

**CALENDAR ITEM
C37**

A 1
S 1

04/23/15
PRC 653.1
B. Terry

REVISION OF RENT

LESSEE:

Obexer & Son, Inc.
P.O. Box 186
Homewood, CA 96141

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 5340 West Lake Boulevard, near Homewood, Placer County.

AUTHORIZED USE:

Continued operation, use, and maintenance of a commercial marina, consisting of 25 boat slips, 15 mooring buoys, and two fuel pumps, including ancillary services and maintenance dredging.

LEASE TERM:

40 years, beginning July 1, 1980.

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 minimum rent be revised from \$2,207 per year to \$6,304 per year, effective July 1, 2015.

OTHER PERTINENT INFORMATION:

1. On June 26, 1980, the Commission authorized a General Lease – Commercial Use, effective July 1, 1980 for a term of 40 years for the operation of a commercial marina, ancillary services, and maintenance dredging. That lease will expire on June 30, 2020. During the term of this lease the Commission has authorized revisions of the minimum annual rent on February 28, 1985, January 17, 1990, and February 5, 2001. On April 6, 1994, the Commission authorized an amendment to the lease to reconstruct the existing pier and increase the liability insurance coverage limit.

CALENDAR ITEM NO. **C37** (CONT'D)

2. Staff has conducted the rent review called for in the lease and recommends the revision of rent.
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:

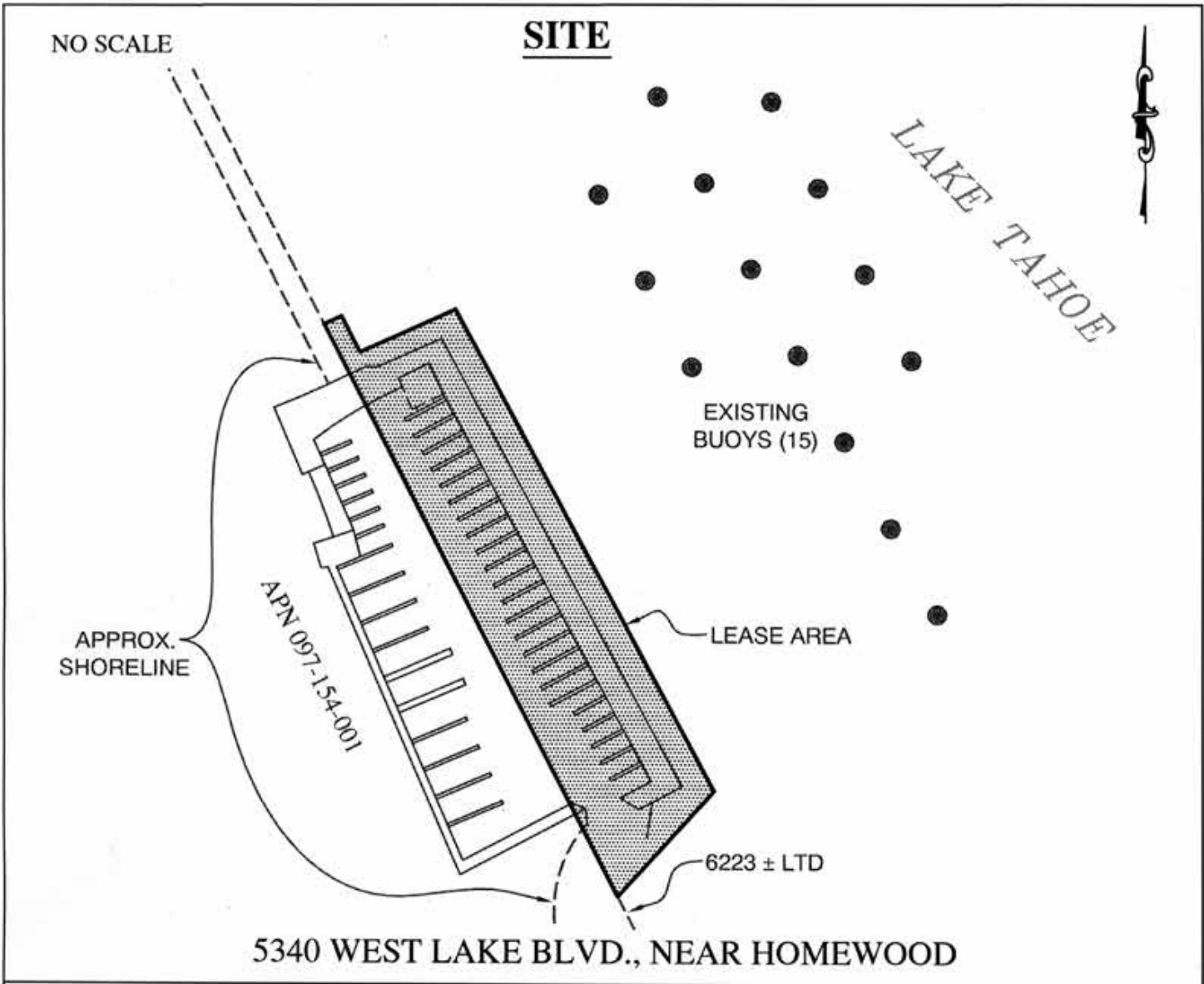
It is recommended that the Commission:

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 minimum rent for Lease No. PRC 653.1 from \$2,207 per year to \$6,304 per year, effective July 1, 2015.



MAP SOURCE: USGS QUAD

Exhibit A
 PRC 653.1
 OBEXERS AND SON, INC
 APN 097-154-001
 GENERAL LEASE -
 COMMERCIAL USE
 PLACER COUNTY



RGB 01/13/15

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.