

**CALENDAR ITEM  
C40**

A 4  
S 1

08/14/12  
PRC 5685.1  
B. Terry

**REVISION OF RENT**

**LESSEE:**

Lake Forest Unit No. 3, Property Owners Association, Incorporated  
3660 State Hwy. 28  
Carnelian Bay, CA 96140

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

Sovereign land in Lake Tahoe, adjacent to 3670 North Lake Boulevard, near Carnelian Bay, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier and 20 mooring buoys.

**LEASE TERM:**

10 years, beginning September 23, 2007.

**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 rent be revised from \$161 per year to \$429 per year, effective September 23, 2012.

**OTHER PERTINENT INFORMATION**

1. On October 30, 2007, the Commission authorized a General Lease – Recreational Use to Lake Forest Unit No. 3, Property Owners Association, Incorporated, for a term of 10 years. The lease will expire on September 22, 2017. The Lessee is a property owners association and rent is prorated based on its members that do not qualify for rent-free status.
  
2. 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. **C40** (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:**

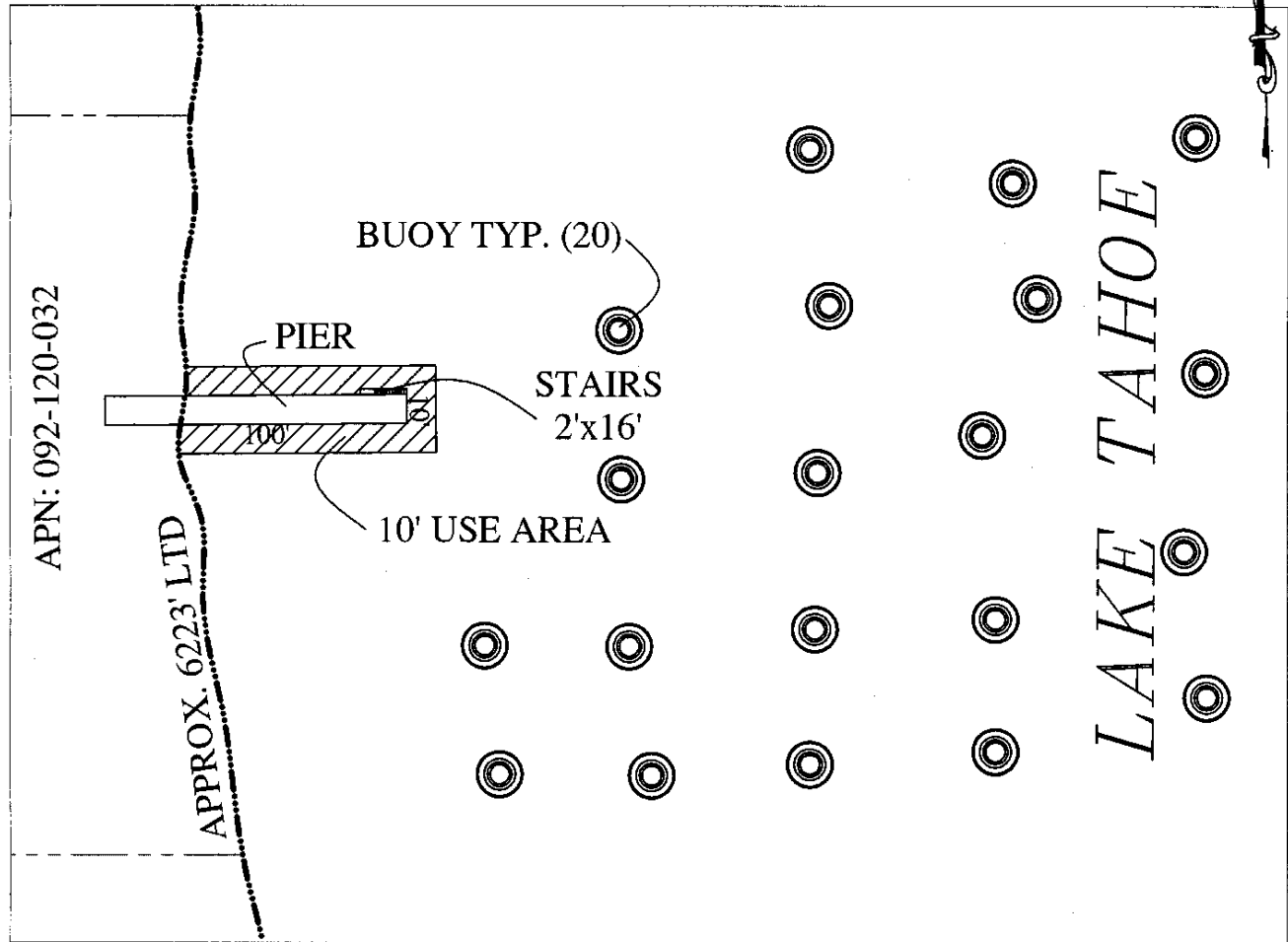
Find that subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14,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

**AUTHORIZATION:**

Approve the Revision of Rent for Lease No. PRC 5685.1 from \$161 per year to \$429 per year, effective September 23, 2012.

NO SCALE

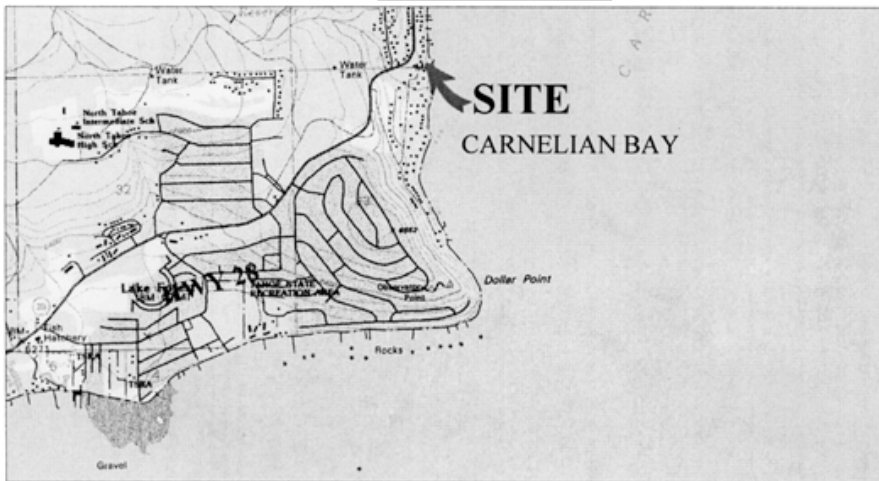
# SITE



3670 North Lake Blvd., near Carnelian Bay

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# **Exhibit A**

PRC 5685.1

LAKE FOREST UNIT #3

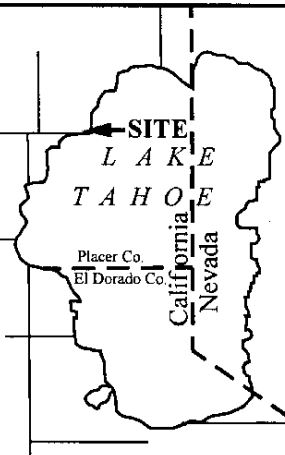
PROPERTY OWNERS ASSN., INC.

APN: 092-120-032

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.