

**STAFF REPORT
C28**

A 1
S 1

06/21/18
PRC 6924.1
S. Evans

**AMENDMENT OF LEASE AND
REVISION OF RENT**

LESSEE:

Carolyn Trimble FKA Carolyn Sue Griset, as Trustee of the Carolyn Sue Griset Family Trust dated August 15, 1989

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 6123 North Lake Boulevard, near 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 August 1, 2013.

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 \$1,542 per year to \$1,161 per year, effective August 1, 2018.

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.

STAFF REPORT NO. **C28** (CONT'D)

Public Trust and the State's Best Interests Analysis:

On June 21, 2013, the Commission authorized a 10-year General Lease – Recreational Use to Carolyn Sue Griset, as Trustee of The Carolyn Sue Griset Family Trust Dated August 15, 1989, for an existing pier, boat lift and two mooring buoys ([Item C03, June 21, 2013](#)). That lease will expire on July 31, 2023. In 2017, Carolyn Sue Griset formally changed her name to Carolyn Trimble. Therefore, the amendment of the lease will reflect the name change.

Staff conducted the rent review called for in the lease and recommends the rent be revised from \$1,542 per year to \$1,161 per year based on changes to the lease (impact) area for the pier and application of the current Lake Tahoe Benchmarks. 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 location, at this time, and for the foreseeable term of the lease. 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

STAFF REPORT NO. **C28** (CONT'D)

RECOMMENDED ACTION:

It is recommended that the Commission:

PUBLIC TRUST AND STATE'S BEST INTERESTS:

Find that the proposed amendment of Lease No. PRC 6924.1 will not 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:

1. Authorize the amendment of Lease No. PRC 6924.1, a General Lease – Recreational Use, effective August 1, 2018, 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 6924.1 from \$1,542 per year to \$1,161 per year, effective August 1, 2018.

EXHIBIT A

PRC 6924.1

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 those parcels described in Quit Claim Deed recorded May 2, 1994 as Document Number 94-033361 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, being 50 feet in diameter, underlying two existing buoys lying adjacent to those parcels described in Quit Claim Deed recorded May 2, 1994 as Document Number 94-033361 in Official Records of said County.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 05/07/2018 by the California State Lands Commission Boundary Unit.



NO SCALE

APN 117-020-024

NORTH LAKE BLVD.

