

Staff Report 18

LESSEE/APPLICANT:

North Lake Carnelian Bay LLC, a California limited liability company; and Janelle Kay Myers, as Trustee of the Myers Family 2011 Trust dated March 17, 2011

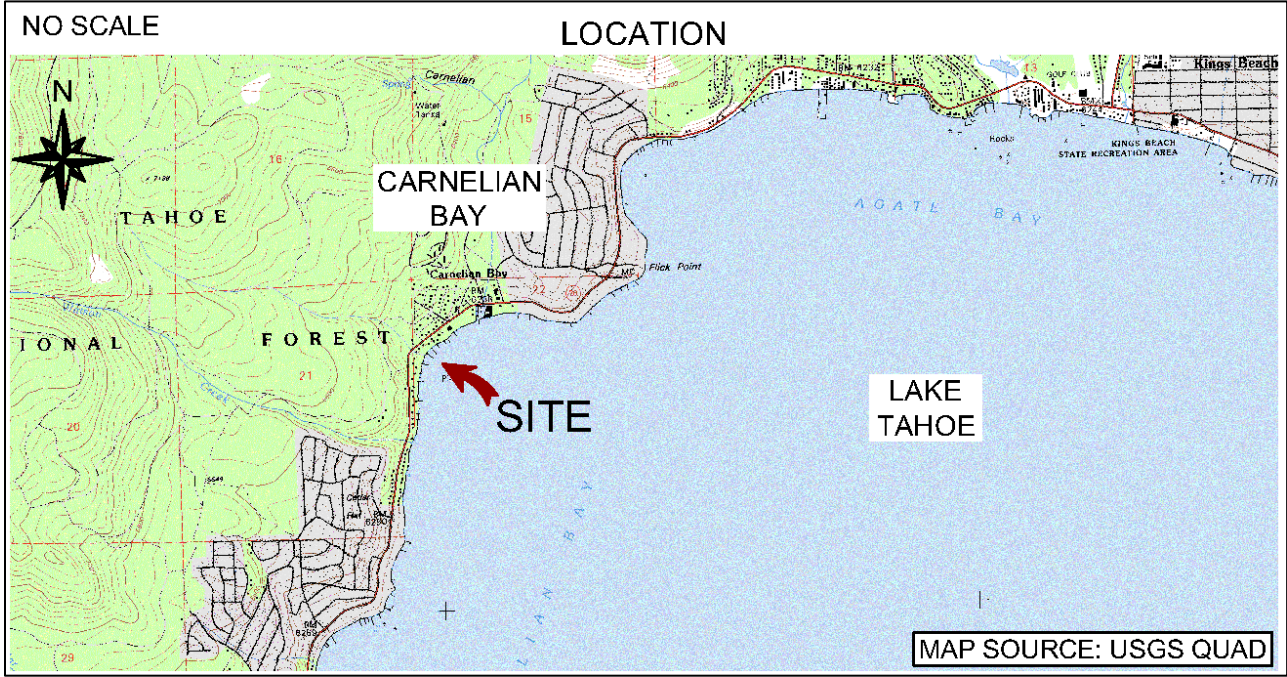
PROPOSED ACTION:

Issuance of a General Lease – Recreational Use.

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Lake Tahoe, adjacent to 4900 and 4910 North Lake Boulevard, near Carnelian Bay, Placer County (as shown in Figure 1).

