

**CALENDAR ITEM
C41**

A 1
S 1

06/29/15
PRC 8663.1
B. Terry

REVISION OF RENT

LESSEE:

North Tahoe Cruises, Inc.
P.O. Box 7913
Tahoe City, CA 96145

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, Tahoe City, adjacent to 950 North Lake Boulevard, near Tahoe City, Placer County.

AUTHORIZED USE:

Commercial operation of the "Tahoe Gal" tour boat.

LEASE TERM:

20 years, beginning January 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 minimum rent be revised from \$7,550 per year to \$9,291 per year, effective January 1, 2016.

OTHER PERTINENT INFORMATION:

1. On February 9, 2006, the Commission authorized a General Lease – Commercial Use to North Tahoe Cruises, Inc. for the commercial operation of the Tahoe Gal tour boat, for a term of 20 years. The lease will expire on December 31, 2025.
2. Staff has conducted the rent review called for in the lease and recommends revision of the minimum rent.
3. 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).

CALENDAR ITEM NO. **C41** (CONT'D)

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:

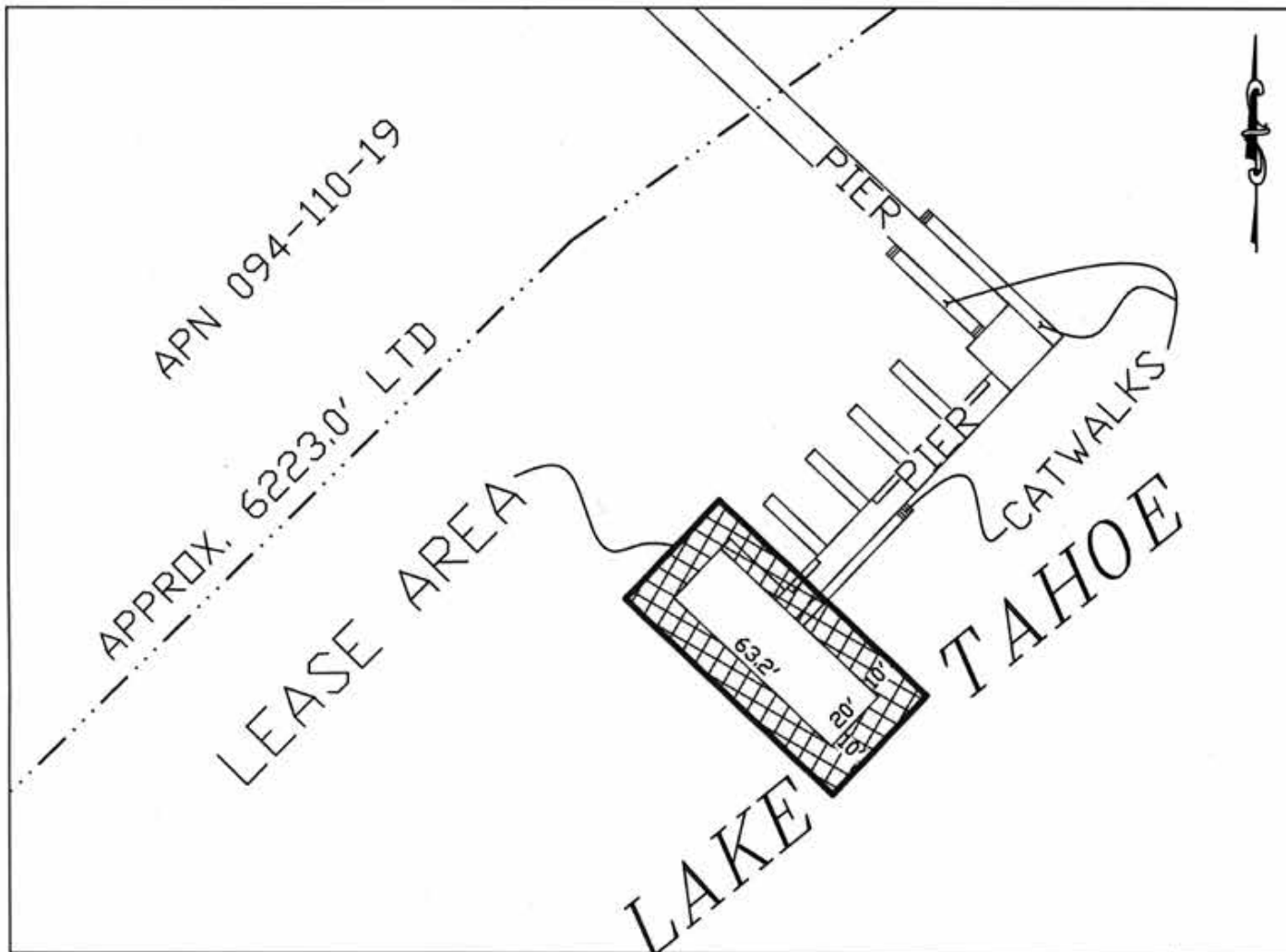
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of the minimum rent for Lease No. PRC 8663.1 from \$7,550 per year to \$9,291 per year, effective January 1, 2016.

NO SCALE

SITE



950 North Lake Blvd., Tahoe City

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit A

PRC 8663.1
 NORTH TAHOE CRUISES, INC.
 APN 094-110-019
 GENERAL LEASE -
 COMMERCIAL USE
 PLACER COUNTY



MJF 12/15/14