

**STAFF REPORT
C02**

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11/29/17
PRC 3695.1
M.J. Columbus

ASSIGNMENT OF LEASE

ASSIGNOR:

Dume View, LLC, a California Limited Liability Company

ASSIGNEE:

Tranquil Waters, LLC, a Nevada Limited Liability Company

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 4570 North Lake Boulevard, near Carnelian Bay, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing pier with boat slip, boat lift, boat hoist, sundeck with stairs, and two mooring buoys.

LEASE TERM:

10 years, beginning August 19, 2015.

CONSIDERATION:

\$2,522 per year, with an annual Consumer Price Index adjustment.

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 August 19, 2015, the Commission authorized a General Lease – Recreational Use to Dume View, LLC, a California Limited Liability Company ([Item C02, August 19, 2015](#)). That lease will expire on August 18, 2025. On July 6, 2017, interest in the upland parcel was deeded to Tranquil Waters, LLC, a Nevada Limited Liability Company. The proposed Assignee agrees to perform and be bound by the terms, conditions, covenants, and agreements contained within the lease.

STAFF REPORT NO. **C02** (CONT'D)

The lease assignment will not result in a change in the use of Public Trust resources or the impacts thereto. Commission staff believes approval of this assignment is consistent with the common law Public Trust Doctrine, and is in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the protection, preservation, and responsible economic use of the lands and resources under the Commission's jurisdiction.
2. Assignment of the lease 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. Land Description

RECOMMENDED ACTION:

It is recommended that the Commission:

PUBLIC TRUST AND STATE'S BEST INTERESTS:

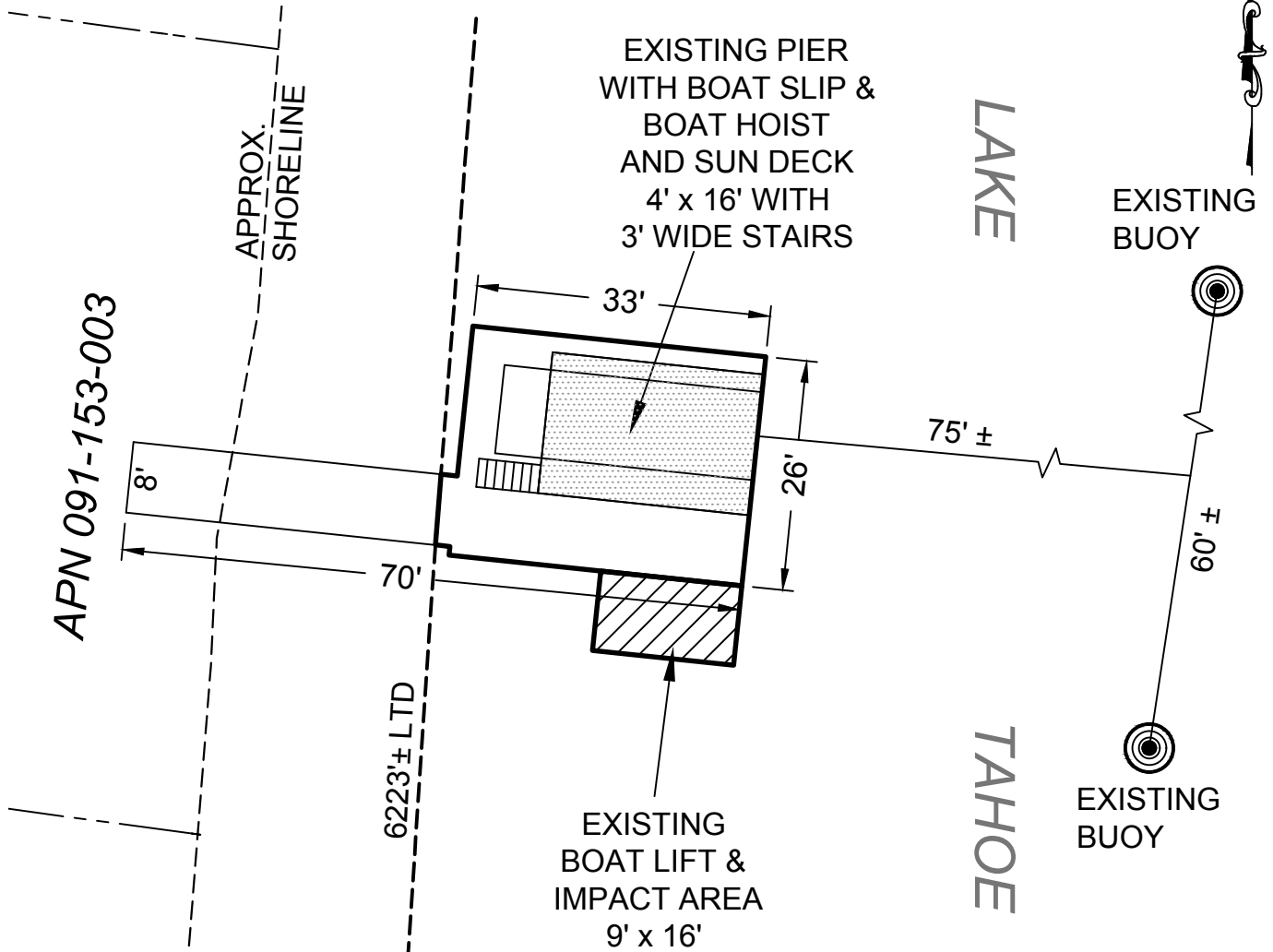
Find that the proposed lease assignment will not impact the public rights to navigation and fishing or substantially interfere with the Public Trust needs and values at this location, at this time, and for the foreseeable term of the lease; is consistent with the common law Public Trust Doctrine; and is in the best interests of the State.

AUTHORIZATION:

Authorize the assignment of Lease No. PRC 3695.1, a General Lease – Recreational Use, of sovereign land as shown on Exhibit A, Site and Location Map (for reference purposes only), attached and by this reference made a part hereof, from Dume View, LLC, a California Limited Liability Company, to Tranquil Waters, LLC, a Nevada Limited Liability Company; effective July 6, 2017.

NO SCALE

SITE



4570 NORTH LAKE BLVD., CARNELIAN BAY

NO SCALE

LOCATION



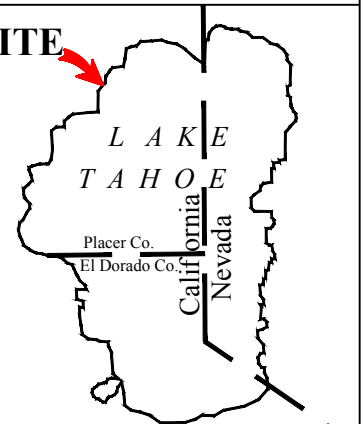
MAP SOURCE: USGS QUAD

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 A

PRC 3695.1
 TRANQUIL WATERS, LLC
 APN 091-153-003
 GENERAL LEASE -
 RECREATIONAL USE
 PLACER COUNTY

SITE



TS10/12/17