MINUTE ITEM
This Calendar Item No. C24
was approved as Minute Item
No. 24 by the State Lands
Commission by a vote of 3
to 0 at its 9-19-00
meeting.

CALENDAR ITEM
C24

A 4

S 1

September 19, 2000
PRC 4173.1
J. Ludlow

GENERAL LEASE - RECREATIONAL USE

LESSEE:

Cedar Flat Improvement Association
P. O. Box 6358
Tahoe City, CA 96145

AREA, LAND TYPE, AND LOCATION:

1.4 acres, more or less, of sovereign lands in Lake Tahoe, near Carnelian Bay, at Cedar Flat, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing joint use homeowner's pier and retention of 21 mooring buoys as shown on the attached Exhibit A.

LEASE TERM:

Ten years, beginning September 29, 1998.

CONSIDERATION:

$163 per year; 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:

Combine single limit coverage of $1,000,000.

OTHER PERTINENT INFORMATION:

1. On July 10, 1989, the Commission authorized a General Lease - Recreational Use with Cedar Flat Improvement Association. That lease expired on September 28, 1993. The applicant is a homeowner's association owning a littoral parcel from which the pier and buoys extend onto State-owned land.

2. The annual rental for this lease was prorated according to the number of lots/members qualifying for "rent free" status pursuant to Section 6503.5 of the Public Resources code. Ninety four percent (94%) of the parcels are owned by natural persons and qualify for the rent free status while the remaining six percent (6%) do not qualify for the rent free status under Section 6503.5.

3. 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 under the general rule that the CEQA applies only to projects which have the potential for causing a significant effect on the environment. The staff believes, based on the information available to it, that there is no possibility that this project may have a significant effect on the environment.

   Authority: Title 14, California Code of Regulations, section 15061 (b)(3).

4. 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 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 (b)(3).

SIGNIFICANT LANDS INVENTORY FINDING:

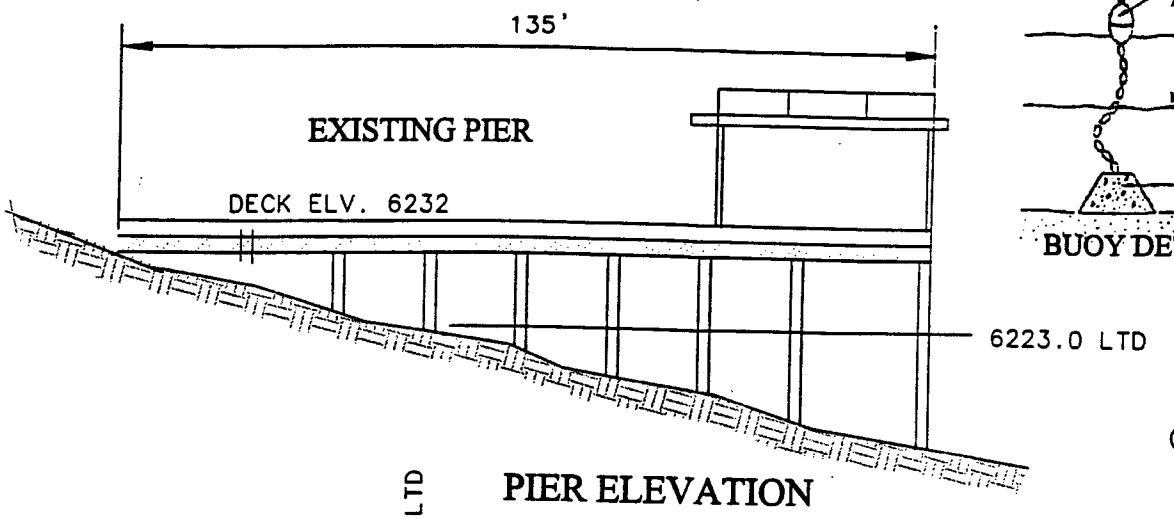
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

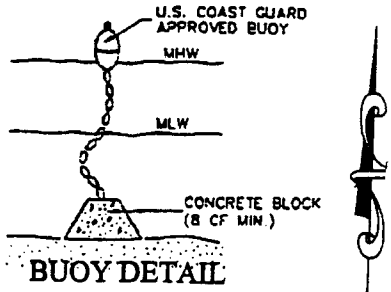
AUTHORIZE ISSUANCE TO CEDAR FLAT IMPROVEMENT ASSOCIATION OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING SEPTEMBER 29, 1998, FOR A TERM OF TEN YEARS, FOR CONTINUED USE AND MAINTENANCE OF AN EXISTING JOINT USE HOMEOWNER'S PIER AND RETENTION OF 21 MOORING BUOYS ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF $163 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $1,000.000.

