

**CALENDAR ITEM
C47**

A 1
S 1

06/21/13
PRC 4173.1
B. Terry

REVISION OF RENT

LESSEE:

Cedar Flat Improvement Association, Inc.

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 4370 North Lake Boulevard, near Carnelian Bay, Placer County.

AUTHORIZED USE:

Continued use and maintenance of a pier, sundeck with stairs, and 21 mooring buoys.

LEASE TERM:

10 years, beginning September 29, 2008.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease and recommends the rent be revised from \$725 per year to \$2,013 per year, effective September 29, 2013.

OTHER PERTINENT INFORMATION:

1. On October 22, 2009, the Commission authorized a General Lease – Recreational Use with the Cedar Flat Improvement Association, Inc. for the term of 10 years. That lease will expire on September 28, 2018. Staff conducted the rent review called for in the lease and recommends the rent be increased to \$2,013.
2. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c) (3), and 153758.

CALENDAR ITEM NO. **C47** (CONT'D)

EXHIBITS:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California code of Regulations, Title 14, section 15060(c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 4173.1 from \$725 per year to \$2,013 per year, effective September 29, 2013.

EXHIBIT A

PRC 4173.1

LAND DESCRIPTION

A parcel of submerged lands situate in the bed of Lake Tahoe, adjacent to the N.E. ¼ SEC 28, Township 16 North, Range 17 East, M.D.M., as shown on the Official Township Plat approved November 10th, 1865, County of Placer, State of California, and more particularly described as follows:

BEGINNING at a point on the easterly prolongation of the northerly line of Lot 1, said Lot 1 shown on the subdivision map "CEDAR FLAT SUBDIVISION", filed for record in Book H of Maps, Page 82, Placer County Records, said point of beginning bearing S 89°53'34" E, 450.00 feet from the northeast corner of said Lot 1; thence S 01°47'18" E, 360.00 feet; thence S 22°22'54" W, 1027.77 feet to a point on the easterly prolongation of the southerly line of Lot 13, said Lot 13 shown on said subdivision map; thence along said line N 89°58'08" W, 244 feet more or less to the contour line having the elevation 6223.0 feet Lake Tahoe Datum (LTD); thence northerly, northwesterly, and northeasterly along said line 1500 feet more or less to the easterly prolongation of said Lot 1; thence S 89°53'34" E, 350 feet more or less to the point of beginning.