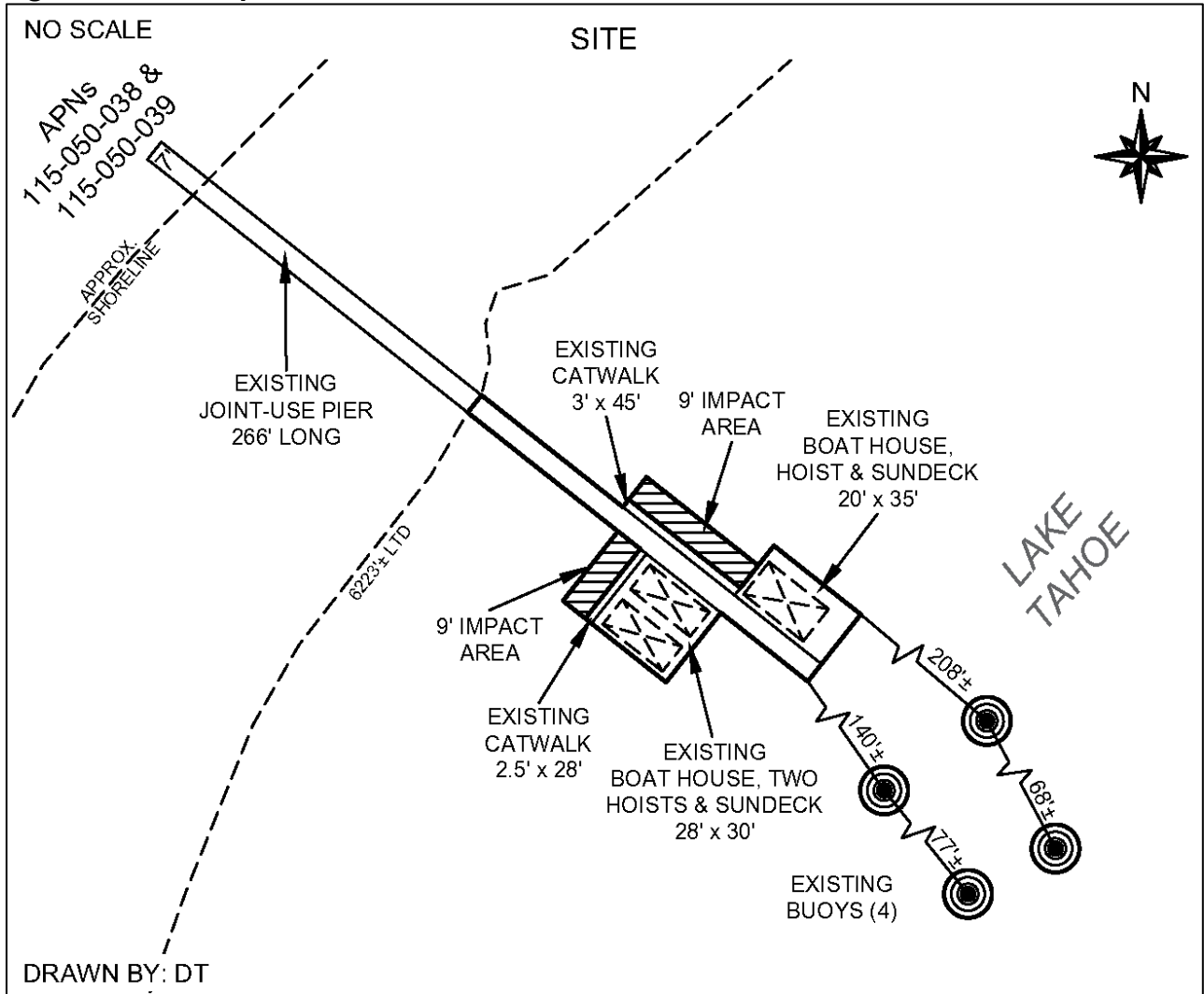
Figure 1. Location



AUTHORIZED USE:

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

Figure 2. Site Map



NOTE: This depiction of the lease premises is based on unverified information provided by the Applicant or other parties and is not a waiver or limitation of any State interest in the subject or any other property.

TERM:

10 years, beginning February 1, 2026.

CONSIDERATION:

\$7,453 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

- A Tahoe Regional Planning Agency (TRPA) permit or registration may be required for the Authorized Improvements and failure to obtain a permit or registration from TRPA and maintain compliance with that permit or registration may result in TRPA imposing civil penalties and will constitute a breach of the lease.
- Lessee shall not store any personal items or construct any improvements in the Public Trust Easement that may impair the public's right of access for navigation, fishing, and public trust consistent recreational uses.
- The lease provides that signs shall be posted on each side of the pier to indicate passage and to provide continuous shoreline access to the Public Trust Easement below elevation 6228.75 feet, Lake Tahoe Datum (LTD).
- The lease contains provisions stating that the two existing sundecks with stairs, as shown on the attached Exhibit B, cannot be expanded, and if repairs to any portion of the existing sundecks cost more than 50 percent of the base value of the sundecks, the two sundecks with stairs must be removed from the lease premises.

STAFF ANALYSIS AND RECOMMENDATION:

AUTHORITY:

Public Resources Code sections 6005, 6216, 6301, 6501.1, 6503, 6503.5, and 6505.5; California Code of Regulations, title 2, sections 2000 and 2003.

