

MINUTE ITEM
This Calendar Item No. C33
was approved as Minute Item
No. 33 by the State Lands
Commission by a vote of 3
to 0 at its 4/13/99
meeting.

CALENDAR ITEM

C33

A 4

S 1

04/13/99
PRC 5858.1
J. Ludlow

REVISION OF RENT
GENERAL LEASE - COMMERCIAL USE

LESSEE:

Tahoe Sunnyside, a California
Limited Partnership
Attention: John Sears
21 Blackberry Court
Lafayette, California 94549

AREA, LAND TYPE, AND LOCATION:

0.24 acre, more or less, of sovereign lands in Lake Tahoe, near Sunnyside,
Placer County.

AUTHORIZED USE:

Continued use and maintenance of a commercial marina, as shown on the
attached Exhibit A.

LEASE TERM:

40 years, beginning July 1, 1980.

CONSIDERATION:

This lease provides that Lessor may modify the minimum rent periodically during
the lease term. Pursuant to this provision, staff has conducted a review of the
minimum rent under this lease, and recommends that the minimum rent be
revised from \$750 per year to \$1,450 per year, effective July 1, 1999.

The proposed minimum annual rental was recalculated at 50% of the average
actual annual rental from the Lease premises during the preceding five year
period.

EXHIBIT:

A. Site and Location Map

RECOMMENDED ACTION:

CALENDAR ITEM NO. C33 (CONT=D)

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

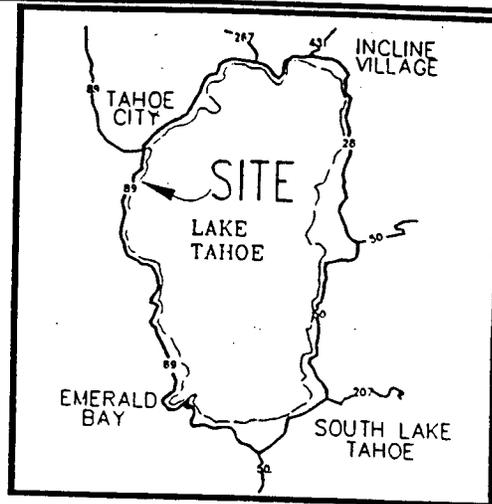
FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

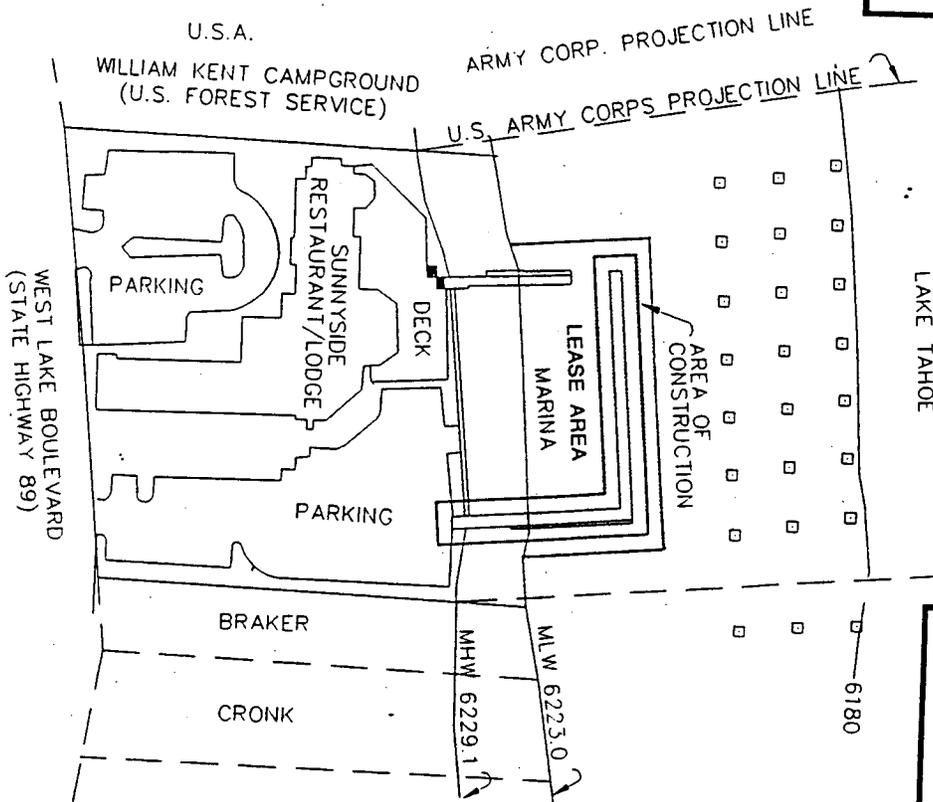
APPROVE THE REVISION OF THE MINIMUM RENT FOR LEASE NO. PRC 5858.1 FROM \$750 PER YEAR TO \$1,450 PER YEAR, EFFECTIVE JULY 1, 1999. THE MINIMUM ANNUAL RENTAL OF \$1,450 SHALL BE AGAINST 5% OF THE GROSS INCOME RECEIVED FROM THE LESSEE AND ITS OPERATORS.

