

**STAFF REPORT
C18**

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11/29/17
PRC 706.1
J. Toy

REVISION OF RENT

LESSEE:

Tahoe Yacht Harbor, LLC

AREA, LAND TYPE, AND LOCATION:

14.47 acres, more or less, of sovereign land in Lake Tahoe, adjacent to 700 North Lake Boulevard, near Tahoe City, Placer County.

AUTHORIZED USE:

Continued operation, use, and maintenance of an existing commercial marina, known as Tahoe City Marina, consisting of a public access pier, 67 boat slips, 41 mooring buoys, 10 marker buoys, two fuel pump and pump-out stations, sheetpile breakwater, cribwall breakwater, two floating wave attenuators, and maintenance dredging.

LEASE TERM:

25 years, beginning January 14, 2013.

CONSIDERATION:

This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff reviewed the rent under this lease and recommends that the minimum annual rent be revised from \$35,750 per year to \$47,896 per year against 5 percent of the gross annual income derived from all authorized commercial activities from the berthing, docking, and mooring of boats; \$0.015 per gallon of fuel sold annually on or over the Lease Premises up to a maximum of 100,000 gallons and \$0.02 per gallon thereafter; and 50 percent of gross income derived from all other unauthorized activities conducted on or over the Lease Premises, effective January 14, 2018.

OTHER PERTINENT INFORMATION:

1. On August 14, 2012, the Commission authorized a General Lease – Commercial Use to Tahoe Yacht Harbor, LLC, for a term of 25 years beginning January 14, 2013 ([Item C17, August 14, 2012](#)). On October 14, 2014, the Commission authorized an amendment to include maintenance dredging and related special lease provisions ([Item C35, October 14, 2014](#)). The lease will expire on January 13, 2038.

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2. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.
3. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

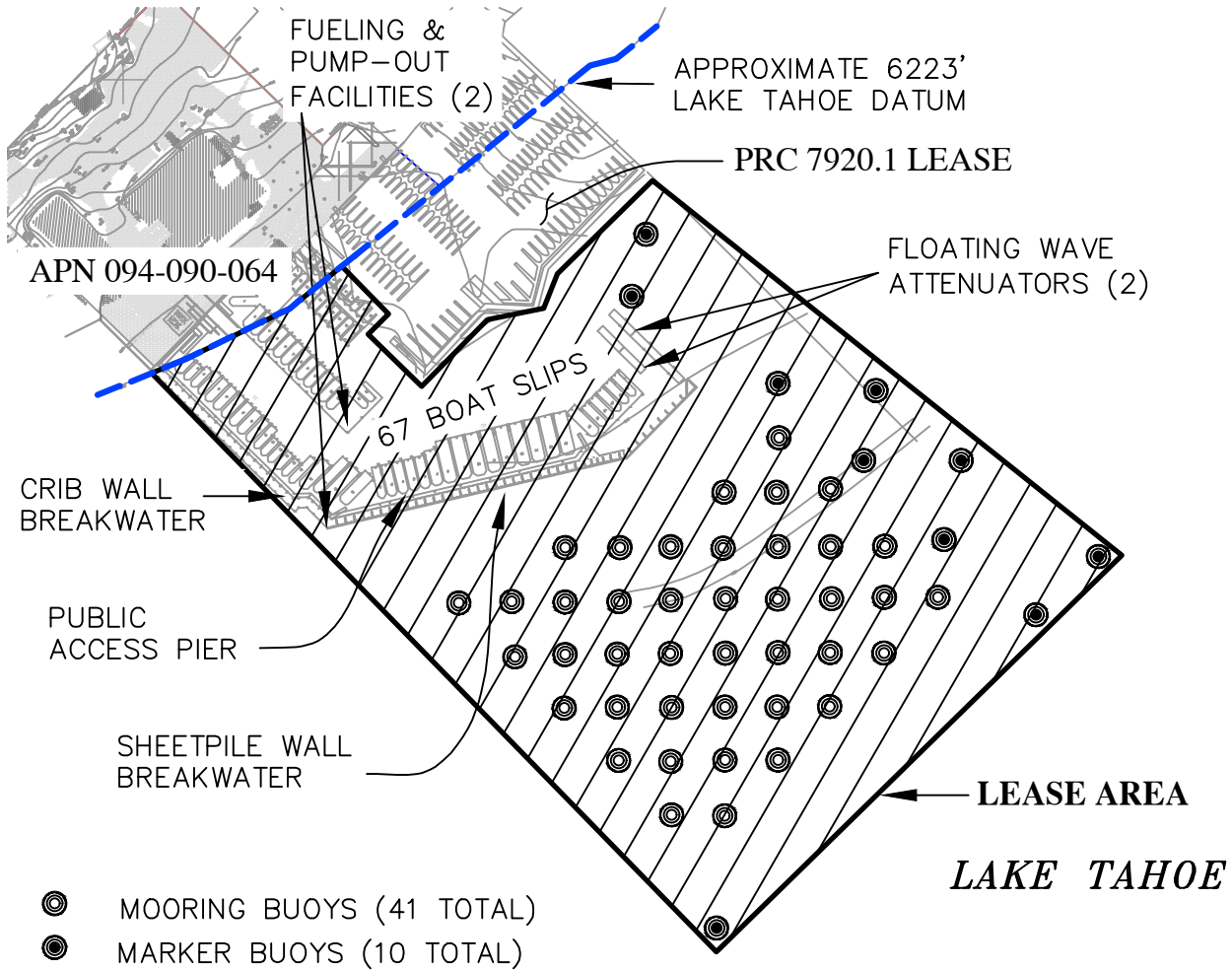
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of the minimum annual rent for Lease No. PRC 706.1 from \$35,750 per year to \$47,896 per year, effective January 14, 2018.

