

C12
12
0 CHRS 6-30-92
meeting.

CALENDAR ITEM

A 7
S 1

C 1 2

06/30/92
PRC 5499
J. Ludlow

ASSIGNMENT OF GENERAL LEASE - COMMERCIAL USE

ASSIGNOR:

Perini Lake Tahoe Properties, Inc.
75 Broadway
San Francisco, California 94111

ASSIGNEE:

Chambers Landing Partnership, a
California general partnership
2829 Stirrup Drive
Oakley, California 94561

AREA, TYPE LAND AND LOCATION:

A 0.346-acre parcel of submerged land located in Lake Tahoe
at Chambers Lodge near Homewood, Placer County.

LAND USE:

Continued use and maintenance of a commercial club house
with docks.

TERMS OF LEASE TO BE ASSIGNED:

Initial period:

Twenty-five (25) years beginning December 30, 1968.

Public Liability Insurance:

\$800,000 per occurrence for bodily injury and \$200,000
for property damage, or combined single limit coverage
of \$1,000,000.

CONSIDERATION:

\$4,800 per annum; with the State reserving the right to fix
a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code Regs. 2003

CALENDAR ITEM NO. C 1 2 (CONT'D)

APPLICANT STATUS:

Applicant is owner of the upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2: Div. 13.

B. Cal Code Regs.: Title 2, Div. 3: Title 14, Div. 6.

AB 884:

N/A

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by the CEQA and the State CEQA Guidelines.
2. By Calendar Item C06, at its June 22, 1978 meeting, the Commission approved the issuance of this lease to the Assignor, Perini Lake Tahoe Properties, Inc. On April 24, 1992, the property's title was transferred to Chambers Landing Partnership, a California general partnership.
3. All rent is current.

EXHIBITS:

- A. Land Description
- A-1. Site Map
- B. Location Map

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.

CALENDAR ITEM NO. C 1 2 (CONT'D)

2. AUTHORIZE APPROVAL OF THE ASSIGNMENT OF LEASE PRC 5499, GENERAL LEASE - COMMERCIAL USE, FROM PERINI LAKE TAHOE PROPERTIES, INC. TO CHAMBERS LANDING PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP, EFFECTIVE APRIL 24, 1992; -- ALL OTHER CONDITIONS AND TERMS OF THE LEASE AND SUBSEQUENT AMENDMENTS, SHALL REMAIN IN FULL FORCE AND EFFECT.

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~~2103~~

EXHIBIT "A"

PRC 5499

LAND DESCRIPTION

A parcel of submerged land in the bed of Lake Tahoe, Placer County, California, situated adjacent to fractional Section 7, T14N, R17E, MDM, more particularly described as follows:

COMMENCING at Station 32 as shown on sheet 3 of those maps entitled "Survey of the Low Water Mark on the Shore of Lake Tahoe," filed in Book 2 of Surveys at Page 71, Placer County Records, said Station 32 having California Coordinate System Zone 2 coordinates of $X = 2,527,908$ and $Y = 517,938$; thence along the line connecting said Station 32 with Station 31 as shown on said sheet 3, $S 48^{\circ} 44' 35'' E$, 17.80 feet to the POINT OF BEGINNING; thence $N 63^{\circ} E$, 52.00 feet; thence $N 27^{\circ} W$, 113.93 feet, thence $N 21^{\circ} 14' E$, 44.30 feet; thence $N 68^{\circ} 46' W$, 36.00 feet; thence $S 21^{\circ} 14' W$, 61.67 feet; thence $S 63^{\circ} W$, 50.81 feet; thence $S 27^{\circ} E$, 35.00 feet; thence $S 63^{\circ} W$, 30.81 feet, thence $S 27^{\circ} E$, 90.00 feet; thence $N 63^{\circ} E$, 27.00 feet, thence $S 27^{\circ} E$, 11.84 feet; thence South, 70.15 feet; thence East, 30.00 feet; thence North, 94.00 feet; thence $N 63^{\circ} E$, 2.00 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary low water mark of Lake Tahoe.

This description is based on the California Coordinate System, Zone 2, NAD 1927.

END OF DESCRIPTION

REVIEWED JUNE, 1992 BY LLB.

