

STAFF REPORT

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06/28/19

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PRC 2859.1

S. Avila

REVISION OF RENT

LESSEE:

Cedar Point Homeowners Association

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 1200 West Lake Boulevard, near Sunnyside, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier, 18 mooring buoys, and six marker buoys.

LEASE TERM:

10 years, beginning August 1, 2014.

CONSIDERATION:

This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff reviewed the rent under this lease and recommends that rent be revised from \$8,343 per year to \$8,418 per year, effective August 1, 2019.

OTHER PERTINENT INFORMATION:

1. On April 23, 2014, the Commission authorized a General Lease – Recreational Use to Cedar Point Homeowners Association for a term of 10 years beginning August 1, 2014 ([Item C09, April 23, 2014](#)). The lease will expire on July 31, 2024.
2. Approval or denial of the revision of rent is a discretionary action by the Commission. Each time the Commission approves or rejects a revision of rent, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. Upon expiration or prior termination of the lease, the lessee has no right to a new lease or to renewal of any previous lease.
3. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.

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4. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 2859.1 from \$8,343 per year to \$8,418 per year, effective August 1, 2019.

EXHIBIT A

PRC 2859.1

LAND DESCRIPTION

Nineteen parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to fractional Section 18, Township 15 North, Range 17 East, M.D.B.&M., as shown on Official Government Township Plat approved November 9, 1866, County of Placer, State of California, more particularly described as follows:

PARCEL 1 – PIER

All those lands underlying an existing pier lying adjacent to Lot "C" of Tract No. 294 CEDAR POINT as recorded November 9, 1976 in Book "K" of Maps, Page 82 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.

PARCELS 2 through 19 – BUOYS

Eighteen parcels of land, each being 50 feet in diameter, underlying eighteen buoys lying adjacent to Tract No. 294 CEDAR POINT as recorded November 9, 1976 in Book "K" of Maps, Page 82 in Official Records of said County.

TOGETHER WITH six U.S. COAST GUARD MARKER BUOYS.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 03/11/2014 by the California State Lands Commission Boundary Unit.



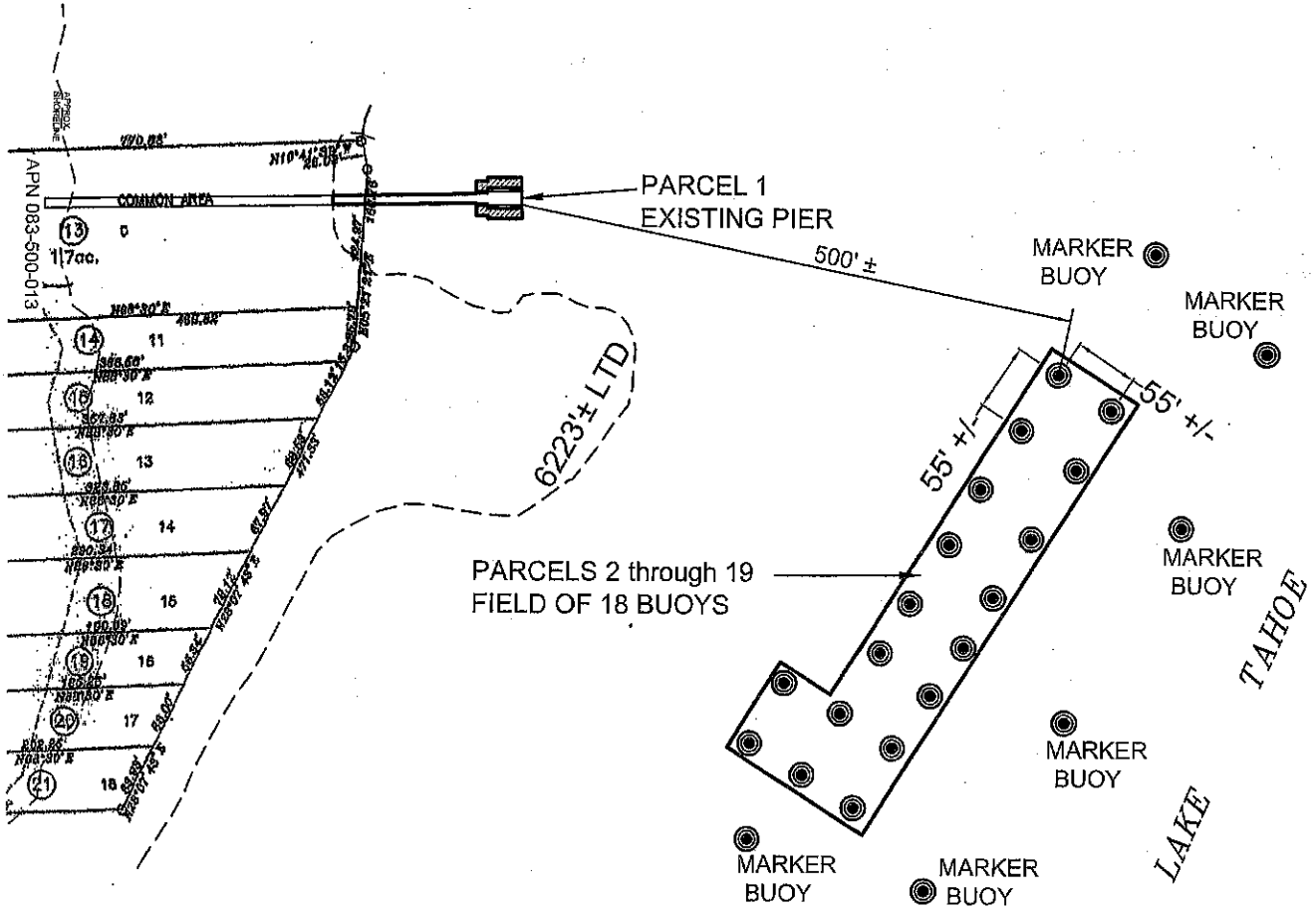


EXHIBIT A

LAND DESCRIPTION PLAT
 PRC 2859.1, CEDAR POINT
 HOMEOWNERS ASSOCIATION
 PLACER COUNTY

CALIFORNIA STATE
 LANDS COMMISSION