PUBLIC TRUST AND STATE'S BEST INTERESTS:

On April 5, 2016, the Commission authorized issuance of a General Lease – Recreational Use to Norman A. Nagel and Rita Nagel, as Trustees, or any successor trustee of the Norman A. Nagel and Rita Nagel 1981 Living Trust under agreement dated October 26, 1981; and Clinton Charles Myers and Janelle Kay Myers, as Trustees of the Myers Family 2011 Trust dated March 17, 2011, for the continued use and maintenance of an existing joint-use pier, two boathouses, three boat hoists, two sundecks with stairs, and four mooring buoys ([Item 6](#)). That lease expired on January 31, 2026.

Since that time, ownership interest in the upland parcels has changed among related entities. On September 9, 2022, Norman A. Nagel and Rita Nagel, as

Trustees of the Norman A. Nagel and Rita Nagel 1981 Living Trust, transferred title of the upland parcel at 4910 North Lake Boulevard to North Lake Carnelian Bay LLC, a California limited liability company. On February 14, 2024, Clinton Charles Myers, Trustee, passed away, and Janelle Kay Myers, Trustee, became the sole Trustee of the Myers Family 2011 Trust dated March 17, 2011.

The Applicant, now consisting of North Lake Carnelian Bay LLC, a California limited liability company; and Janelle Kay Myers, as Trustee of the Myers Family 2011 Trust dated March 17, 2011, is applying for a General Lease – Recreational Use for an existing joint-use pier, two boathouses, three boat hoists, two sundecks and stairs, and four mooring buoys. The three boat hoists and four mooring buoys were registered with TRPA on January 6, 2026 (Mooring Registration Numbers 11401, 10754, 10815).

The pier at this location is situated over a flat and gently-sloped beach composed primarily of sand and pebbles. This topography extends waterward beneath the length of the pier. At lower lake water levels, public access for pedestrians is available across the shoreline by utilizing the beach underneath the pier. At high water, public access is available for pedestrians by stepping up from the sand-and-pebble beach and crossing over the shoreward terminus of the pier. Lessee shall post signs identifying the designated public passageway. The signs shall be in place at all times.

The Applicant owns the upland adjoining the lease premises. The mooring buoys are located directly lakeward of the upland parcels and occupy a relatively small area of the lake. The joint-use pier, two boathouses, three boat hoists, and four mooring buoys are privately owned and maintained and facilitate recreational boating. Recreational boating is a water-dependent use that is generally consistent with the common law Public Trust Doctrine. The California Legislature has identified private recreational boating facilities as an authorized use of Public Trust Land. (Pub. Resources Code, § 6503.5.)

The proposed lease does not alienate the State's fee simple interest or permanently impair public rights. The lease is limited to a 10-year term, does not grant the lessee exclusive rights to the lease premises, and reserves an easement to the public for Public Trust-consistent uses. Upon termination of the lease, the lessee may be required to remove all improvements from State land and restore the lease premises to their original condition.

Although the two sundecks and stairs are a private use of public property and therefore not a Public Trust consistent use, the existing sundeck structures are built

onto the existing boathouses and do not expand the footprint of the subject facilities. While new sundecks are not generally authorized, sundecks that have been in place for many years have been permitted, so long as they do not significantly interfere with Public Trust needs or activities. Additionally, the proposed lease contains terms such that the sundecks may not be expanded or rebuilt if they are substantially damaged.

The proposed lease does not alienate the State's fee simple interest or permanently impair public rights. The lease is limited to a 10-year term, does not grant the lessee exclusive rights to the lease premises, and reserves an easement to the public for Public Trust consistent uses. Upon termination of the lease, the lessee may be required to remove all improvements from state land and restore the lease premises to their original condition. The proposed lease requires the lessee to insure the lease premises and indemnify the State for any liability incurred as a result of the lessee's activities thereon. The lease also requires the payment of annual rent to compensate the people of the State for the occupation of the public land involve.

CLIMATE CHANGE:

INTRODUCTION:

Climate change significantly affects inland non-tidal lakes such as Lake Tahoe, and its effects are increasing throughout the Sierra Nevada mountains. According to [California's Fourth Climate Change Assessment](#) (2018), the most significant impacts of climate change in the Sierra Nevada Region are more intense heat, precipitation extremes, declining snowpacks, and changes in streamflow timing. These impacts create hazardous conditions like flooding, landslides, wildfire, drought, extreme heat, and severe storms. Structures along the shores of inland lakes are particularly vulnerable to the more frequent and extreme weather events, year-to-year changes in total precipitation, and shifts in seasonal characteristics.