NOTE:

THE MARINA PIER WILL BE RECONSTRUCTED TO THE EXISTING DIMENSIONS ONLY. THE ROCK CRIBS WILL BE REPLACED BETWEEN THE MEAN LOW WATER MARK, EL. 6223.0, AND DECK ELEVATION, EL. 6232.0, LAKE TAHOE DATUM. NO INCREASE IN SIZE OR CHANGE IN LOCATION WILL OCCUR.



LOCATION MAP



LEGEND
GROIN □

EXHIBIT "A"
PRC 5858
Sunnyside Marina
APN 84- 140 - 28
LAKE TAHOE
PLACER COUNTY
Sheet 1 of 2 Sheets



This Exhibit is solely for purposes of generally defining the lease premises, 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.

CALENDAR PAGE 000157
MINUTE PAGE 005210

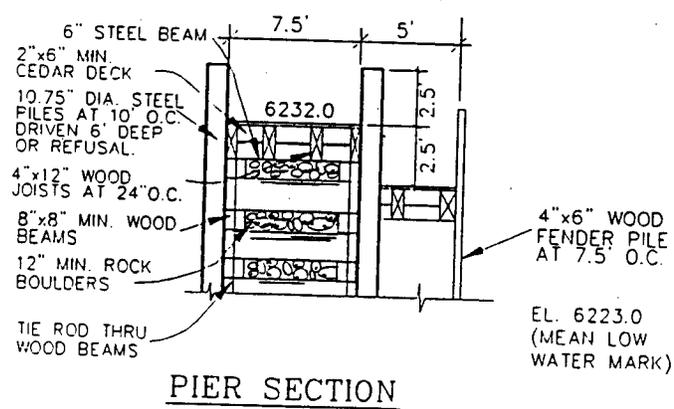
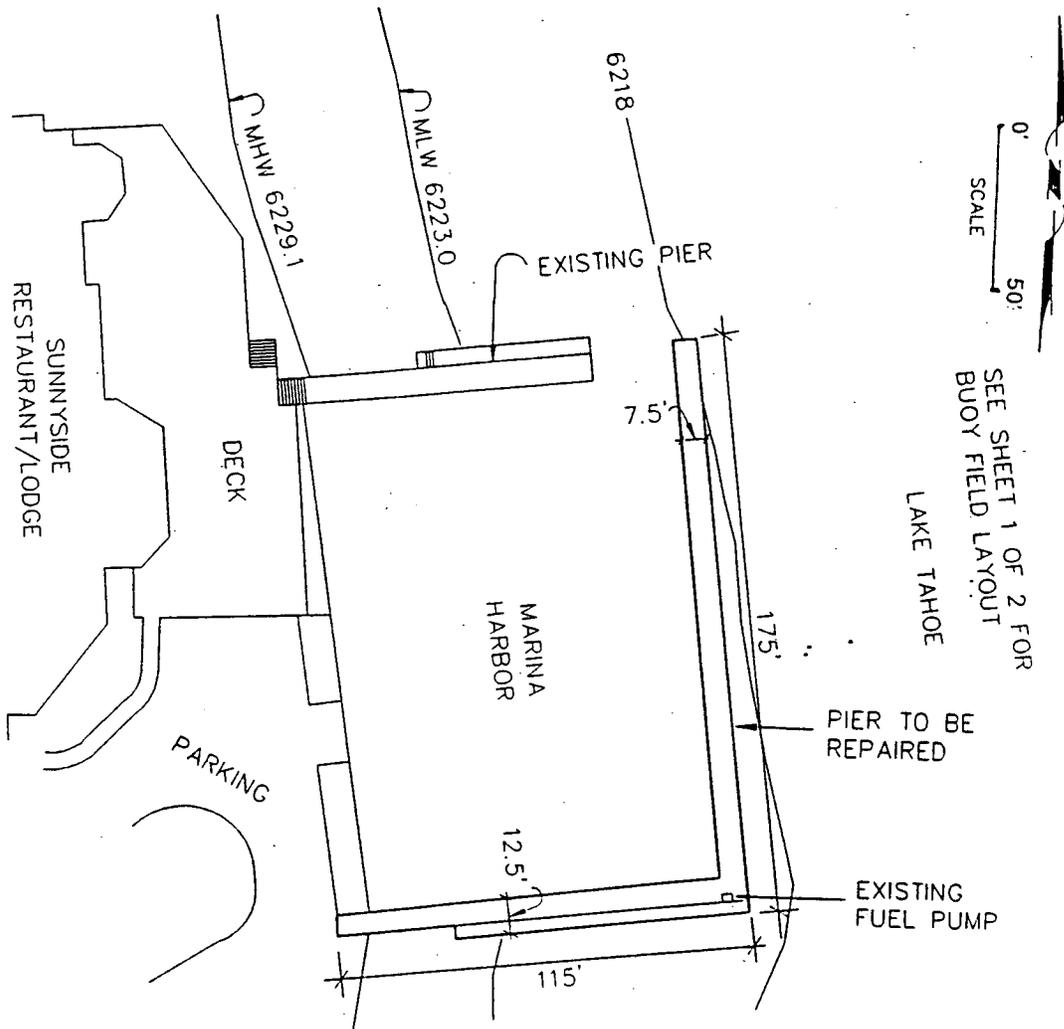


EXHIBIT "A"
 PRC 5858
 Sunnyside Marina
 APN 84- 140 - 28
 LAKE TAHOE
 PLACER COUNTY
 Sheet 2 of 2 Sheets



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