

**CALENDAR ITEM  
C07**

A 1  
S 1

04/23/15  
PRC 8476.1  
M.J. Columbus

**ASSIGNMENT OF LEASE**

**LESSEE/ASSIGNOR:**

Silver Blue Lodge, LLC, a California Limited Liability Company

**ASSIGNEE:**

North Forty Bay, LLC, a California Limited Liability Company

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in Lake Tahoe, adjacent to 4784 North Lake Boulevard, near Carnelian Bay, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of two existing mooring buoys.

**LEASE TERM:**

10 years, beginning April 23, 2014.

**CONSIDERATION:**

\$754 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:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

Other:

1. If Lessee does not have valid Tahoe Regional Planning Agency (TRPA) buoy permits, Lessee is required to obtain such authorization for the mooring buoys within two years after the adoption of a Final Environmental Impact Statement (FEIS) for the Lake Tahoe Shorezone Ordinance Amendments and approval of the amended ordinances. If Lessee is unable to obtain such authorization within the time limit, they must remove the buoys.

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2. Lessee expressly acknowledges and agrees that issuance of a lease does not substitute for, or provide preference in, obtaining authorizations from TRPA or any other regulatory agency for the improvements authorized by the Commission.

**OTHER PERTINENT INFORMATION:**

1. Assignee owns the upland adjoining the lease premises.
2. On April 23, 2014, the Commission authorized a General Lease - Recreational Use with Silver Blue Lodge, LLC, a California Limited Liability Company, for two existing mooring buoys. That lease will expire on April 22, 2024. On January 16, 2015, the upland parcel was deeded to North Forty Bay, LLC, a California Limited Liability Company. The Applicant is now applying for an assignment of the lease.
3. The staff recommends that the Commission find that the subject lease assignment 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 lease assignment is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 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 the assignment of Lease No. PRC 8476.1, a General Lease – Recreational Use, of sovereign land as described in Exhibit A and shown on Exhibit B (for reference purposes only) from Silver Blue Lodge, LLC, a

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California Limited Liability Company, to North Forty Bay, LLC, a California Limited Liability Company, effective January 16, 2015.

**EXHIBIT A**

**PRC 8476.1**

**LAND DESCRIPTION**

Two (2) parcels of submerged land situate in the bed of Lake Tahoe, lying adjacent to Lot 5 fractional Section 22, Township 16 North, Range 17 East, MDM., as shown on Official Government Township Plat approved November 10, 1865, County of Placer, State of California, and more particularly described as follows:

