

MINUTE ITEM
This Calendar Item No. C39
was approved as Minute Item
No. 39 by the State Lands
Commission by a vote of 3
to 0 at its 11-26-01
meeting.

CALENDAR ITEM
C39

A 4

S 1

11/26/01
PRC 5423.1
N. Lee

CONTINUATION OF RENT

LESSEE:

Chinquapin Homeowners Association
P.O. Box 6001
Tahoe City, CA 96145

AREA, LAND TYPE, AND LOCATION:

4.0 acres, more or less, of sovereign lands in Lake Tahoe, near Dollar Point,
Placer County.

AUTHORIZED USE:

Continued use and maintenance of two (2) piers and a buoy field containing
132 mooring buoys as shown on the attached Exhibit A.

LEASE TERM:

Ten years, beginning July 1, 1997.

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 continued at \$1,117 per year,
effective July 1, 2002.

OTHER PERTINENT INFORMATION:

1. On December 16, 1998, the Commission authorized a General Lease -
Recreational Use with Chinquapin Homeowners Association for continued
use and maintenance of two piers and a buoy field containing 132 mooring
buoys. That lease will expire on June 30, 2007. The Lessee is a

CALENDAR ITEM NO. C39 (CONT'D)

homeowner's association owning a littoral parcel from which the piers and buoys extend onto State-owned land. The Lessee does not qualify for a rent-free Recreational Pier Lease because fourteen parcels within the association's subdivision are not owned by natural persons and, therefore, do not qualify for "rent-free" status pursuant to Section 6503.5 of the Public Resources Code.

2. The annual rental for this lease was prorated according to the number of lots/members qualifying for "rent-free" status. Ninety-two percent (92%) of the parcels are owned by natural persons and qualify for the rent-free status while the remaining eight percent (8%) do not qualify for the rent-free status under Section 6503.5.

EXHIBIT:

- A. Location and Site Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

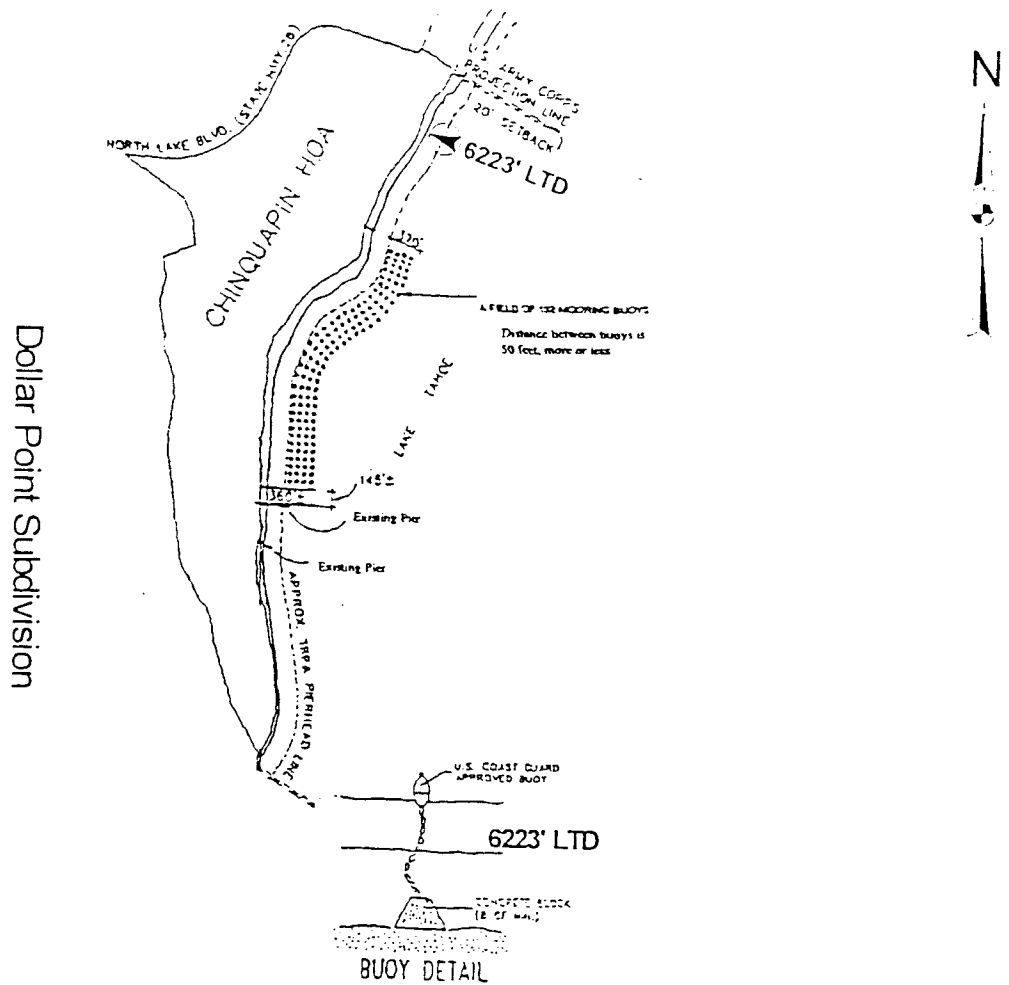
FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

