

**CALENDAR ITEM
C54**

A 1
S 1

10/14/14
PRC 5354.1
B. Terry

CORRECTION TO PRIOR AUTHORIZATION

LESSEE:

Lakehouse Mall Property Management, Inc.
120 Grove Street
Tahoe City, CA 96145

SUBLESSEE:

Tahoe Water Adventures
c/o 120 Grove Street
Tahoe City, CA 96145

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 120 Grove Street, Tahoe City, Placer County.

AUTHORIZED USE:

LEASE: Continued use and maintenance of an existing commercial pier with an Americans with Disabilities Act lift, eight mooring buoys, and two string lines.

SUBLEASE: Operation and management of watercraft rentals.

LEASE TERM:

LEASE: 20 years, beginning March 1, 2013.

SUBLEASE: Four years and seven months, beginning March 1, 2013, and ending October 1, 2017, with the option to extend the lease term up to three times in five-year increments.

CONSIDERATION:

\$3,556 per year, with an annual Consumer Price Index adjustment, and the State reserving the right to adjust the rent at the 10-year anniversary, as provided in the lease.

CALENDAR ITEM NO. **C54** (CONT'D)

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance in an amount no less than \$2,000,000 per occurrence.

Surety:

Surety bond or other security in the amount of \$25,000.

Other:

Lessee agrees to implementation of the Commission's "Best Management Practices for Marina Owners/Operators" and "Best Management Practices for Guest Dock Users and Boaters," including additional Best Management Practices (BMPs) the Commission subsequently deems appropriate for either of the above categories. Lessee shall post the BMPs in prominent places within the lease premises. The Lessee shall provide the Commission, on the first anniversary of the lease and tri-annually thereafter, a report on compliance with all BMPs.

OTHER PERTINENT INFORMATION:

1. On August 15, 2014, the Commission authorized a General Lease – Commercial Use to Lakehouse Mall Property Management, Inc. Staff has since discovered that the beginning date of the lease was incorrectly shown as April 1, 2013, in Calendar Item No. 36, under Authorization, Paragraph 2. The true beginning date of the Lease is March 1, 2013. Therefore, staff is requesting Commission approval to correct the beginning lease date to March 1, 2013.

2. The staff recommends that the Commission find that the subject correction of prior authorization 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 15378.

EXHIBITS:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the subject correction of prior authorization is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title

CALENDAR ITEM NO. **C54** (CONT'D)

14, section 15060, subdivision (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:

Authorize correction of the Commission's August 15, 2014 authorization of a General Lease – Commercial Use, issued to Lakehouse Mall Property Management, Inc., to change the Lease beginning date shown as April 1, 2013, to March 1, 2013; all other terms and conditions of the prior authorization and lease remain unchanged and in effect.

EXHIBIT A

PRC 5354.1

LAND DESCRIPTION

Ten parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 9 of fractional Section 6, Township 15 North, Range 17 East, M.D.B.&M., as shown on Official Government Township Plat approved November 9, 1866, County of Placer, State of California, more particularly described as follows:

PARCEL 1 – PIER

All those lands underlying an existing pier, catwalks and lift lying adjacent to that parcel described in Grant Deed recorded July 15, 1988 as Document Number 34461 in Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

EXCEPTING THEREFROM any portion lying landward of elevation 6223 feet LTD on the shoreline of said Lake Tahoe.

PARCEL 2 – TEMPORARY STRING LINES

All those lands underlying the temporary string lines lying adjacent to that parcel described in Grant Deed recorded July 15, 1988 as Document Number 34461 in Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

PARCELS 3 through 10 – BUOYS

Eight circular parcels of land, each being 50 feet in diameter, underlying eight existing buoys lying adjacent to that parcel described in Grant Deed recorded July 15, 1988 as Document Number 34461 in Official Records of said County.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 07/02/2014 by the California
State Lands Commission Boundary Unit.



