

**MINUTE ITEM**  
This Calendar Item No. C01 was approved as  
Minute Item No. 01 by the California State Lands  
Commission by a vote of 3 to 0 at its  
8-8-05 meeting.

**CALENDAR ITEM  
C01**

A 4  
S 1

08/08/05  
PRC 5613 WP 5613.9  
R. Barham

**RECREATIONAL PIER LEASE**

**APPLICANT:**

Lenard S. Zipperian, Trustee under "Shamrock Ranch Trust Agreement and Declaration of Trust" dated April 1, 1968

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

Sovereign lands in Lake Tahoe, near Homewood, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier with boat lift and the retention of two existing mooring buoys as shown on the attached Exhibit A.

**LEASE TERM:**

Ten years, beginning July 18, 2005

**CONSIDERATION:**

No monetary consideration pursuant to Public Resources Code section 6503.5.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability insurance in the amount of no less than \$300,000.

Other:

This lease is conditioned on the Applicant obtaining authorization from the Tahoe Regional Planning Agency (TRPA) for the mooring buoys within two years after the adoption of the Lake Tahoe Shorezone Amendments-Draft Environmental Impact Statement (EIS) and approval of the ordinances based on the EIS.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland property adjoining the lease premises.
2. On October 17, 1995, the Commission authorized a Recreational Pier Lease with Lenard S. Zipperian and Judith M. Zipperian. That lease

CALENDAR ITEM NO. C01 (CONT'D)

expired on July 17, 2005. The property ownership has since transferred to Lenard S. Zipperian, Trustee under "Shamrock Ranch Trust Agreement and Declaration of Trust" dated April 1, 1968. Applicant qualifies for a Recreational Pier Lease because he is a natural person who has improved the littoral land with, and uses the upland for, a single-family dwelling.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**APPROVALS REQUIRED:**

Buoys: Tahoe Regional Planning Agency

**EXHIBIT:**

- A. Site and Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A

CALENDAR ITEM NO. C01 (CONT'D)

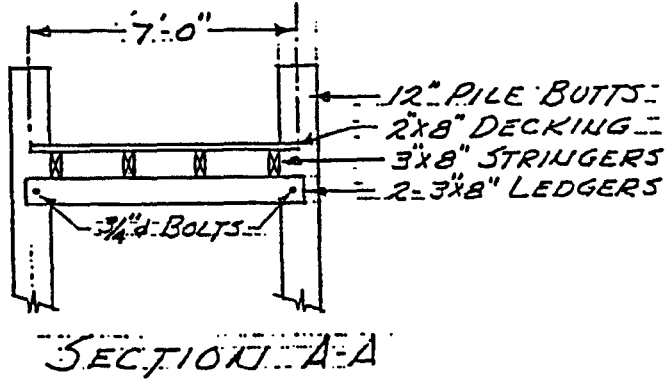
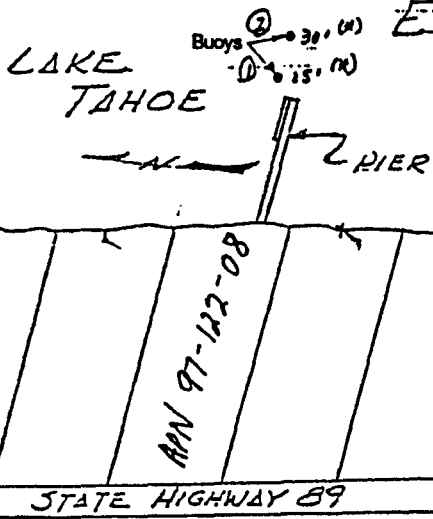
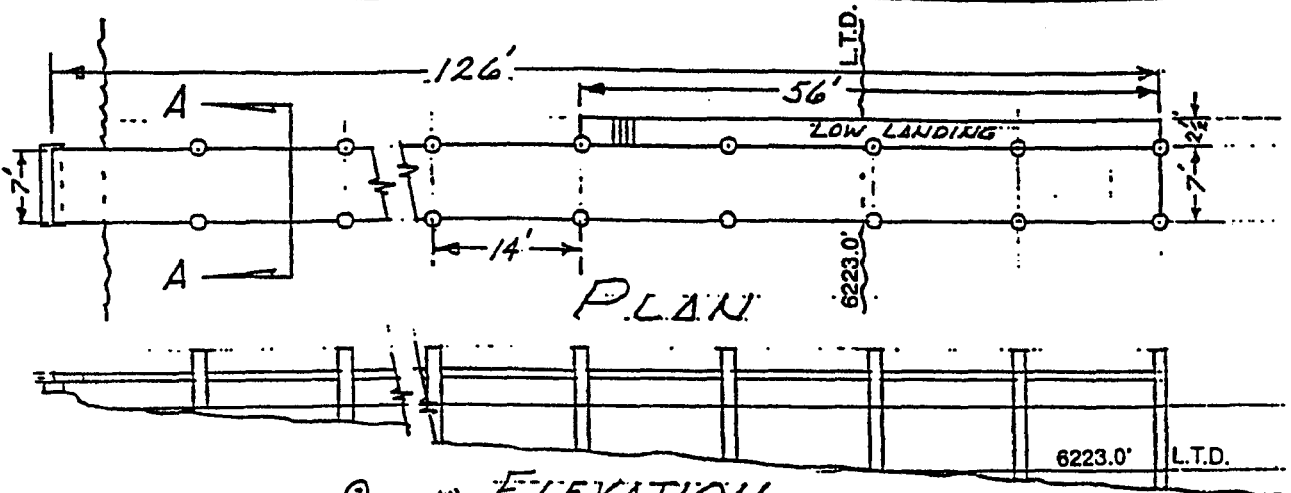
CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