APPROVE THE CONTINUATION OF RENT FOR LEASE NO. PRC 5423.1 AT \$1,117 PER YEAR, EFFECTIVE JULY 1, 2002.

NO SCALE

SITE MAP



3600 N. Lake Boulevard

NO SCALE

LOCATION MAP

*Lake
Tahoe*

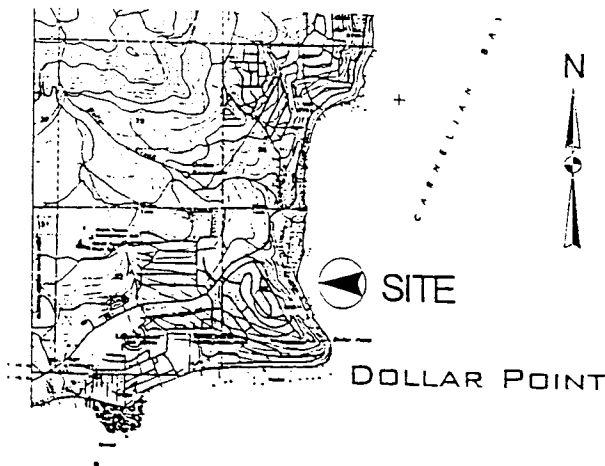
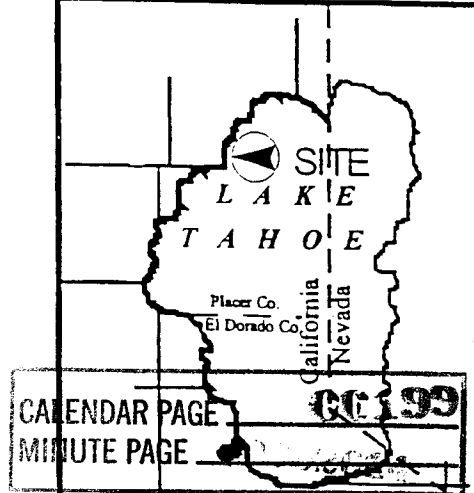


