

**CALENDAR ITEM
C19**

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S 1

04/23/15
PRC 4250.1
S. Kreutzburg

REVISION OF RENT

LESSEE:

Kevin Douglas and Michelle Douglas, Co-trustees of the K&M Douglas Trust

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 2380 Sunnyside Lane, near Sunnyside, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier, boat lift, an adjustable catwalk, one mooring buoy, and one swim float.

LEASE TERM:

10 years, beginning August 15, 2008.

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 rent under this lease and recommends rent be revised from \$340 per year to \$377 per year, effective August 15, 2015.

OTHER PERTINENT INFORMATION:

1. Lessee owns the uplands adjoining the lease premises.
2. On April 6, 2010, the Commission authorized a 10-year General Lease - Recreational Use with Kevin Douglas and Michelle Douglas, Co-trustees of the K&M Douglas Trust. That lease will expire on August 14, 2018. On September 1, 2011, the Commission authorized an amendment of the lease for installation of a boat lift, removal of one mooring buoy, and relocation of the catwalk.
3. At the time the lease was entered into, the pier and buoy were rent free pursuant to Public Resources Code Section 6503.5. Only the swim float was subject to rent.

CALENDAR ITEM NO. C19 (CONT'D)

4. Staff conducted the rent review called for in the lease and recommends that the rent be increased.
5. 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, section 15060, subdivision (c)(3), and 15378.

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

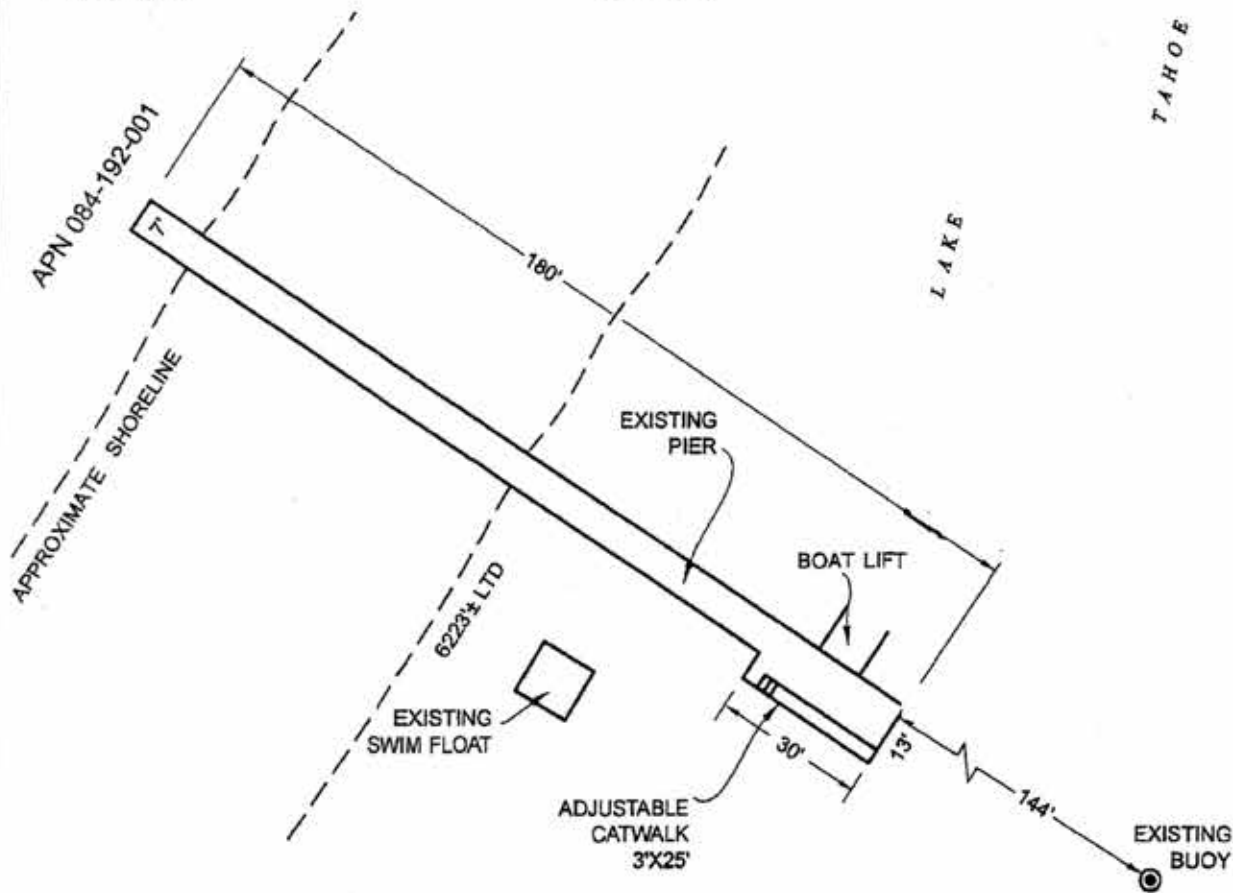
Find that the revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title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

AUTHORIZATION:

Authorize the revision of rent for Lease No. PRC 4250.1 from \$340 per year to \$377 per year, effective August 15, 2015.

NO SCALE

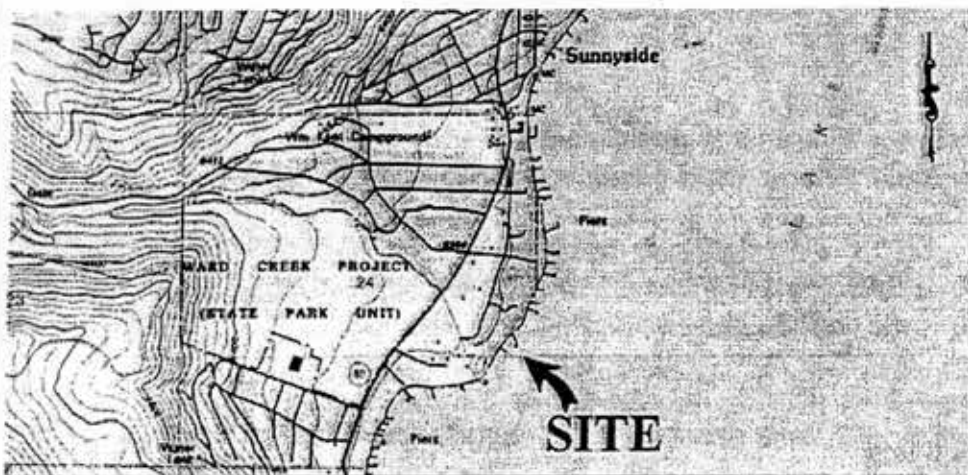
SITE



2380 SUNNYSIDE LANE, NEAR SUNNYSIDE

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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 4250.1
DOUGLAS
APN 084-192-001
GENERAL LEASE -
RECREATIONAL USE
PLACER COUNTY



MJT 11/10