

CALIFORNIA STATE LANDS COMMISSION

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Established in 1938

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December 20, 2017

File Ref: W 27088

SUBJECT: Proposed Update to the California State Lands Commission 2012
Category 1 Lake Tahoe Berths and Buoys Benchmark Rental Rates and
Establishment of a Category 2 Lake Tahoe Benchmark Rental Rate,
El Dorado and Placer Counties

To all Lessees at Lake Tahoe and Donner Lake and Interested Parties:

Staff of the California State Lands Commission (Commission) will participate in a public workshop to discuss the proposed update to the Commission's 2012 Category 1 Lake Tahoe Berths and Buoys Benchmark Rental Rates and a proposal to establish a Category 2 Lake Tahoe Benchmark Rental Rate. These proposals may affect future rent or other compensation as part of a lease with the Commission for the occupation and use of State-owned land. The public workshop is scheduled for the following location and time:

Doubletree by Hilton Hotel
2001 Point West Way
Sacramento, CA 95815
Thursday, January 18, 2018 @ 9:30 AM

Please note that the location and time are subject to change, so please check our website (www.slc.ca.gov) to confirm. The purpose of the public workshop is to provide a status update and information on the benchmark rental rate proposals and to hear your comments. The workshop is open to all members of the public at no cost.

As background, Commission staff sent a letter on May 1, 2017 to all current Lake Tahoe and Donner Lake lessees and interested parties advising of the initial benchmark rental rate proposals. Commission staff also participated in a workshop hosted by the Tahoe Lakefront Owners' Association on June 2, 2017 to discuss the proposals. Since then, Commission staff reviewed input received from various parties. Upon review of the information provided and further analysis, we have revised our initial recommendations for the benchmark rental rates. A comparison of the 2012 benchmark rental rates, initial proposal, and the current proposal are summarized in the following table.

PROPOSED LAKE TAHOE BENCHMARK RENTAL RATES			
	2012 Benchmark	Initial Proposal	Current Proposal
Category 1 – Pier	\$0.79/square foot	\$1.01/square foot	\$0.417/square foot
Category 1 – Buoys	\$377/mooring buoy	\$516/mooring buoy	\$194/mooring buoy
Category 2 – Undiscounted	n/a	\$10.80/square foot	\$10.80/square foot
Category 2 – Discounted	n/a	\$2.70/square foot	\$1.13/square foot

Additionally, the seasonal discount for impact areas will be revised from a 67% discount to 58% discount to be consistent with the new benchmark methodology. The current proposal is tentatively scheduled for consideration at the Commission's February 27, 2018 public meeting to be held in the Bay Area with satellite location in Rancho Palos Verdes. The initial proposed draft benchmarks are posted on our website at <http://www.slc.ca.gov/Leases-Permits/Leases-Permits.html>. We will replace these shortly with the new proposed draft benchmarks. You can also contact us directly (contact information below) if you would like us to mail you a copy.

You may contact Commission staff at any point prior to the February 27, 2018 Commission meeting if you wish to submit a written comment or have additional questions. Any written comments received will be considered equally with the comments made at the workshop. Please direct these written comments and questions to Ninette Lee, Public Land Manager, at Ninette.Lee@slc.ca.gov or at (916) 574-1869.

Sincerely,

Brian Bugsch, Chief
Land Management Division

cc: Ninette Lee, PLM
LMD