

**CALENDAR ITEM  
C26**

A 5  
S 1

06/22/17  
PRC 7353.1  
J. Toy

**AMENDMENT OF LEASE AND REVISION OF RENT**

**LESSEE:**

Meeks Bay Lakeside, LLC

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

Sovereign land in Lake Tahoe, adjacent to 8209 Meeks Bay Avenue, near Meeks Bay, El Dorado County.

**AUTHORIZED USE:**

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

**LEASE TERM:**

10 years, beginning June 16, 2011.

**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 rent be revised from \$2,065 per year to \$1,432 per year, effective June 16, 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, 6501.1, 6503, and 6503.5; California Code of Regulations, title 2, sections 2000 and 2003.

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

On May 24, 2012, the Commission authorized a 10-year General Lease – Recreational Use to Meeks Bay Lakeside, LLC, for a pier, boat lift, and

CALENDAR ITEM NO. **C26** (CONT'D)

two mooring buoys ([Calendar Item C7, May 24, 2012](#)). That lease will expire on June 15, 2021.

The existing lease requires the payment of annual rent to compensate the people of the State for the use of sovereign land. Staff conducted the rent review called for in the lease and recommends the rent be revised from \$2,065 per year to \$1,432 per year based on changes to the lease (impact) area for the pier and application of the Lake Tahoe Benchmark. Staff also recommends the lease be amended to reflect the new reduced lease area.

The lease does not alienate the State's fee simple interest or permanently impair public rights. 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 approving 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 actions will not substantially interfere with the Public Trust needs and values at this location, at this time or for the foreseeable term of the lease, and are in the best interests of the State.

CALENDAR ITEM NO. **C26** (CONT'D)

**AUTHORIZATION:**

1. Authorize the amendment of Lease No. PRC 7353.1, a General Lease – Recreational Use, effective June 16, 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 7353.1 from \$2,065 per year to \$1,432 per year, effective June 16, 2017.

**EXHIBIT A**

**PRC 7353.1**

**LAND DESCRIPTION**

Three (3) parcels of submerged land situate in the bed of Lake Tahoe, lying adjacent to Lot 1 of fractional Section 29, Township 14 North, Range 17 East, MDM., as shown on Official Government Township Plat approved July 29, 1880, County of El Dorado, State of California and more particularly described as follows:

**PARCEL 1 – PIER**

All those lands underlying an existing pier and boat lift lying adjacent to Parcel 2 as described in that Grant Deed recorded June 16, 2011 as Document Number 2011-027676-00 in Official Records of said County.

TOGETHER WITH Any applicable impact area(s).

