

**MINUTE ITEM**

This Calendar Item No. C31 was approved as Minute Item No. 31 by the California State Lands Commission by a vote of 3 to 0 at its 2/2/04 meeting.

**CALENDAR ITEM  
C31**

A 4  
S 1

02/02/04  
PRC 8510 W 21071  
B. Young

**GENERAL LEASE - RECREATIONAL USE**

**APPLICANT:**

Serene Properties, LLC  
1980 Mountain Blvd., Suite 202  
Oakland, CA 94611

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

0.6 acres, more or less, of sovereign lands in Lake Tahoe, Tahoe City, Placer County.

**AUTHORIZED USE:**

Retention of two existing mooring buoys as shown on the attached Exhibit A.

**LEASE TERM:**

Ten years, beginning January 1, 2004.

**CONSIDERATION:**

\$186 per annum; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Combined single limit coverage of \$1,000,000.

Other:

This lease is conditioned on Applicant's obtaining authorization from the Tahoe Regional Planning Agency (TRPA) for the mooring buoys within two years after the adoption of the Lake Tahoe Shorezone Amendments- Draft Environmental Impact Statement (EIS) and approval of the ordinances based on the EIS.

**OTHER PERTINENT INFORMATION:**

1. Applicant is the littoral owner; however, Applicant does not qualify for a rent-free lease pursuant to the Public Resources Code section 6503.5

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because the Applicant is not a natural person. Serene Properties, LLC is now applying for a new General Lease – Recreational Use.

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905(c)(3).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. 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.

**EXHIBIT:**

- A. Location and Site Map

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905(c)(3).

**SIGNIFICANT LANDS INVENTORY FINDING:**

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE

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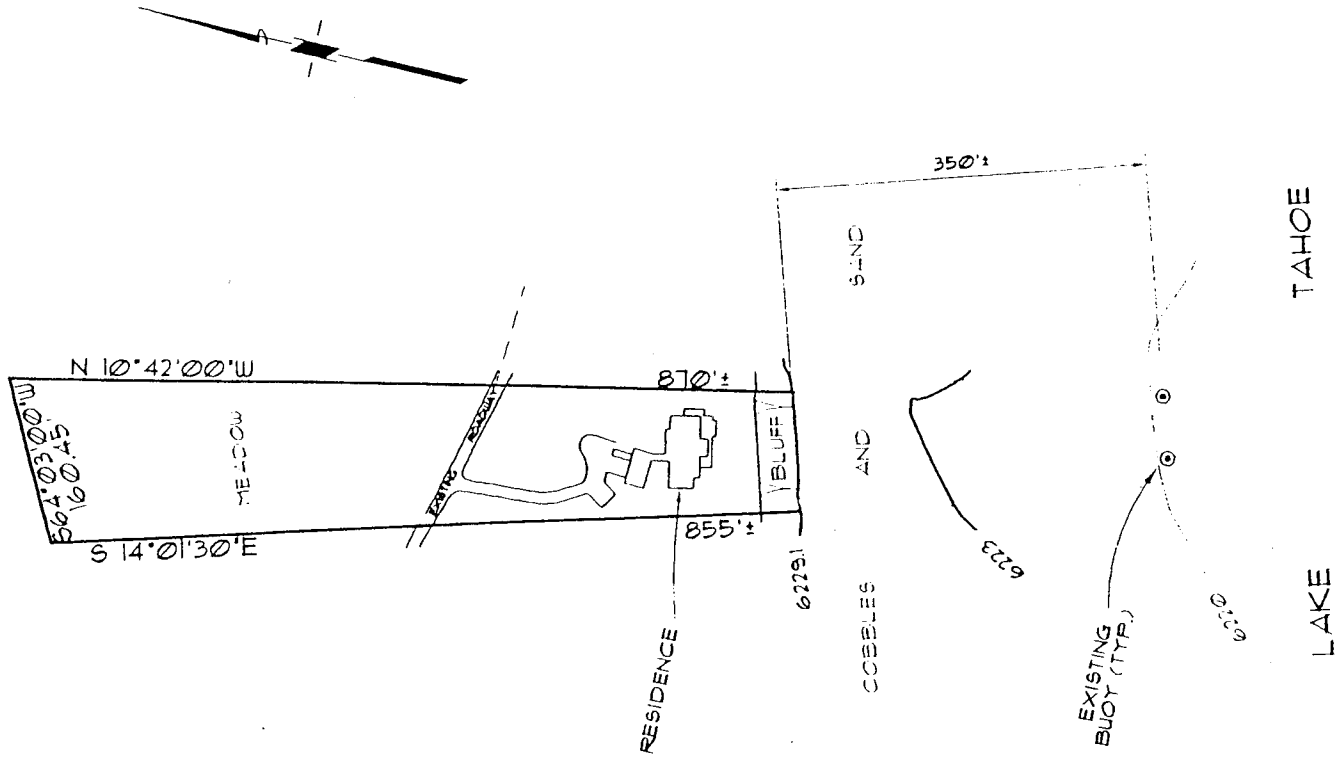
LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370,  
ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO SERENE PROPERTIES, LLC, OF A  
GENERAL LEASE – RECREATIONAL USE, BEGINNING  
JANUARY 1, 2004, FOR A TERM OF TEN YEARS FOR THE  
RETENTION OF TWO EXISTING MOORING BUOYS ON THE LAND  
SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE  
A PART HEREOF; CONSIDERATION BEING \$186 PER ANNUM; WITH  
THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT  
PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE  
LEASE; LIABILITY INSURANCE COMBINED SINGLE LIMIT COVERAGE  
OF \$1,000,000.

