

**CALENDAR ITEM  
C55**

A 5  
S 1

10/14/14  
PRC 5883.1  
B. Terry

**REVISION OF RENT**

**LESSEE:**

Lakeside Park Association  
4077 Pine Boulevard  
South Lake Tahoe, CA 96150

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

Sovereign land in Lake Tahoe, adjacent to 4077 Pine Boulevard, city of South Lake Tahoe, El Dorado County.

**AUTHORIZED USE:**

Continued use and maintenance of a sheetpile-constructed commercial marina known as Lakeside Marina with 10 mooring buoys, four marker buoys, and one-time maintenance dredging. Continued use and maintenance of the existing beach, fill, and freestanding sheetpile breakwater known as Lakeside Park Association Beach and Swim Area.

**LEASE TERM:**

20 years, beginning June 7, 2004.

**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 for Lakeside Marina be revised from \$23,029 per year to \$5,687 per year, and the rent for Lakeside Park Association Beach and Swim Area be revised from \$23,598 to \$23,187 per year, effective June 7, 2014.

**OTHER PERTINENT INFORMATION:**

1. On June 7, 2004, the Commission authorized a 20-year General Lease – Commercial and Recreational Use for a commercial marina, 10 mooring buoys, four marker buoys, freestanding sheetpile breakwater, two swim lines, two swim platforms, swim area, and beach and fill. That lease will expire on June 6, 2024. On June 28, 2010, the Commission authorized

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an amendment of lease for one-time maintenance dredging. On September 1, 2011, the Commission authorized a second amendment to remove the two swim lines, two swim platforms, and the swim area.

2. Staff conducted the rent review called for in the lease. At that time, it was noticed by the Lessee that previously reported gross income for the marina included revenues generated from the rental of watercraft located outside of the Lease Premises. Lessee has since submitted revised income reports along with supporting documentation. Based on the revised income reports, the minimum annual rent for the marina is calculated at \$5,687 per year.
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).

**EXHIBIT:**

- A. Land Description

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

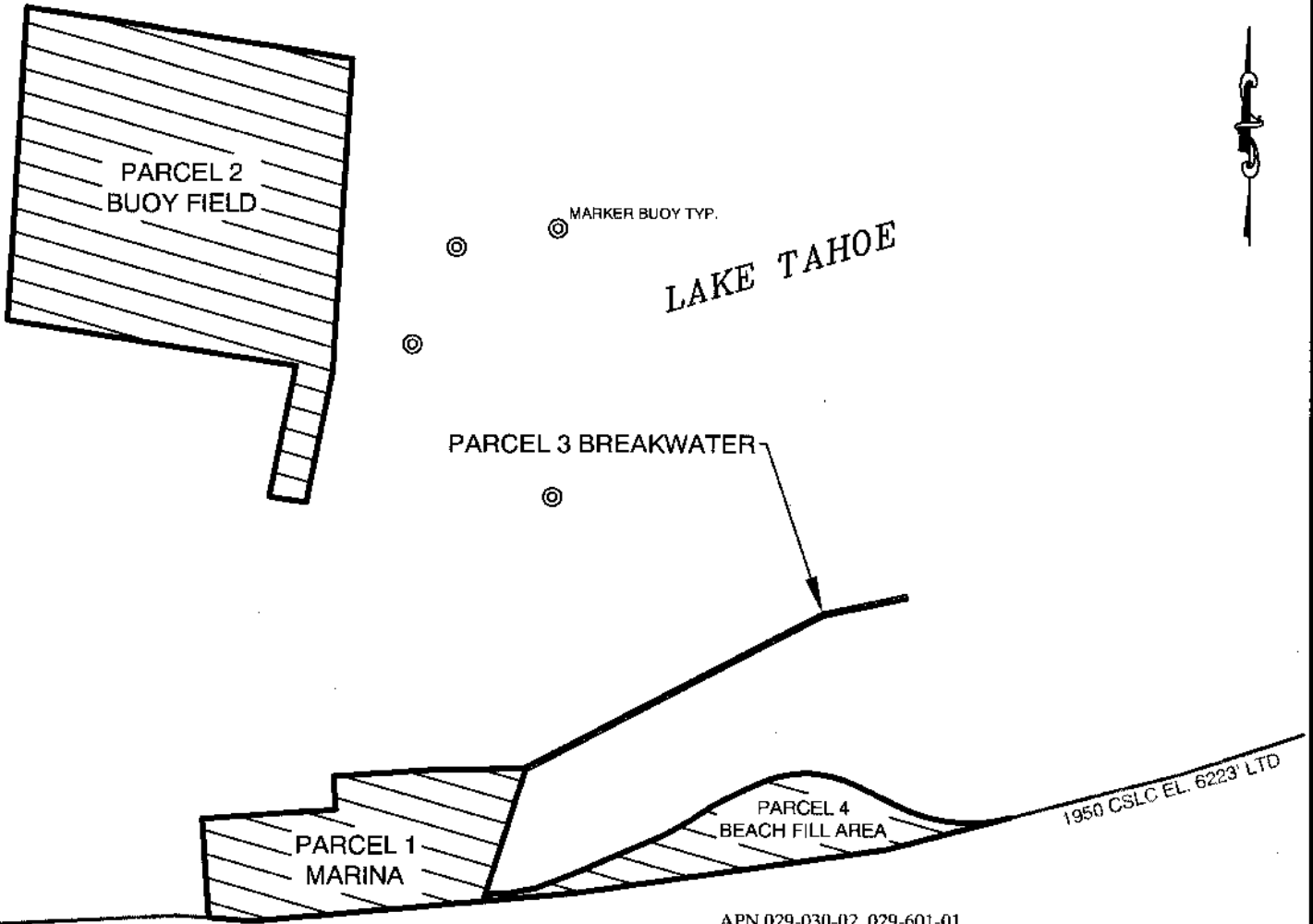
Find that the activity is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**AUTHORIZATION:**

Approve the revision of minimum rent for Lease No. PRC 5883.1 for Lakeside Marina from \$23,029 per year to \$5,687 per year, and the rent for Lakeside Park Association Beach and Swim Area from \$23,598 to \$23,187 per year, effective June 7, 2014.

NO SCALE

# SITE



4041 LAKESHORE BLVD, SOUTH LAKE TAHOE

NO SCALE

# LOCATION



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 5883.1  
 LAKESIDE PARK ASSOC.  
 GENERAL LEASE -  
 COMMERCIAL &  
 RECREATIONAL USE  
 LAKE TAHOE  
 EL DORADO COUNTY