**PARCELS 1 & 2 – BUOYS**

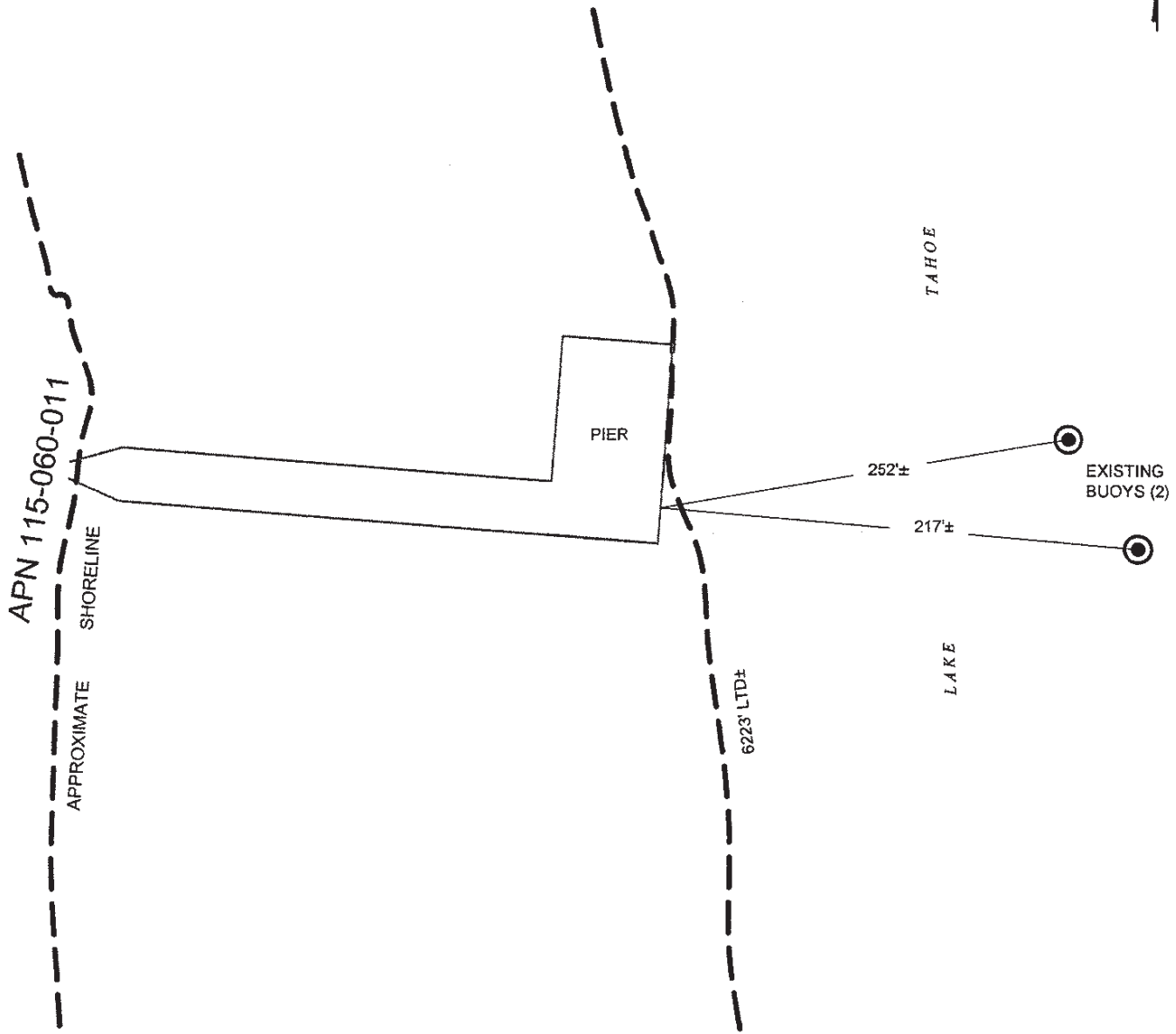
Two (2) circular parcels of land, being 50 feet in diameter, underlying two (2) existing buoys lying adjacent to that parcel as described in that Grant Deed recorded February 4, 2008 as Document 2008-0007677 of Official Records of said County.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared January 27, 2014 by the California State Lands Commission Boundary Unit.





