

**CALENDAR ITEM
C65**

A 4,3
S 1

06/23/11
PRC 8719.1
N. Lee

REVISION OF RENT

LESSEE:

Donner Lake Village Owners Association
15695 Donner Pass Road
Truckee, CA 96161

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Donner Lake, adjacent to 15695 Donner Pass Road, near the town of Truckee, Nevada County.

AUTHORIZED USE:

Continued use and maintenance of an existing commercial marina consisting of a floating dock and ramp with five slips, six personal watercraft lifts, and a kayak rack; and an existing recreational use facility consisting of two floating docks and ramps with five slips each and a fixed pier as shown on Exhibit A.

LEASE TERM:

10 years, beginning May 1, 2006.

CONSIDERATION:

Commercial Marina: Current minimum rent is \$5,018 per year due and payable in two equal installments each lease year on May 1 and October 1, against five percent of the annual gross income from the berthing of five boat slips, the rental of six personal watercraft, three ski boats, one pontoon boat, and 10 kayaks/canoes; and 10 percent of all other income generated on the Lease Premises.

Recreational Use Facility: Current annual rent is \$207 per year.

This lease provides that the Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease, and recommends the minimum rent for the commercial marina be revised from \$5,018 per year to \$5,712 per year and the rent for the recreational

CALENDAR ITEM NO. **C65** (CONT'D)

use facility be revised from \$207 per year to \$923 per year, effective May 1, 2011.

OTHER PERTINENT INFORMATION:

1. On November 21, 2006, the Commission authorized a General Lease – Commercial and Recreational Use to Donner Lake Village Owners Association (Association) and approved a sublease. The lease will expire on April 30, 2016.
2. The Association is a condominium owners association that owns the uplands adjoining the lease premises and that uses the lease premises for an existing commercial marina operation and for recreational uses by its members. The Lessee contracts annually with a commercial marina operator to operate the marina facilities.
3. The Association consists of 66 member units that use the recreational use facility for the exclusive use of its members. Of these member units, four 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 recreational use facility has been prorated according to the number of member units qualifying for rent-free status.

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:

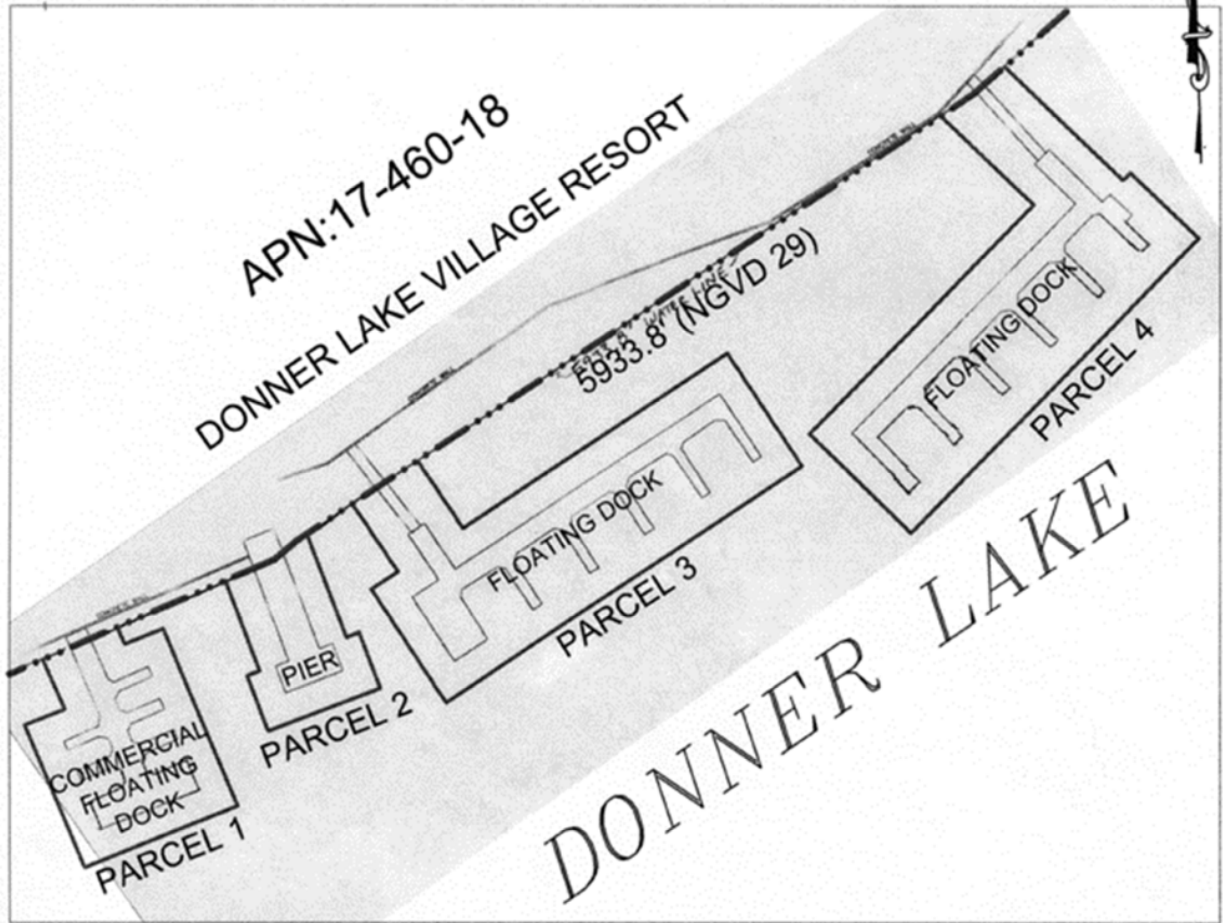
1. Approve the revision of minimum rent for the commercial marina of Lease No. PRC 8719.1 from \$5,018 per year to \$5,712 per year due and payable in two equal installments of each lease year on May 1 and October 1, against five percent of the annual gross income from the berthing of five boat slips, the rental of six personal watercraft, three ski boats, one pontoon boat, and 10 kayaks/canoes; and 10 percent of all other income generated on the Lease Premises, effective May 1, 2011.

CALENDAR ITEM NO. **C65** (CONT'D)

2. Approve the revision of rent for the recreational use facility of Lease No. PRC 8719.1 from \$207 per year to \$923 per year, effective May 1, 2011.

NO SCALE

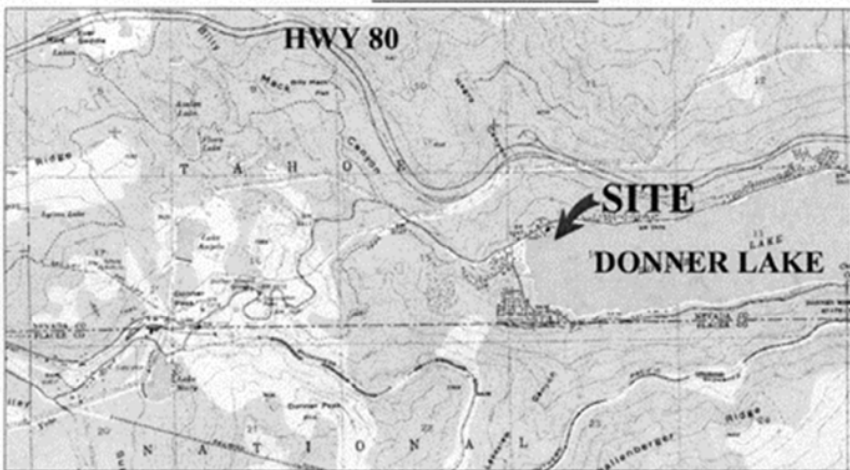
SITE



15695 DONNER PASS RD., TRUCKEE

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 8719.1
 APN:17-460-18
 DONNER LAKE VILLAGE
 OWNER'S ASSOCIATION
 GENERAL LEASE-COMMERCIAL
 AND RECREATIONAL USE
 NEVADA COUNTY



MJF 6/5/06

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.