

**CALENDAR ITEM
C22**

A 4
S 1

10/27/11
PRC 5449.1
B. Terry

REVISION OF RENT

LESSEE:

Tahoe Swiss Village Homeowners Association
P.O. Box 326
Homewood, CA 96141

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to Assessor's Parcel Numbers 085-020-048 and 085-020-080, near Homewood, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier, pier/sundeck, 70 mooring buoys, and two marker buoys as shown on the attached Exhibit A.

LEASE TERM:

10 years, beginning October 14, 2005.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that the rent be revised from \$534 per year to \$2,152 per year, effective October 14, 2011.

OTHER PERTINENT INFORMATION:

1. On February 5, 2007, the Commission authorized a General Lease – Recreational Use with Tahoe Swiss Homeowners Association, for the continued use and maintenance of a pier, pier/sundeck, 70 mooring buoys, and two marker buoys. The lease will expire on October 13, 2015.

2. The Lessee is a homeowners association consisting of 80 members, whose members share in the use of the facilities within the Lease Premises. Six of the 80 members do not qualify for rent-free status pursuant to Public Resources Code section 6503.5. The rent for the pier and 70 mooring buoys was prorated according to the number of members

CALENDAR ITEM NO. **C22** (CONT'D)

who qualify for rent-free status. The pier/sundeck and two marker buoys do not qualify as rent-free under section 6503.5 of the Public Resources Code and are subject to full rent.

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 5449.1 from \$534 per year to \$2,152 per year, effective October 14, 2011.



TAHOE SWISS VILLAGE, NEAR HOMEWOOD

NO SCALE

LOCATION

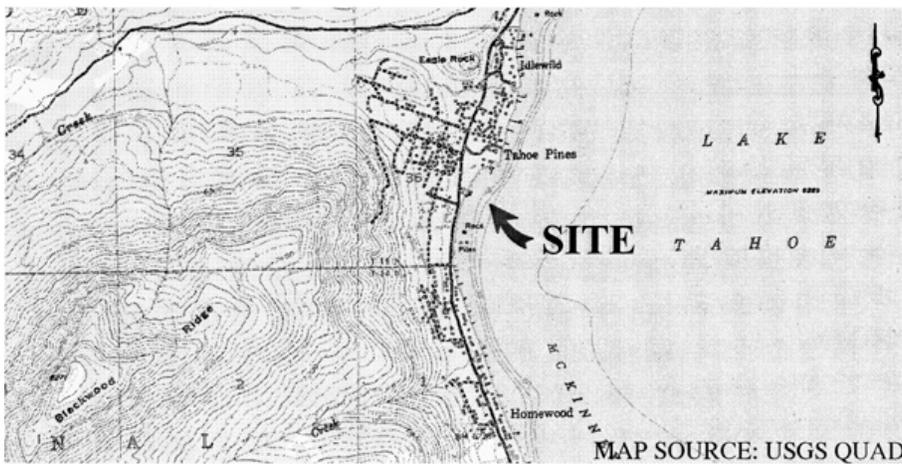
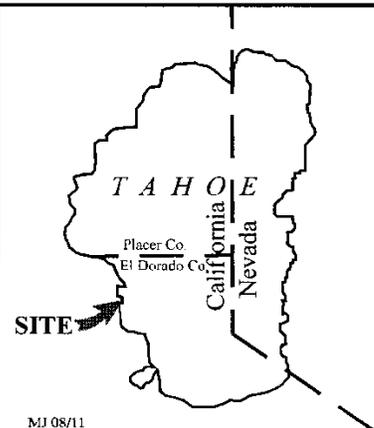


Exhibit A

PRC 5449.1
 TAHOE SWISS VILLAGE HOA
 APN 085-020-048&080
 GENERAL LEASE-
 RECREATIONAL USE
 PLACER COUNTY



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.