

**CALENDAR ITEM
C38**

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06/29/15
PRC 6454.1
B. Terry

REVISION OF RENT

LESSEE:

Fleur Du Lac Estates Association

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 4000 West Lake Boulevard, near Homewood, Placer County.

AUTHORIZED USE:

Continued use and maintenance of 12 existing floating boat slips and a portion of four existing floating boat slips; one steel sheet pile jetty and breakwater with pier; one rock-filled breakwater with a wood walkway and steel sheet pile bulkhead; one steel sheet pile jetty and breakwater; a portion of a boat house; submerged remnants of wood pile jetties; and maintenance dredging.

LEASE TERM:

12 years, beginning July 27, 2008.

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 annual rent be revised from \$6,197 per year to \$1,714 per year, effective July 27, 2015.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the Lease Premises.
2. On February 1, 2001, the Commission authorized a General Lease – Recreational Use to Fleur Du Lac Estates Association (Association) for 12 existing floating boat slips and a portion of four existing floating boat slips; one steel sheet pile jetty and breakwater with pier; one rock-filled breakwater with a wood walkway and steel sheet pile bulkhead; one steel sheet pile jetty and breakwater; a portion of a boat house; submerged remnants of wood pile jetties; and maintenance dredging. That Lease will expire on July 26, 2020.

CALENDAR ITEM NO. C38 (CONT'D)

3. Staff conducted the rent review called for in the lease. Due to the changes in the impact areas surrounding the piers, staff recommends the rent be reduced.
4. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c) (3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

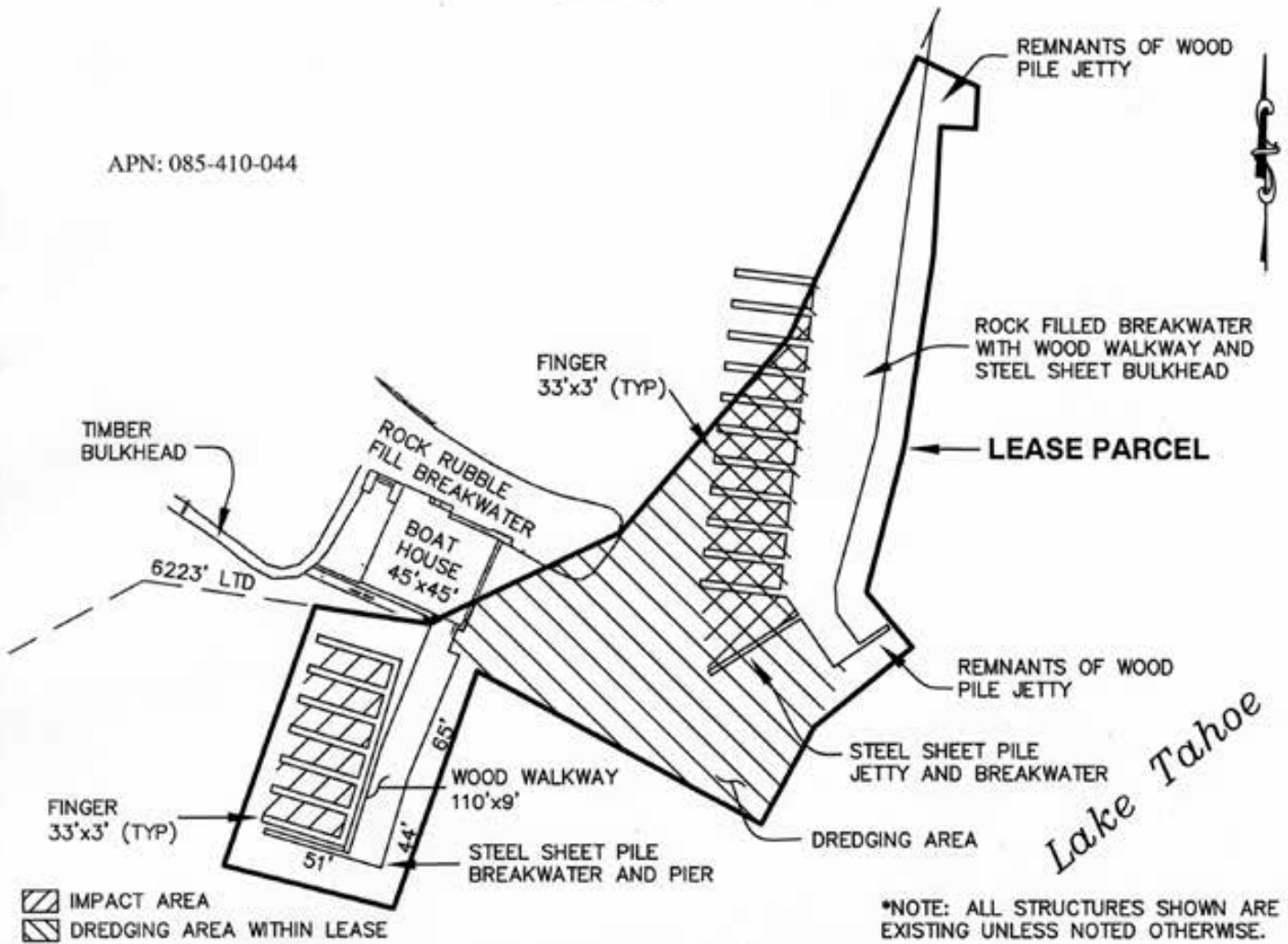
AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 6454.1 from \$6,197 per year to \$1,714 per year, effective July 27, 2015.

NO SCALE

SITE

APN: 085-410-044



FLEUR DU LAC ESTATES CONDOMINIUM SUBDIVISION

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 6454.1
 FLEUR DU LAC ESTATES
 APN 085-410-044
 GENERAL LEASE -
 RECREATIONAL USE
 PLACER COUNTY



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.