

**CALENDAR ITEM  
C16**

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02/07/17  
PRC 8105.1  
M. Schroeder

**AMENDMENT OF LEASE AND REVISION OF RENT**

**LESSEE:**

Jaroth II, LLC, a Delaware Limited Liability Company

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

Sovereign land in Lake Tahoe, adjacent to 6103 North Lake Boulevard, Tahoe Vista, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier, boat lift, and two mooring buoys.

**LEASE TERM:**

10 years, beginning January 4, 2012.

**CONSIDERATION:**

This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease, and recommends rent be revised from \$1,646 to \$1,213 per year, effective January 4, 2017.

**PROPOSED AMENDMENT:**

Amend the lease to replace the existing Exhibit A, Land Description, and Exhibit B, Site and Location Map, with the attached Exhibit A, Land Description, and Exhibit B, Site and Location Map (for reference purposes only); all other terms and conditions of the lease shall remain in effect without amendment.

**STAFF ANALYSIS AND RECOMMENDATION:**

**Authority:**

Public Resources Code sections 6005, 6216, 6301, and 6503.5; California Code of Regulations, title 2, section 2000, subdivision (b).

CALENDAR ITEM NO. **C16** (CONT'D)

**Public Trust and the State's Best Interests Analysis:**

On February 22, 2013, the Commission authorized a 10-year General Lease – Recreational Use to Jaroth II, LLC, a Delaware Limited Liability Company, beginning January 4, 2012, for an existing pier, boat lift, and two mooring buoys ([Calendar Item 05, February 22, 2013](#)). That lease will expire on January 3, 2022.

Staff conducted the rent review called for in the lease and recommends the rent be revised from \$1,646 to \$1,213 per year based on changes to the impact area for the pier and application of the updated Lake Tahoe Benchmark. Staff also recommends the lease be amended to reflect the new reduced lease (impact) area.

The recommended action will not substantially interfere with the Public Trust needs at this time and at this location. For these reasons, staff recommends finding the proposed action is in the best interests of the State.

**OTHER PERTINENT INFORMATION:**

1. 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.
2. Amendment of the lease to make an adjustment in the lease area and the revision of the rent are not projects as defined by the California Environmental Quality Act because they are administrative actions 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).

**EXHIBITS:**

- A. Land Description
- B. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**PUBLIC TRUST AND STATE'S BEST INTERESTS:**

Find that the proposed amendment and revision of rent will not substantially interfere with the Public Trust needs and values at this location; find these actions are consistent with the common law Public Trust Doctrine and are in the best interests of the State.

CALENDAR ITEM NO. **C16** (CONT'D)

**AUTHORIZATION:**

1. Authorize the amendment of Lease No. PRC 8105.1, a General Lease – Recreational Use, effective January 4, 2017, to replace the existing Exhibit A, Land Description, and Exhibit B, Site and Location Map, with the attached Exhibit A, Land Description, and Exhibit B, Site and Location Map (for reference purposes only).
2. Approve the revision of rent for Lease No. PRC 8105.1 from \$1,646 to \$1,213 per year, effective January 4, 2017.

**EXHIBIT A**

**PRC 8105.1**

**LAND DESCRIPTION**

Three parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 4 of fractional Section 14, Township 16 North, Range 17 East, M.D.B.&M., as shown on Official Government Township Plat approved November 10, 1865, County of Placer, State of California, more particularly described as follows:

**PARCEL 1 – PIER**

All those lands underlying an existing pier, catwalk and boat lift lying adjacent to that parcel described in Grant Deed recorded January 4, 2012 as Document Number 2012-0000319-00 in Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

EXCEPTING THEREFROM any portion lying landward of elevation 6223 feet LTD on the shoreline of said Lake Tahoe.

**PARCELS 2 & 3 – BUOYS**

Two circular parcels of land, each being 50 feet in diameter, underlying two existing buoys lying adjacent to those parcels described in Grant Deed recorded January 4, 2012 as Document Number 2012-0000319-00 in Official Records of said County.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared 08/17/2016 by the California State Lands Commission Boundary Unit.



APN 117-020-009  
APPROX. SHORELINE

6223'± LTD

EXISTING  
PIER

EXISTING  
BOAT LIFT &  
IMPACT AREA  
9'X10'

LAKE  
TAHOE

145'±

6'

7'

78'

9' IMPACT  
AREA

EXISTING  
CATWALK  
3'X30'

75'±

EXISTING  
BUOYS (2)

