

**STAFF REPORT  
C09**

A 1  
S 1

08/23/18  
PRC 3294.1  
S. Evans

**REVISION OF RENT**

**LESSEE:**

Gary W. Guittard and Horrace A. Guittard, Jr.

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

Sovereign land in Lake Tahoe, adjacent to 5660 North Lake Boulevard, near Carnelian Bay, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of a pier, boathouse with boat lift, sundeck and stairs, two mooring buoys and one boat hoist.

**LEASE TERM:**

10 years, beginning August 23, 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 \$811 per year to \$1,296 per year, effective August 23, 2018.

**OTHER PERTINENT INFORMATION:**

1. On September 20, 2013, the Commission authorized a General Lease – Recreational Use to Gary W. Guittard and Horrace A. Guittard, Jr. for a term of 10 years beginning August 23, 2013 ([Item C52, September 20, 2013](#)). The lease will expire on August 22, 2023.
2. The pier, boathouse with boatlift, boat hoist and two mooring buoys qualify for rent-free status since the application for the lease was submitted prior to March 31, 2011; meeting the statutory requirement for an exception to Section 6503.5 of the Public Resources Code. The sundeck and stairs, however, do not qualify for rent-free status as they are not used for the docking and mooring of boats.

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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).

**EXHIBITS:**

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

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 3294.1 from \$811 per year to \$1,296 per year, effective August 23, 2018.

**EXHIBIT A**

**PRC 3294.1**

**LAND DESCRIPTION**

Three parcels of submerged lands situate in the bed of Lake Tahoe, lying adjacent to Lot 3 of fractional Section 15, 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, boathouse with a boat lift, sundeck and stairs, two catwalks and a boat hoist lying adjacent to that parcel described in Trust Transfer Deed recorded July 24, 2001 as Document Number 2001-0074065 in Official Records of said County.

TOGETHER WITH a ten foot impact area.

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

**PARCELS 2 & 3 – BUOYS**

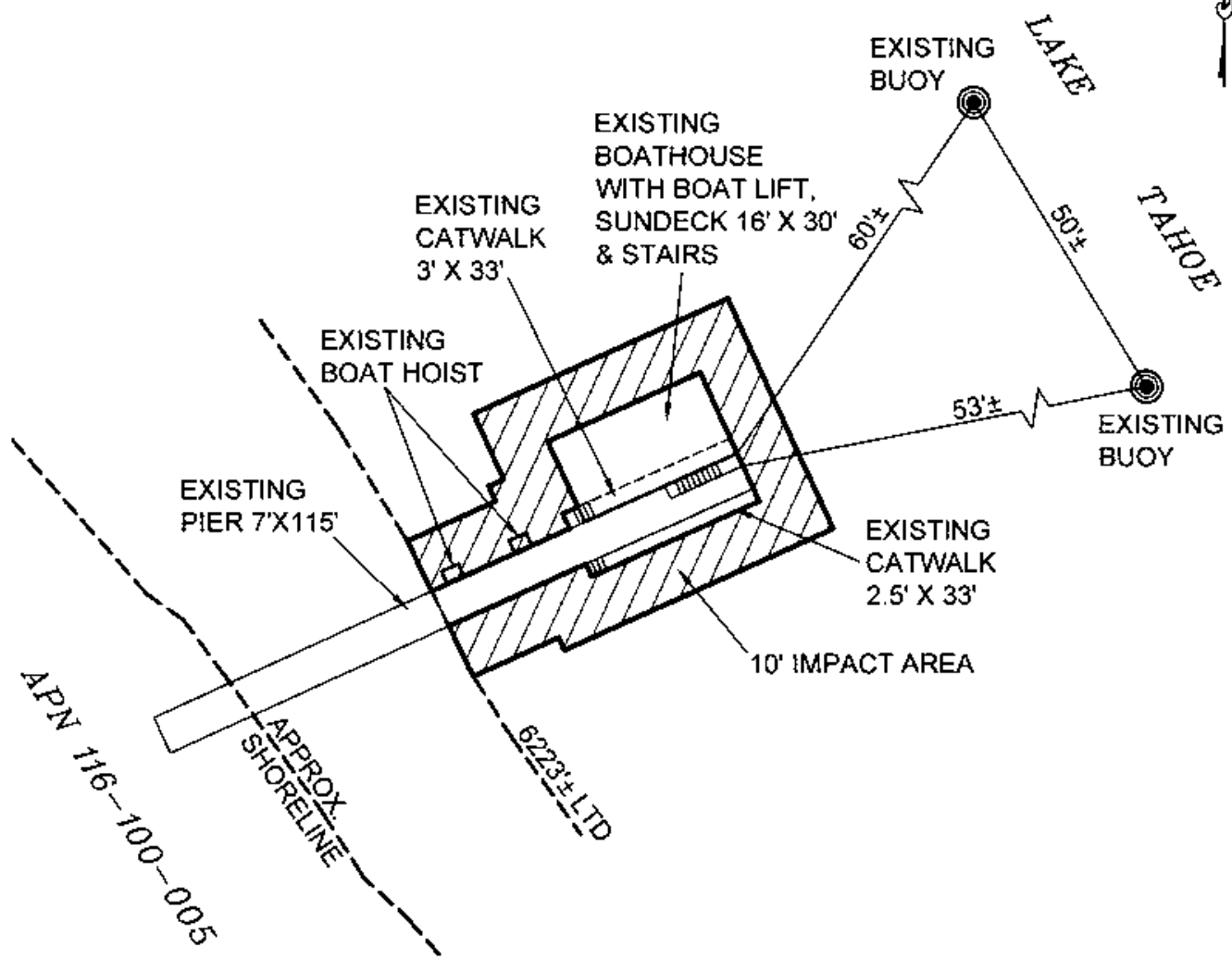
Two circular parcels of land, being 50 feet in diameter, underlying two existing buoys lying adjacent to that parcel described in Trust Transfer Deed recorded July 24, 2001 as Document Number 2001-0074065 in Official Records of said County.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared 07/08/2013 by the California State Lands Commission Boundary Unit.





