

**CALENDAR ITEM  
C27**

A 4  
S 1

04/06/11  
PRC 4015.1  
N. Lee

**CONTINUATION OF RENT**

**LESSEE:**

Tavern Shores Association  
P.O. Box 6836  
Tahoe City, CA 96145

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in Lake Tahoe, adjacent to 180 West Lake Boulevard, near Tahoe City, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier, 44 mooring buoys, and two marker buoys as shown on the attached Exhibit A.

**LEASE TERM:**

10 years, beginning June 1, 2006.

**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 \$1,283 per year, effective June 1, 2011.

**OTHER PERTINENT INFORMATION:**

1. On March 25, 2008, the Commission authorized a 10-year General Lease – Recreational Use with Tavern Shores Association, for the reconstruction, use, and maintenance of an existing pier and the continued use and maintenance of 44 existing mooring buoys and two marker buoys. Reconstruction of the pier has been completed.
2. Lessee is a property owners association consisting of 56 member units. Of these member units, three are not owned by natural persons and do 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

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according to the number of member units qualifying for rent-free 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 Continuation of Rent for Lease No. PRC 4015.1 at \$1,283 per year, effective June 1, 2011.