

**CALENDAR ITEM
C12**

A 4
S 1

10/19/12
PRC 6105.9
R. Barham

GENERAL LEASE – RECREATIONAL USE

APPLICANTS:

Marianne K. Conrad and Allison Perry aka Allison B. Conrad and Christina L. Haupt, as Trustees of the Conrad 1970 Revocable Trust, under declaration of Trust dated June 19, 1970

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 4780 West Lake Boulevard, near Homewood, Placer County.

AUTHORIZED USE:

Continued use and maintenance of three mooring buoys.

LEASE TERM:

10 years, beginning October 19, 2012.

CONSIDERATION:

No monetary consideration pursuant to Public Resources Code section 6503.5.

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

OTHER PERTINENT INFORMATION:

1. Applicants own the upland parcel adjoining the lease premises.

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2. On February 27, 1998, the Commission authorized a Recreational Pier Lease for three mooring buoys with Clarence and Joyce Conrad, Trustees Under Trust Agreement dated June 19, 1970 as Amended. That lease expired on February 8, 2007. Ownership has since been transferred to Marianne Conrad and Allison Perry aka Allison B. Conrad and Christina L. Haupt, as Trustees of the Conrad 1970 Revocable Trust, under Declaration of Trust dated June 19, 1970. The 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 took effect on 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 was submitted to the Commission prior to March 31, 2011, the lease meets the statutory requirements for an exception to recently-enacted changes to Section 6503.5 of the Public Resources Code for the term of this lease.

4. The staff recommends that the Commission find 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.

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

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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 Marianne Conrad and Allison Perry aka Allison B. Conrad and Christina L. Haupt, as Trustees of the Conrad 1970 Revocable Trust, under declaration of Trust dated June 19, 1970, beginning October 19, 2012, for a term of 10 years, for the continued use and maintenance of three mooring buoys described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; no monetary consideration pursuant to Public Resources Code section 6503.5; and liability insurance in the amount of no less than \$1,000,000.

EXHIBIT A

PRC 6105.9

LAND DESCRIPTION

Three (3) parcels of submerged land, situate in the bed of Lake Tahoe, lying adjacent to fractional Section 1, Township 14 North, Range 16 East, MDM, as shown on the Official Township Plat, approved January 17th, 1886, County of Placer, State of California, and more particularly described as follows:

Three (3) circular parcels of land, being 50 feet in diameter, underlying three existing buoys, adjacent to that parcel as described in that Quitclaim Deed recorded January 13, 1988 in Book 3335 Page 252 in Official Records of said County.

Accompanying plat is hereby made a part of this description.