NO SCALE

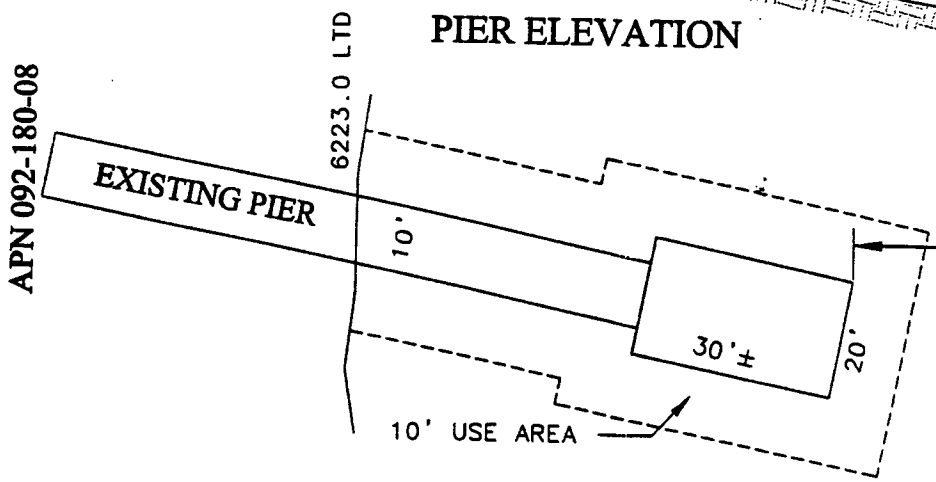
SITE MAP



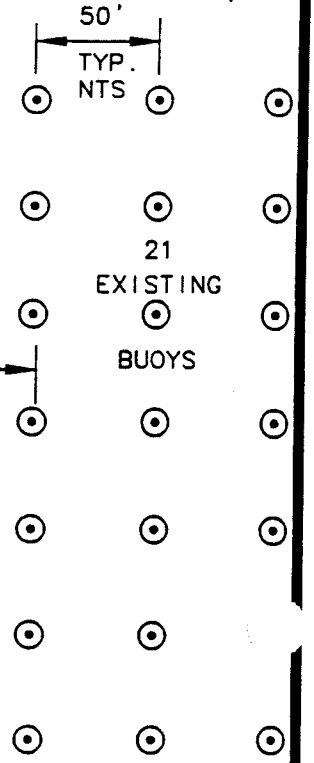
PIER ELEVATION



BUOY DETAIL



PIER PLAN



CEDAR FLAT IMPROVEMENT ASSOCIATION

NO SCALE

LOCATION MAP

Lake Tahoe

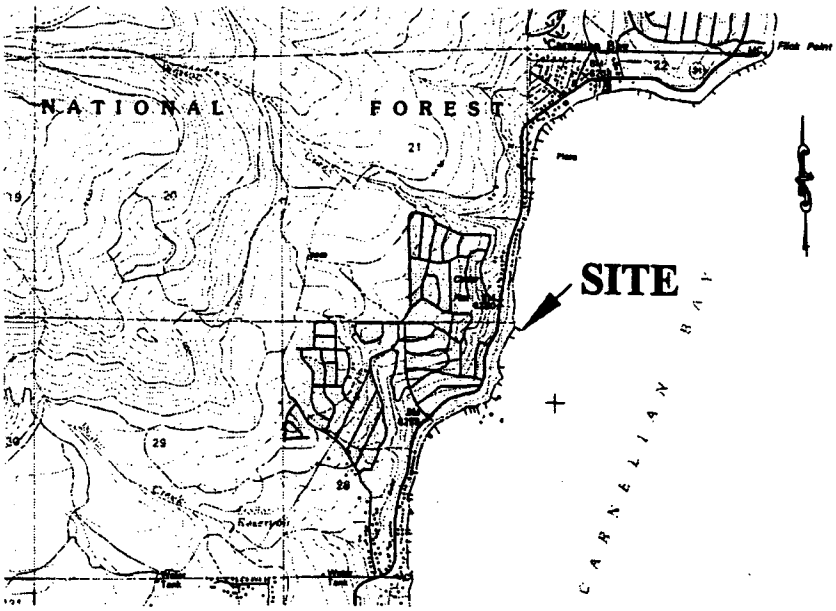
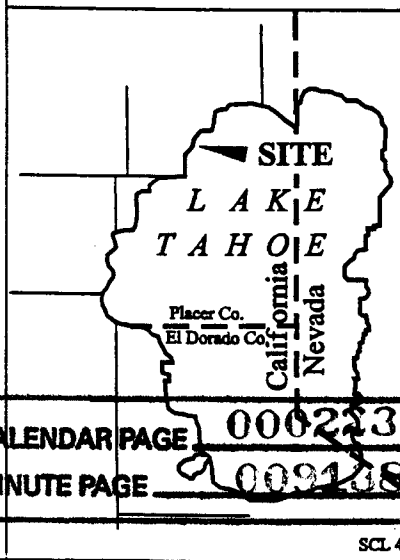


Exhibit A
PRC 4173
APN 092-180-08
Lake Tahoe
PLACER COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver of limitation of any state interest in the subject or any other property.

CALENDAR PAGE 000253
MINUTE PAGE 009138

SCL 4/00