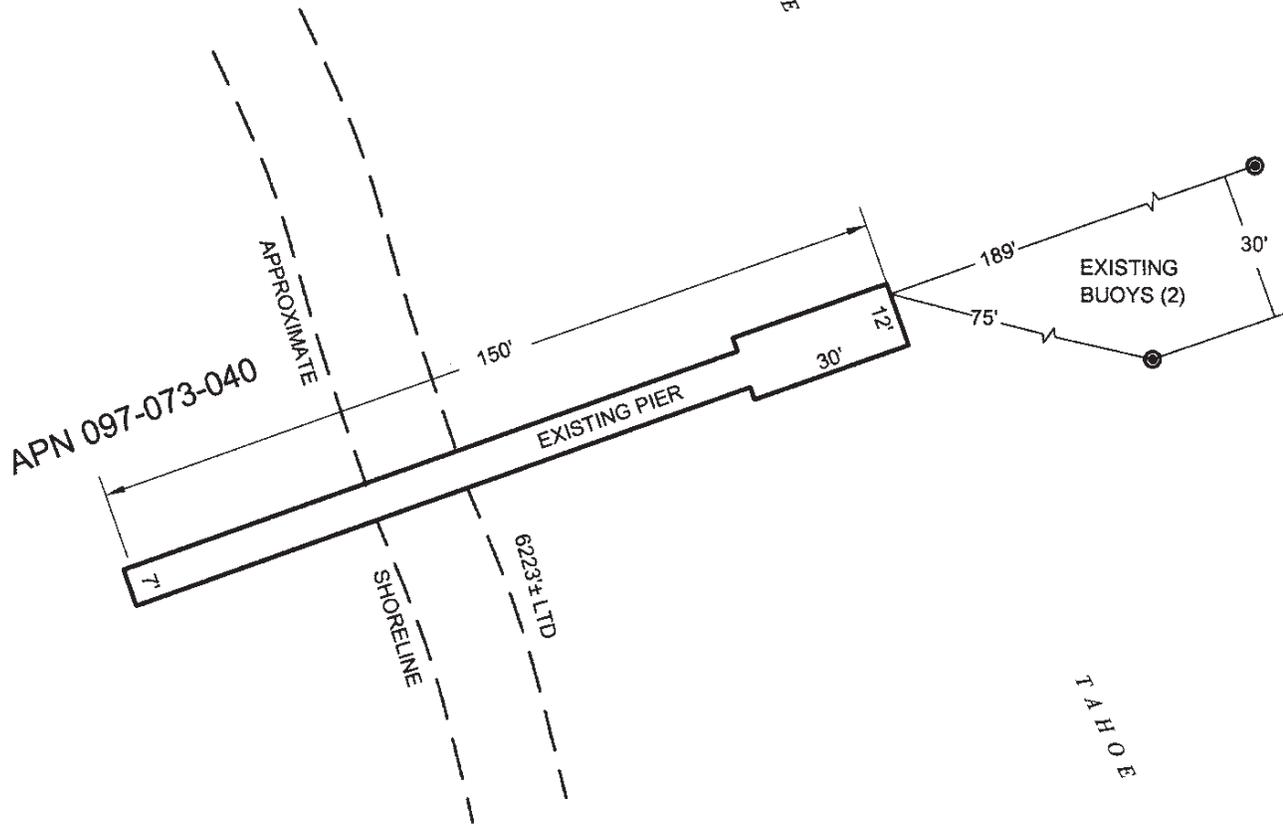
**END OF DESCRIPTION**

Prepared January 15, 2015 by the California State Lands Commission Boundary Unit.





L A K E



T A H O E

# EXHIBIT A

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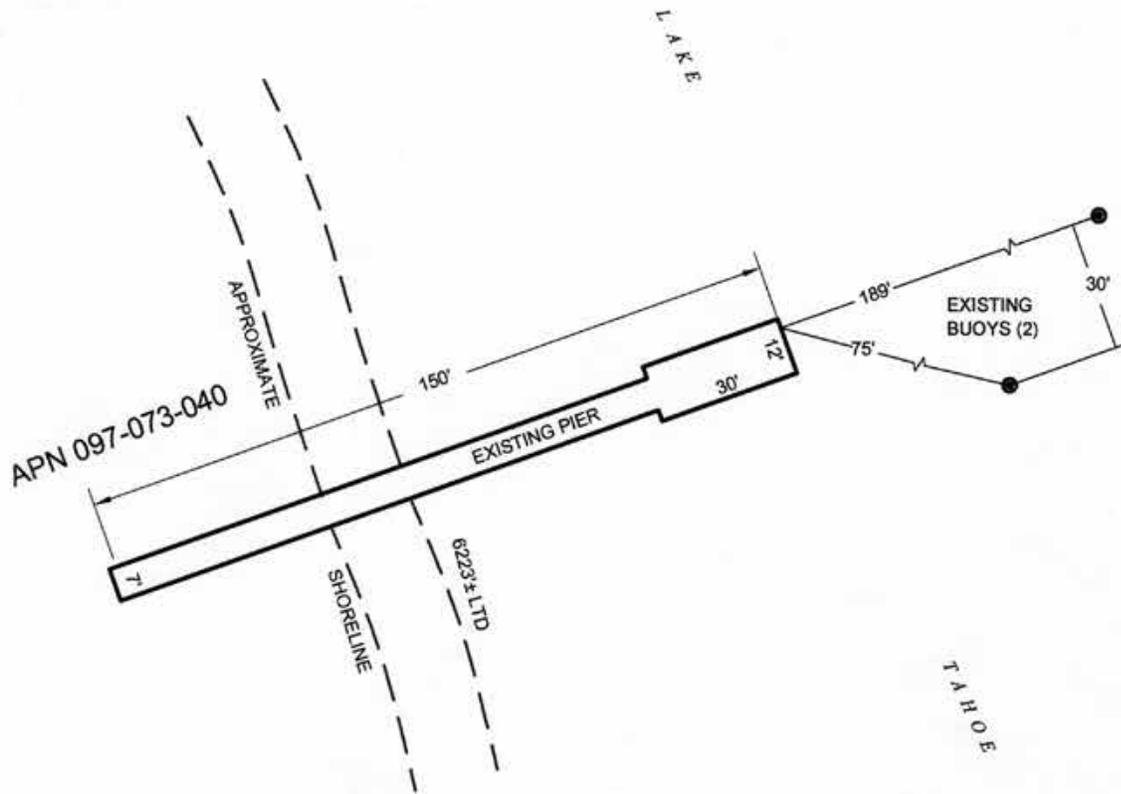
LAND DESCRIPTION PLAT  
 PRC 4285.1, CHANEY TRUST  
 PLACER COUNTY

CALIFORNIA STATE  
 LANDS COMMISSION



NO SCALE

# SITE



4725 WEST LAKE BLVD., NEAR HOMEWOOD

NO SCALE

# LOCATION



## **Exhibit B**

PRC 4285.1  
 CHANEY TRUST  
 APN 097-073-040  
 GENERAL LEASE -  
 COMMERCIAL USE  
 PLACER COUNTY



MJJ 02/02/2015

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