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

**PARCEL 2 & 3 – BUOYS**

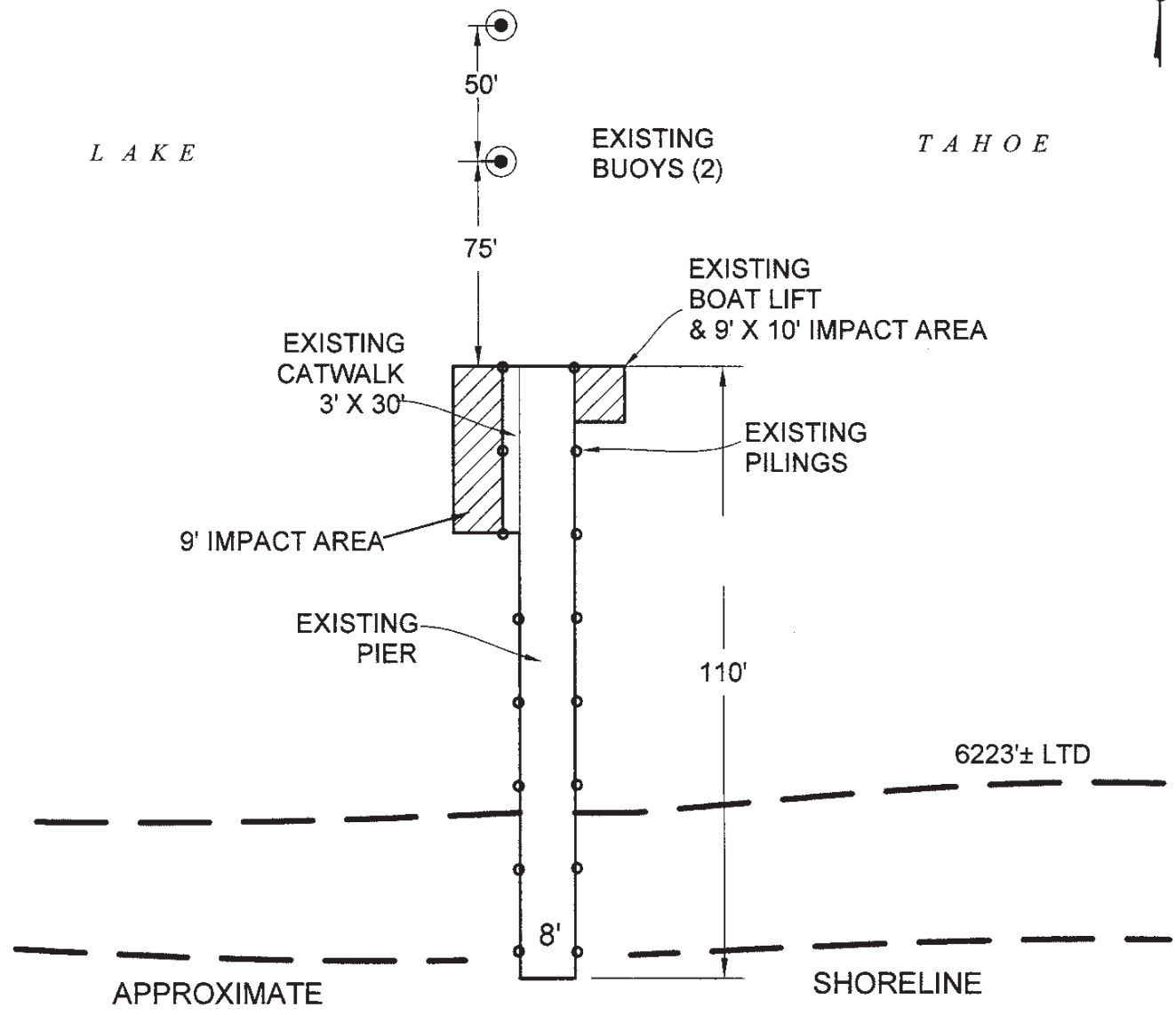
Two (2) circular parcels of land, being 50 feet in diameter, underlying two (2) existing buoys lying adjacent to said Parcel 2.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared May 4, 2017 by the California State Lands Commission Boundary Unit.