DATA & PROJECTIONS:

Temperatures in the Sierra Nevada are expected to increase six to ten degrees Fahrenheit on average by the end of the century, causing the snowline to shift upslope 1,500 to 3,000 feet in elevation (California's Fourth Climate Change Assessment, 2018). The long-term warming trend will lead to warmer and shorter winters and longer and drier summers. The warmer winters will reduce winter snowpacks by up to 60 percent across most of the Sierra Nevada and will result in increased winter streamflows and floods and decreased spring and summer runoff.

Loss of snowpack is expected to dry soils 15 to 40 percent below their historical norms. Hotter, drier summer seasons and low water years will increase stress to vegetation, elevating wildfire risk and fire severity in the Tahoe Basin.

Dry winters will be punctuated with exceedingly wet years and higher temperatures will result in more rain-on-snow events ([Integrated Vulnerability Assessment of Climate Change in the Lake Tahoe Basin](#), 2020). Atmospheric river systems will become more common. These events produce both flash floods and higher than normal seasonal flooding which may shift earlier in the year. Higher soil moisture will increase erosion and elevate landslide risk, particularly following intense wildfire seasons.

ANALYSIS:

The greatest vulnerability to recreational facilities is from flooding, landslides, and wildfire hazards (Integrated Vulnerability Assessment of Climate Change in the Lake Tahoe Basin, 2020). The Sierra Nevada is expected to experience year-to-year variability in precipitation and may shift between extreme wet and dry periods. High precipitation years or successive years will result in higher lake levels, causing beaches to narrow and reducing public access. Surface runoff may carry more sediment into the lake, adversely impacting water quality, clarity, and increasing risk of algal blooms ([UC Davis Tahoe Environmental Research Center](#), 2024). Conversely, low lake levels will become normal during periods of extended drought. Low lake level conditions can create more expansive beaches and increased shoreline access in dry months. However, these conditions could make some shoreline areas too shallow for effective recreational use of piers, boat docks, and mooring buoys. During drought, structures will also be exposed to heat and wind that may accelerate deterioration or reduce the structural integrity of certain structures.

Additionally, atmospheric rivers and extreme weather events are expected to increase in the high Sierra. Storms may deviate from prevailing wind patterns for the region. Wind-driven waves can accelerate shoreline erosion in some areas or cause erosion in areas not typically subject to erosion. Winds can also increase wave damage on structures and boats along the lake.

RECOMMENDATIONS:

Improvements authorized under this lease may require more frequent inspection and maintenance to ensure they are not displaced during storm events. Watercraft moored to buoys, piers, or docks are also vulnerable to high wind events and

damaging waves. Replacing older structural components with materials designed to better withstand extreme heat, wind events, and storms can reduce the likelihood of degradation and damage to structures. Any future construction or activities on State land would require a separate authorization from the Commission.

Regular maintenance, as required by the lease, may reduce the risks from extreme temperatures and rain. Pursuant to the proposed lease, the Applicant acknowledges that the lease premises and adjacent upland are located in an area that may be subject to the effects of climate change.

CONCLUSION:

For all the reasons above, staff believes that issuance of this lease will not substantially interfere with Public Trust needs at this location, at this time, and for the term of the proposed lease; and is in the best interest of the State.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the application is discretionary action by the Commission. Each time the Commission approves or rejects a use of sovereign land, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. If the Commission denies the application, the lessee may be required to remove the existing improvements and restore the property to its original condition. The lessee has no right to a new lease or to renewal of any previous lease.
2. This action is consistent with the "Leading Climate Activism" and "Meeting Evolving Public Trust Needs" Strategic Focus Areas of the Commission's 2021-2025 Strategic Plan.
3. Staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, title 14, section 15301.

Authority: Public Resources Code section 21084 and California Code of Regulations, title 14, section 15061.

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, title 14, section 15301.

PUBLIC TRUST AND STATE'S BEST INTERESTS:

1. Find that the existing joint-use pier, two boathouses, three boat hoists, and four mooring buoys will not substantially impair 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 term of the proposed lease, and are consistent with the common law Public Trust Doctrine.
2. Find that the existing and continuing use of the two sundecks with stairs is not generally a Public Trust consistent use, but the current use does not substantially interfere with Public Trust needs and values at this location, at this time.
3. Find that issuing the proposed lease is in the best interests of the State.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to the Applicant effective February 1, 2026, for a term of ten years, for the use of an existing joint-use pier, two boathouses, three boat hoists, two sundecks with stairs, and four mooring buoys; annual rent in the amount of \$7,453; and liability insurance in an amount no less than \$1,000,000 per occurrence.