

# Staff Report 54

**APPLICANT:**

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Rio Buena Vista Homeowners' Association

**PROPOSED ACTION:**

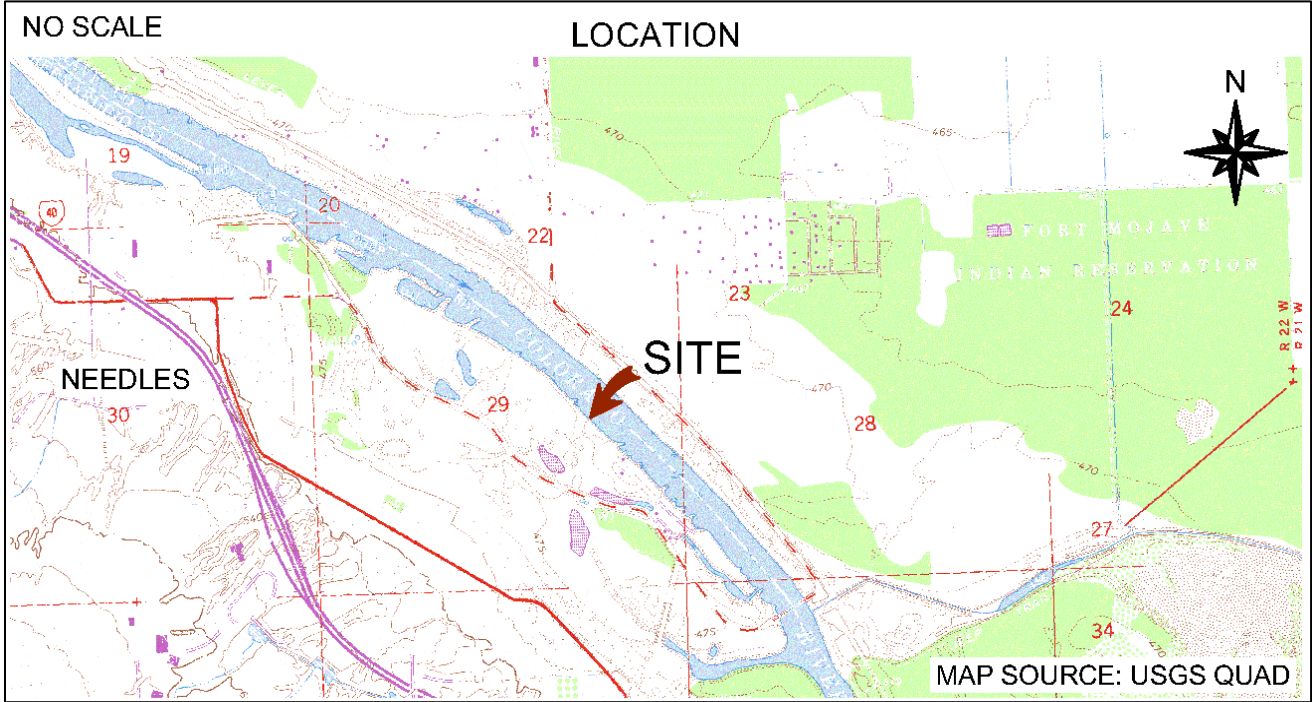
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Issuance of a General Lease – Recreational and Protective Structure Use.

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

Sovereign land located in the Colorado River, adjacent to San Bernardino County Assessor's Parcel Numbers 0186-281-17, 0186-281-18, and 0186-281-73, Needles, San Bernardino County (as shown in Figure 1).

