

**CALENDAR ITEM
C16**

A 1
S 1

02/20/15
PRC 4170.1
N. Lee

AMENDMENT OF LEASE

LESSEE:

2280 Sunnyside Lane, LLC

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 2280 Sunnyside Lane, near Tahoe City, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier and two mooring buoys.

LEASE TERM:

10 years, beginning October 27, 2011.

CONSIDERATION:

\$2,765 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

PROPOSED AMENDMENT:

Amend the Lease to revise the annual rent from \$2,765 to \$1,755; and replace the existing Exhibit A, Land Description, and Exhibit B, Site and Location Map, with the attached Exhibit A, Land Description, and Exhibit B, Site and Location Map (for reference purposes only). All other terms and conditions of the lease shall remain in effect without amendment.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On January 26, 2012, the Commission authorized a General Lease - Recreational Use to 2280 Sunnyside Lane, LLC. The Lease will expire on October 26, 2021.
3. Staff recommends the lease be amended to reflect changes in the impact area surrounding the pier.

CALENDAR ITEM NO. **C16** (CONT'D)

4. The staff recommends that the Commission find that the subject lease amendment 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 amendment 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 amendment of Lease No. PRC 4170.1, a General Lease – Recreational Use, effective October 27, 2014, to revise the annual rent from \$2,765 to \$1,755; and replace the existing Exhibit A, Land Description, and Exhibit B, Site and Location Map (for reference purposes only); all other terms and conditions of the lease will remain in effect without amendment.

EXHIBIT A

PRC 4170.1

LAND DESCRIPTION

Three (3) parcels of submerged land situate in the bed of Lake Tahoe, lying adjacent to Lot 1, fractional Section 19, Township 15 North Range 17 East, MDM, as shown on the Official Township Plat, approved November 9th, 1866, County of Placer, State of California, and more particularly described as follows:

Parcel 1 – Pier & Catwalk

All those lands underlying an existing pier and catwalks adjacent to that parcel as described in "Exhibit A" of that Grant Deed recorded June 30, 1988 in Book 3428, Page 639 in Official Records of said County.

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

TOGETHER WITH any applicable impact area(s).

Parcels 2 & 3 – Buoys

Two (2) circular parcels of land, being 50 feet in diameter, underlying existing buoys adjacent to that parcel as described in "Exhibit A" of that Grant Deed recorded June 30, 1988 in Book 3428, Page 639 in Official Records of said County.

Accompanying plat is hereby made a part of this description

END OF DESCRIPTION

PREPARED BY 9/30/14 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT





LAKE
TAHOE

APN
084-172-005

APPROX SHORELINE

APPROX 6223.U LTD



CATWALKS



9' IMPACT
AREAS

151'

155'

