

**MINUTE ITEM**  
This Calendar Item No. C33  
was approved as Minute Item  
No. 33 by the State Lands  
Commission by a vote of 3  
to 0 at its 4/13/99  
meeting.

**CALENDAR ITEM**  
**C33**

A 4  
S 1

04/13/99  
PRC 5858.1  
J. Ludlow

**REVISION OF RENT**  
**GENERAL LEASE - COMMERCIAL USE**

**LESSEE:**

Tahoe Sunnyside, a California  
Limited Partnership  
Attention: John Sears  
21 Blackberry Court  
Lafayette, California 94549

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

0.24 acre, more or less, of sovereign lands in Lake Tahoe, near Sunnyside,  
Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of a commercial marina, as shown on the  
attached Exhibit A.

**LEASE TERM:**

40 years, beginning July 1, 1980.

**CONSIDERATION:**

This lease provides that Lessor may modify the minimum rent periodically during  
the lease term. Pursuant to this provision, staff has conducted a review of the  
minimum rent under this lease, and recommends that the minimum rent be  
revised from \$750 per year to \$1,450 per year, effective July 1, 1999.

The proposed minimum annual rental was recalculated at 50% of the average  
actual annual rental from the Lease premises during the preceding five year  
period.

**EXHIBIT:**

A. Site and Location Map

**RECOMMENDED ACTION:**

CALENDAR PAGE	<b>000155</b>
MINUTE PAGE	<b>005208</b>

CALENDAR ITEM NO. C33 (CONT=D)

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

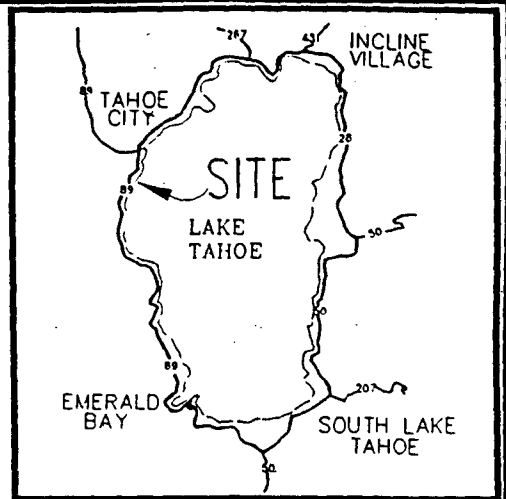
FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

**AUTHORIZATION:**

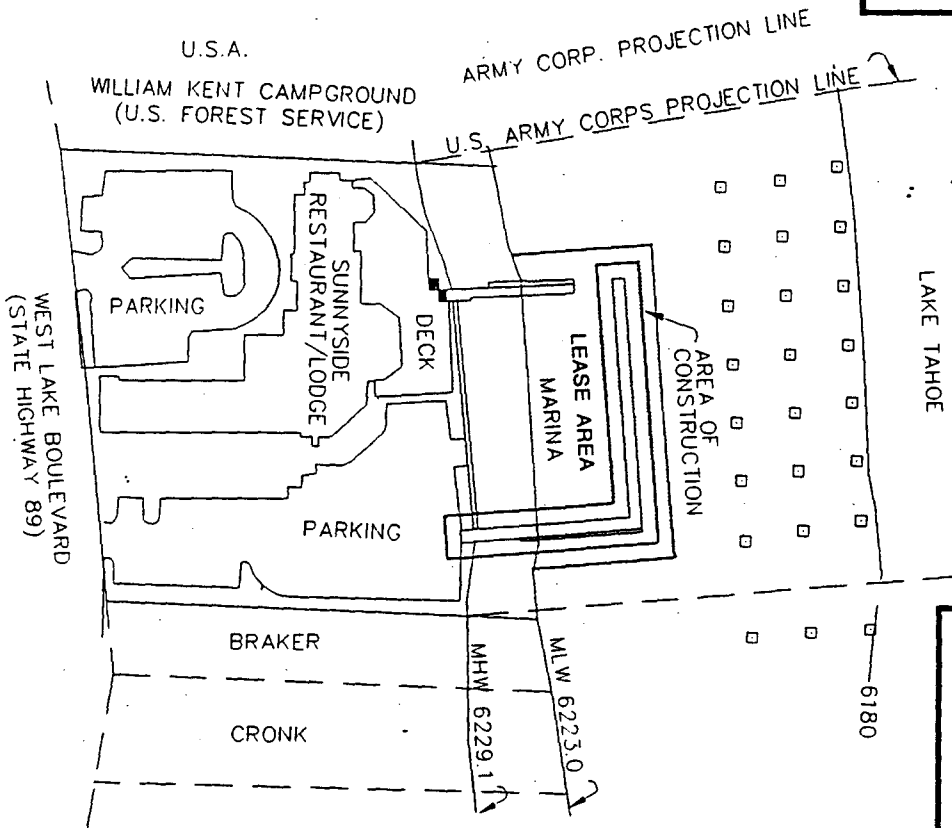
APPROVE THE REVISION OF THE MINIMUM RENT FOR LEASE NO. PRC 5858.1 FROM \$750 PER YEAR TO \$1,450 PER YEAR, EFFECTIVE JULY 1, 1999. THE MINIMUM ANNUAL RENTAL OF \$1,450 SHALL BE AGAINST 5% OF THE GROSS INCOME RECEIVED FROM THE LESSEE AND ITS OPERATORS.

