

**STAFF REPORT  
C23**

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S 1

04/19/18  
PRC 3678.1  
L. Pino

**REVISION OF RENT**

**LESSEE:**

Simone Hotaling Hoag, as Trustee of the Nonexempt Trust B Under the Carl L. Hoag, Jr. and Simone Hotaling Hoag Revocable Trust dated November 7, 1990; Simone Hotaling Hoag, as Trustee of Trust C Under the Carl L. Hoag, Jr. and Simone Hotaling Hoag Revocable Trust dated November 7, 1990; Simone Hotaling Hoag, as Trustee of the Simone Hotaling Hoag Revocable Trust dated June 1, 1992; Simone H. Hoag, as Trustee of the Simone H. Hoag Tahoe Residence Trust A dated September 3, 2010; Simone H. Hoag, as Trustee of the Simone H. Hoag Tahoe Residence Trust B dated September 3, 2010; Simone H. Hoag, as Trustee of the Simone H. Hoag Tahoe Residence Trust C dated September 3, 2010; and Spirit of Tahoe, LLC, a Delaware Limited Liability Company

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

Sovereign land in Lake Tahoe, adjacent to 1324 and 1330 West Lake Boulevard, near Tahoe City, Placer County.

**AUTHORIZED USE:**

Use and maintenance of an existing joint-use pier with two boathouses, three boat lifts, sundeck with stairs, and four mooring buoys.

**LEASE TERM:**

10 years, beginning May 28, 2013.

**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 that rent be revised from \$2,449 per year to \$2,967 per year, effective May 28, 2018.

**OTHER PERTINENT INFORMATION:**

1. On June 19, 2014, the commission authorized the issuance of a 10-year General Lease – Recreational Use to the Lessee, beginning May 28, 2013 and ending May 27, 2023 (Item C37, [June 19, 2014](#)).

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2. Staff conducted the rent review called for in the lease and recommends the rent be increased to \$2,967 per year, effective May 28, 2018.
3. 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.
4. Approving the revision of rent 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. Site Location Map

**RECOMMENDED ACTION:**

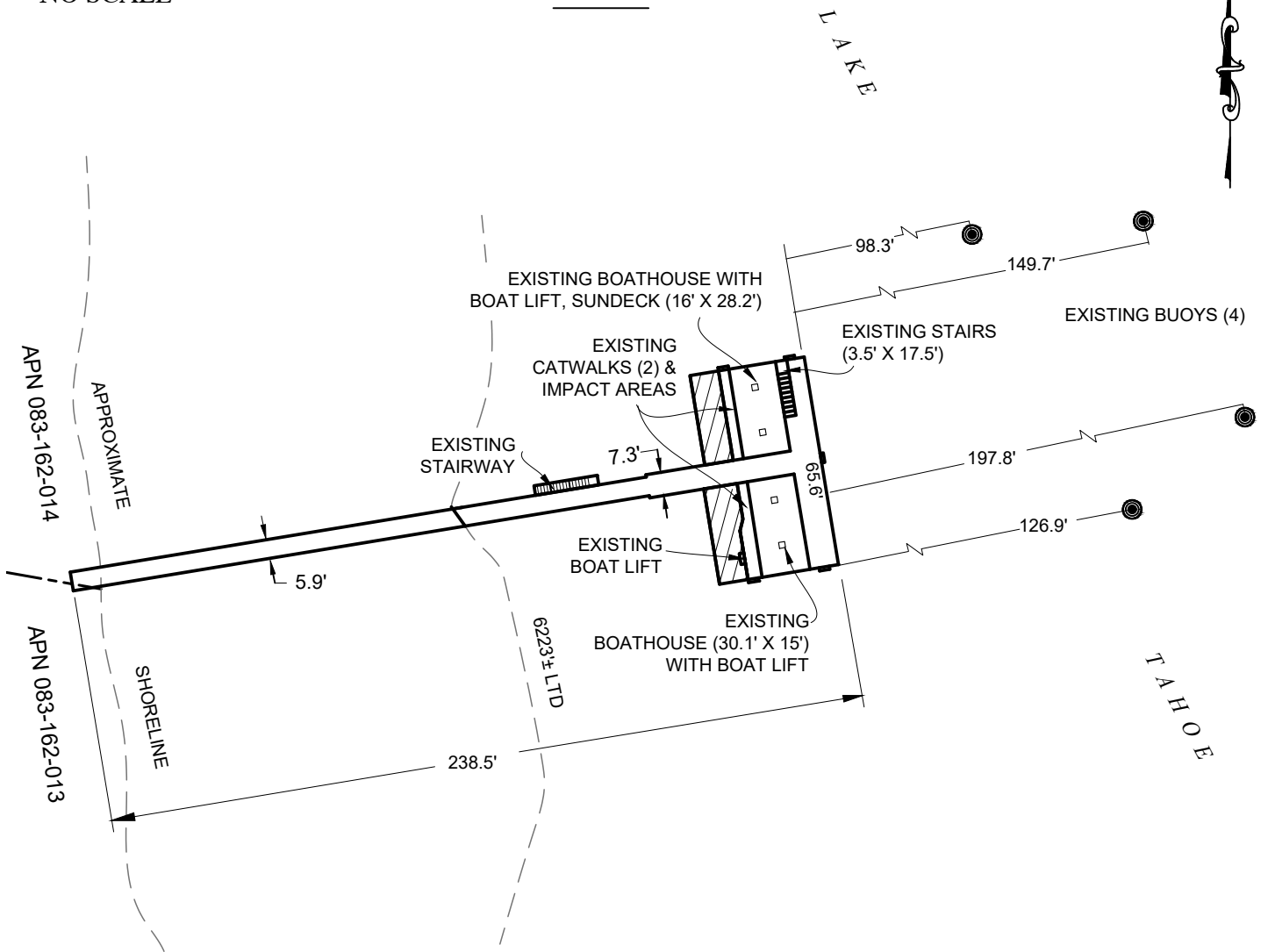
It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 3678.1 from \$2,449 per year to \$2,967 per year, effective May 28, 2018.