# EXHIBIT A

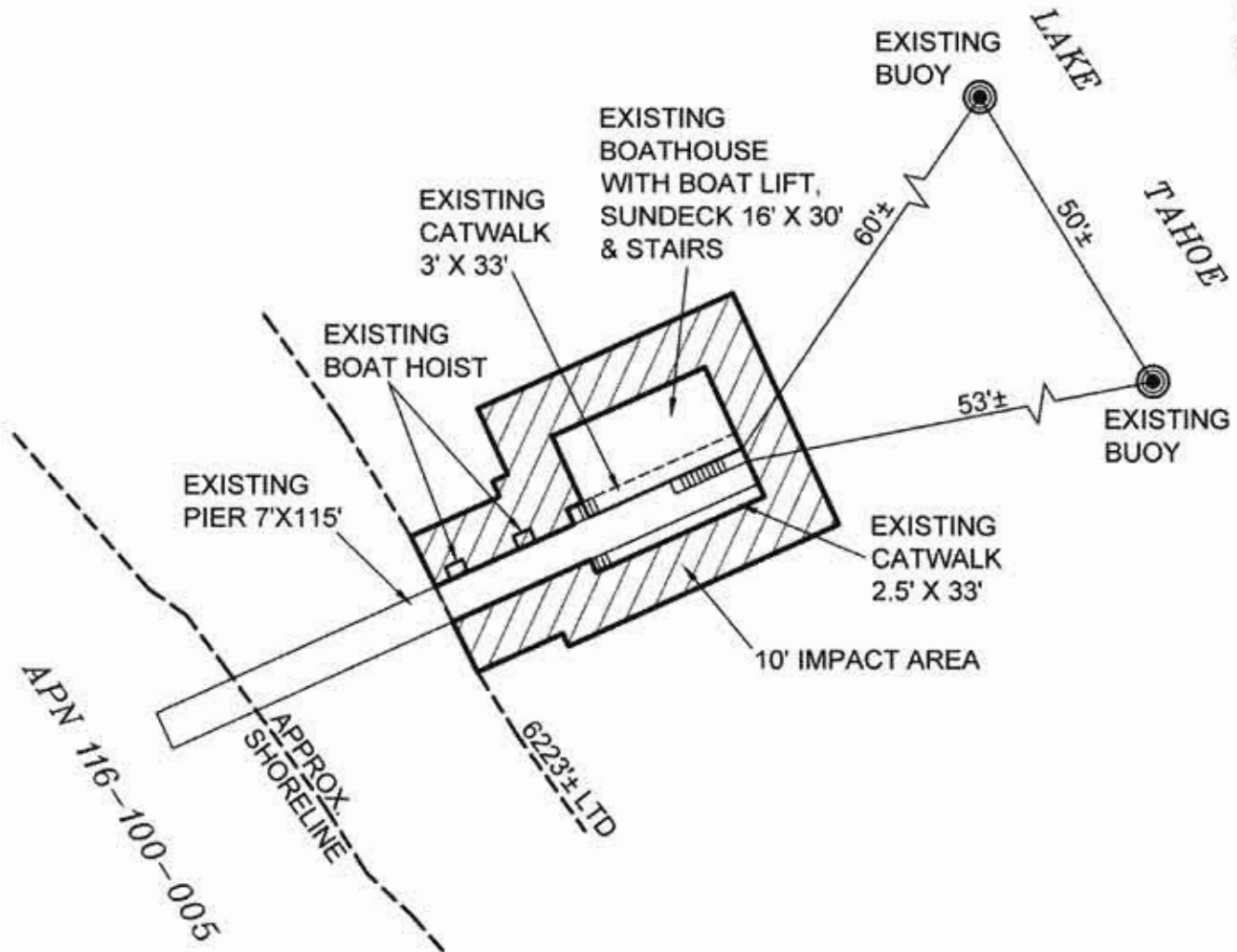
LAND DESCRIPTION PLAT  
 PRC 3294.1, GUITTARD  
 PLACER COUNTY

CALIFORNIA STATE  
 LANDS COMMISSION



NO SCALE

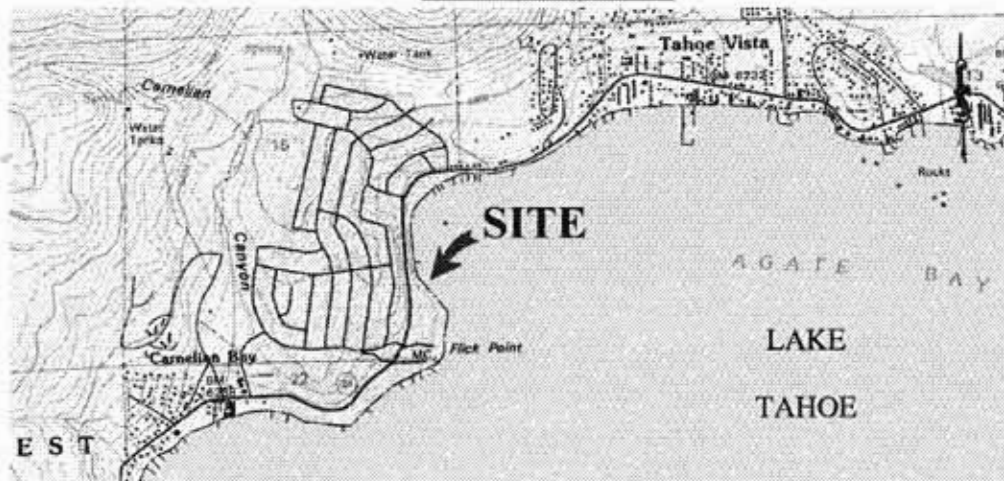
# SITE



5660 NORTH LAKE BOULEVARD, 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 B

PRC 3294.1  
GUITTARD  
APN 116-100-005  
GENERAL LEASE -  
RECREATIONAL USE  
PLACER COUNTY

# SITE



TS 07/08/13