APN 016-051-35-100

### EXHIBIT A

Page 2 of 2

MJJ 05/04/17

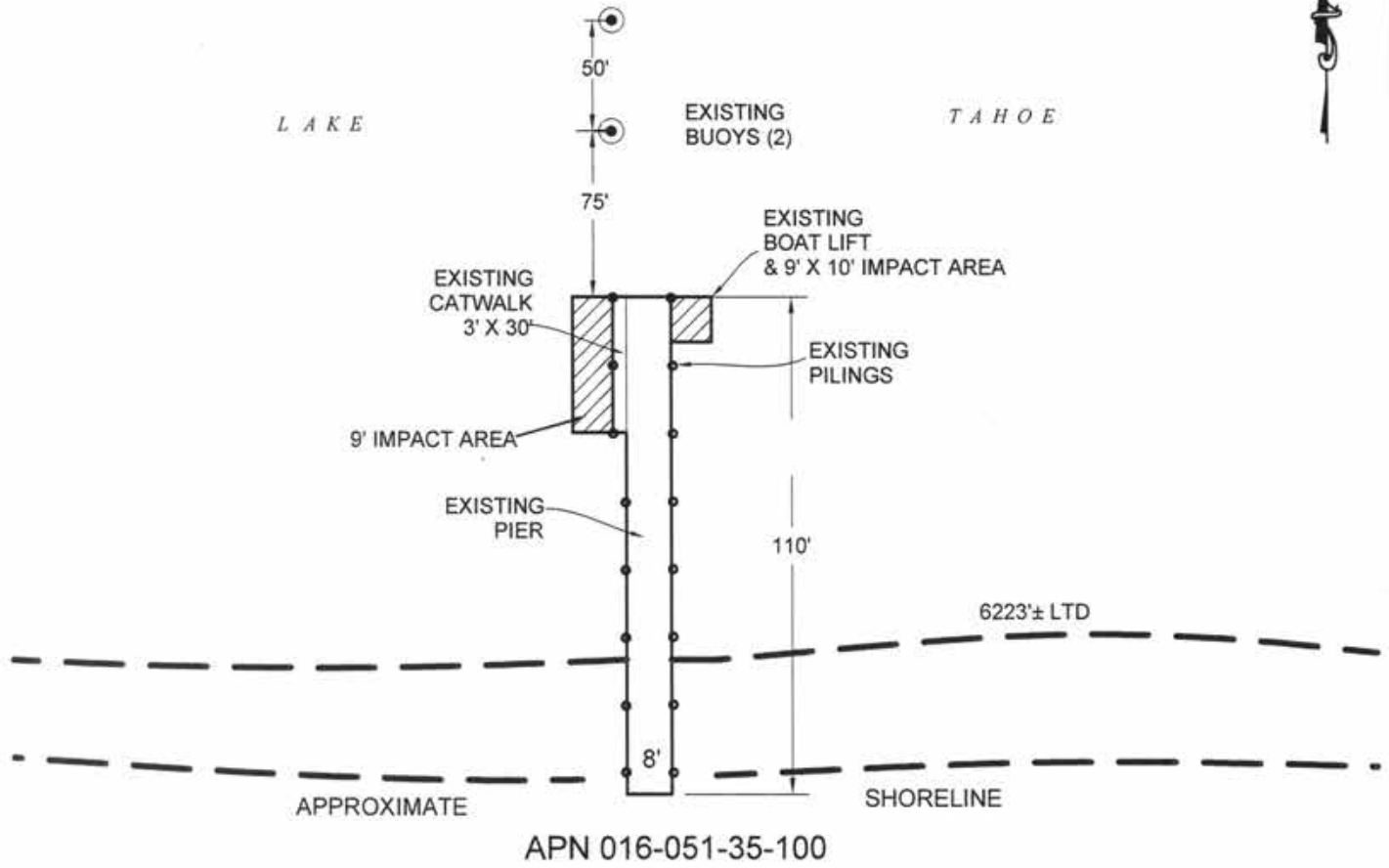
LAND DESCRIPTION PLAT  
 PRC 7353.1, MEEKS BAY LAKESIDE, LLC  
 EL DORADO COUNTY

CALIFORNIA STATE  
 LANDS COMMISSION



NO SCALE

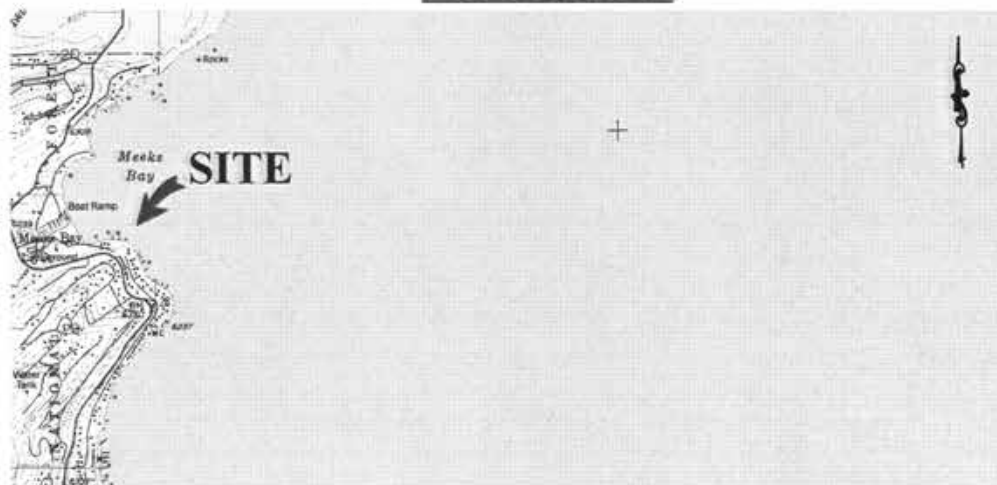
# SITE



8209 MEEKS BAY AVE., MEEKS BAY

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 7353.1  
 MEEKS BAY LAKESIDE, LLC  
 APN 016-051-35-100  
 GENERAL LEASE -  
 RECREATIONAL USE  
 EL DORADO COUNTY



MJJ 04/04/17