NO SCALE

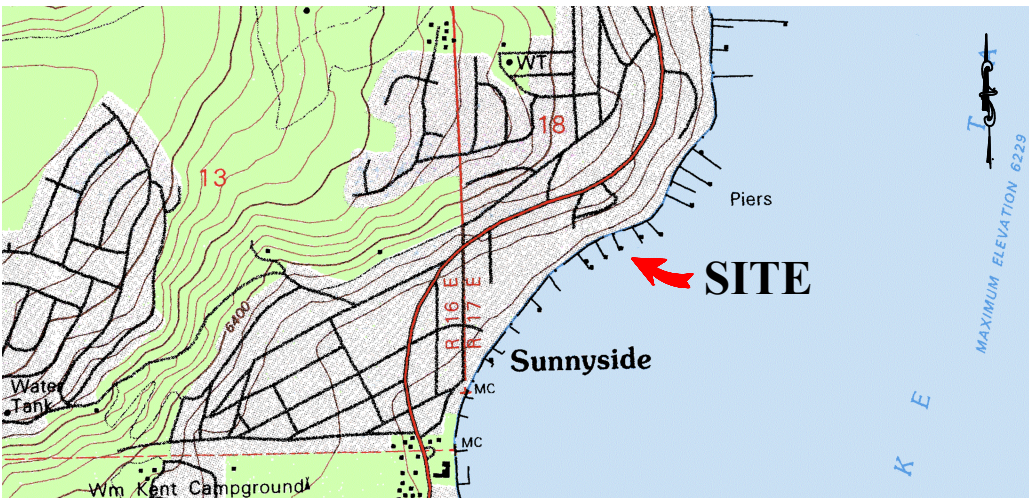
# SITE



1324 AND 1330 WEST LAKE BLVD., NEAR TAHOE CITY

NO SCALE

# LOCATION

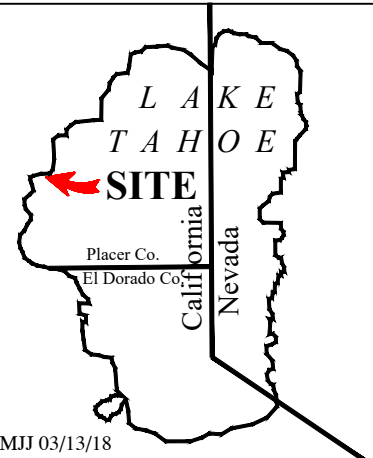


MAP SOURCE: USGS QUAD

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 3678.1  
 SPIRIT OF TAHOE, LLC  
 ET AL.  
 APN 083-162-013 & 014  
 GENERAL LEASE -  
 RECREATIONAL USE  
 PLACER COUNTY



MIJ 03/13/18