

**CALENDAR ITEM
C74**

A 4
S 1

06/28/10
WP 5499.1
B. Terry

SUBLEASE

LESSEE/SUBLESSOR:

Chambers Landing Partnership
6500 Westlake Boulevard
Homewood, CA 96141

SUBLESEE:

RB Waterfronts, a California Limited Liability Company

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, near Homewood, adjacent to 6500 West Lake Boulevard, Placer County.

AUTHORIZED USE:

LEASE: Continued use and maintenance of an existing commercial pier and bar/clubhouse.

SUBLEASE: Operation and maintenance of a commercial pier and bar/clubhouse.

TERM:

LEASE: 20 years, beginning December 30, 1993.

SUBLEASE: Period beginning May 8, 2009 through October 31, 2010.

CONSIDERATION:

LEASE: \$4,800 per annum against five percent (5%) of the gross income derived from the pier and three percent (3%) of the gross income derived from the bar/clubhouse operations.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance with coverage of no less than \$1,000,000

CALENDAR ITEM NO. C74 (CONT'D)

Bond:
\$10,000

OTHER PERTINENT INFORMATION:

1. The Lessee owns the uplands adjoining the Lease Premises.
2. On October 17, 1995, the Commission authorized the issuance of a 20-year General Lease – Commercial Use to Chambers Landing Partnership. The lease will expire on December 29, 2013. The Lessee has entered into a sublease with RB Waterfronts, a California Limited Liability Company, for the operation and maintenance of the commercial pier and bar/clubhouse. Pursuant to the terms of the Lease, any sublease requires authorization from the Commission. Therefore, the Lessee is now applying for approval to enter into the sublease.
3. The term of the sublease is for the period beginning May 8, 2009 through October 31, 2010. All terms of the sublease agreement are consistent with the terms of the lease.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15060 (c)(3), the staff has determined that this activity is not subject to the provisions of CEQA because it is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, section s15060 (c)(3) and 15378.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with titts use classification.

EXHIBITS:

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

CALENDAR ITEM NO. **C74** (CONT'D)

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is not subject to the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15060 (c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and Title 14, California Code of Regulations.

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code sections 6370, et seq.

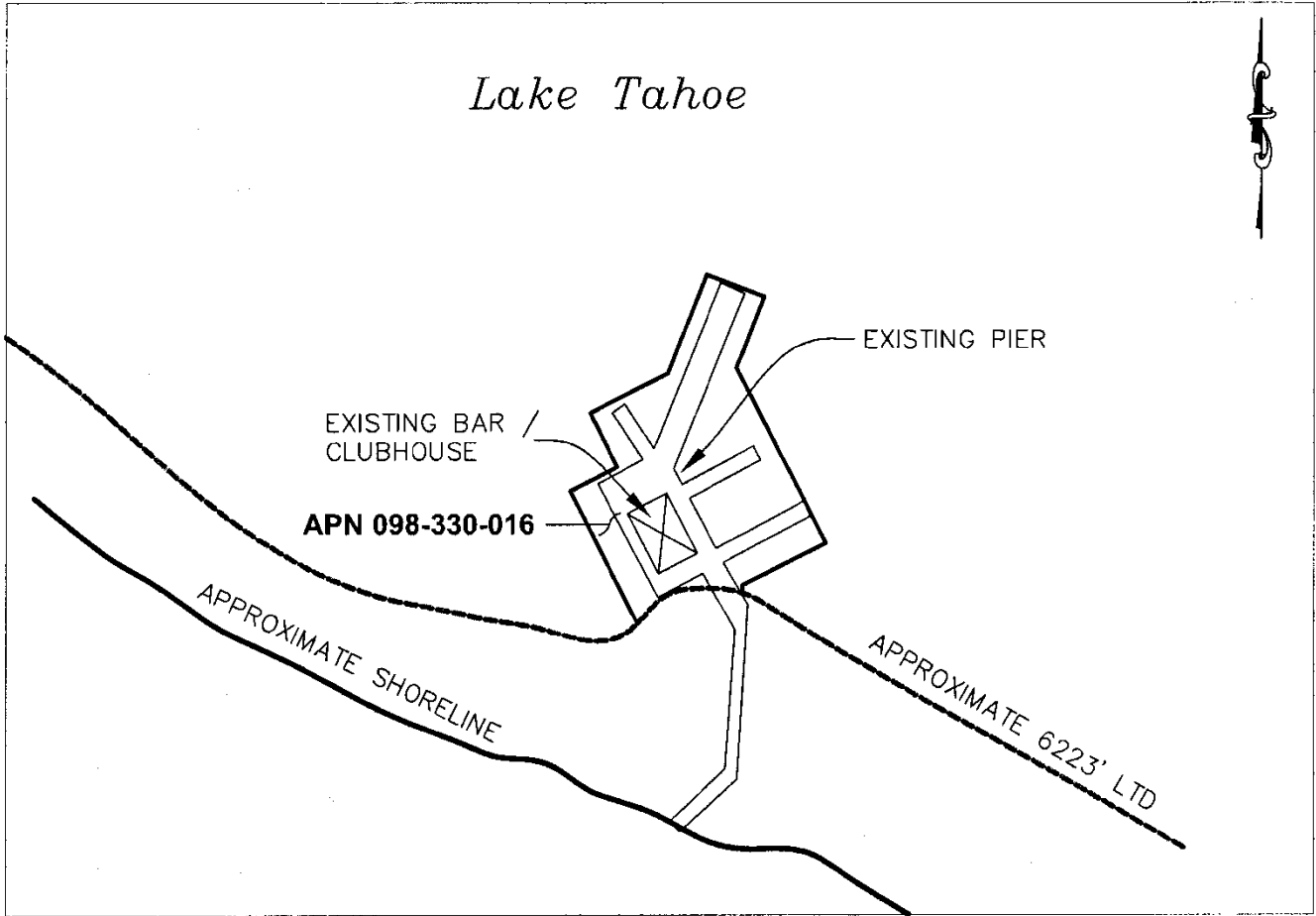
AUTHORIZATION:

Authorize a sublease between Chambers Landing Partnership and RB Waterfronts, a California Limited Liability Company, a portion of Lease No. PRC 5499.1, more particularly shown on Exhibit A (for reference purposes only) and described in Exhibit B attached and by this reference made a part of hereof, effective for the period beginning May 8, 2009 through October 31, 2010, for the operation and maintenance of a commercial pier bar/clubhouse.

NO SCALE

SITE

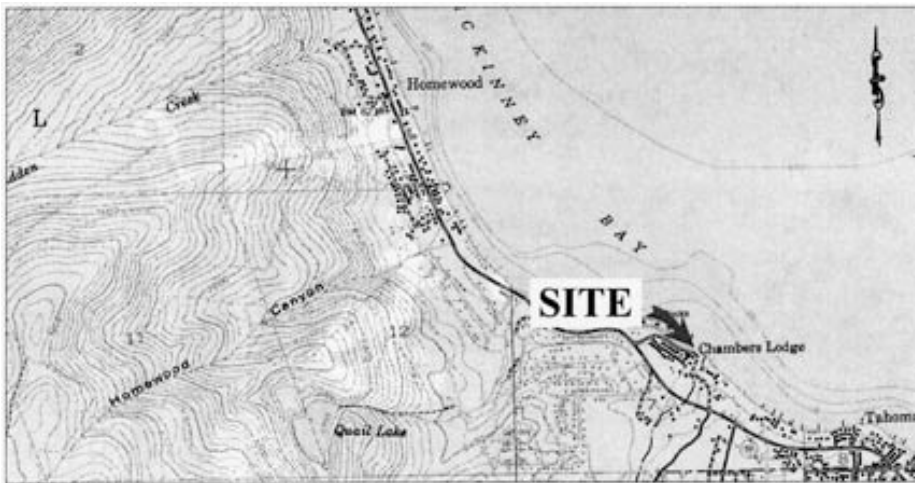
Lake Tahoe



6500 West Lake Blvd., Near Homewood

NO SCALE

LOCATION

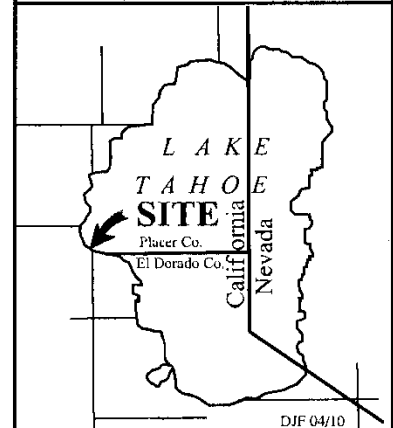


MAP SOURCE: USGS QUAD

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 A

PRC 5499.1
 CHAMBERS LANDING
 PARTNERSHIP
 APN 098-330-016
 GENERAL LEASE
 COMMERCIAL USE
 PLACER COUNTY



DJF 04/10

EXHIBIT B

PRC 5499

LAND DESCRIPTION

A parcel of submerged land in the bed of Lake Tahoe, Placer County, California, situated adjacent to fractional Section 7, T14N, R17E, MDM, more particularly described as follows:

COMMENCING at Station 32 as shown on sheet 3 of those maps entitled "Survey of the Low Water Mark on the Shore of Lake Tahoe," filed in Book 2 of Surveys at Page 71, Placer County Records, said Station 32 having California Coordinate System Zone 2 coordinates of X = 2,527,908 and Y = 517,938; thence along the line connecting said Station 32 with Station 31 as shown on said sheet 3, S 48° 44' 35" E, 17.80 feet to the POINT OF BEGINNING; thence N 63° E, 52.00 feet; thence N 27° W, 113.93 feet, thence N 21° 14' E, 44.30 feet; thence N 68° 46' W, 36.00 feet; thence S 21° 14' W, 61.67 feet; thence S 63° W, 50.81 feet; thence S 27° E, 35.00 feet; thence S 63° W, 30.81 feet, thence S 27° E, 90.00 feet; thence N 63° E, 27.00 feet, thence S 27° E, 11.84 feet; thence South, 70.15 feet; thence East, 30.00 feet; thence North, 94.00 feet; thence N 63° E, 2.00 feet to the point of beginning.

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

This description is based on the California Coordinate System, Zone 2, NAD 1927.

END OF DESCRIPTION

Previously reviewed June, 1992 by CSLC Staff. Description copied from Calendar Item C12 6/30/92 Assignment of General Lease – Commercial use.

Reviewed 04/27/2010 by the California State Lands Commission Boundary Unit.