**SIGNIFICANT LANDS INVENTORY FINDING:**

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO LENARD S. ZIPPERIAN, TRUSTEE UNDER "SHAMROCK RANCH TRUST AGREEMENT AND DECLARATION OF TRUST" DATED APRIL 1, 1968, OF A TEN-YEAR RECREATIONAL PIER LEASE, BEGINNING JULY 18, 2005, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING PIER WITH BOAT LIFT AND THE RETENTION OF TWO EXISTING MOORING BUOYS ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6503.5; LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN \$300,000.

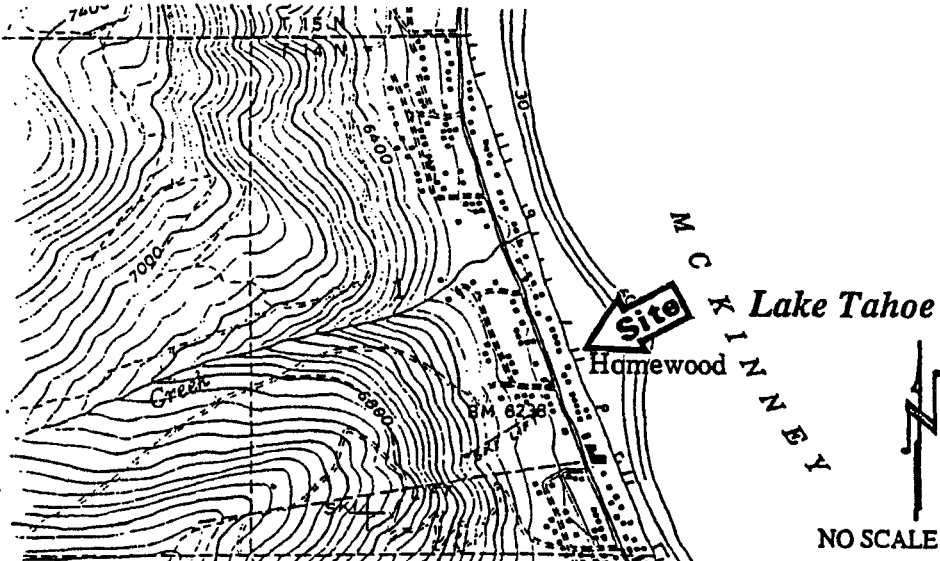


(\*) APPROX. FEET FROM END OF PIER, 15' SEPARATION FROM BUOY #1 TO BUOY #2.

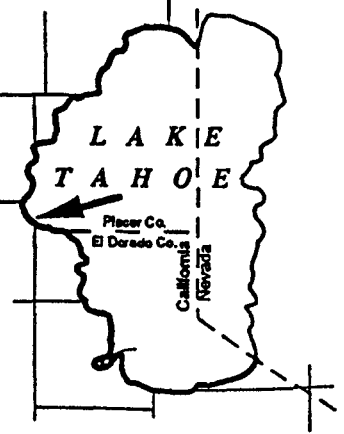
5060 West Lake Blvd.

NO SCALE

**LOCATION MAP**



**EXHIBIT "A"**  
 PRC 5613.9  
 APN 97 - 122 - 023  
 Lake Tahoe  
 PLACER COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, 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.