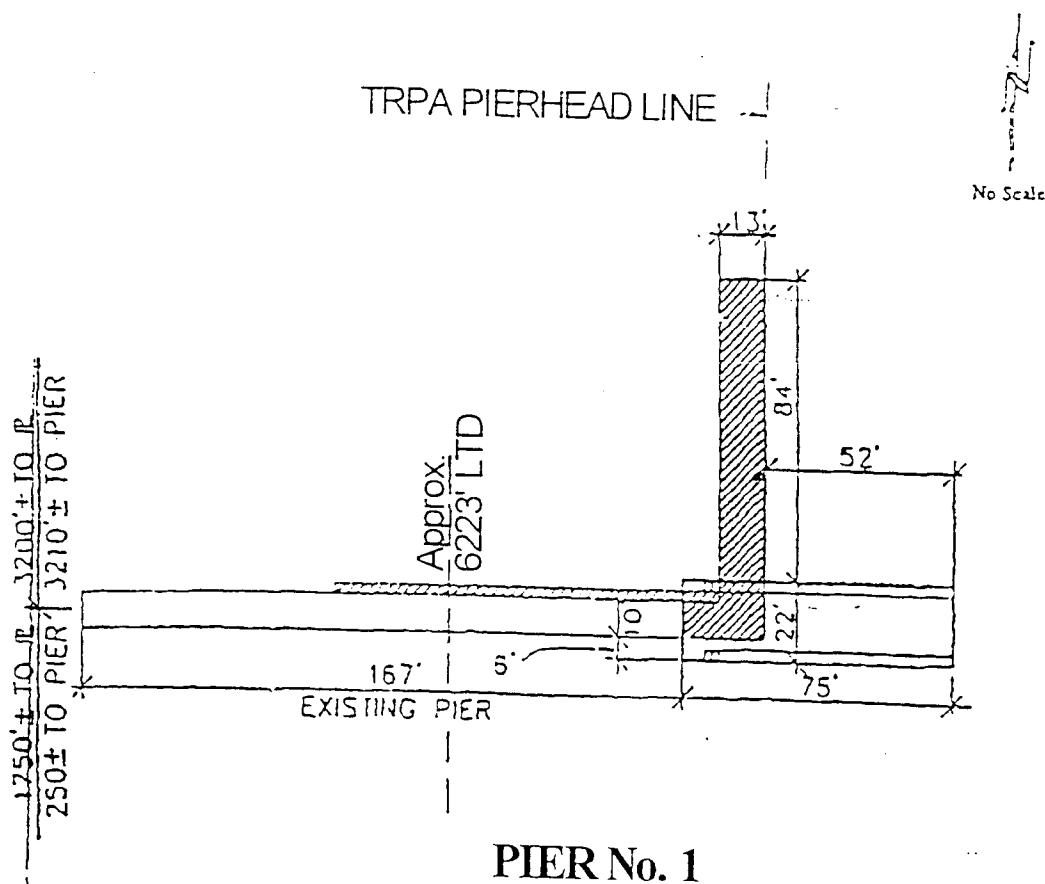
Exhibit A
PRC 5423.1
APN 093-450-09
Lake Tahoe
PLACER COUNTY
Sheet 1 of 3



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.

NO SCALE

SITE MAP



NO SCALE

LOCATION MAP

Lake
Tahoe

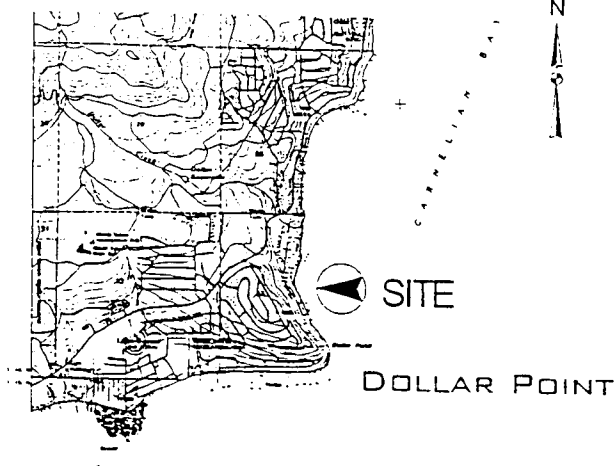
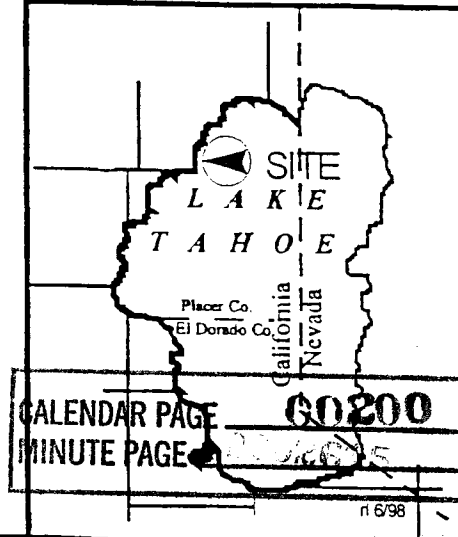


