CALENDAR ITEM

C49

A 4 10/22/09

PRC 8560.1

S 1 B. Terry

CONTINUATION OF RENT

LESSEE:

Tahoya Shores Condominium Association
P.O. Box 111
Tahoe Vista, CA 96148

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in Lake Tahoe, adjacent to 7610 North Lake Boulevard, Tahoe Vista, Placer County.

AUTHORIZED USE:

Continued use and maintenance of five existing mooring buoys as shown on the attached Exhibit A.

LEASE TERM:

Ten years, beginning October 6, 2004.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease and recommends that the rent be continued at $50 per year, effective October 6, 2009.

OTHER PERTINENT INFORMATION:

On October 6, 2004, the Commission authorized a General Lease – Recreational Use with Tahoya Shores Condominium Association, for the continued use and maintenance of five existing mooring buoys. That lease expires on October 5, 2014. The Lessee is a Homeowners Association consisting of 41 members/units. Of these 41 members/units, one member (2%) does not hold ownership as a natural person and does not qualify for rent-free status pursuant to Public Resources Code 6503.5. The minimum annual rent for a General Lease – Recreational Use is $50. Staff has reviewed the rent and is recommending that the rent be continued at $50 per year.

EXHIBIT:

A. Site and Location Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

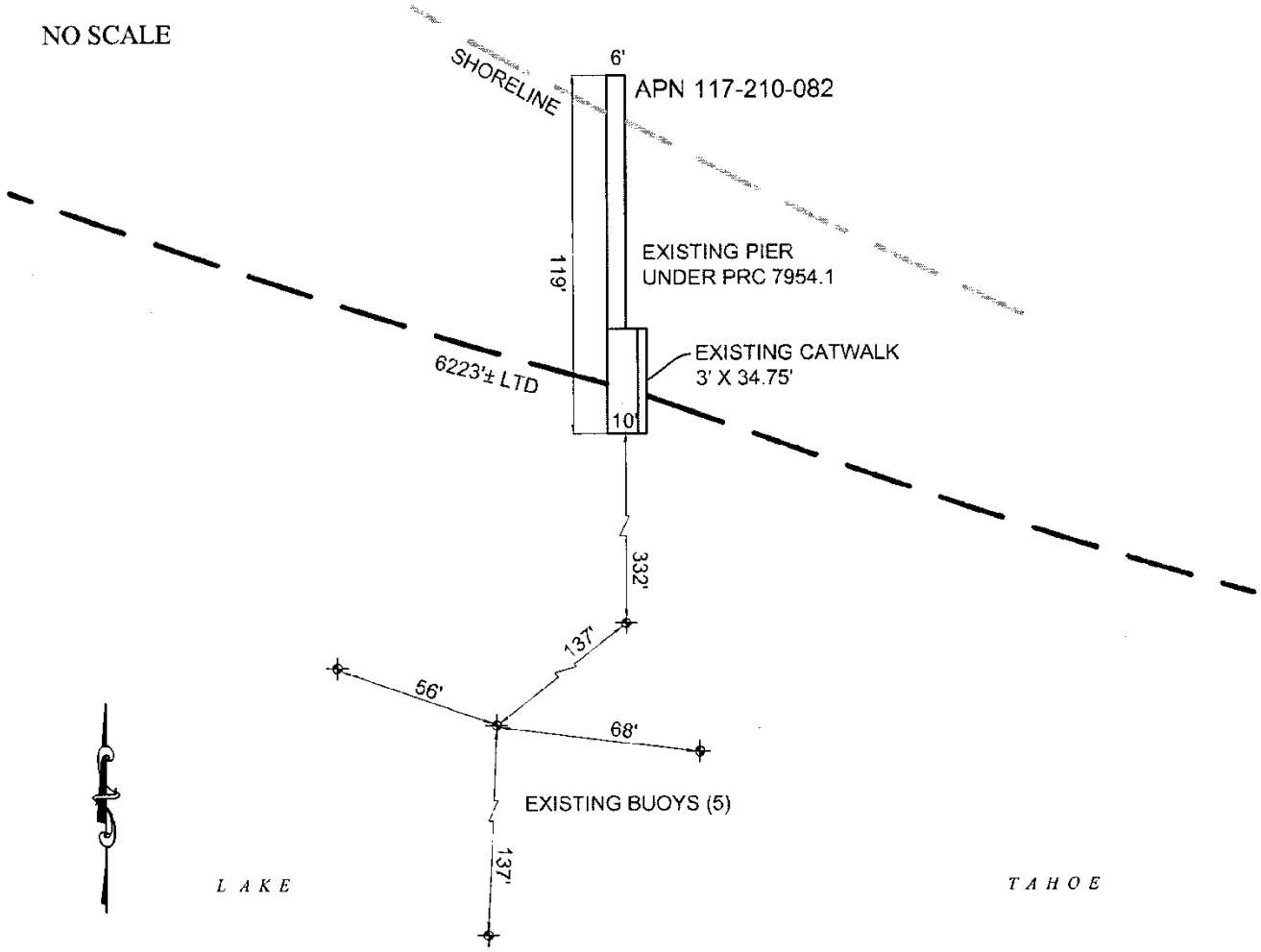
FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

APPROVE THE CONTINUATION OF RENT FOR LEASE NO. PRC 8560.1 AT $50 PER YEAR, EFFECTIVE OCTOBER 6, 2009.

SITE

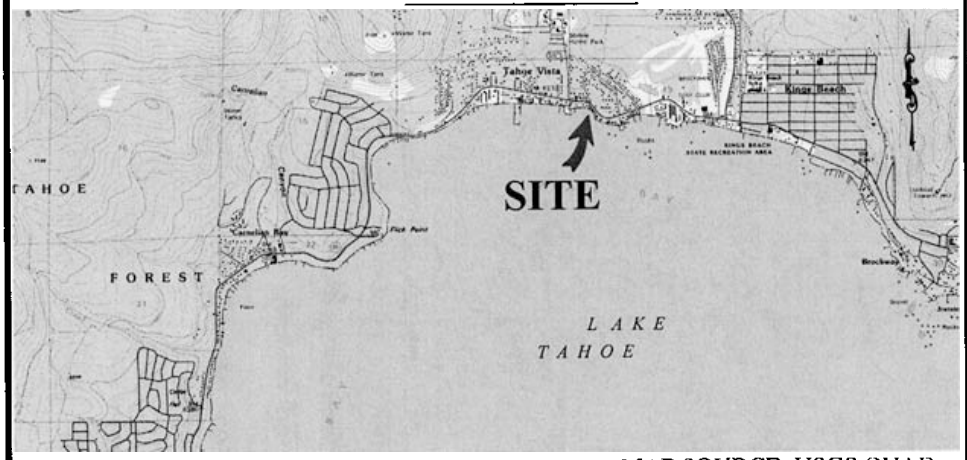
NO SCALE



7610 NORTH LAKE BLVD., TAHOE VISTA

NO SCALE

LOCATION

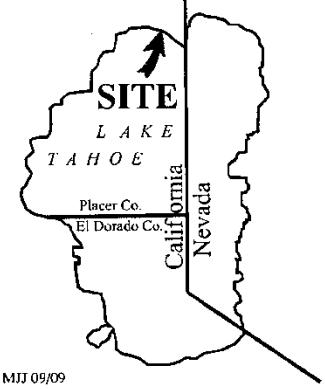


MAP SOURCE: USGS QUAD

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 A

PRC 8560.1
TAHOYA SHORES CONDOMINIUM
APN 117-210-082
GENERAL LEASE
RECREATIONAL USE
PLACER COUNTY



MJJ 09/09