

MINUTE ITEM

This Calendar Item No C28 was approved as Minute Item No 28 by the California State Lands Commission by a vote of 3 to 0 at its 02-09-06 meeting.

**CALENDAR ITEM
C28**

A 4
S 1

02/09/06
PRC 4322.1
M. Hays

REVISION OF RENT

LESSEE:

Heritage Cove Homeowners Association
P. O. Box 64
Tahoe Vista, CA 96148

AREA, LAND TYPE, AND LOCATION:

0.95 acres, more or less, of sovereign lands in Lake Tahoe, near Tahoe Vista, Placer County.

AUTHORIZED USE:

Continued use and maintenance of a joint-use pier, 28 mooring buoys and two marker buoys, as shown on Exhibit A.

LEASE TERM:

Ten years, beginning November 3, 1998.

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 \$366 per year to \$50 per year, effective November 3, 2005.

OTHER PERTINENT INFORMATION:

1. Lessee is a homeowners association composed of 40 lot members which qualifies for "rent-free" status pursuant to Public Resource Code 6503.5 because they are natural persons that have improved the littoral land with, and use the upland for, single-family dwellings. Previously, not all of the lot members were natural persons; therefore, the rent was prorated. The joint-use pier and 28 mooring buoys qualify for "rent-free" status, however, the two marker buoys do not qualify because they are facilities not constructed for the docking and mooring of boats.

CALENDAR ITEM NO. C28 (CONT'D)

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

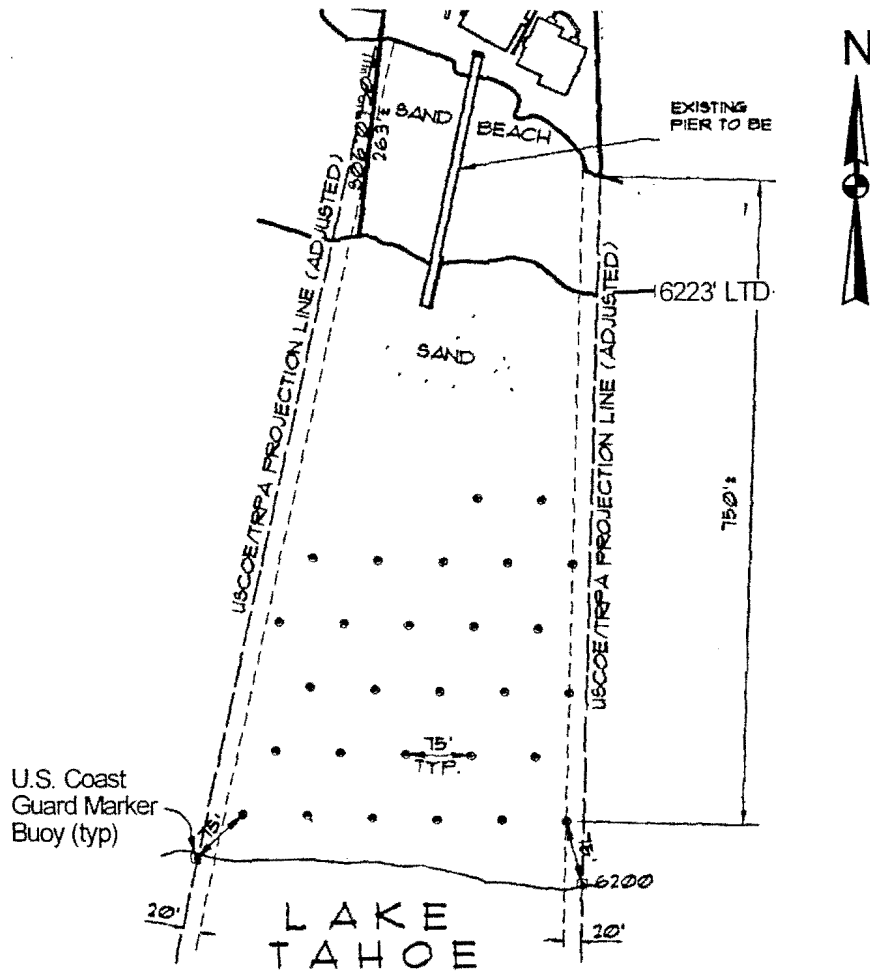
FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

APPROVE THE REVISION OF RENT FOR LEASE NO. PRC 4322.1 FROM \$366 PER YEAR TO \$50 PER YEAR, EFFECTIVE NOVEMBER 3, 2005.

NO SCALE

SITE MAP



7580 N. Lake Blvd, Tahoe Vista

NO SCALE

LOCATION MAP

Lake Tahoe

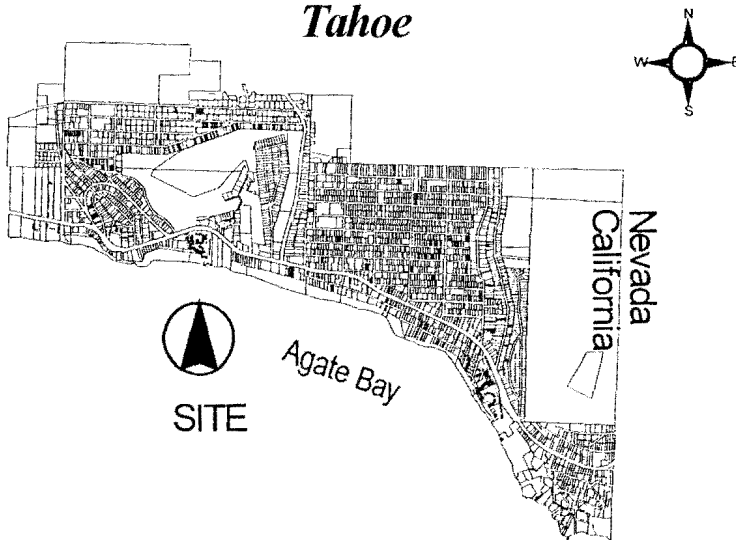
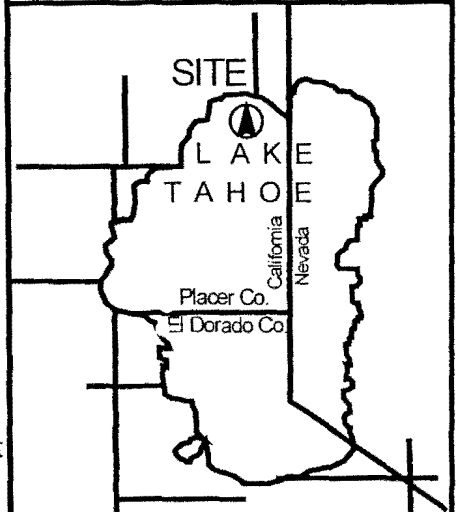


Exhibit A
 PRC4322
 APN 117-220-45
 Lake Tahoe
 PLACER COUNTY



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 of limitation of any state interest in the subject or any other property.

CALENDAR PAGE MINUTE PAGE