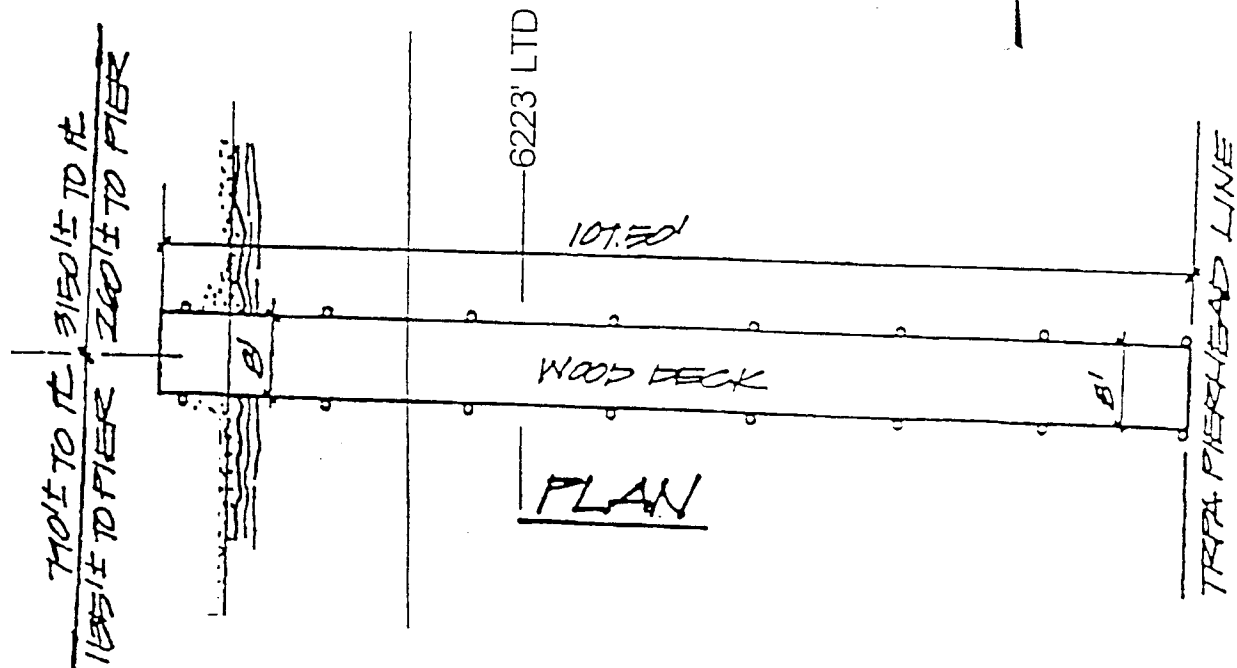
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PLACER COUNTY
Sheet 2 of 3



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NO SCALE

SITE MAP



PIER No. 2

3600 N. Lake Boulevard

NO SCALE

LOCATION MAP

Lake
Tahoe

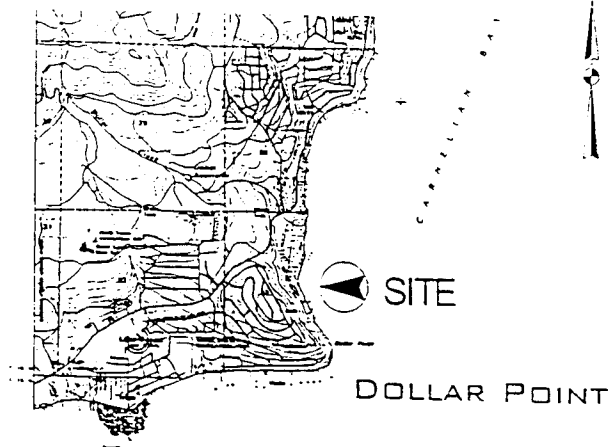
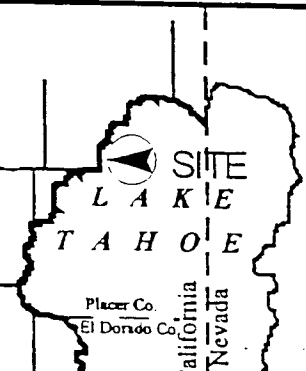


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PRC 5423.1
APN 093-450-09
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PLACER COUNTY
Sheet 3 of 3



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CALENDAR PAGE
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