

Staff Report 14

ASSIGNOR:

Geoffrey H. Gorsuch and Karen M. Gorsuch, Trustees of the 2003 Gorsuch Family Revocable Trust

ASSIGNEE:

Thinus Venter, Elizabeth Venter, and Danielle Cole

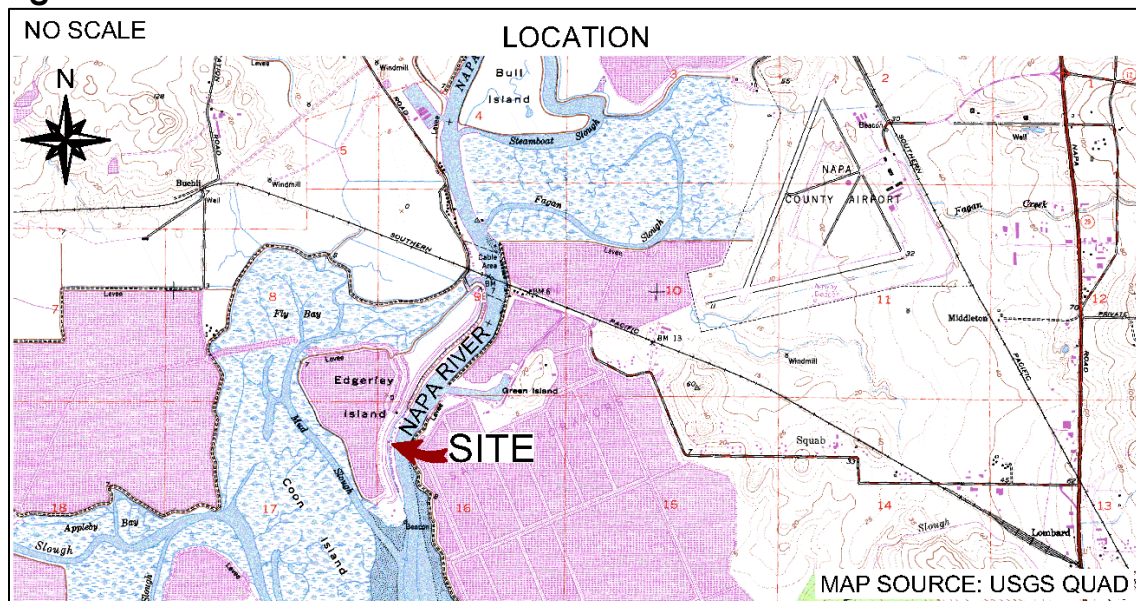
PROPOSED ACTION:

Assignment of a General Lease – Recreational and Protective Structure Use.

AREA, LAND TYPE, AND LOCATION:

Filled and unfilled sovereign land located in the Napa River, adjacent to 1862 Milton Road, Napa, Napa County (as shown in Figure 1).