END OF DESCRIPTION

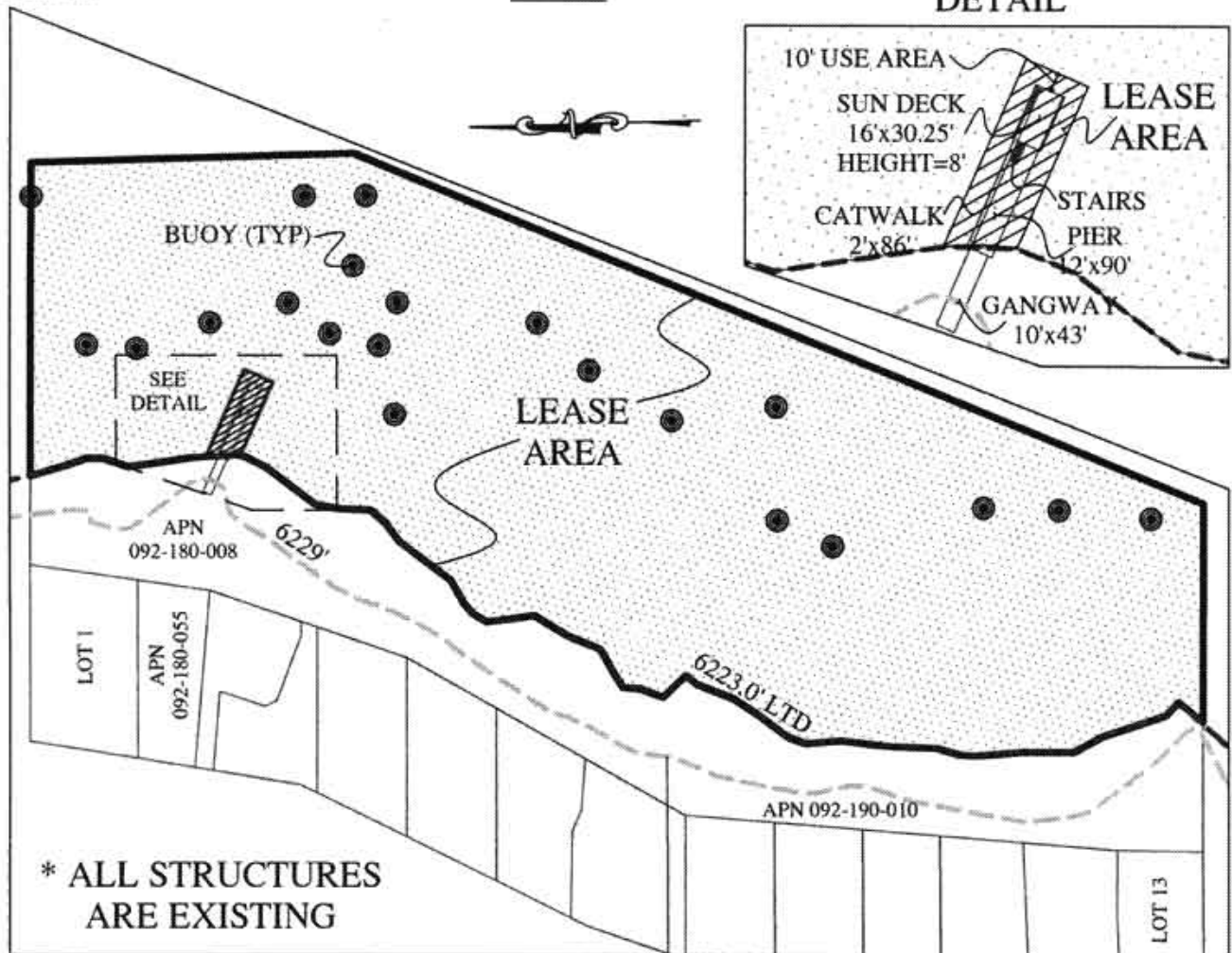
Prepared by the California State Lands Commission Boundary Staff
October 7th, 2009.



NO SCALE

SITE

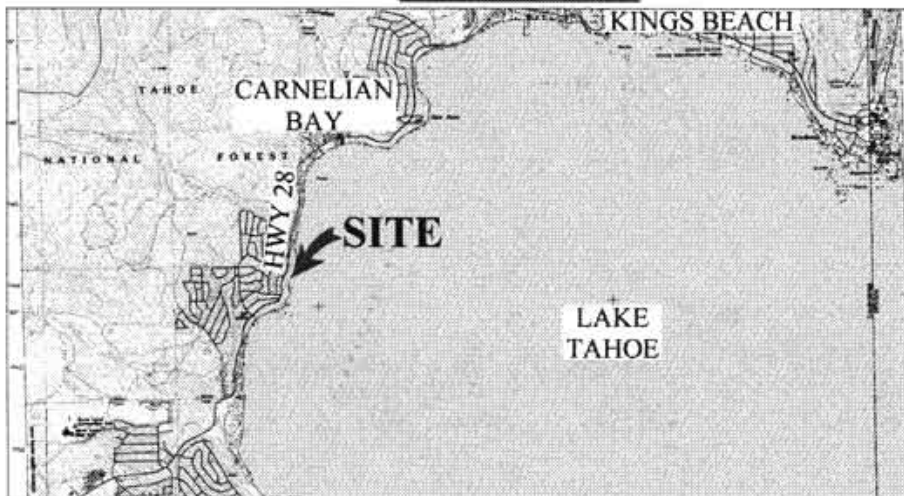
DETAIL



4370 North Lake Blvd., near Carnelian Bay

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit B

PRC 4173.1
CEDAR FLAT IMPROVEMENT
ASSOCIATION
APN 092-180-008, 055, 092-190-010
GENERAL LEASE -
RECREATIONAL USE
PLACER COUNTY



MJP 10/09