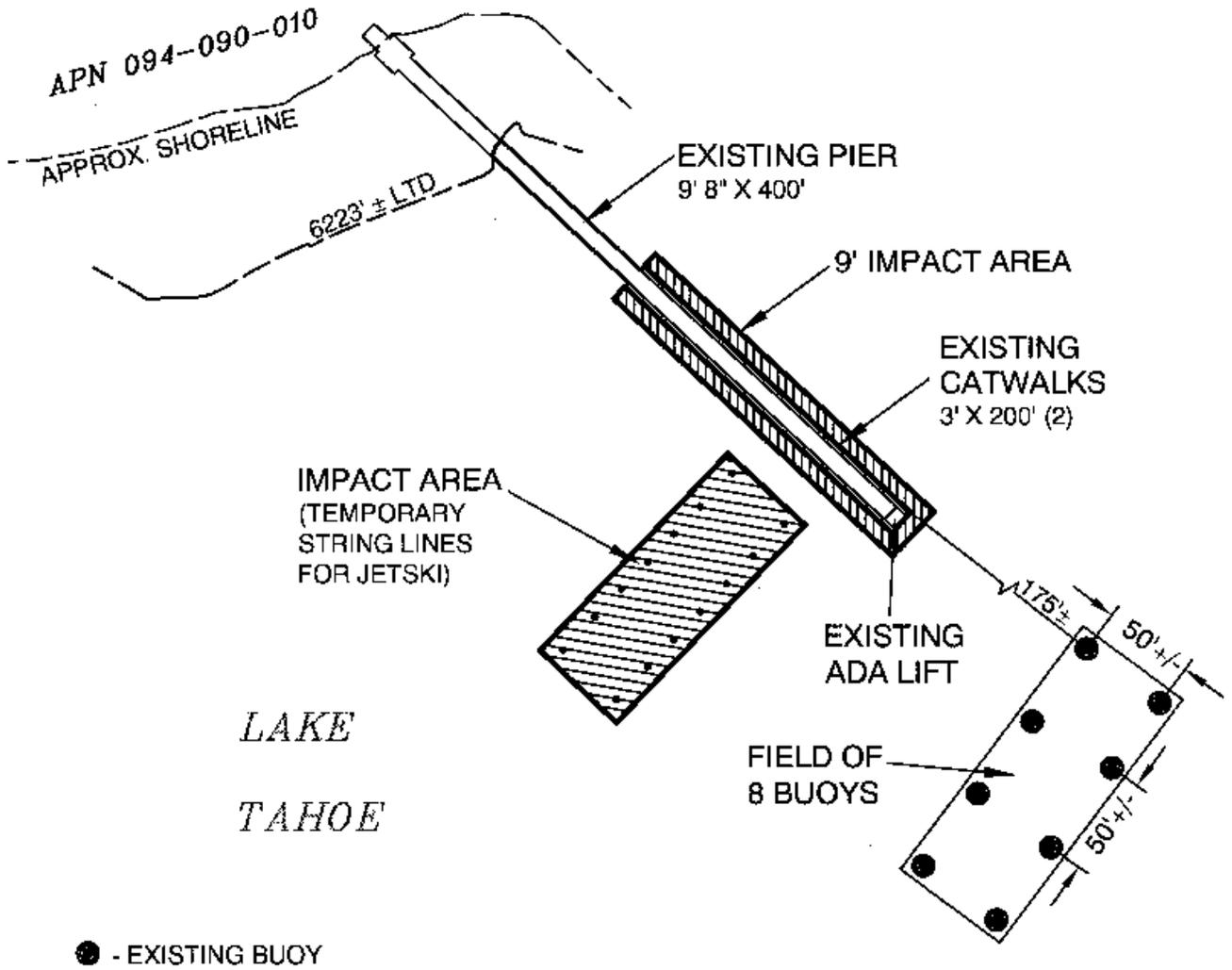


EXHIBIT A

Page 2 of 2

TS 07/02/14

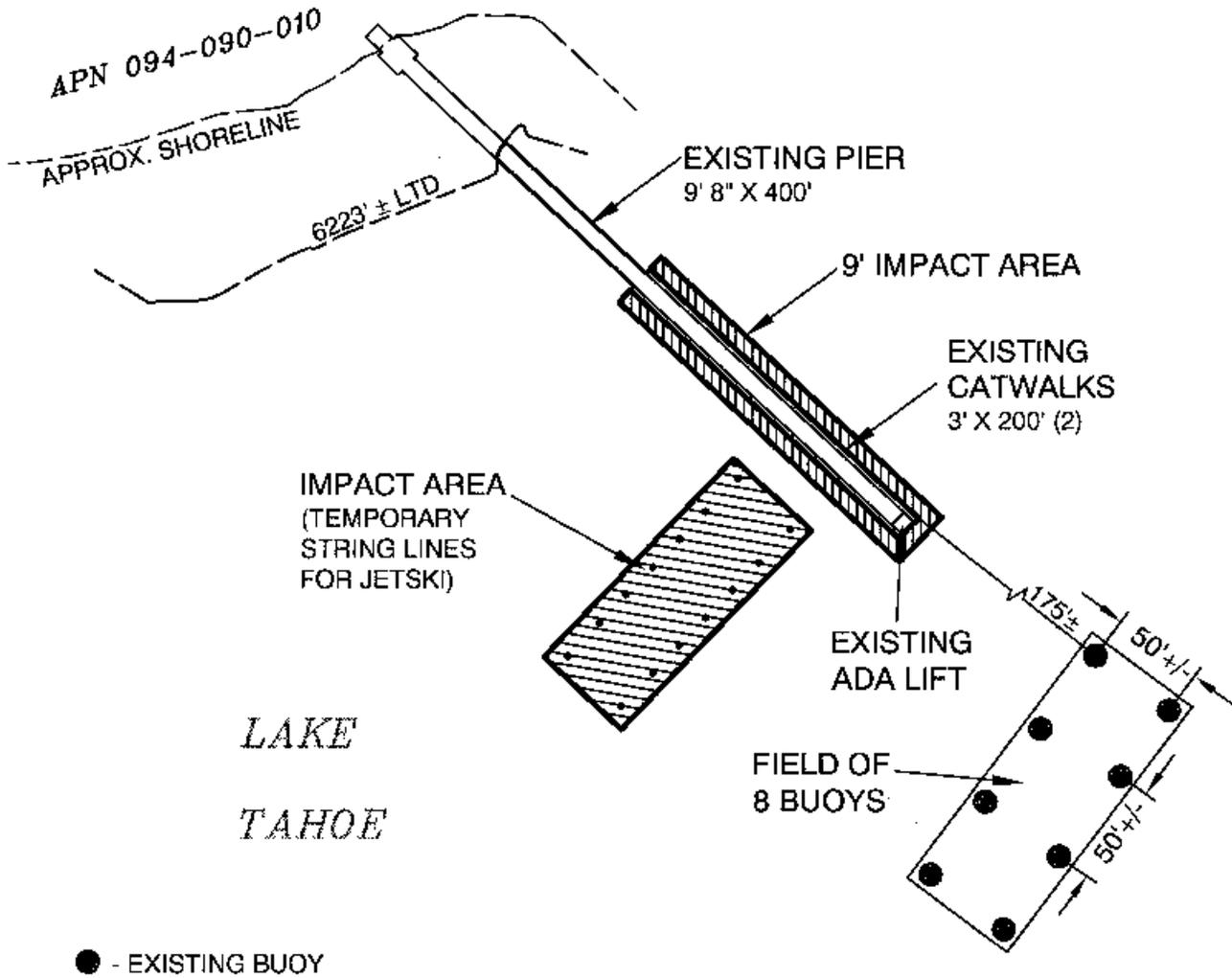
LAND DESCRIPTION PLAT
 PRC 5354.1, LAKEHOUSE MALL
 PROPERTY MANAGEMENT
 PLACER COUNTY

CALIFORNIA STATE
 LANDS COMMISSION



NO SCALE

