

**CALENDAR ITEM
C33**

A 5
S 1

10/14/14
PRC 8316.1
S. Kreutzburg

REVISION OF RENT

LESSEE:

Julie Lane Gay

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 181 and 185 Paradise Flat Lane, near
Tahoma, El Dorado County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier, boat lift, two mooring buoys,
and one swim float.

LEASE TERM:

10 years, beginning December 17, 2009.

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 rent under this
lease and recommends rent be revised from \$340 per year to \$377 per year,
effective December 17, 2014.

OTHER PERTINENT INFORMATION:

1. Lessee owns the uplands adjoining the lease premises.
2. On December 17, 2009, the Commission authorized a 10-year General
Lease - Recreational Use with Julie Lane Gay. That lease will expire on
December 16, 2019. Staff conducted the rent review called for in the
lease and recommends that the rent be increased.
3. Under the existing lease, the pier, boat lift and two mooring buoys are not
subject to rent; however, the swim float is subject to rent.
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

CALENDAR ITEM NO. **C33** (CONT'D)

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, section 15060, subdivision (c)(3), and 15378.

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

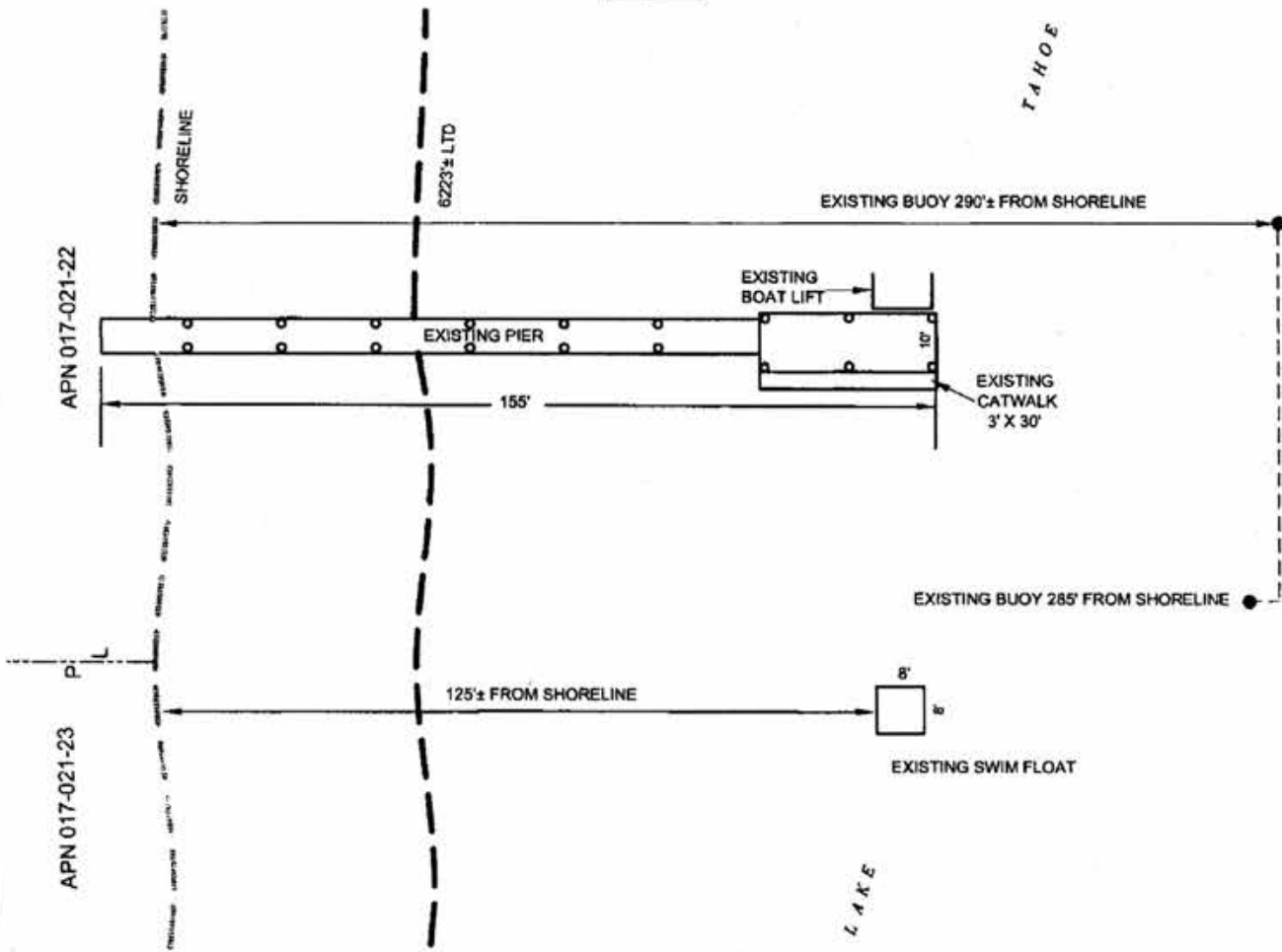
Find that the revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title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

AUTHORIZATION:

Authorize the revision of rent for Lease No. PRC 8316.1 from \$340 per year to \$377 per year, effective December 17, 2014.

NO SCALE

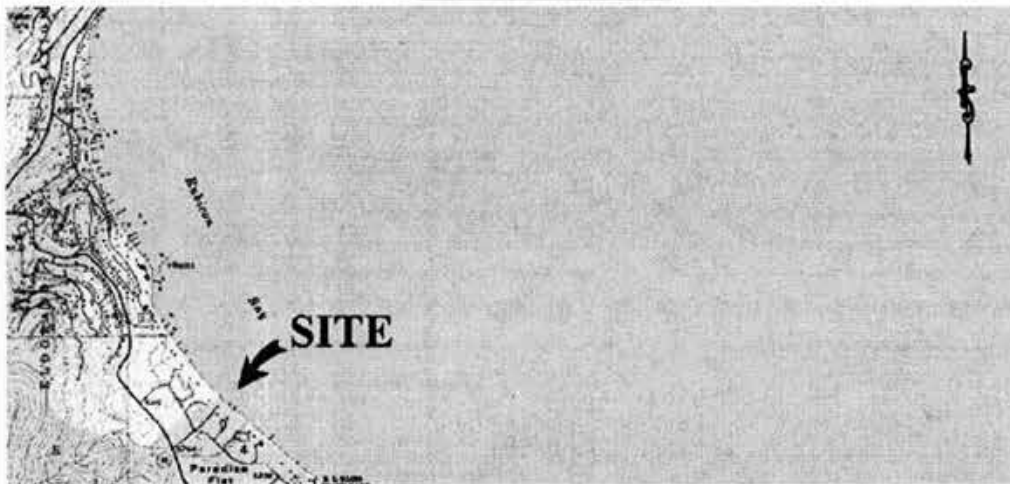
SITE



181 & 185 PARADISE FLAT LANE, NEAR TAHOMA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 8316.1

GAY

APN 017-021-22 & 23

GENERAL LEASE -
RECREATIONAL USE
EL DORADO COUNTY



MJ 09/09

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.