

STAFF REPORT

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06/28/19
PRC 7416.1
S. Avila

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Elaine-Maryse Solari, Trustee of the Elaine-Maryse Solari Revocable Trust, dated September 9, 2009; Matthew Scott Ferrante; Jason Anthony Ferrante; Marissa Diane Ferrante; Richard Donald Johnson; and Ann Solari Ferrante, Trustee of the Joseph A. Ferrante and Ann Solari Ferrante 2004 Trust, U/D/T dated March 31, 2004

PROPOSED LEASE:

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 8453 Meeks Bay Avenue, near Meeks Bay, El Dorado County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier, boat lift, boat hoist, and two mooring buoys.

LEASE TERM:

10 years beginning May 26, 2019.

CONSIDERATION:

\$1,484 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

- Liability insurance in an amount no less than \$1,000,000 per occurrence.
- Lessee shall provide proof of a Tahoe Regional Planning Agency (TRPA) buoy permit or proof that unpermitted buoys have been removed by October 23, 2020.
- 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.

STAFF REPORT NO. 18 (CONT'D)

- Lessee shall not store any personal items or construct any improvements in the Public Trust easement which may impair the public uses of access, navigation, fishing and lake-related recreational uses.

STAFF ANALYSIS AND RECOMMENDATION:

Authority:

Public Resources Code sections 6005, 6216, 6301, 6501.1, 6503, and 6503.5; California Code of Regulations, title 2, sections 2000 and 2003.

Public Trust and State's Best Interests Analysis:

On December 17, 2009, the Commission authorized a Recreational Pier Lease, Lease No. PRC 7416.9, for the continued use and maintenance of an existing pier, boat lift, boat hoist, and two mooring buoys to Ann Solari Ferrante, Elaine Maryse Solari, and Virginia Solari Mazry, as Trustee of the Virginia Solari Mazry 2005 Trust dated May 19, 2005 ([Item C05, December 17, 2009](#)). Since that time, ownership of the upland parcel transferred to successor trustees within the family. On April 23, 2014, the Commission authorized acceptance of two lease quitclaim deeds and an amendment of the lease to change the Lessee to Elaine-Maryse Solari, Trustee of the Elaine-Maryse Solari Revocable Trust, dated September 9, 2009; Matthew Scott Ferrante; Jason Anthony Ferrante; Marissa Diane Ferrante; Richard Donald Johnson; and Ann Solari Ferrante, Trustee of the Joseph A. Ferrante and Ann Solari Ferrante 2004 Trust, U/D/T dated March 31, 2004 ([Item C02, April 23, 2014](#)). The lease expired on May 25, 2019. The Applicant is applying for a General Lease – Recreational Use, for the continued use and maintenance of the existing pier, boat lift, boat hoist, and two mooring buoys.

The Applicant owns the uplands adjoining the lease premises. The subject facilities are privately owned and maintained. The pier and mooring buoys are used for the docking and mooring of boats. Recreational boating is a water-dependent use that is generally consistent with the common law Public Trust Doctrine. The California Legislature has identified private recreational boating facilities as an authorized use of Public Trust land (Pub. Resources Code, § 6503.5).

The pier and mooring buoys have existed for many years at this location. The pier is built on single pilings with the immediate area of the pier surrounded by pebbles and small boulders. The topography and location of upland structures allows for public access for pedestrians and lake-related activities at varying water levels underneath the pier. The buoys

STAFF REPORT NO. 18 (CONT'D)

are located directly lakeward of the upland property and occupy a relatively small area of the lake.

The proposed lease does not alienate the State's fee simple interest, or permanently impair public rights. The lease is limited to a 10-year term and does not grant the lessee exclusive rights to the lease premises and reserves an easement to the public for Public Trust-consistent uses. Upon termination of the lease, the lessee may be required to remove all improvements from State land and restore the lease premises to their original condition.

The proposed lease requires the lessee to insure the lease premises and indemnify the State for any liability incurred as a result of the lessee's activities thereon. The lease also requires the payment of annual rent to compensate the people of the State for the occupation of the public land involved.