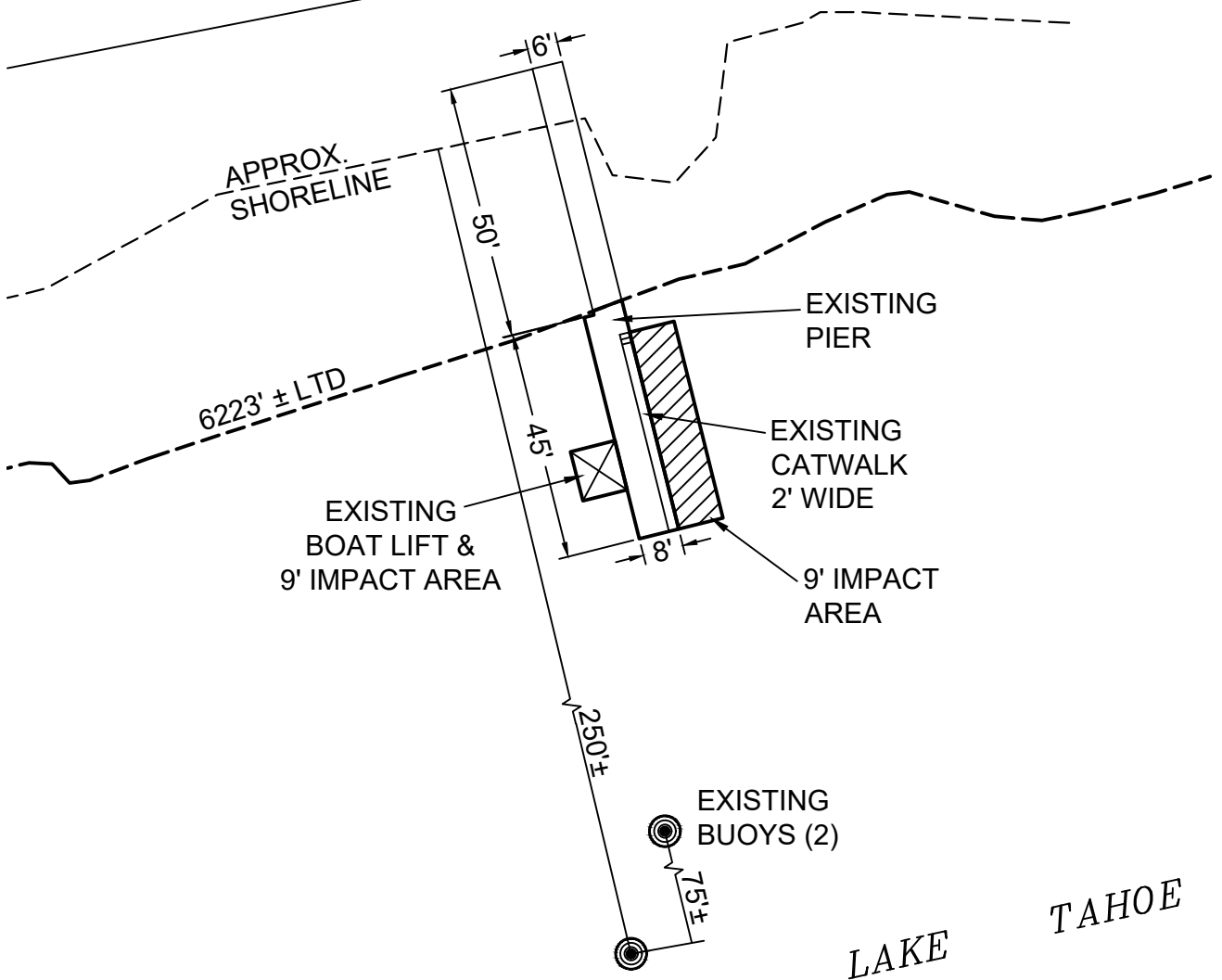


EXHIBIT A

Page 2 of 2

TS 05/07/18

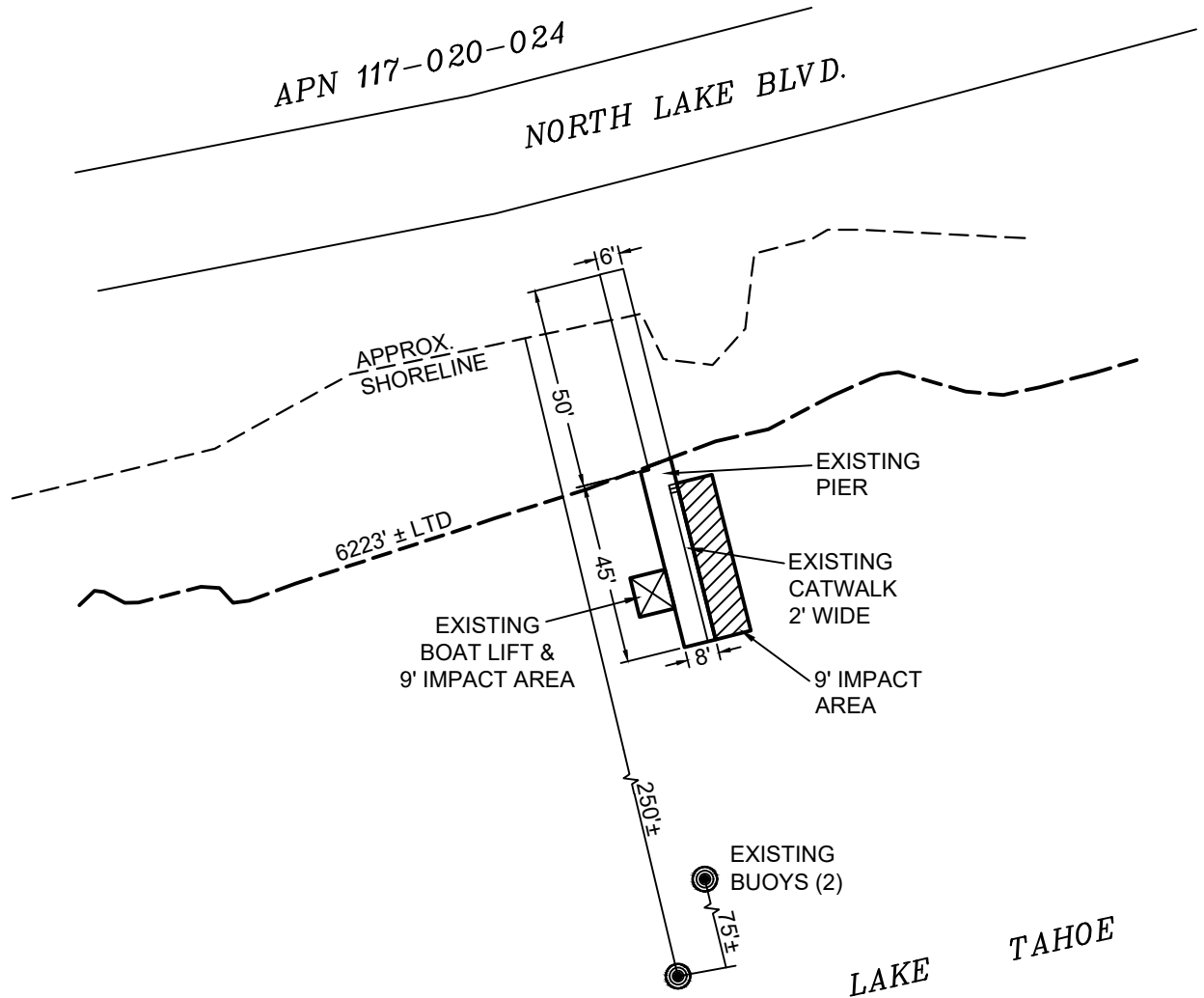
LAND DESCRIPTION PLAT
PRC 6924.1, GRISET FAMILY TRUST
PLACER COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