BUOYS

*ALL STRUCTURES
SHOWN
ARE EXISTING

EXHIBIT A

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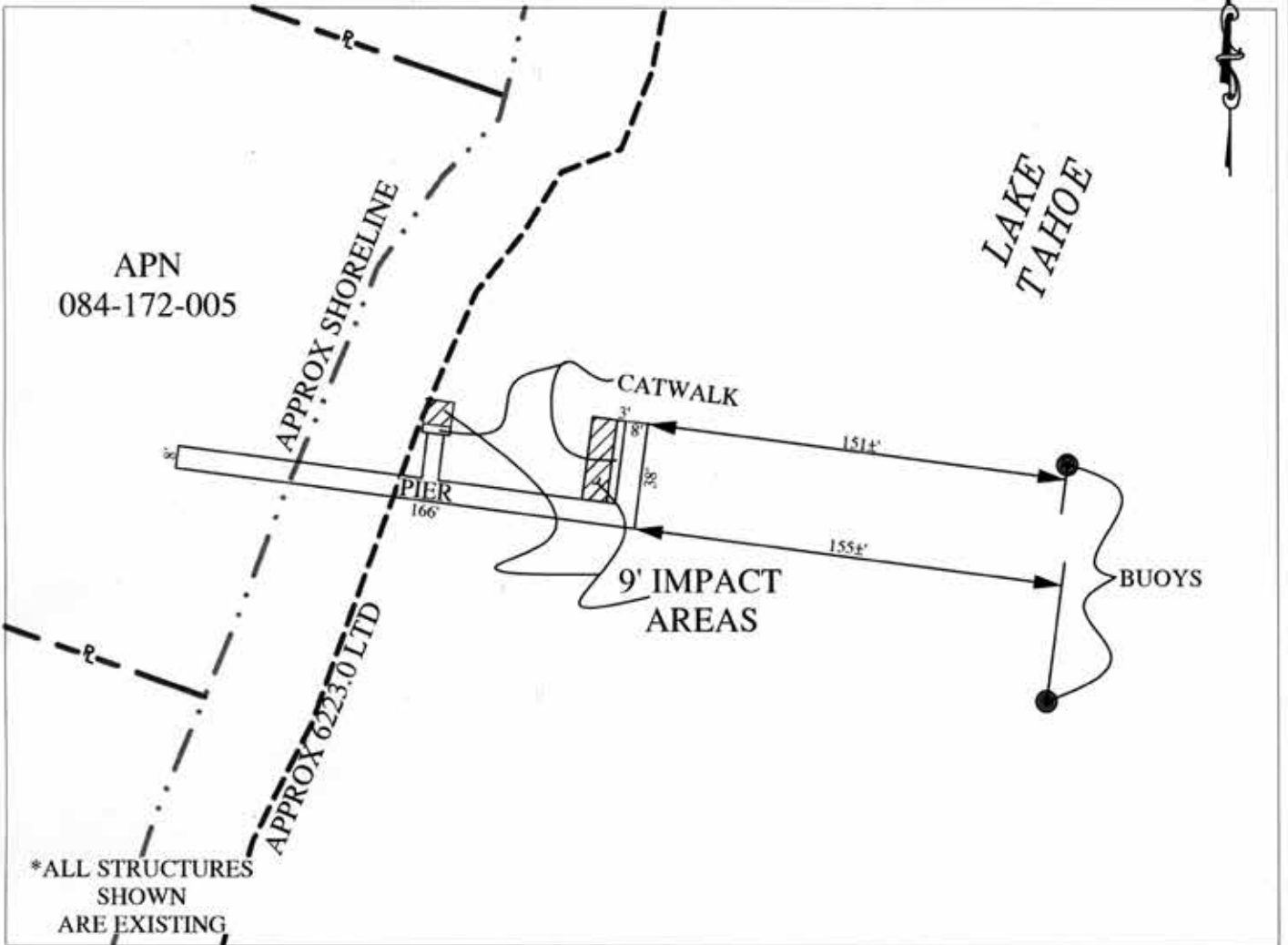
LAND DESCRIPTION PLAT
PRC 4170, 2280 SUNNYSIDE LANE LLC
PLACER COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

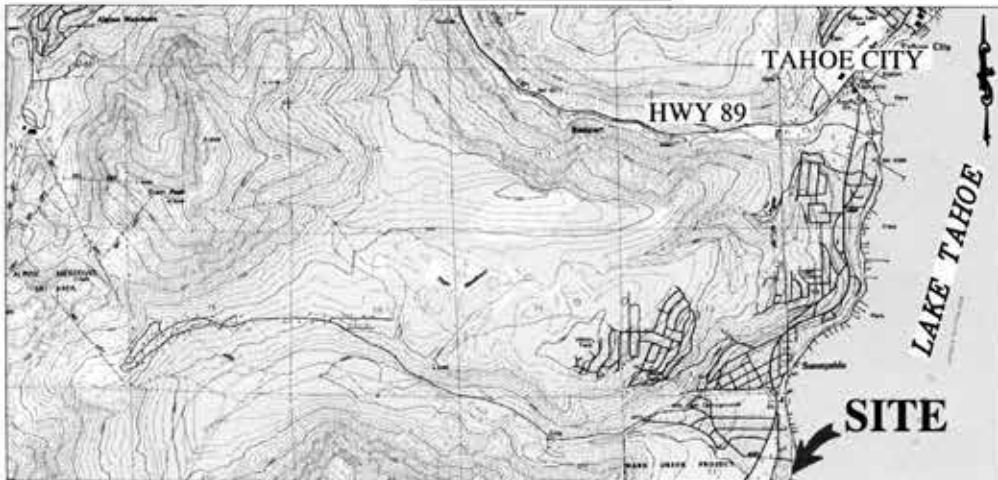
SITE



2280 Sunnyside Lane, near Tahoe City

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 4170.1
 APN 084-172-005
 2280 SUNNYSIDE LANE LLC
 GENERAL LEASE -
 RECREATIONAL USE
 PLACER COUNTY



MJF 9/30/14

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.