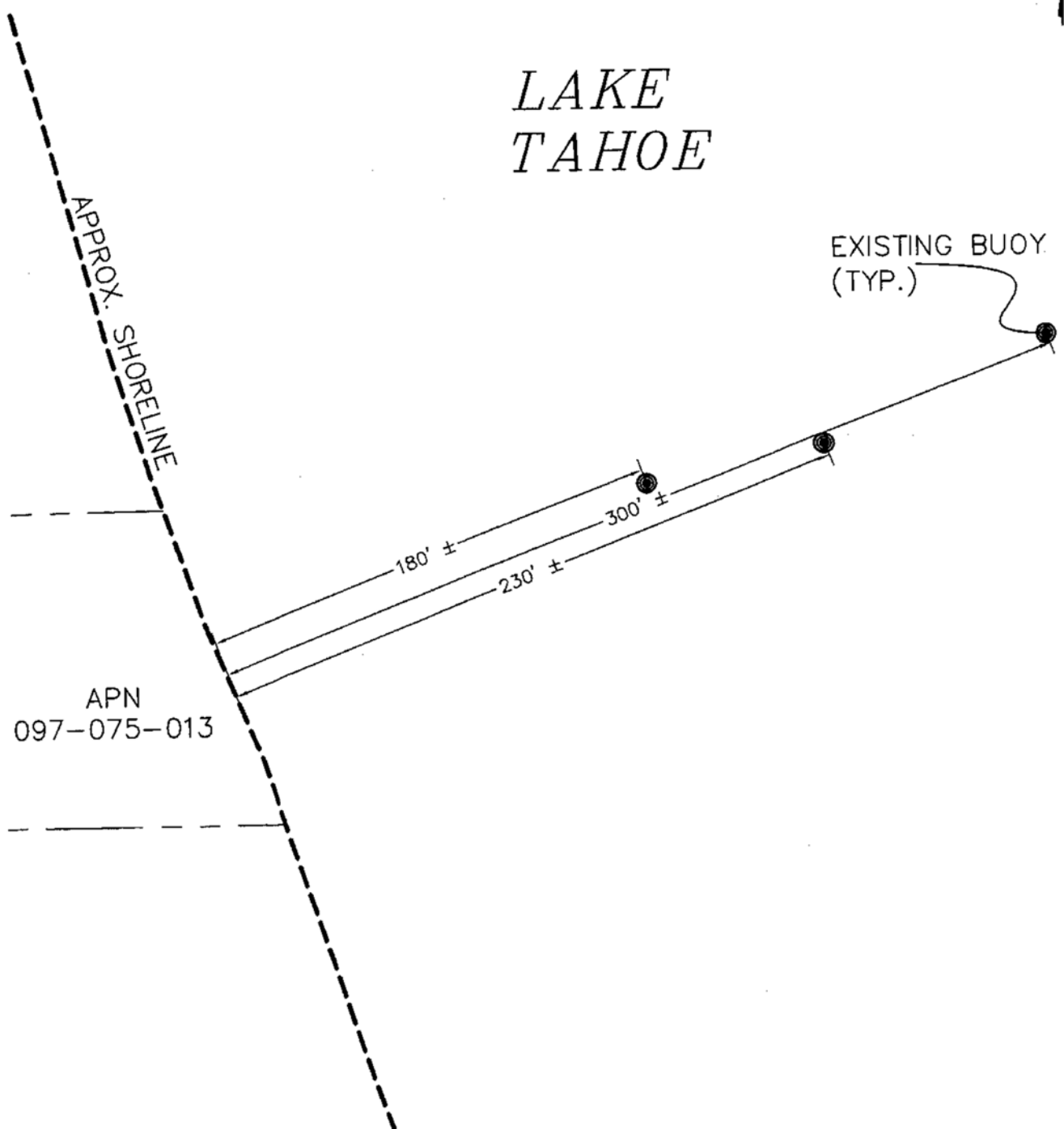
END OF DESCRIPTION

PREPARED 9/6/12 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT





LAKE TAHOE



APN
097-075-013

EXHIBIT A

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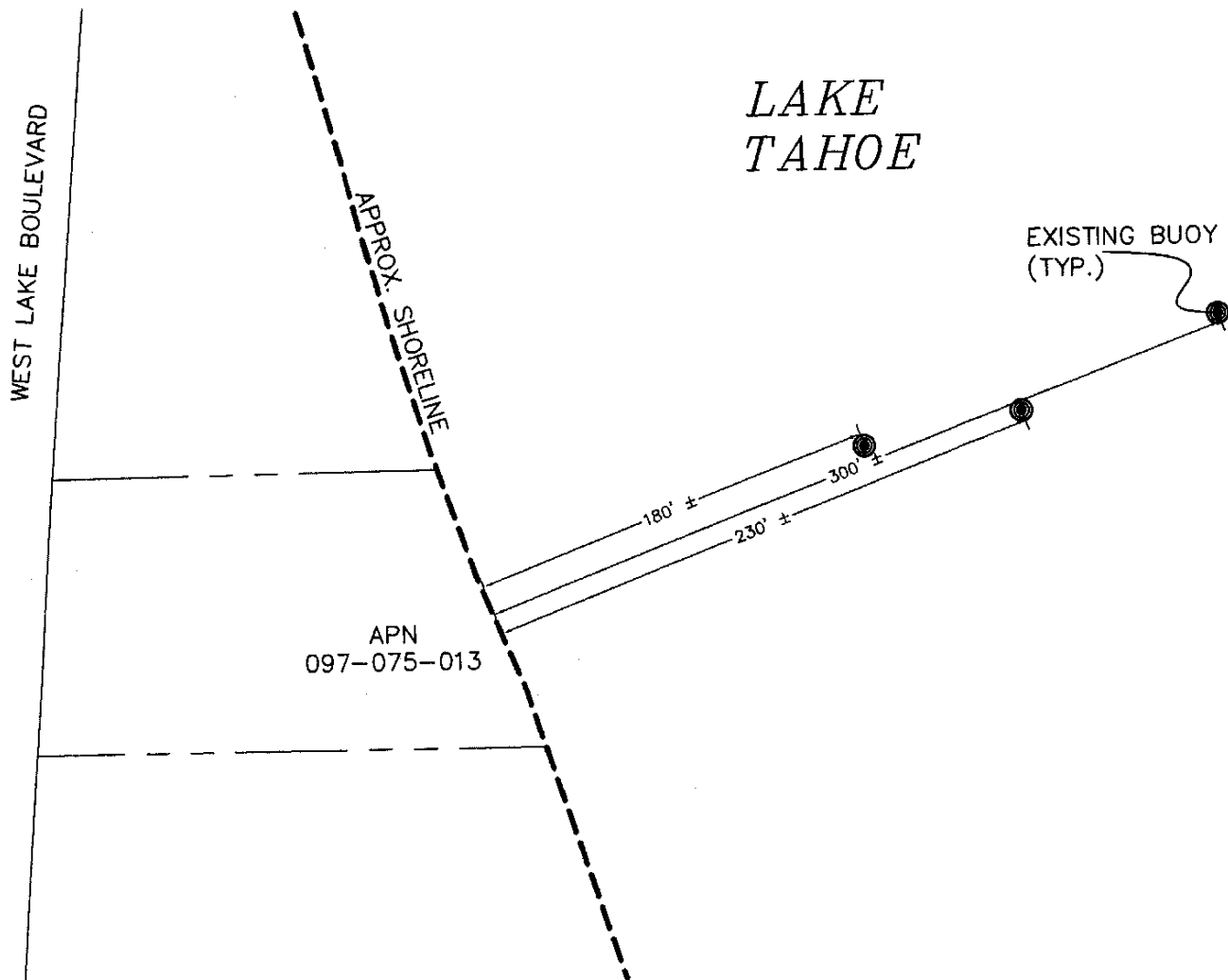
LAND DESCRIPTION PLAT
PRC 6105.9, CONRAD
PLACER COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE



4780 West Lake Boulevard, Homewood

NO SCALE

LOCATION

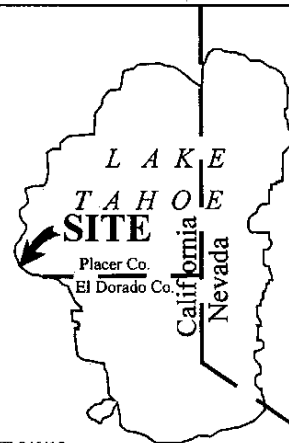


MAP SOURCE: USGS QUAD

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.

Exhibit B

PRC 6105.9
 CONRAD
 APN 097-075-013
 GENERAL LEASE -
 RECREATIONAL USE
 PLACER COUNTY



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