

MINUTE ITEM

This Calendar Item No. C07 was approved as Minute Item No. 07 by the California State Lands Commission by a vote of 2 to 0 at its 5/9/96 meeting.

CALENDAR ITEM

C07

A 4

S 1

05/09/96
PRC 3495.1
G. Cooper
J. Frey

AMENDMENT OF GENERAL LEASE - COMMERCIAL USE

APPLICANT:

Judith K. Topol dba Lighthouse Center
P.O. Box 1613
Tahoe City, California 96145

AUTHORIZED USE:

Operation and maintenance of a pier utilized for commercial purposes, specifically, water sports activities and a tour boat operation.

LOCATION:

Submerged land located in the bed of Lake Tahoe, Tahoe City, Placer County.

EXHIBITS:

A. Location Map.

AB 884:

N/A

OTHER PERTINENT INFORMATION:

The Amendment to the lease authorizes the operation of the "Tahoe Gal" Tour Boat from the Lessee's pier, establishes consideration for the Tour Boat operation of one percent of the gross income of the Tour Boat Operator, authorizes continuance of the minimum annual rental of \$1,575, and authorizes continuance of the five percent of the operator's gross income of the Water Sport Activities, and amends the lease year to run coincident with Lesse's fiscal year, January 1, through December 31. This amendment does not extend the term of the lease. This amendment is intended, in part, to clarify authorized uses and relevant rents, and to resolve comprehensive settlement all use and back rent issues with regard to this Lease. As part of this settlement, Staff recommends waiver of penalty and interest for rents due for these lease years.

CALENDAR PAGE	120
MINUTE PAGE	000825

CALENDAR ITEM NO. C07 (CONT'D)

RECOMMENDED

ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA

FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. 14 CAL. CODE REGS. 15061 (b) (3).

SIGNIFICANT LANDS

INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO JUDITH K. TOPOL, DBA LIGHTHOUSE CENTER, OF AN AMENDMENT TO GENERAL LEASE - COMMERCIAL USE, LEASE NO. PRC 3495.1, EFFECTIVE JUNE 1, 1996, WHICH AMENDMENT INCLUDES THE FOLLOWING: (1) AUTHORIZES THE USE OF THE PIER FOR LOADING AND UNLOADING OF PASSENGERS FROM THE "TAHOE GAL" TOUR BOAT, (2) ESTABLISHES CONSIDERATION AS FOLLOWS: STANDARD MINIMUM ANNUAL RENT OF \$1,575, ONE PERCENT OF THE TOUR BOAT OPERATOR'S GROSS INCOME, AND FIVE PERCENT OF THE OPERATOR'S GROSS INCOME OF THE WATER SPORT ACTIVITIES; AND WAIVE PENALTY AND INTEREST FOR DELAYED PAYMENT OF RENTS DUE FOR PAYMENT YEARS ENDING DECEMBER 31, 1994, AND DECEMBER 31, 1995; AND (3) AMENDS THE LEASE TO BEGIN JANUARY 1 AND END DECEMBER 31.

ALL OTHER TERMS AND CONDITIONS OF LEASE NO. PRC 3495.1 SHALL REMAIN IN FULL FORCE AND EFFECT.

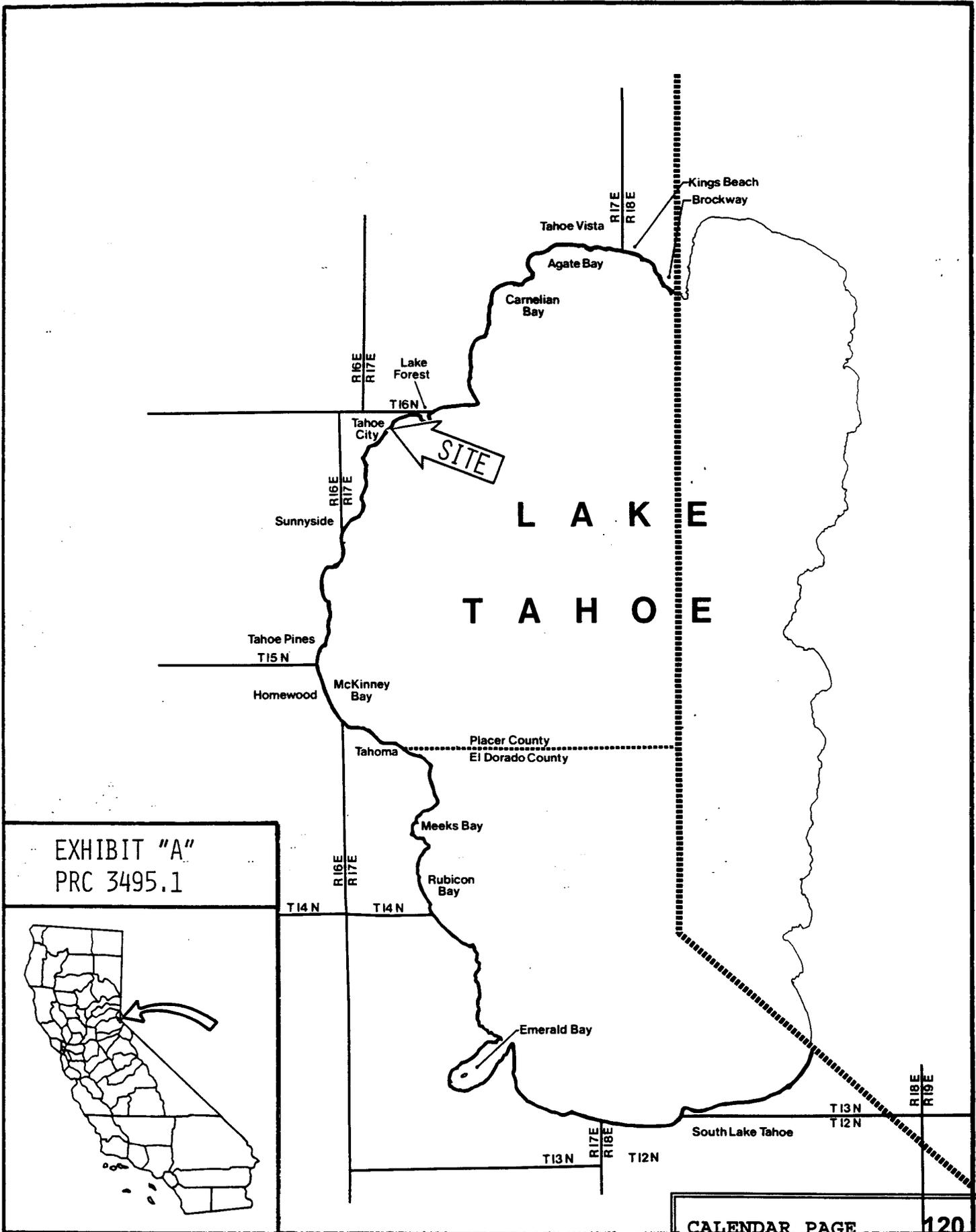


EXHIBIT "A"
 PRC 3495.1