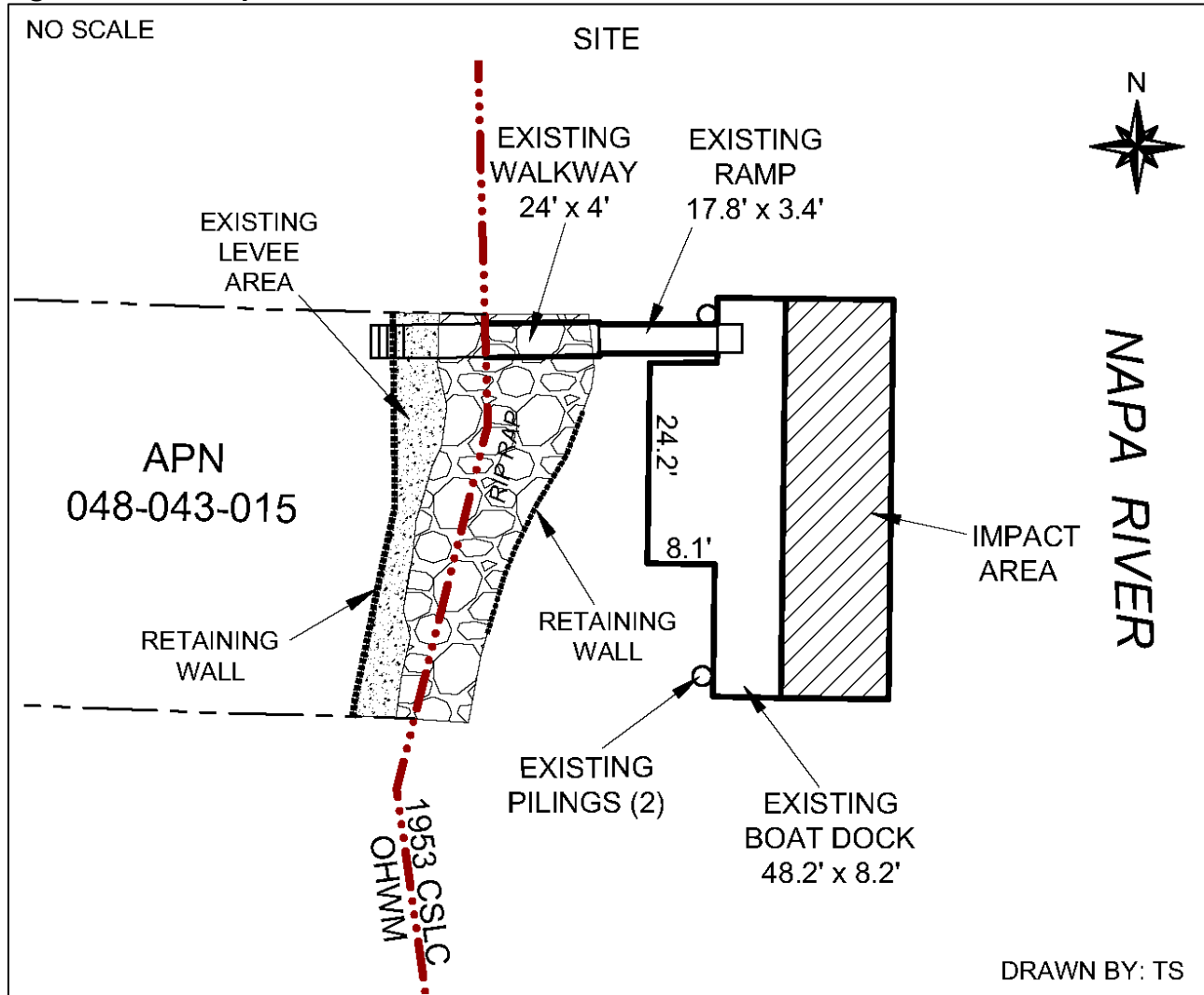
Figure 1. Location



AUTHORIZED USE:

Use of an existing dock, appurtenant facilities, and retaining wall with rip rap (as shown in Figure 2).

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:

\$273 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

- Liability insurance in an amount no less than \$1,000,000 per occurrence.

STAFF ANALYSIS AND RECOMMENDATION:

AUTHORITY:

Public Resources Code sections 6005, 6216, 6301, 6321, 6321.2, 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 December 16, 2025, the Commission authorized issuance of a General Lease – Recreational and Protective Structure Use ([Item 33](#)). The lease will expire on January 31, 2036.

On April 21, 2026, the upland property was sold to the Applicant who now owns the improvements on sovereign land. The Applicant is now applying for an Assignment of Lease, effective April 21, 2026, to coincide with the transfer of the upland property.

Approval of this lease assignment will not result in a change in the use of, or impacts to, Public Trust resources at this location, at this time, and for the remaining term of the lease. For these reasons, staff recommends finding that approval of this assignment is in the best interest of the State.

CONCLUSION:

Assignment of this lease will not result in a change in the use of, or impacts to, Public Trust resources and is in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the application is a 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.
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. Assignment of 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, sections 15060, subdivision (c)(3), and 15378, subdivision (b)(5).

RECOMMENDED ACTION:

It is recommended that the Commission:

PUBLIC TRUST AND STATE'S BEST INTERESTS:

Find that the proposed Assignment of Lease will not substantially interfere with Public Trust needs and values at this location, at this time, and for the term of the lease; and is in the best interests of the State.

AUTHORIZATION:

Authorize the assignment of Lease 9888, a General Lease – Recreational and Protective Use of sovereign land, from Geoffrey H. Gorsuch and Karen M. Gorsuch, Trustees of the 2003 Gorsuch Family Revocable Trust to Thinus Venter, Elizabeth Venter, and Danielle Cole, effective April 21, 2026.