

**CALENDAR ITEM
C07**

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S 1

12/10/10
PRC 8570.1
R. Barham

REVISION OF RENT

LESSEES:

Lakeside Terrace Homeowners Association and Timberlake Homeowners Association

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 1380 and 1400 North Lake Boulevard, near Tahoe City, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing joint-use pier, 13 mooring buoys, and two marker buoys.

LEASE TERM:

10 years, beginning October 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 \$250 per year to \$785 per year, effective October 1, 2010.

OTHER PERTINENT INFORMATION:

1. On October 6, 2004, the Commission authorized a General Lease – Recreational Use with Lakeside Terrace Homeowners Association and Timberlake Homeowners Association for the continued use and maintenance of an existing joint-use pier, 13 mooring buoys, and two marker buoys that will expire on September 30, 2014.

2. The Lessees are two homeowners associations consisting of 10 member lots. Of these member lots, one is not owned by a natural person and does not qualify for rent-free status pursuant to Public Resources Code section 6503.5. The rent for the pier and mooring buoys has been prorated according to the number of member lots qualifying for rent-free

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status. The marker buoys, however, are subject to annual rent in the amount of \$50 because they are not used for the docking or mooring of boats.

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 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 8570.1 from \$250 per year to \$785 per year, effective October 1, 2010.