# EXHIBIT A

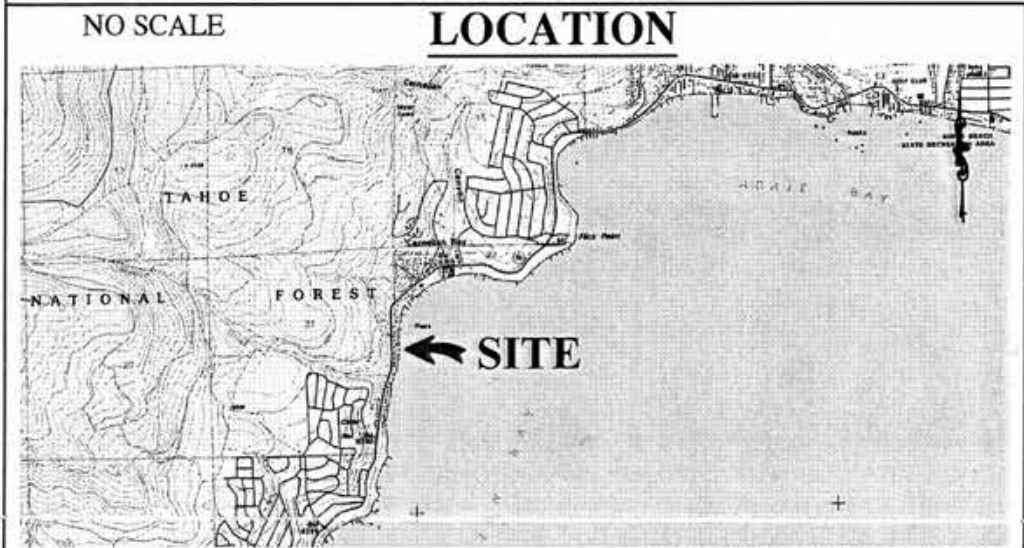
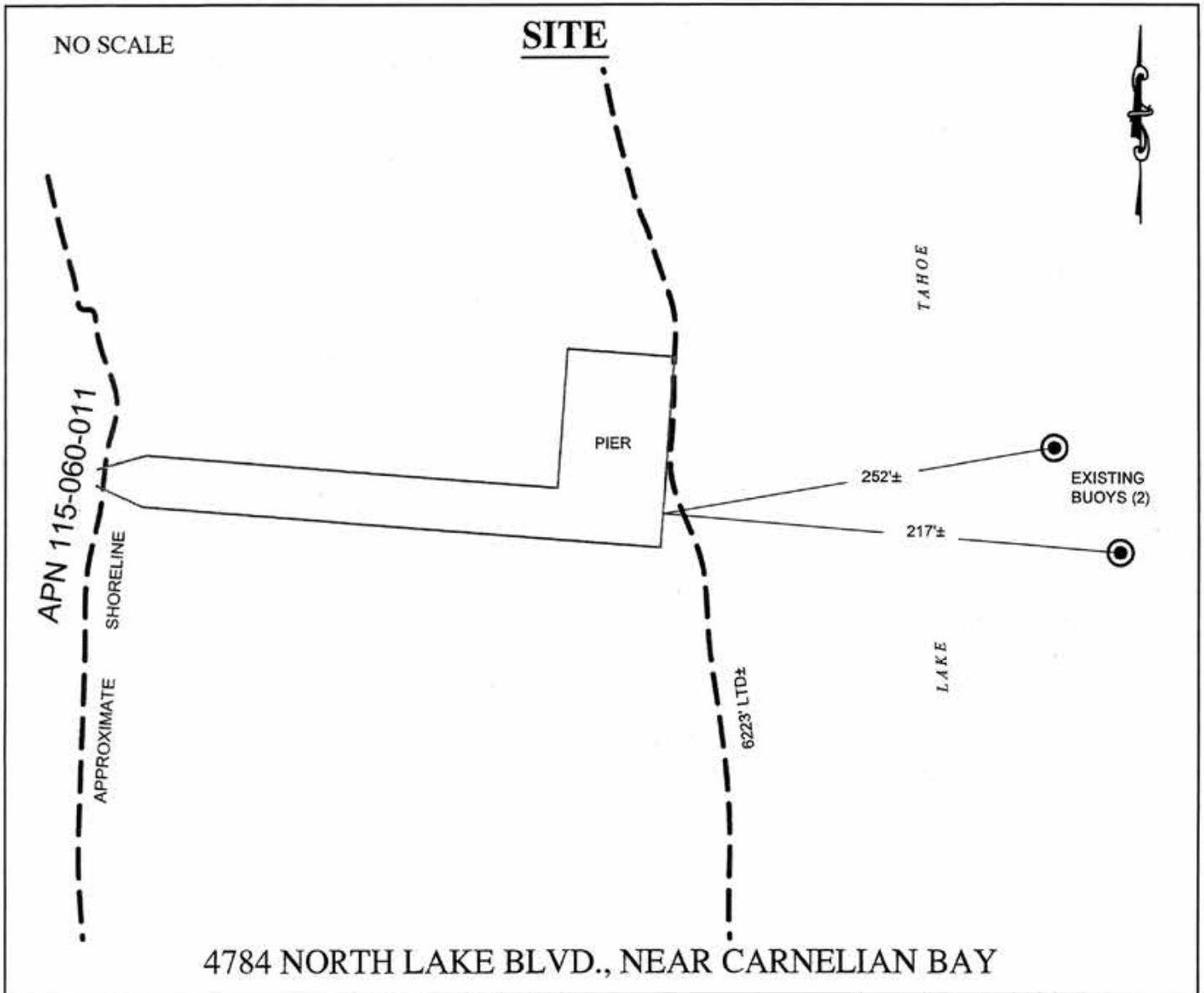
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LAND DESCRIPTION PLAT  
 PRC 8476.1, NORTH FORTY BAY, LLC  
 PLACER COUNTY

CALIFORNIA STATE  
 LANDS COMMISSION

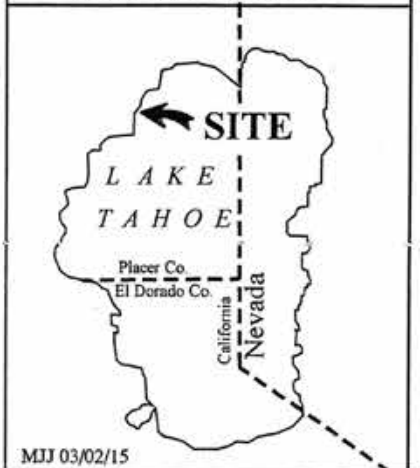




MAP SOURCE: USGS QUAD

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 8476.1  
 NORTH FORTY BAY, LLC  
 APN 115-060-011  
 GENERAL LEASE -  
 RECREATIONAL USE  
 PLACER COUNTY



MJJ 03/02/15