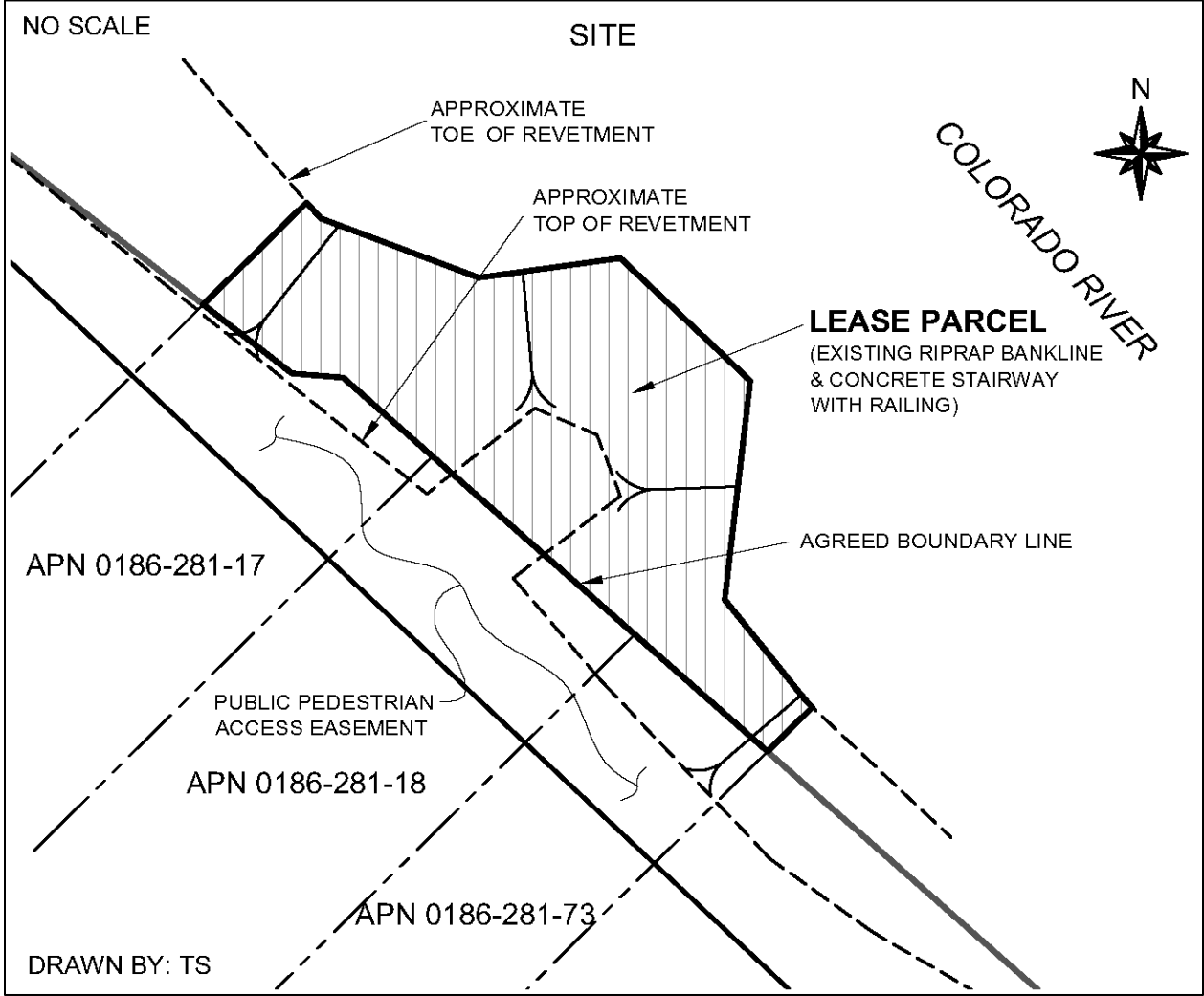
**Figure 1. Location**



**AUTHORIZED USE:**

Use of an existing riprap bankline and concrete stairway with railing (as shown in Figure 2).

**Figure 2. Site Map**



NOTE: This depiction of the lease premises is based on unverified information provided by the Applicant or other parties and is not a waiver or limitation of any State interest in the subject or any other property.

**TERM:**

10 years, beginning February 21, 2024.

**CONSIDERATION:**

\$140 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 agrees that the Public Pedestrian Access Easement located on portions of Lessee's fee owned upland property shall remain open to the public and that no structures or improvements shall be erected, nor any personal property placed, that would obstruct or prevent public access in and along the Easement.
- Lessee shall not place signs or advocate in any other manner to prevent or discourage public use of the Public Pedestrian Access Easement.
- Lessee assumes responsibility for the maintenance of the riprap bankline within the Lease Premises.
- Lessee and the public shall have equal rights to access the stairway on the lease premises and Lessee shall not exclude the public from use of the stairway, install any structures to prevent public use of the stairway, nor post signage or advocate in any manner against public use of the stairway.

### **BACKGROUND**

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On December 12, 1990 ([Item 08, December 12, 1990](#)), the Commission authorized a Boundary Line Agreement and Compromise Settlement (AD 134) which confirmed the State's fee ownership of sovereign land located in the Colorado River at this location. Pursuant to Public Resources Code section 6501.1, projects in this location, including new development or maintenance of existing facilities, extending waterward of the ordinary high-water mark (OHWM), as fixed by AD 134, require a lease from the Commission. The Applicant's upland property is located along the Colorado River adjacent to the fixed OHWM.

Pursuant to AD 134, the State of California was granted a Public Pedestrian Access Easement (Easement) running parallel to the fixed OHWM. The Easement is intended to provide public access to and along the bank of the Colorado River. The Easement affects lots 1 through 40 of the Rio Buena Vista residential subdivision, one of which is the Applicant's property. The Easement provides access to the Colorado River and can be accessed by the public from the northern or southern end of the subdivision, or from the Colorado River.

The U.S. Department of the Interior, Bureau of Reclamation (Reclamation) conducted a review by boat of the riprap bankline on March 27, 2002, and

conducted a site visit on April 10, 2002. These inspections revealed that the bankline was cleared of vegetation and that the federally constructed riprap and jetties were undisturbed and in good condition.

