

**CALENDAR ITEM  
C07**

A 1  
S 1

12/17/14  
PRC 5423.1  
N. Lee

**AMENDMENT OF LEASE**

**LESSEE:**

Chinquapin Homeowners Association

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in Lake Tahoe, adjacent to 3600 North Lake Boulevard, near Dollar Point, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of two existing piers, 132 mooring buoys, and two marker buoys.

**LEASE TERM:**

10 years, beginning July 1, 2011.

**CONSIDERATION:**

\$2,594 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 include two existing swim floats not previously authorized by the Commission; revise the annual rent from \$2,594 to \$3,348; and replace the existing Exhibit A, Land Description, and Exhibit B-1, Site and Location Map, with the attached Exhibit A, Land Description, and Exhibit B-1, 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 March 29, 2012, the Commission authorized a General Lease – Recreational Use to Chinquapin Homeowners Association. That lease will expire June 30, 2021. The Lessee is now applying to amend the lease to include two existing swim floats that have existed in the lake for many

CALENDAR ITEM NO. **C07** (CONT'D)

years but have not been previously authorized by the Commission. Staff recommends including the two swim floats in the lease.

3. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. 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 its use classification.

**EXHIBITS:**

- A. Land Description
- B-1. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061, as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

**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 section 6370 et seq.

**AUTHORIZATION:**

Authorize the amendment of Lease No. PRC 5423.1, a General Lease – Recreational Use, effective July 1, 2015, to include two existing swim floats not previously authorized by the Commission; revise the annual rent from \$2,594 to \$3,348; and replace the existing Exhibit A, Land

CALENDAR ITEM NO. **C07** (CONT'D)

Description, and Exhibit B-1, Site and Location Map, with the attached Exhibit A, Land Description, and Exhibit B-1, 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 5423.1**

**LAND DESCRIPTION**

One hundred thirty eight parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to fractional Section 33, Township 16 North, Range 17 East, M.D.B.&M., as shown on Official Government Township Plat approved November 10, 1865, County of Placer, State of California, more particularly described as follows:

**PARCEL 1 – PIER**

All those lands underlying an existing pier and catwalks lying adjacent to that parcel described in Grant Deed recorded September 28, 1977 as Document Number 37552 in Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

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

**PARCEL 2 – PIER**

All those lands underlying an existing pier lying adjacent to that parcel described in Grant Deed recorded September 28, 1977 as Document Number 37552 in Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

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

**PARCEL 3 – SWIM FLOAT 1**

All those lands underlying an existing swim float lying adjacent to that parcel described in Grant Deed recorded September 28, 1977 as Document Number 37552 in Official Records of said County.

**PARCEL 4 – SWIM FLOAT 2**

All those lands underlying an existing swim float lying adjacent to that parcel described in Grant Deed recorded September 28, 1977 as Document Number 37552 in Official Records of said County.

**PARCELS 5 through 138 – BUOYS**

One hundred thirty two circular parcels of land, each being 50 feet in diameter, underlying one hundred thirty two existing buoys lying adjacent to that parcel described in Grant Deed recorded September 28, 1977 as Document Number 37552 in Official Records of said County.

**TOGETHER WITH two U.S. COAST GUARD MARKER BUOYS.**

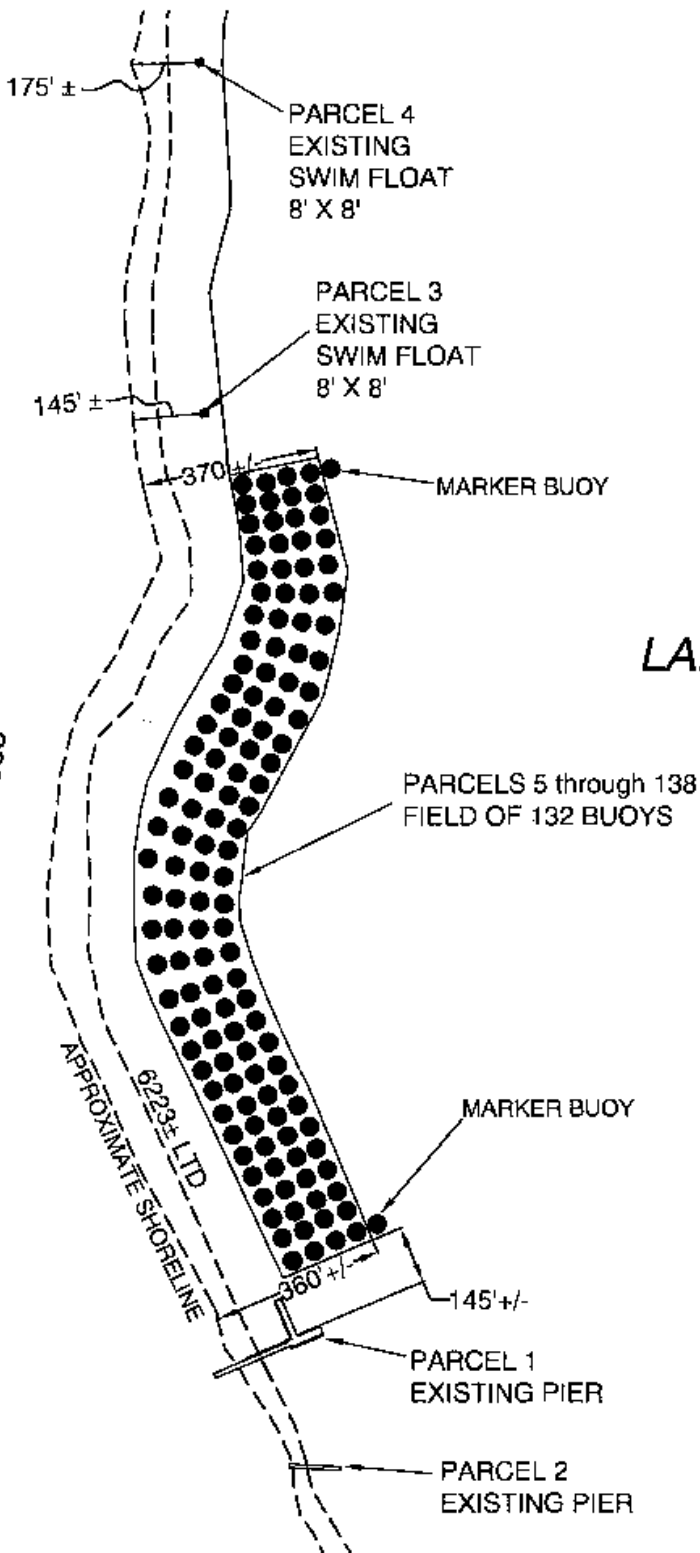
Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared 09/19/2014 by the California State Lands Commission Boundary Unit.



