

**CALENDAR ITEM
C14**

A 1
S 1

10/13/16
PRC 8334.1
J. Toy

REVISION OF RENT

LESSEE:

Broody Bear, LLC and Flatcat, LLC

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 3755 Idlewild Way, near Homewood, Placer County.

AUTHORIZED USE:

Continued use and maintenance of two mooring buoys.

LEASE TERM:

10 years, beginning December 21, 2011.

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 that rent be revised from \$680 per year to \$754 per year, effective December 21, 2016.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On December 21, 2011, the Commission authorized a General Lease – Recreational Use to Broody Bear, LLC, and Flatcat, LLC, for a term of 10 years beginning December 21, 2011. The lease will expire on December 20, 2021.
3. Staff conducted the rent review called for in the lease, and recommends annual rent be increased.
4. This action is consistent with Strategy 2.1 of the Commission’s Strategic Plan to optimize returns for the responsible development and use of State lands and resources, both onshore and offshore.

CALENDAR ITEM NO. **C14** (CONT'D)

5. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

EXHIBITS:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 8334.1 from \$680 per year to \$754 per year, effective December 21, 2016.

EXHIBIT A

PRC 8334.1

LAND DESCRIPTION

Two parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 1 of fractional Section 36, Township 15 North, Range 16 East, M.D.B.&M., as shown on Official Government Township Plat approved December 20, 1865, County of Placer, State of California, more particularly described as follows:

PARCEL 1 & 2 – BUOYS

Two circular parcels of land, each being 50 feet in diameter, underlying two existing buoys lying adjacent to that parcel described in Grand Deed recorded March 31, 2000 as Document Number 20000021521 in Official Records of said County.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 01/20/2012 by the California State Lands Commission Boundary Unit.



