

**CALENDAR ITEM
C37**

A 1
S 1

06/29/15
PRC 5499.1
B. Terry

REVISION OF RENT

LESSEE:

Chambers Landing Partnership, a California General Partnership

SUBLESSEE:

RB Waterfronts, a California Limited Liability Company

AREA, LAND TYPE, AND LOCATION:

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

AUTHORIZED USE:

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

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

LEASE TERM:

LEASE: 15 years, beginning December 30, 2010.

SUBLEASE: Nine years and 10 months, beginning January 1, 2011.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease and recommends that the minimum rent be revised from \$8,475 per year to \$14,769 per year, effective December 30, 2015.

OTHER PERTINENT INFORMATION:

1. On February 8, 2011, the Commission authorized a General Lease – Commercial Use to Chambers Landing Partnership for a commercial pier and bar/clubhouse and a sublease to RB Waterfronts for the operation and maintenance of the pier and bar/clubhouse. The lease will expire on December 29, 2025.

CALENDAR ITEM NO. **C37** (CONT'D)

2. Staff has conducted the rent review called for in the lease and recommends the minimum annual rent be increased.
3. The staff recommends that the Commission find that the subject revision of rent 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.

EXHIBIT:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the subject revision of rent 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:

Approve the revision of the minimum rent for Lease No. PRC 5499.1 from \$8,475 per year to \$14,769 per year, effective December 30, 2015.

EXHIBIT A

PRC 5499.1

LAND DESCRIPTION

A parcel of submerged land in the bed of Lake Tahoe, Placer County, California, situated adjacent to fractional Section 7, T. 14 N., R. 17 E., M.D.M. as shown on the Official Government plat approved January 17, 1856, more particularly described as follows:

BEGINNING at a point on the line of the historic Low Water Mark, as depicted 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 point lying distant N 54°49'09" E 14.05 feet from Station 33 as shown on said map; thence along said line of Low Water Mark N 54°49'10" E 60.58 feet to Station 32 as shown on said map; thence S 48°44'35" E 25.00 feet; thence leaving said line of Low Water Mark N 57°32'43" E 60.06 feet; thence N 32°27'17" W 37.82 feet; thence N 56°11'38" E 36.14 feet; thence N 33°48'22" W 36.00 feet; thence S 56°11'38" W 35.29 feet; thence N 32°27'17" W 30.60 feet; thence N 22°55'40" E 49.10 feet; thence N 67°04'20" W 47.50 feet; thence S 22°55'40" W 63.18 feet; thence S 57°32'43" W 62.61 feet; thence S 32°27'17" E 29.31 feet; thence S 60°08'05" W 22.53 feet; thence S 29°51'55" E 86.20 feet to the POINT OF BEGINNING.

The BASIS OF BEARINGS of this description is the California Coordinate System of 1927, Zone 2. All distances are grid distances.

END OF DESCRIPTION

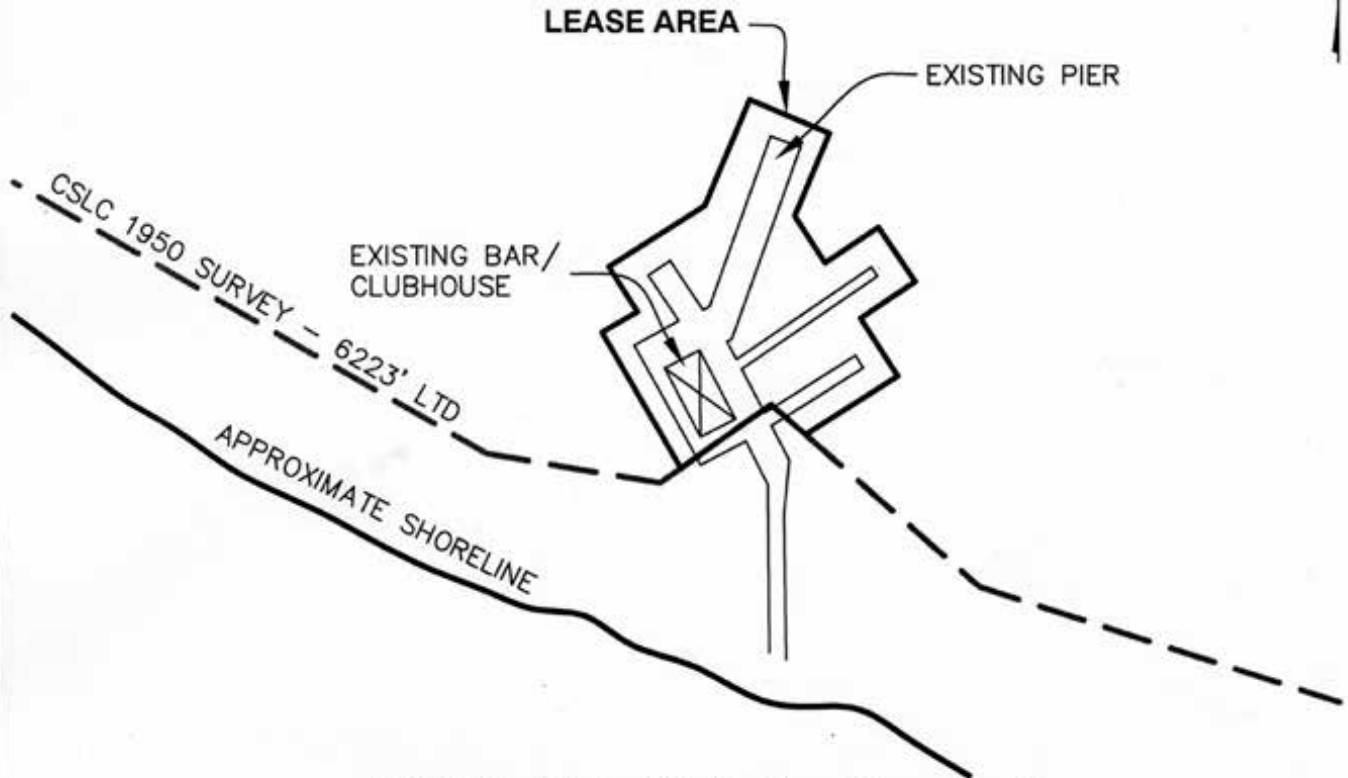
Prepared 5/1/2012 by the California State Lands Commission Boundary Unit.



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 B

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