By letter dated April 23, 2002, Reclamation declared that it would not place additional riprap on the bankline because of interference from the upland residential development. Reclamation stated that the upland homeowners would be responsible for maintaining protection of their own bankline in the future, subject to the homeowner's seeking approval and permitting of their riprap or bankline construction work from the U.S. Army Corps of Engineers.

## **STAFF ANALYSIS AND RECOMMENDATION:**

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### **AUTHORITY:**

Public Resources Code sections 6005, 6216, 6301, 6321, 6321.2, 6501.1, 6503, and 6505.5; California Code of regulations, title 2, sections 2000 and 2003.

### **PUBLIC TRUST AND STATE'S BEST INTERESTS:**

On February 21, 2014, the Commission authorized a General Lease – Recreational and Protective Structure Use to Rio Buena Vista Homeowner's Association for the use of an existing riprap bankline and concrete stairway with railing in the Colorado River, adjacent to San Bernardino County Assessor's Parcel Numbers (APN.): 0186-281-17, 0186-281-18, and 0186-281-73, Needles, San Bernardino County ([Item 45, February 21, 2014](#)).

On June 29, 2015, the Commission authorized a lease amendment to replace the original Exhibit A, Land Description, and Exhibit B, Site and Location Map, with a revised Exhibit A, Land Description, and Exhibit B, Site and Location Map ([Item 65, June 29, 2015](#)). This was necessary as Lot Line Adjustment No. 2007-01, recorded on June 6, 2007 in San Bernardino County, impacted the lease area described in the original exhibits and necessitated revision of these exhibits. This lease expired on February 20, 2024.

Now the Applicant is applying for a General Lease – Recreational and Protective Structure Use for use of the existing riprap bankline and concrete stairway with railing in the Colorado River, adjacent to the upland parcels. Staff recommends issuance of a General Lease – Recreational and Protective Structure Use to the Applicant, effective February 21, 2024.

The Applicant is a nonprofit mutual benefit corporation formed to manage the common interest development within which the adjacent upland parcels are located and has the right to use the uplands adjoining the lease premises. Although the Applicant only owns one of the adjacent upland parcels, the improvements on the lease premises cross sovereign land behind all three adjacent parcels and are all maintained by the Applicant as common interest facilities of the community.

The existing riprap bankline serves to stabilize the bank and support the integrity of both the river and the upland properties. Loss or degradation of this structure could result in property damage and adverse impacts to Public Trust resources in the lease area and the surrounding waterway. As such, the riprap bankline provides a benefit to both the public and the upland owners and does not negatively impact the Public Trust uses in this location.

Additionally, the concrete stairway with railing on the lease premises provides access to the river for both the Lessee and the public. As such, this improvement provides a benefit to the public and does not negatively impact Public Trust resources in this location. To ensure that this stairway remains available for public use, the proposed lease includes provisions protecting the public's right to access the stairway.

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, 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.

### **CLIMATE CHANGE:**

The lease area in the Colorado River is not tidally influenced and, therefore, would not be subject to sea level rise. The water level near the existing improvement is regulated primarily by water released upstream from the Davis Dam. As stated in [Safeguarding California Plan: 2018 Update](#) (California Natural Resources Agency 2018), climate change is projected to increase the frequency and severity of

natural disasters related to flooding, fire, extreme heat, drought, and storms. Droughts could dramatically reduce river flow and water levels, leading to loss of public access and navigability. Climate change will further influence riverine areas by changing erosion and sedimentation rates; likewise, runoff from more frequent and severe storm events will likely increase scour and lead to a more rapid decrease in bank stability.

The combination of these projected conditions could increase the likelihood of damage to structures within the lease premises from floods or droughts during the term of the lease. All the existing features are fixed. The concrete stairway and bankline protection will not be able to shift in response to changing water levels and may need relocation or reinforcement in the future to withstand higher levels of flood exposure or drought.

Regular maintenance, as referenced in the lease, may reduce the likelihood of severe structural degradation or dislodgement. Pursuant to the proposed lease, the Applicant acknowledges that the lease premises and adjacent upland are in an area that may be subject to the effects of climate change.

**CONCLUSION:**

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

**OTHER PERTINENT INFORMATION:**

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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 improvements and restore the lease premises to their original condition. The lessee has no right to a new lease or to renewal of any previous lease.
2. This action is consistent with the "Leading Climate Activism" and "Meeting Evolving Public Trust Needs" Strategic Focus Areas of the Commission's 2021-2025 Strategic Plan.
3. 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 14, section 15301.

Authority: Public Resources Code section 21084 and California Code of Regulations, title 14, section 15300.

## **RECOMMENDED ACTION:**

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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 14, section 15301.

### **PUBLIC TRUST AND STATE'S BEST INTERESTS:**

Find that the proposed lease will not substantially interfere with Public Trust needs and values at this location, at this time, and for the term of the lease; and is in the best interests of the State.

### **AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational and Protective Structure Use to the Applicant beginning February 21, 2024, for a term of 10 years, for the use of an existing riprap bankline and concrete stairway with railing; annual rent in the amount of \$140, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.