**NOTE:**

THE MARINA PIER WILL BE RECONSTRUCTED TO THE EXISTING DIMENSIONS ONLY. THE ROCK CRIBS WILL BE REPLACED BETWEEN THE MEAN LOW WATER MARK, EL. 6223.0, AND DECK ELEVATION, EL. 6232.0, LAKE TAHOE DATUM. NO INCREASE IN SIZE OR CHANGE IN LOCATION WILL OCCUR.



**LOCATION MAP**



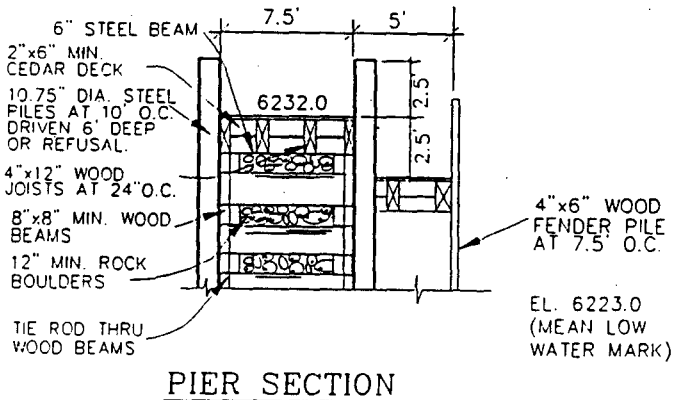
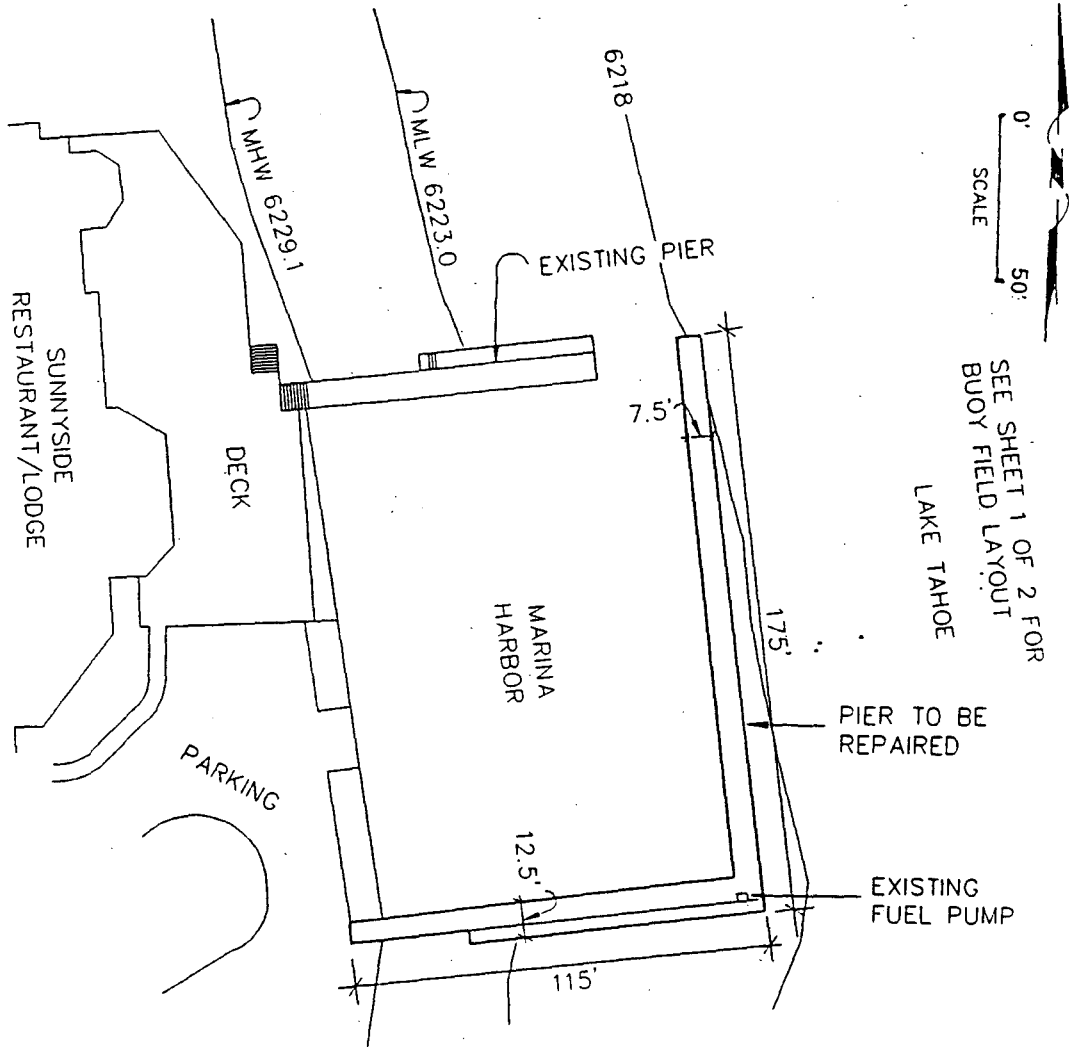
**LEGEND**  
GROIN □

**EXHIBIT "A"**  
PRC 5858  
Sunnyside Marina  
APN 84- 140 - 28  
LAKE TAHOE  
PLACER COUNTY  
Sheet 1 of 2 Sheets



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.

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**EXHIBIT "A"**  
**PRC 5858**  
 Sunnyside Marina  
 APN 84- 140 - 28  
 LAKE TAHOE  
 PLACER COUNTY  
 Sheet 2 of 2 Sheets



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 MINUTE PAGE **005211**