For all the reasons above, staff believes the issuance of this lease will not substantially interfere with Public Trust needs at this location, at this time, and for the foreseeable term of the proposed lease; and is in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the application is a discretionary action by the Commission. Each time the Commission approves or rejects a use of sovereign land, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. If the Commission denies the application, the Applicant may be required to remove the pier, boat lift, boat hoist, and two mooring buoys, and restore the premises to their original condition. Upon expiration or prior termination of the lease, the lessee also has no right to a new lease or to renewal of any previous lease.
2. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the protection, preservation, and responsible economic use of the lands and resources under the Commission's jurisdiction, and Strategy 1.3 to promote, expand, and enhance appropriate public use and access to land along the State's inland and coastal waterways.
3. On October 24, 2018, the TRPA Governing Board certified a Final Environmental Impact Statement and adopted Lake Tahoe Shorezone Ordinance Amendments.

STAFF REPORT NO. 18 (CONT'D)

4. 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.

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).

PUBLIC TRUST AND STATE'S BEST INTERESTS:

Find that the proposed lease will not substantially impair the public rights to navigation and fishing or substantially interfere with the Public Trust needs and values at this location, at this time, and for the foreseeable term of the lease; is consistent with the Public Trust Doctrine; and is in the best interests of the State.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to the Applicant; beginning May 26, 2019, for a term of 10 years, for the continued use and maintenance of an existing pier, boat lift, boat hoist, 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 \$1,484, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 7416.1

LAND DESCRIPTION

Three parcels of submerged land situate in the bed of Lake Tahoe, lying adjacent to Lot 4 fractional Section 29 Township 14 North, Range 17 East, MDM., as shown on Official Government Township Plat approved July 29, 1880, County of El Dorado, State of California, and more particularly described as follows:

PARCEL 1 – PIER

All those lands underlying a proposed pier, one boat lift, one boat hoist and one catwalk lying adjacent to those parcels as described in Exhibit “A” of that Grant Deed recorded September 30, 2009 as Document 2009-0049240 in Official Records of 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

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

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared March 18, 2019 by The California State Lands Commission Boundary Unit.



