

**CALENDAR ITEM
C11**

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S 1

10/29/10
PRC 8601.1
R. Barham

REVISION OF RENT

LESSEES:

Martin A. Cohen and Barbara M. Cohen dba The Shore House at Lake Tahoe

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 7170 North Lake Boulevard, near Tahoe Vista, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier, boat lift, six mooring buoys, and one marker buoy.

LEASE TERM:

10 years, beginning December 1, 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 revised from \$857 per year to \$3,019 per year, effective December 1, 2010.

OTHER PERTINENT INFORMATION:

1. On April 26, 2005, the Commission authorized a General Lease – Recreational Use with Martin A. Cohen and Barbara M. Cohen dba The Shore House at Lake Tahoe for the continued use and maintenance of an existing pier, boat lift, six mooring buoys, and one marker buoy.
2. The Lessees are the owners of two contiguous littoral parcels but do not qualify for a rent-free lease pursuant to Public Resources Code section 6503.5 because the upland properties are improved with a bed and breakfast lodge.

EXHIBIT

- A. Site and Location Map

CALENDAR ITEM NO. **C11** (CONT'D)

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is not subject to the requirements of 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 revision of rent for Lease No. PRC 8601.1 from \$857 per year to \$3,019 per year, effective December 1, 2010.