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CALENDAR ITEM

C17

01/23/86
WP 5858
J. Ludlow

ASSIGNMENT OF LEASE PRC 5858
GENERAL LEASE - COMMERCIAL USE

ASSIGNORS: Sunnyside Sailing Center Company
c/o Mr. Philip Peters
11777 San Vicente Boulevard
Suite 900
Los Angeles, California 90049

ASSIGNEES: Tahoe Sunnyside, a California limited
partnership
c/o Mr. James Burress
3983 Happy Valley Road
Lafayette, California 94549

AREA, TYPE LAND AND LOCATION:
A 0.933-acre parcel of submerged land in
Lake Tahoe, Placer County.

LAND USE: Operation and maintenance of a commercial
marina, ancillary services, and maintenance
dredging.

TERMS OF ORIGINAL LEASE:
Initial period: 40 years beginning July 1,
1980.
Public liability insurance: Combined single
limit coverage of not less
than \$500,000 per occurrence
for bodily injury and
property damage.

CONSIDERATION: Minimum annual rental of \$750, against
five percent of gross income derived from the
rental of boat slips, pier, and moorings;
five-year rent review.

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ASSIGNEE STATUS:

Assignees are owners of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received. Minimum annual rental is current.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. By Calendar Item 19 at its June 26, 1980 meeting, the Commission approved issuance to Sunnyside Sailing Center Company of a 40-year General Lease - Commercial Use, Lease PRC 5858, covering a parcel of submerged land in Lake Tahoe, Placer County. In December 1985, the upland property and marina facilities were sold to Tahoe Sunnyside, a California limited partnership. Therefore, Commission staff requests approval of the assignment of this lease to Tahoe Sunnyside, a California limited partnership.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

EXHIBITS:

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

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IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.
2. AUTHORIZE ASSIGNMENT OF LEASE PRC 5858, GENERAL LEASE - COMMERCIAL USE, FROM SUNNYSIDE SAILING CENTER COMPANY TO TAHOE SUNNYSIDE, A CALIFORNIA LIMITED PARTNERSHIP, EFFECTIVE DECEMBER 10, 1985. ALL OTHER CONDITIONS AND TERMS OF THE LEASE SHALL REMAIN UNCHANGED.

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EXHIBIT "A"

LAND DESCRIPTION

PRC 5858.1

Twenty-five parcels of land in the bed of Lake Tahoe, Placer County, California, situated adjacent to and easterly of fractional Section 24, T15N, R16E, MDM, said parcels being more particularly described as follows:

Parcel 1 - Marina

All that land lying immediately beneath an existing marina, TOGETHER WITH a necessary use area extending no more than 10 feet from the extremities of said marina, said marina being adjacent to and easterly of Lot 5 and Lot 6 as shown on "Map No. 2 of Sunnyside", filed in Placer County Recorder's Office March 4, 1935, Book D of Maps, page 53.

EXCEPTING THEREFROM any portion lying landward of the ordinary low water mark of Lake Tahoe.

Parcels 2-25 - Buoys

Twenty-four circular parcels of land lying in the bed of Lake Tahoe, each having a diameter of 40 feet, said parcels lying easterly of Lot 5, Lot 6, Lot 7 and Lot 8, of said "Map No. 2 of Sunnyside".

END OF DESCRIPTION

REVIEWED AUGUST 5, 1985, BY BOUNDARY SERVICES UNIT, M.L. SHAFER, SUPERVISOR

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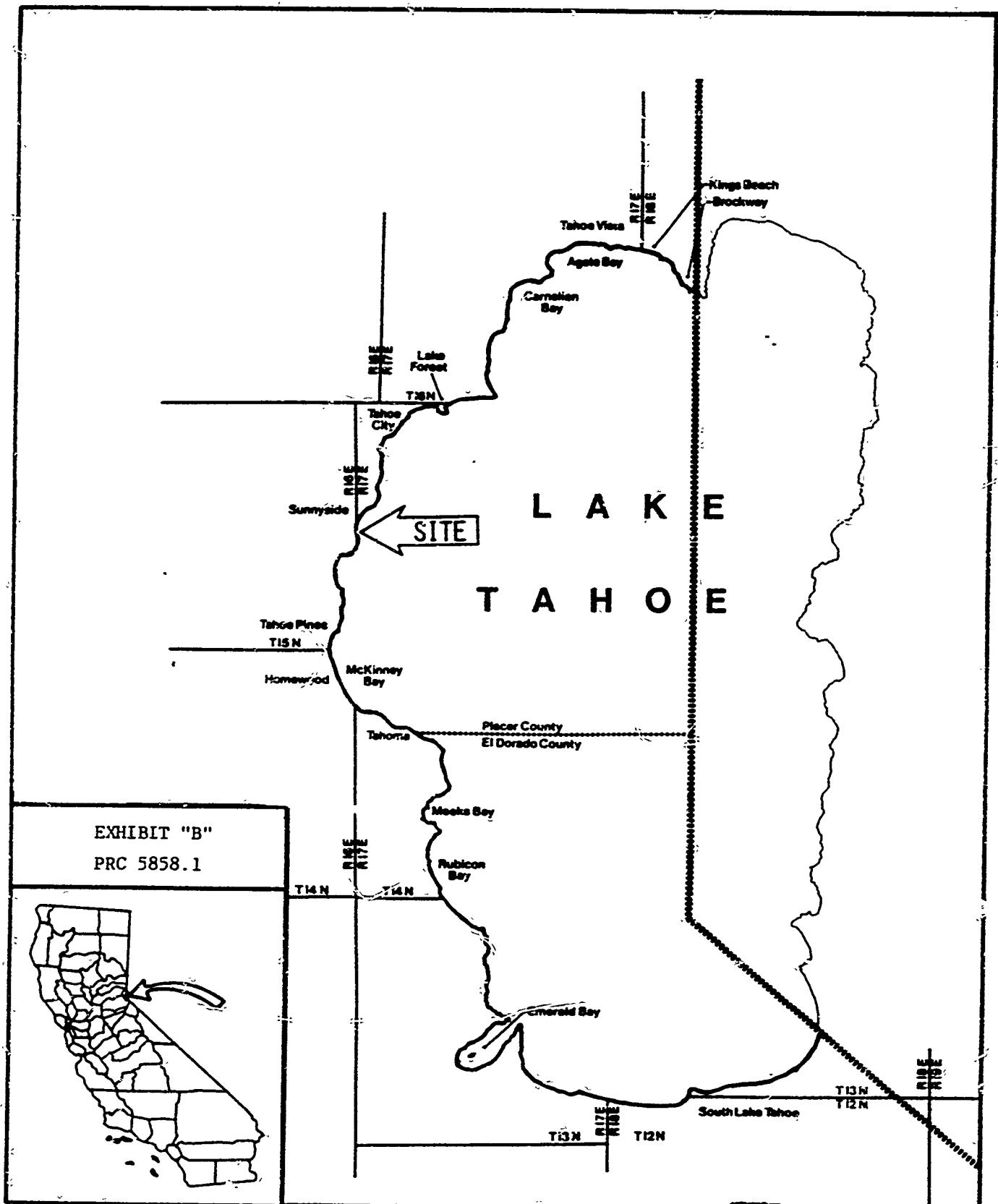


EXHIBIT "B"
 PRC 5858.1