CHINQUAPIN HOA  
APN 093-450-009



LAKE TAHOE

### EXHIBIT A

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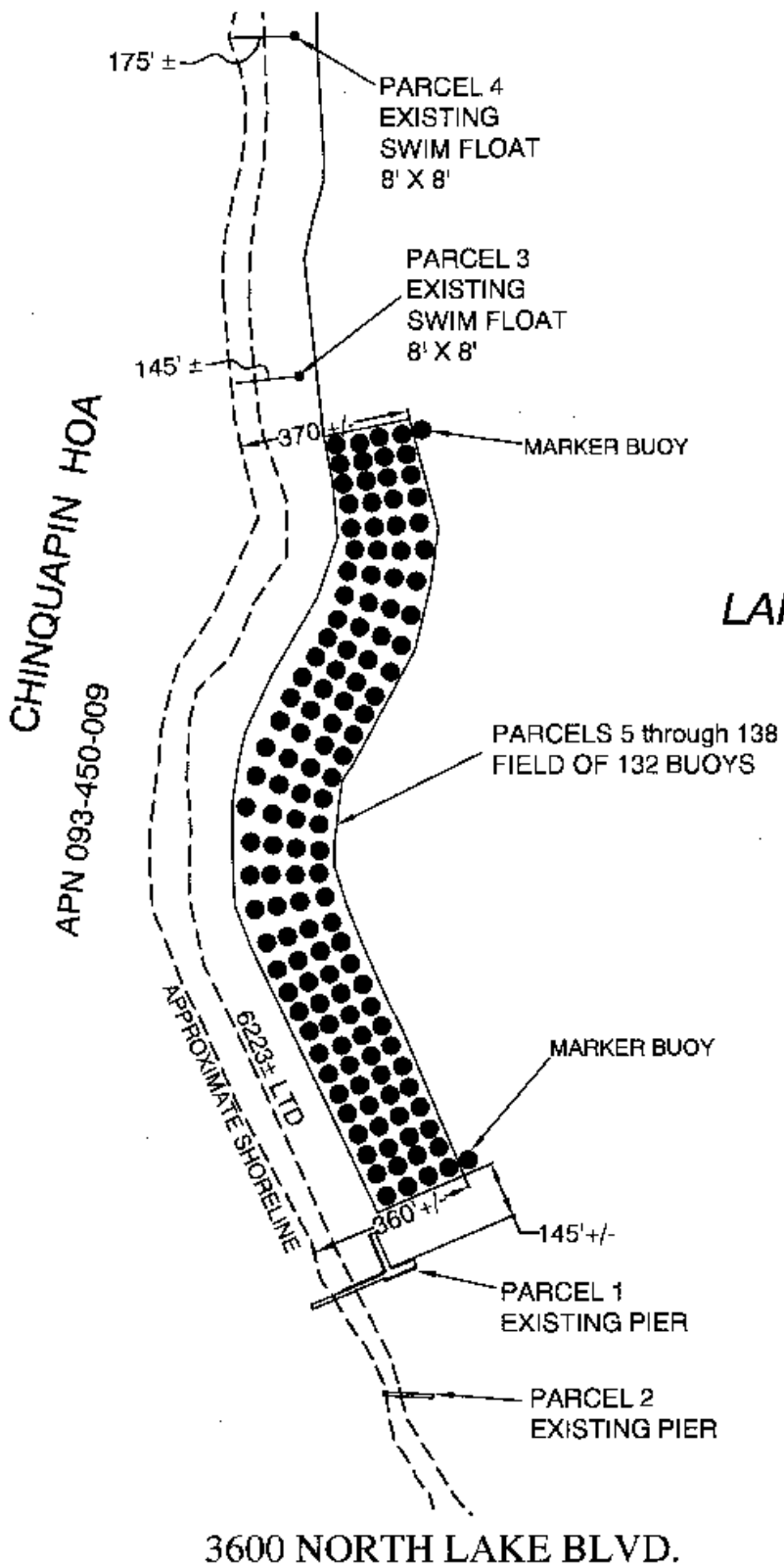
LAND DESCRIPTION PLAT  
PRC 5423.1, CHINQUAPIN HOA  
PLACER COUNTY

CALIFORNIA STATE  
LANDS COMMISSION



NO SCALE

# SITE



## LAKE TAHOE

### Exhibit B-1

PRC 5423.1  
 CHINQUAPIN HOA  
 APN 093-450-009  
 GENERAL LEASE-  
 RECREATIONAL USE  
 PLACER COUNTY



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.

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