NO SCALE

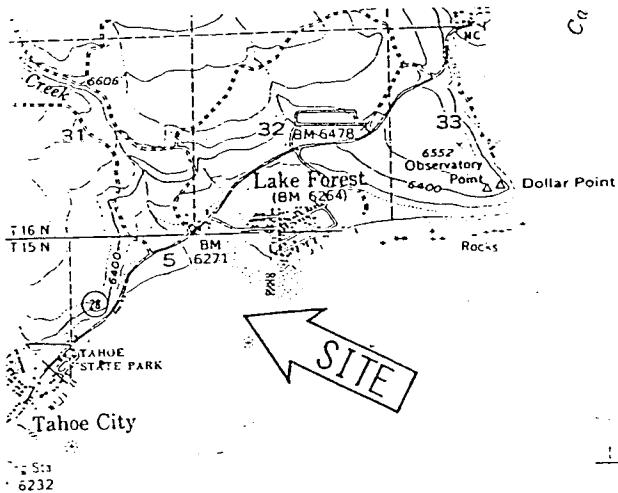
# SITE MAP



2200 North Lake Blvd.

NO SCALE

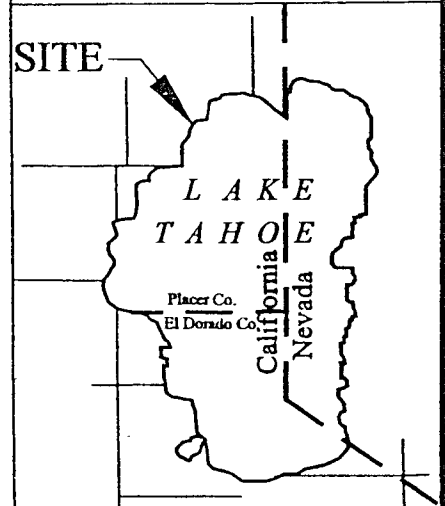
# LOCATION MAP



Lake Tahoe

NO SCALE

EXHIBIT A  
 W 21071  
 APN 094-140-032  
 Lake Tahoe  
 PLACER COUNTY



BY 12/03

This exhibit is solely for the purposes of generally defining the lease premises, is based on unverified information provided by lessee or other parties, and is not intended to be, or construed as a waiver or limitation of any state interest in the subject or any other property.

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