

**CALENDAR ITEM
C01**

A 4
S 1

08/14/12
PRC 8702.1
R. Barham

REVISION OF RENT

LESSEES:

Ross W. Relles, Jr. and Lynne K. Relles

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 3205 and 3225 West Lake Boulevard, near Homewood, Placer County.

AUTHORIZED USE:

Continued use and maintenance of four existing mooring buoys.

LEASE TERM:

10 years, beginning August 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 rent be revised from \$186 per year to \$680 per year, effective August 1, 2012.

OTHER PERTINENT INFORMATION:

1. On August 24, 2006, the Commission authorized a General Lease – Recreational Use with Ross W. Relles, Jr. and Lynne K. Relles for the continued use and maintenance of four existing mooring buoys. The lease will expire July 31, 2016.
2. The upland property consists of two adjoining littoral parcels, one of which is improved with a single family residence. The two mooring buoys associated with the improved parcel qualify for rent-free status, while the two buoys associated with the vacant parcel are subject to rent. Staff, therefore, conducted the rent review called for in the lease and, on April 23, 2012, notified the Lessees that rent would be increased to \$680 per year based on the 2007 Lake Tahoe Benchmark rental rate of \$340 per mooring buoy in effect at this time.

CALENDAR ITEM NO. **C01** (CONT'D)

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).

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 8702.1 from \$186 per year to \$680 per year, effective August 1, 2012.

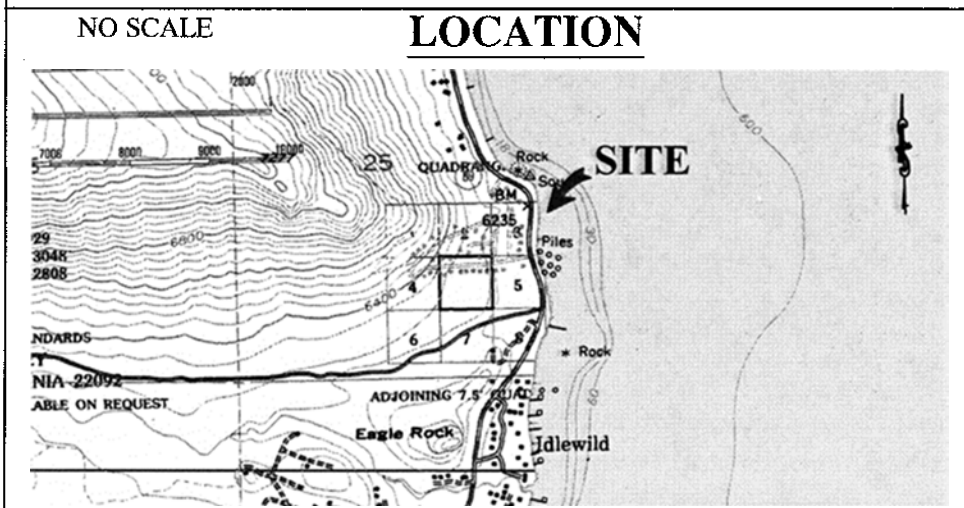
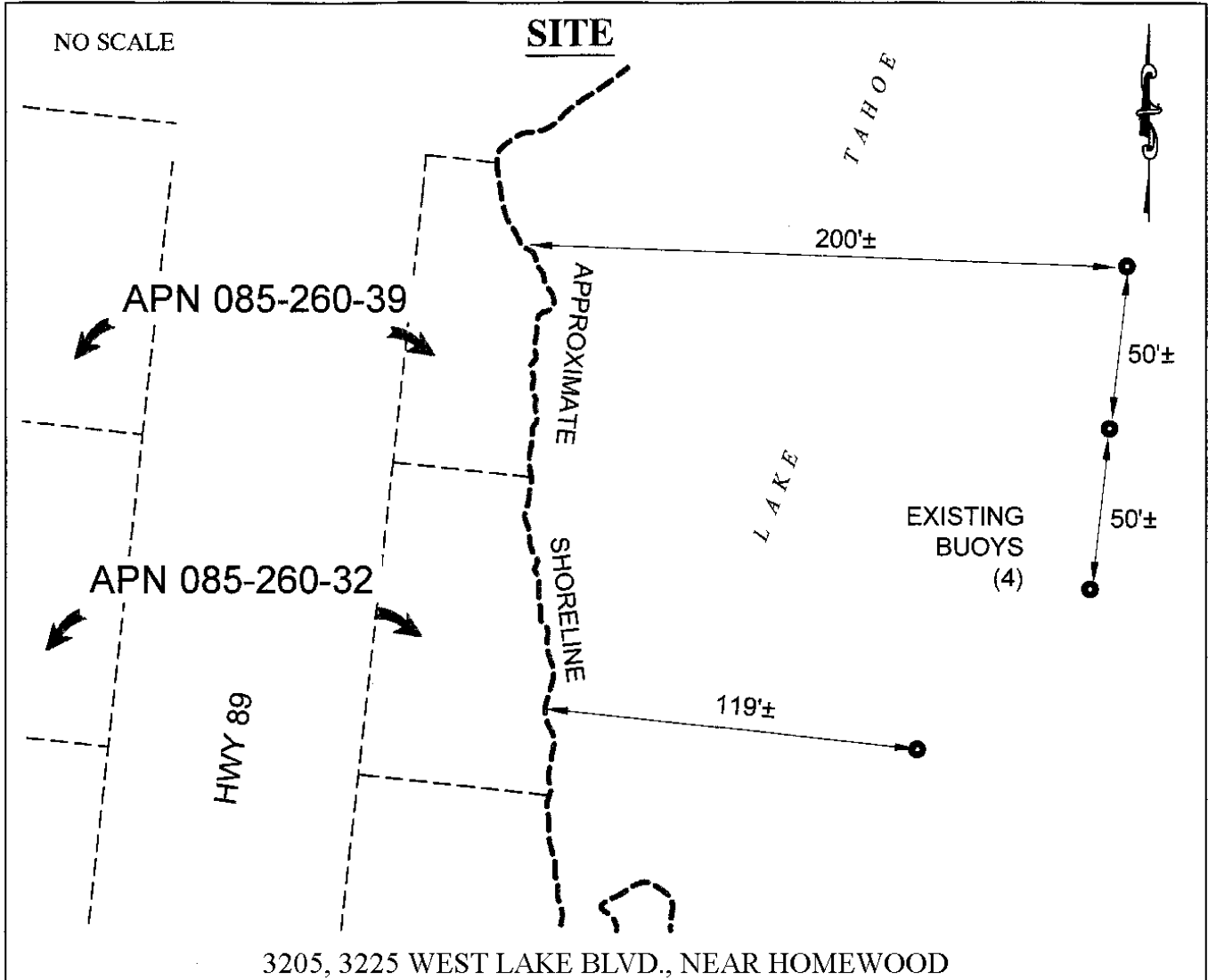


Exhibit A

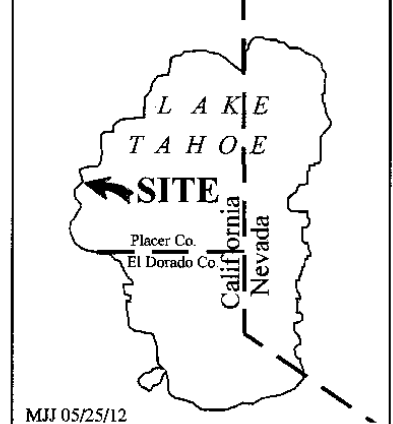
PRC 8702.1

RELLES

APN 085-260-39 & 32

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.