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Lake Tahoe

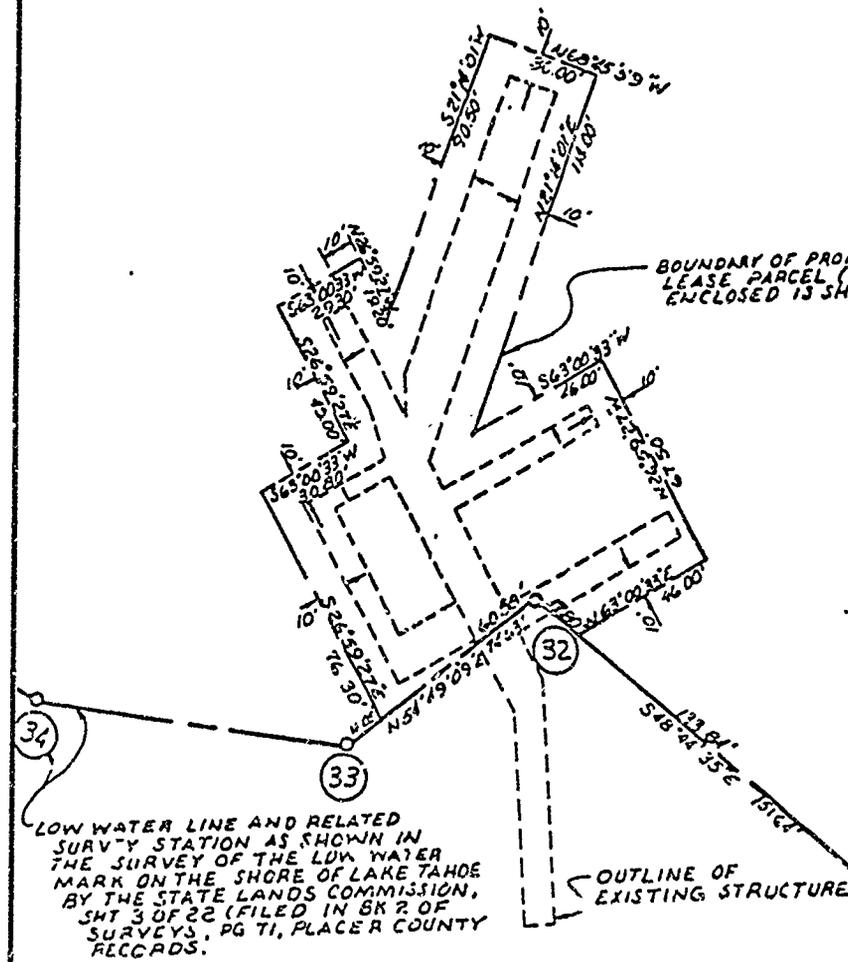


EXHIBIT "A-1"
 Site Map
 PRC 5499
 Chamber's Lodge
 Lake Tahoe
 PLACER COUNTY



B 1092

2200

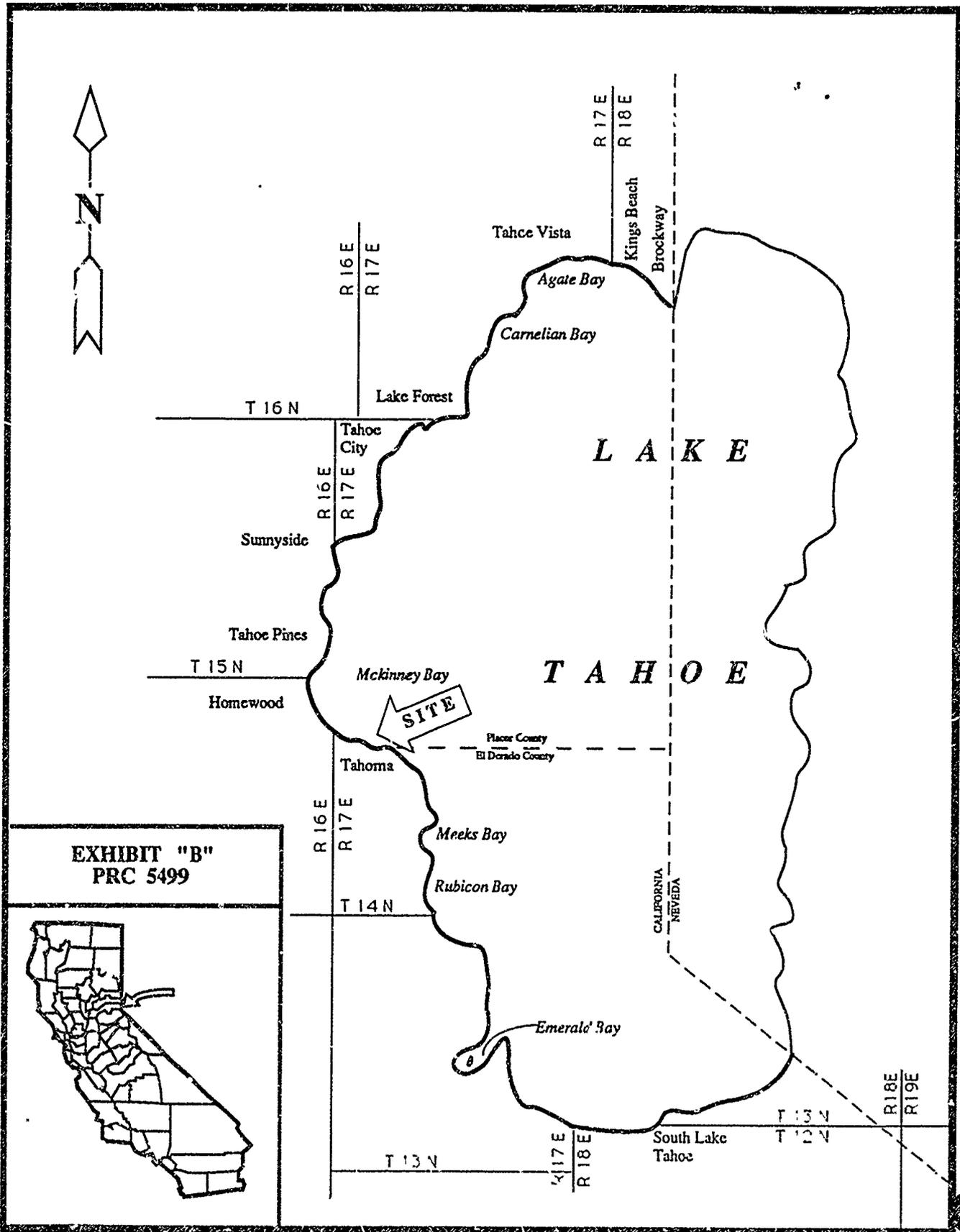


EXHIBIT "B"
PRC 5499



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