NO SCALE

SITE



700 NORTH LAKE BOULEVARD, TAHOE CITY
PLACER COUNTY

NO SCALE

LOCATION

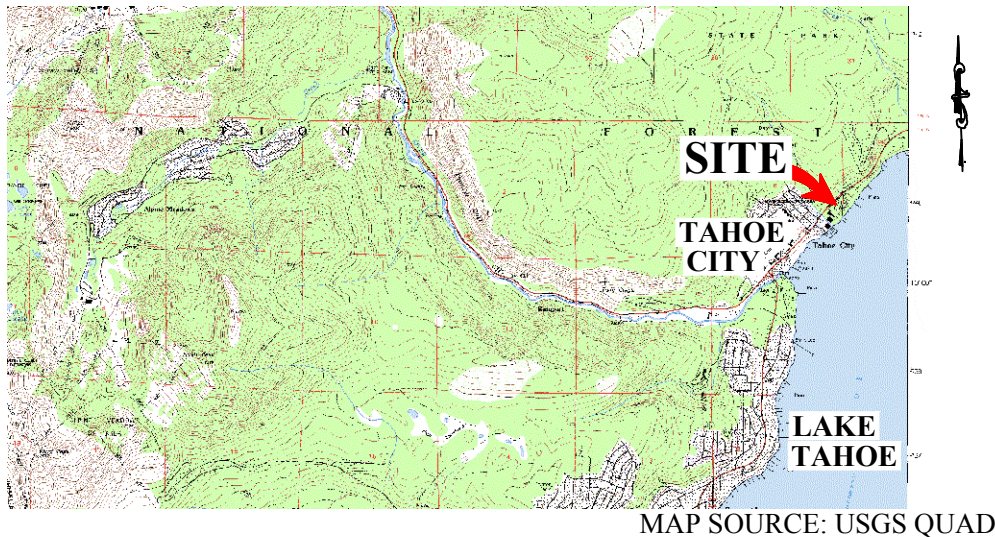
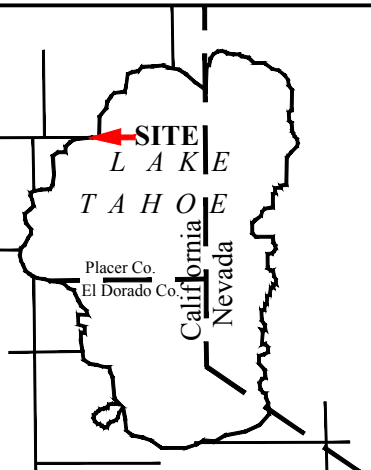


Exhibit A

PRC 706.1
TAHOE YACHT HARBOR, LLC.
GENERAL LEASE -
COMMERCIAL 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.