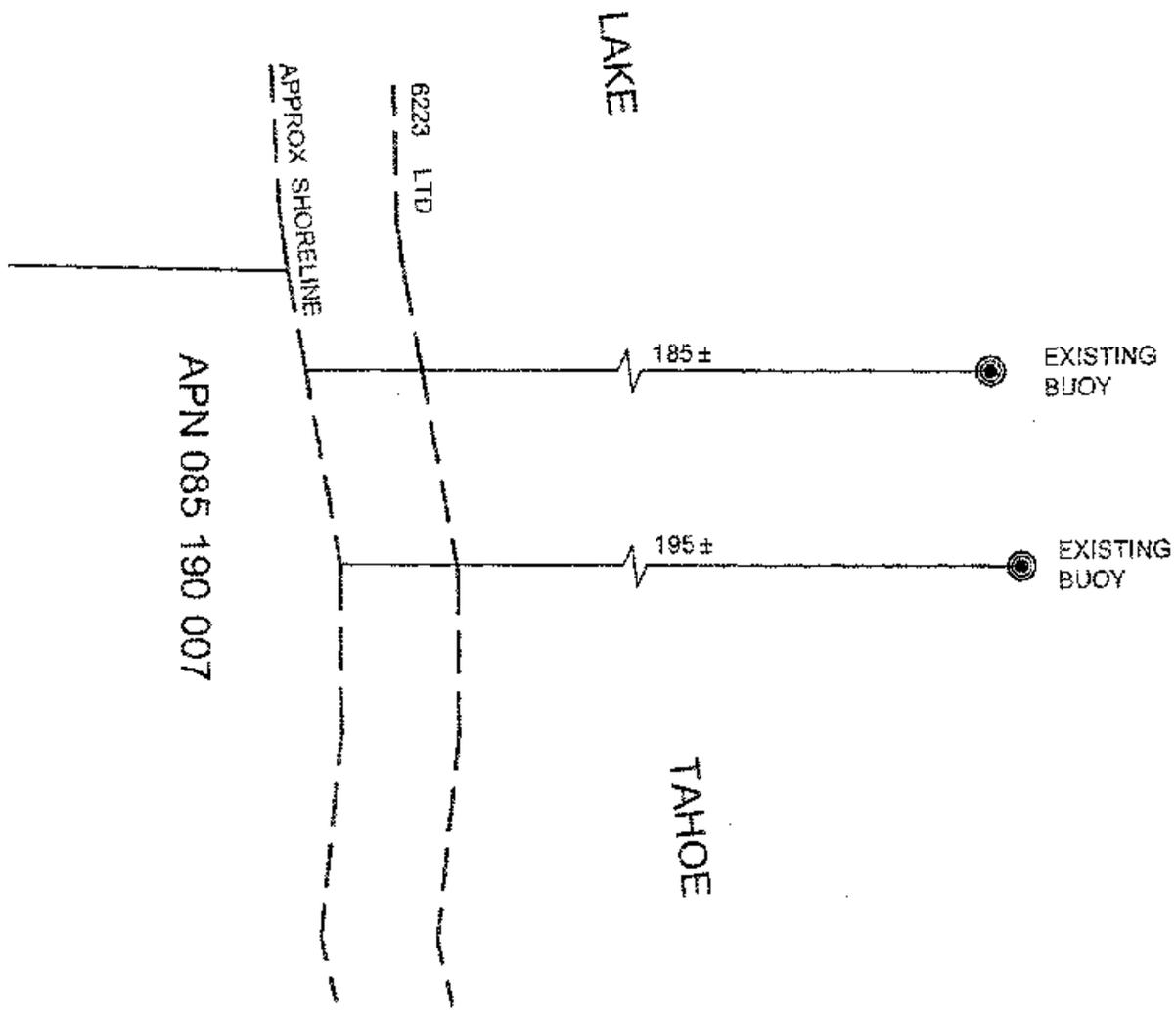


EXHIBIT A

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LAND DESCRIPTION PLAT
 PRC 8334.1, BROODY BEAR, LLC
 & FLATCAT, LLC
 PLACER COUNTY

CALIFORNIA STATE
 LANDS COMMISSION



NO SCALE

SITE

LAKE



APPROX SHORELINE

6223 LTD

APN 085 190 007

185±

EXISTING BUOY

195±

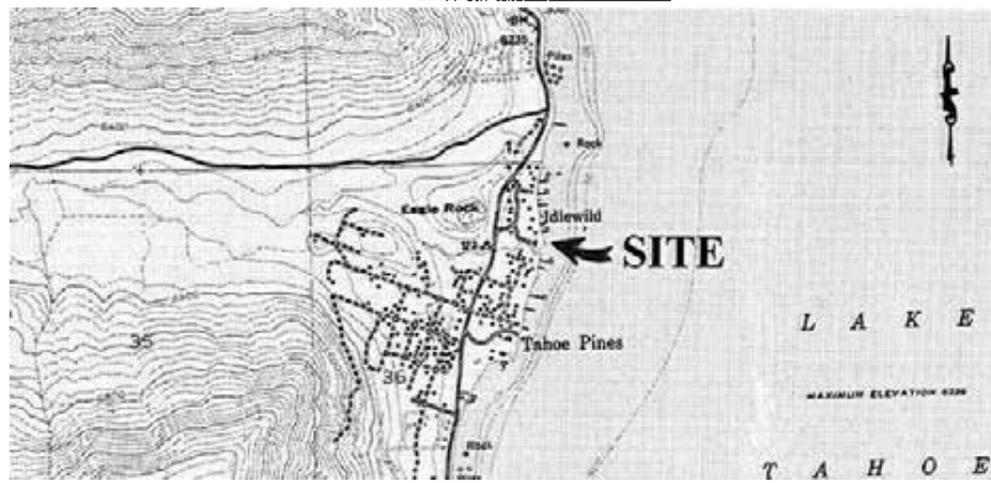
EXISTING BUOY

TAHOE

3755 IDLEWILD WAY, NEAR HOMEWOOD

NO SCALE

LOCATION



SITE

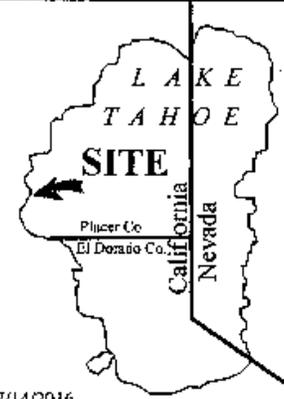
L A K E
T A H O E
MAXIMUM ELEVATION 6226

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 8334.1
BROODY BEAR, LLC &
FLATCAT, LLC
APN 085-190-007
GENERAL LEASE -
RECREATIONAL USE
PLACER COUNTY



SITE

MJJ 7/14/2016