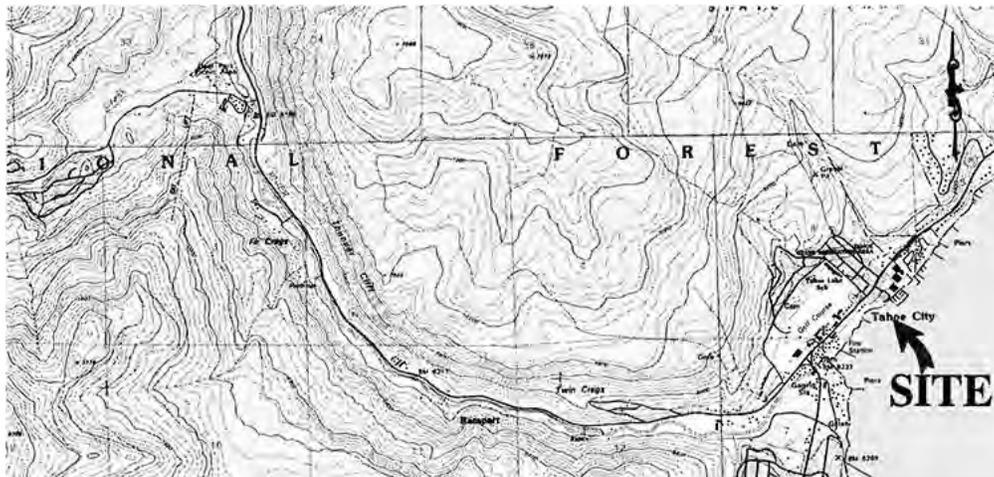
SITE



120 GROVE STREET, TAHOE CITY

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 5354.1
 LAKEHOUSE MALL
 PROPERTY MANAGEMENT
 APN 094-090-010
 GENERAL LEASE -
 COMMERCIAL USE
 PLACER COUNTY

SITE



TS 07/02/14