MINUTE ITEM
This Calendar Item No. C20 was approved as Minute Item No. 20 by the California State Lands Commission by a vote of 3 to 0 at its 10-01-02 meeting.

CALENDAR ITEM
C20

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PRC 3637.1

10/01/02
WP 3637.1
M. Hays

TERMINATION AND ISSUANCE OF A GENERAL LEASE – RECREATIONAL USE

LESSEE:

Dorothy A. Rayner, Trustee of the Dorothy A. Rayner Living Trust dated April 8, 1992, dba Tahoe Cedars Lodge

APPLICANT:

Lakeside Investors, L.P., a California Limited Partnership
Dba Tahoe Cedars Lodge
P. O. Box 8490
Tahoe City, CA 96145

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in Lake Tahoe, near Tahoma, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing guest pier and five mooring buoys.

LEASE TERM:

Ten years, beginning September 19, 2001.

CONSIDERATION:

$919.00 per year; with the State reserving the right to fix a different rent periodically during the lease term, as provided by the lease.

SPECIAL LEASE PROVISIONS:

Insurance: Liability insurance coverage of no less than $500,000.

OTHER PERTINENT INFORMATION:

1. On February 5, 2001, the Commission authorized a General Lease - Recreational Use, to Dorothy A. Rayner, Trustee of the Dorothy A. Rayner Living Trust, dba Tahoe Cedars Lodge, for an existing guest pier and five mooring buoys. That lease will expire on January 3, 2011.

2. On September 19, 2001, Dorothy Rayner, Trustee of the Dorothy A. Rayner Living Trust, sold the upland property to Lakeside Investors, L.P., a California Limited Partnership. The Applicant is now applying for a new General Lease-Recreational Use. Staff is recommending termination of the existing lease and approval of a new lease, effective as of the date of the transfer of the upland property.

3. The Applicant does not qualify for a rent-free Recreational Pier Lease because the upland parcel, adjacent to the lease premises, is improved as a motel/lodge. The guest pier and five mooring buoys are for the use of guests of the lodge.

4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of the CEQA because it is not a "project" as defined by the CEQA and the State CEQA Guidelines.

   Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, sections 15060 (c)(3) and 15378.

5. 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. Site and Location Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

TERMINATION OF EXISTING LEASE: FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060 (c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

SIGNIFICANT LANDS INVENTORY:

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

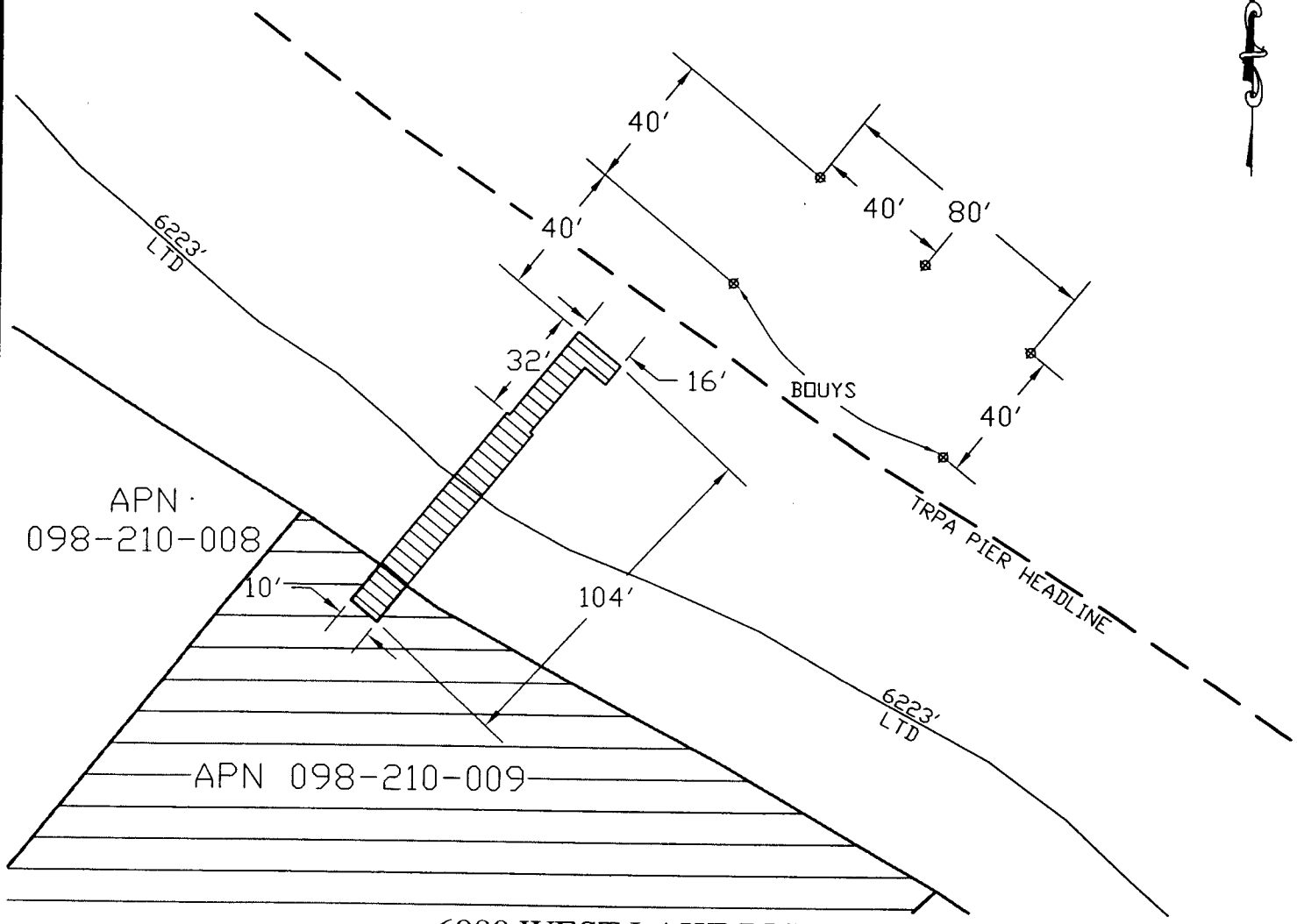
AUTHORIZATION:

AUTHORIZE THE TERMINATION OF GENERAL LEASE-RECREATIONAL USE NO. PRC 3637.1 ISSUED TO DOROTHY A. RAYNER, TRUSEE OF THE DOROTHY A. RAYNER LIVING TRUST DATED APRIL 8, 1992, DBA TAHOE CEDARS LODGE.

AUTHORIZE ISSUANCE OF A GENEAL LEASE-RECREATIONAL USE TO LAKESIDE INVESTORS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, DBA TAHOE CEDARS LODGE, BEGINNING SEPTEMBER 19, 2001, FOR A TERM OF TEN YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING GUEST PIER AND FIVE MOORING BUOYS ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF $919, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED N THE LEASE; LIABILITY INSURANCE COVERAGE OF NO LESS THAN $500,000.

NO SCALE

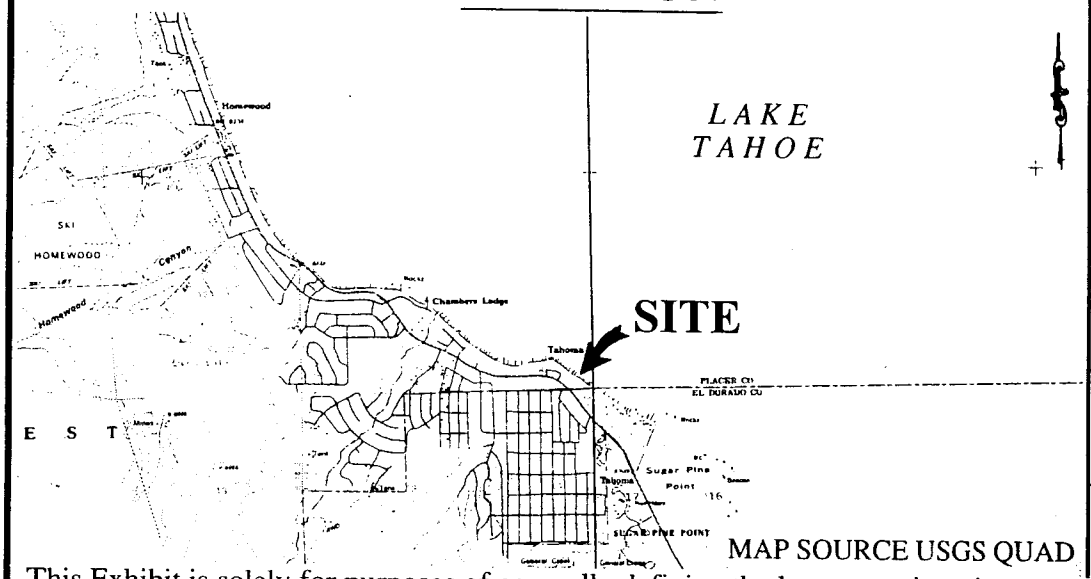
SITE



6980 WEST LAKE BLVD.
APN 098-210-009

NO SCALE

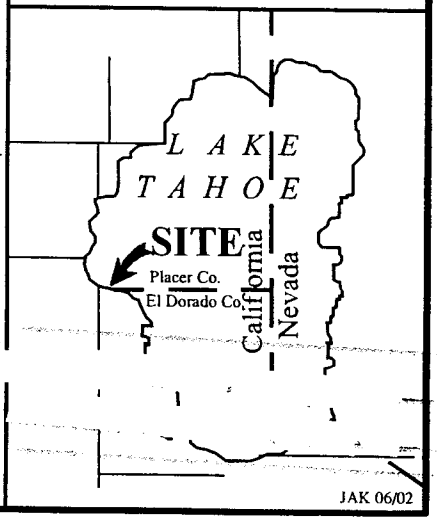
LOCATION



MAP SOURCE USGS QUAD

Exhibit A

PRC 3637
LAKESIDE INVESTORS, LP DBA TAHOE CEDARS LODGE
PLACER COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

JAK 06/02