

CALENDAR ITEM
C39

MINUTE ITEM
This Calendar Item No. C39
was approved as Minute Item
No. 39 by the State Lands
Commission by a vote of 3
to 0 at its 10/17/95
meeting.

A 4

S-1

REPLACEMENT OF GENERAL LEASE - COMMERCIAL USE PRC 5499.1

PARTY:

Chambers Landing Partnership
Attention: Rex E. McPhaul
67 Idelwood, Suite A
Kentfield, California 94904

10/17/95
WP 5499.1
J. Ludlow
PRC 5499.1

LOCATION:

A 0.346 acre parcel of submerged land located in Lake Tahoe at Tahoe City, Placer County.

PROPOSED LEASE TERMS:

Twenty years effective December 30, 1993.

CONSIDERATION:

\$4800 minimum annual rental against 5% of gross income derived from the pier and 3% of gross income derived from the clubhouse. Five year rent review.

LIABILITY INSURANCE:

Combined Single Limit Coverage of \$1,000,000 per occurrence for bodily injury and property damage.

SURETY BOND OR OTHER SECURITY:

\$10,000

EXHIBIT:

A. Vicinity and Site Map

AB 884:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. CODE REGS. 2905 (a)(2).

CALENDAR ITEM NO. C39 (CONT'D)

SIGNIFICANT LANDS

INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTION 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO CHAMBERS LANDING PARTNERSHIP OF A 20-YEAR GENERAL LEASE - COMMERCIAL USE ON FILE IN THE COMMISSION'S OFFICE FOR ALL OF THE STATE'S SOVEREIGN LANDS BELOW THE ELEVATION OF 6223 FEET, LTD, UNDER APPLICANT'S COMMERCIAL PIER AND CLUBHOUSE AS DEPICTED ON EXHIBIT "A" ATTACHED AND BY REFERENCED MADE A PART HEREOF. CONSIDERATION: \$4800 MINIMUM ANNUAL RENTAL AGAINST 5% OF GROSS INCOME DERIVED FROM THE PIER AND 3% OF GROSS INCOME DERIVED FROM THE CLUBHOUSE.

Lake Tahoe

6223.0' L.T.D.

6300 Chambers Lodge Rd.

LEASE AREA

OUTLINE OF EXISTING STRUCTURE

NO SCALE

NO SCALE

LOCATION MAP

Lake Tahoe

Tahoe Pines

35

36

T15 N

T14 N

2

1

McKinney Bay

Homewood (BM 6238)

Creek

7200

11

12

Homewood Canyon

7

Chambers Lodge

Quail Lake 6600

Tahoma

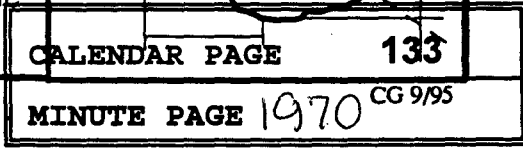
SITE

2

EXHIBIT "A"
PRC 5499.1
APNs 98 - 330 - 06, 16
Lake Tahoe
PLACER COUNTY

PLACER COUNTY

This Exhibit is solely for purposes of generally defining the lease premises, 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.



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CG 9/95