NO SCALE



APN 016-091-16

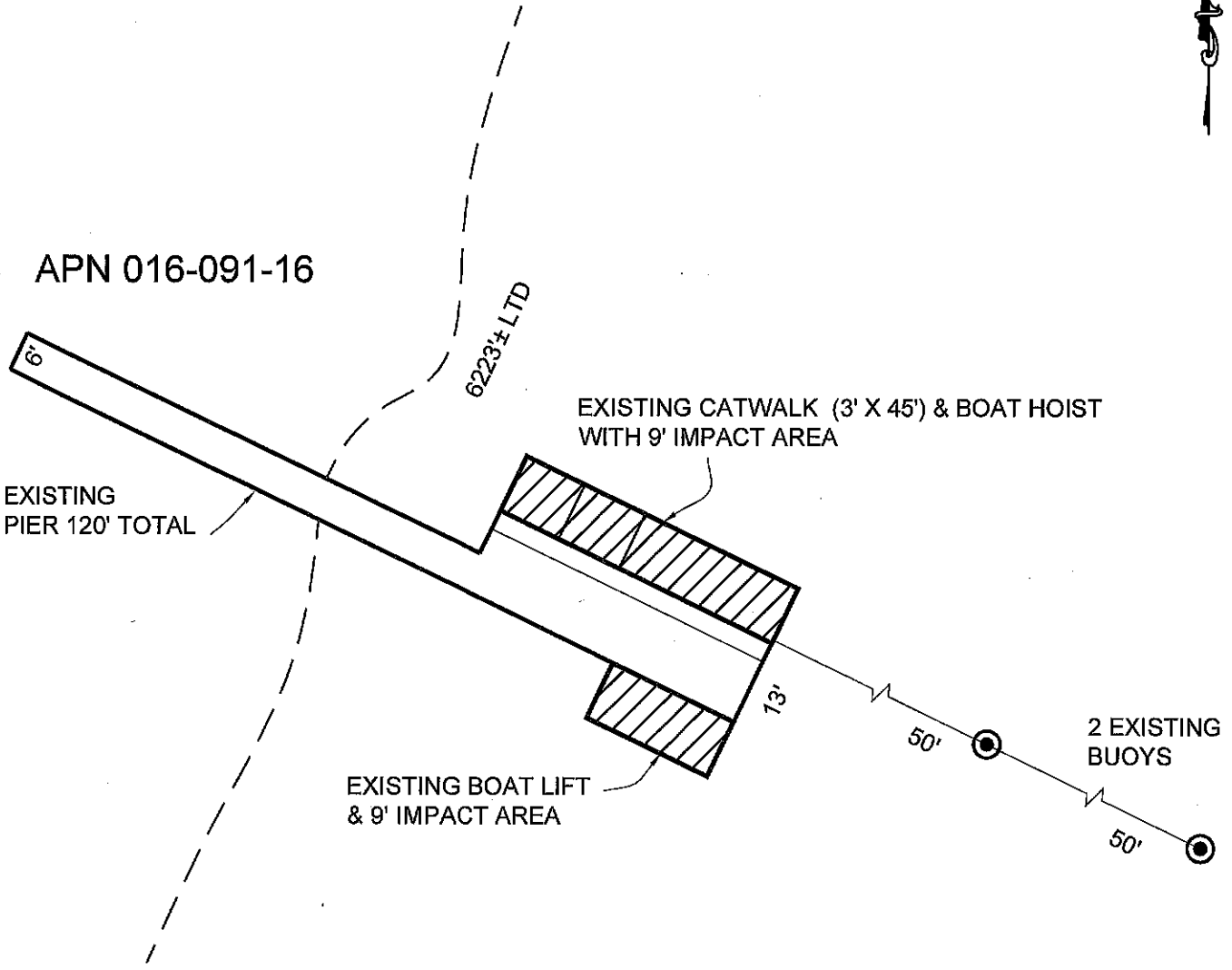


EXHIBIT A

Page 2 of 2

MJJ 3/14/19

LAND DESCRIPTION PLAT
 PRC 7416.1, FERRANTE & SOLARI ET AL.
 EL DORADO COUNTY

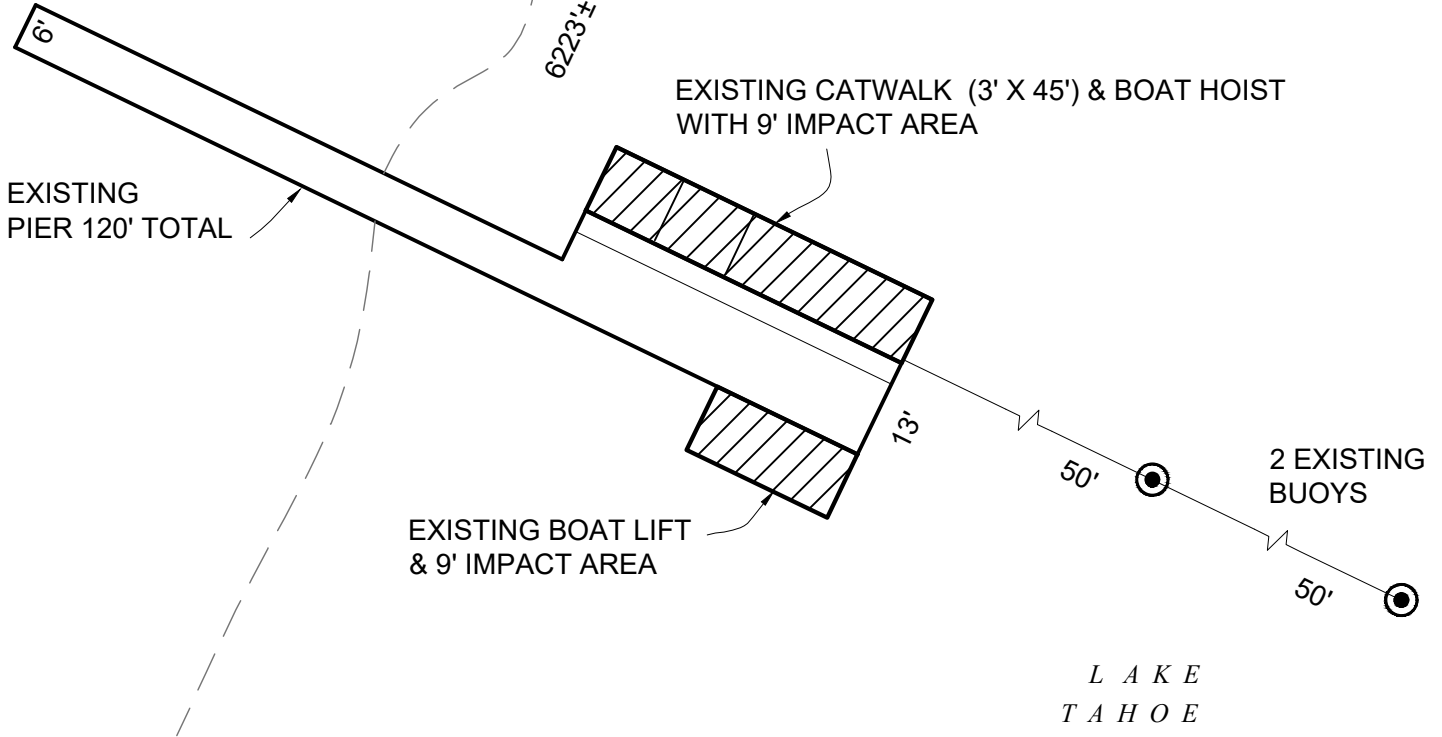
CALIFORNIA STATE
 LANDS COMMISSION



NO SCALE

SITE

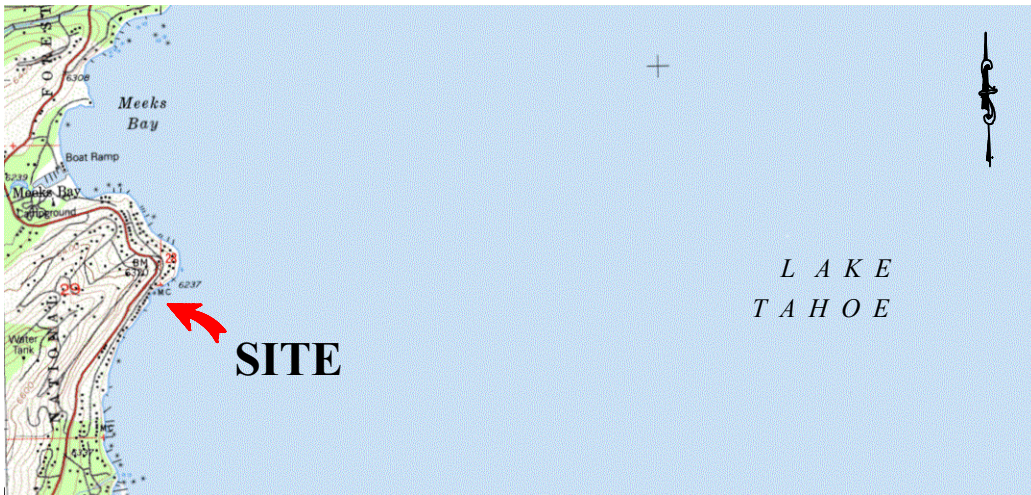
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8453 MEEKS BAY AVENUE, NEAR MEEKS BAY

NO SCALE

LOCATION

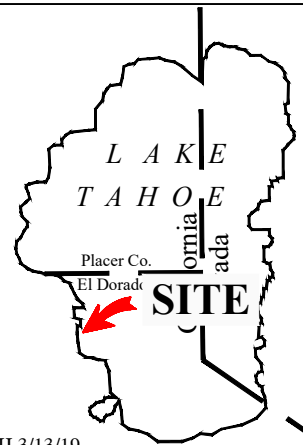


MAP SOURCE: USGS QUAD

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 7416.1
 FERRANTE & SOLARI ET AL.
 APN 016-091-16
 GENERAL LEASE -
 RECREATIONAL USE
 EL DORADO COUNTY



MJJ 3/13/19