

**CALENDAR ITEM
C40**

A 1
S 1

02/22/13
PRC 3257.1
N. Lee

REVISION OF RENT

LESSEES:

Norman A. Nagel and Rita Nagel, as Trustees, or any successor trustee, of The Norman A. Nagel and Rita Nagel 1981 Living Trust under agreement dated October 26, 1981, and Clinton Myers and Janelle Myers

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 4904 and 4910 North Lake Boulevard, near Carnelian Bay, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing joint-use pier, two boat houses, three boat hoists, two sundecks with stairs, and four mooring buoys.

LEASE TERM:

10 years, beginning February 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 rent be revised from \$1,239 per year to \$5,190 per year, effective February 1, 2013.

OTHER PERTINENT INFORMATION:

1. On August 22, 2008, the Commission authorized a General Lease – Recreational Use to Norman A. Nagel and Rita Nagel, as Trustees, or any successor trustee, of The Norman A. Nagel and Rita Nagel 1981 Living Trust under agreement dated October 26, 1981, and Clinton Myers and Janelle Myers, for a term of 10 years. The lease will expire on January 31, 2016. Staff conducted the rent review called for in the lease and recommends that the rent be increased.
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

CALENDAR ITEM NO. **C40** (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, sections 15060, subdivision (c)(3), and 15378.

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

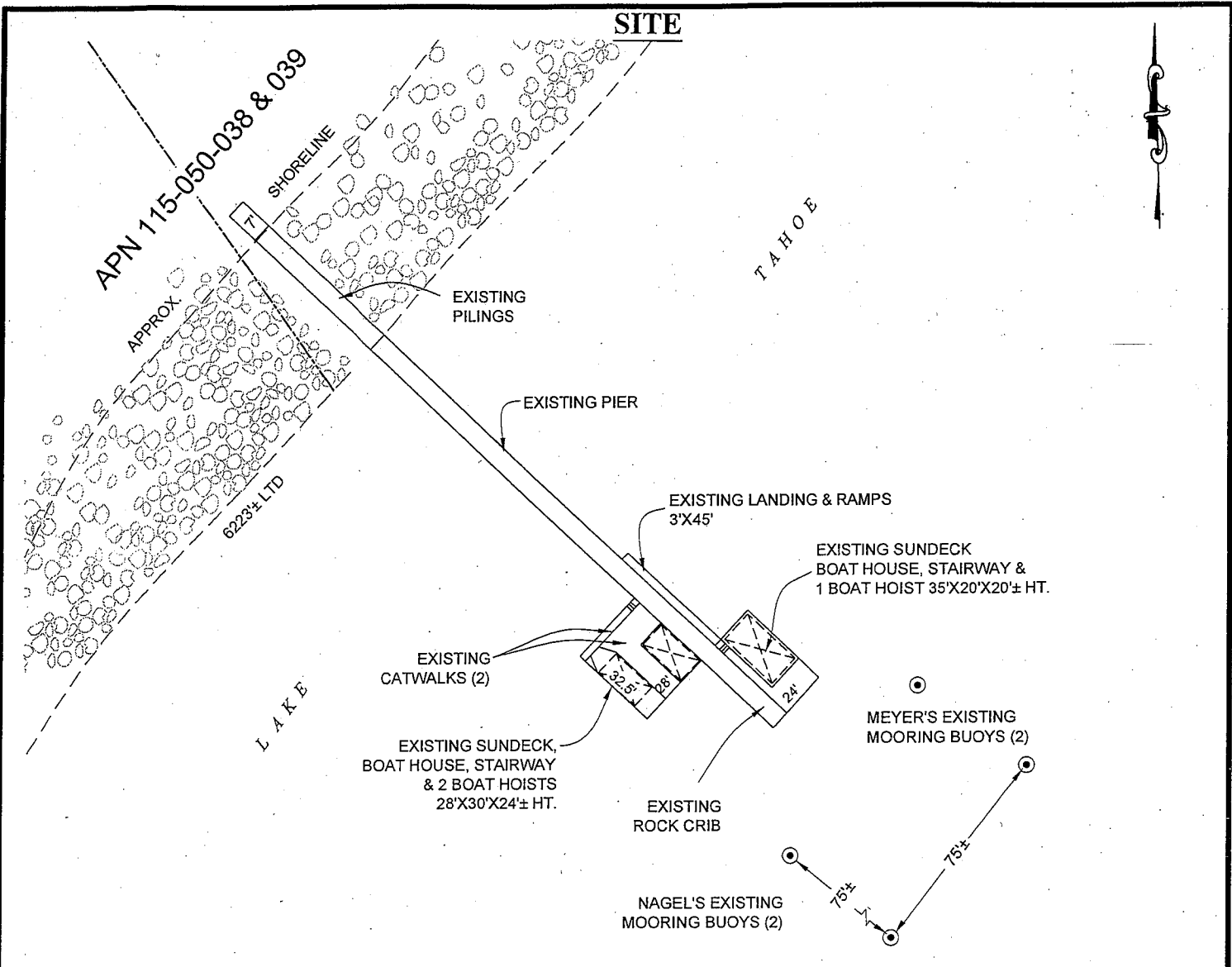
It is recommended that the Commission:

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:

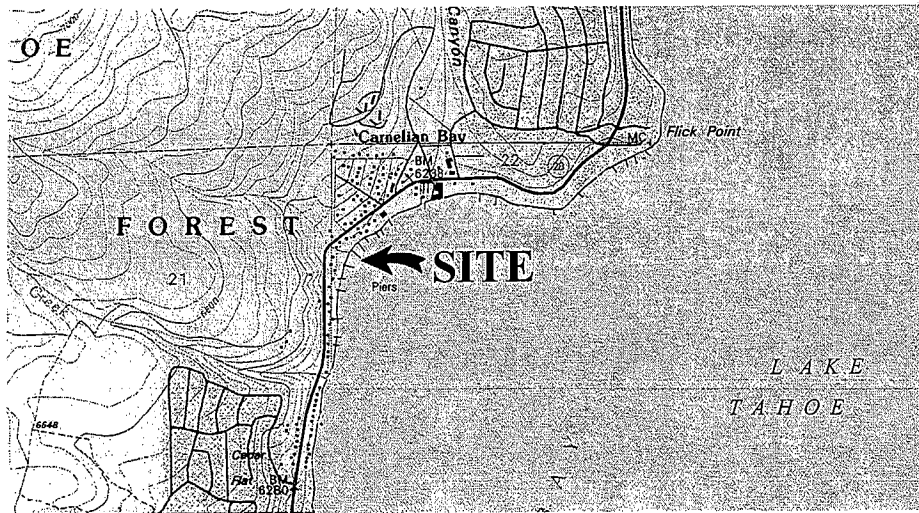
Approve the revision of rent for Lease No. PRC 3257.1 from \$1,239 per year to \$5,190 per year, effective February 1, 2013.



4904 & 4910 NORTH LAKE BLVD., CARNELIAN BAY

NO SCALE

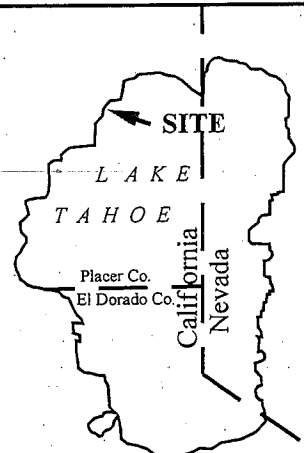
LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 3257.1
 NAGEL & MYERS
 APN 115-050-038 & 039
 GENERAL LEASE -
 RECREATIONAL USE
 PLACER COUNTY



MJJ/ 12/18/12

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.