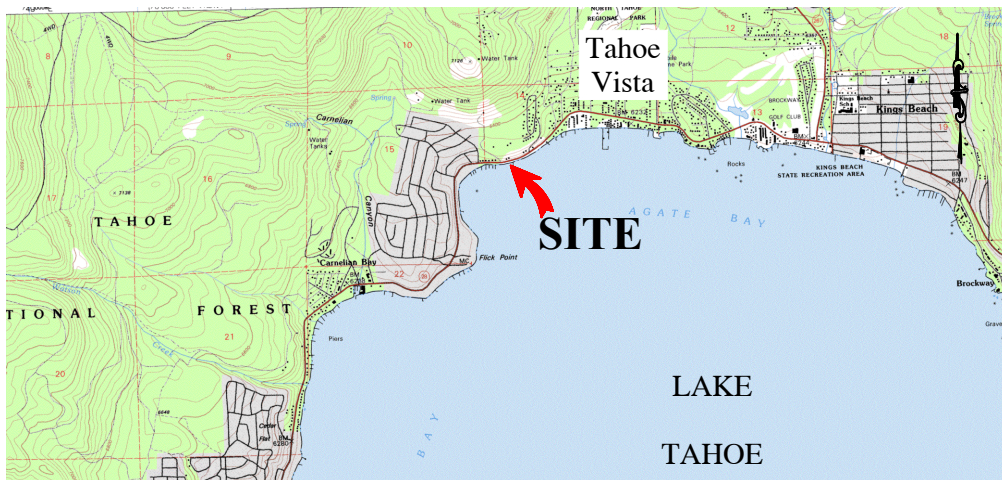
SITE



6123 NORTH LAKE BOULEVARD, NEAR TAHOE VISTA

NO SCALE

LOCATION

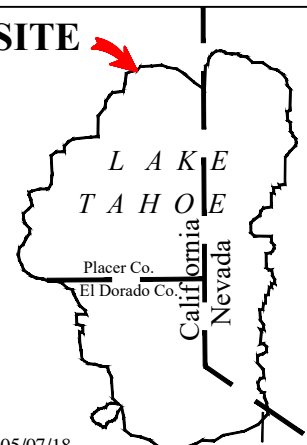


This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 6924.1
 GRISET FAMILY TRUST
 APN 117-020-024
 GENERAL LEASE -
 RECREATIONAL USE
 PLACER COUNTY

SITE



TS 05/07/18