### EXHIBIT A

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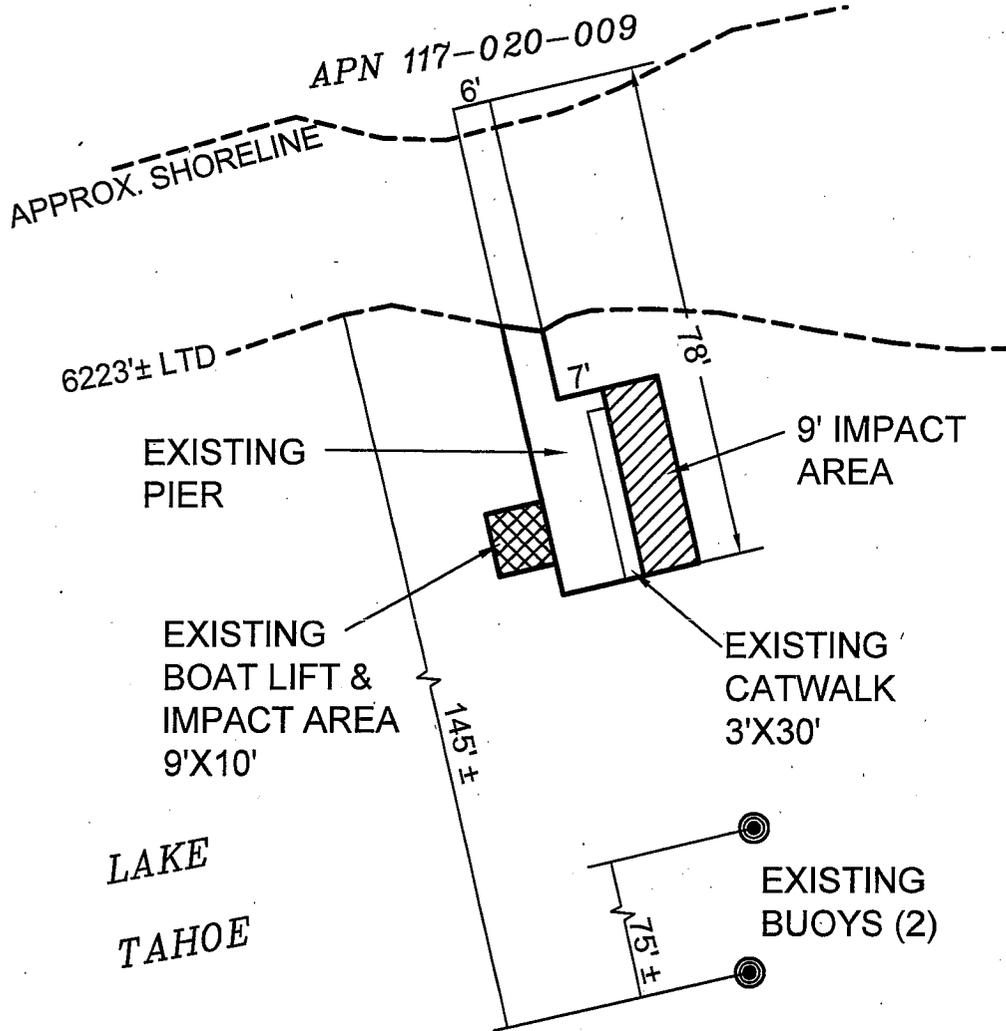
LAND DESCRIPTION PLAT  
PRC 8105.1, JAROTH II, LLC  
PLACER COUNTY

CALIFORNIA STATE  
LANDS COMMISSION



NO SCALE

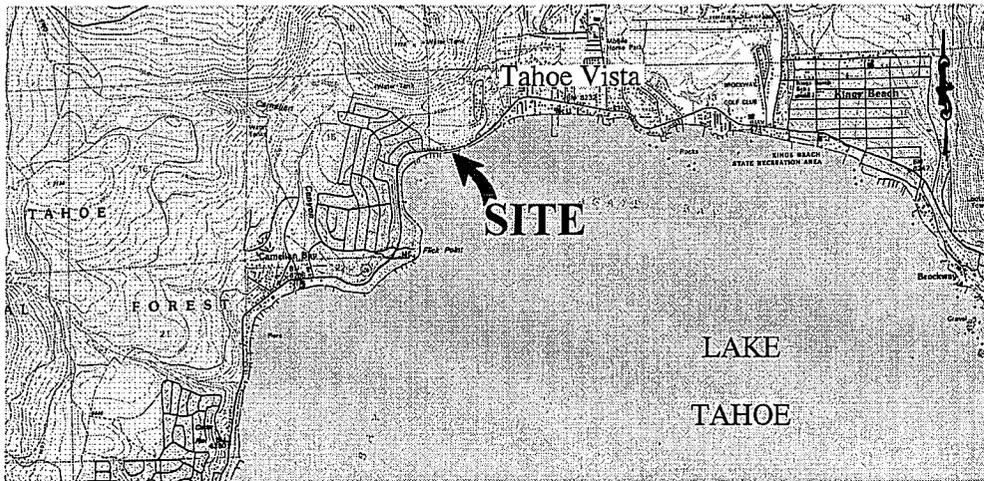
### SITE



6103 NORTH LAKE BLVD, TAHOE VISTA

NO SCALE

### LOCATION

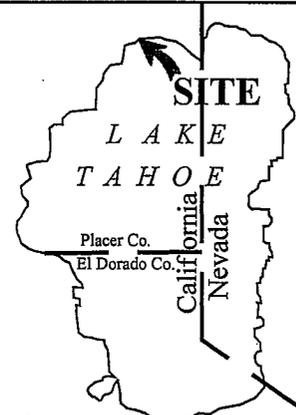


MAP SOURCE: USGS QUAD

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 B

PRC 8105.1  
 JAROTH II, LLC  
 APN 117-020-009  
 GENERAL LEASE -  
 RECREATIONAL USE  
 PLACER COUNTY



TS 08/17/16