

**CALENDAR ITEM  
C15**

A 1  
S 1

12/18/15  
W 26838  
S. Kreuzburg

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

Mario C. DiPrisco and Jennifer K. DiPrisco, Trustees of the Mario and Jennifer DiPrisco Family Trust under revocable trust agreement dated June 2, 2010

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

Sovereign land in Lake Tahoe, adjacent to 2930 Lake Terrace Avenue, near Tahoe City, Placer County.

**AUTHORIZED USE:**

Use and maintenance of two existing mooring buoys not previously authorized by the Commission.

**LEASE TERM:**

10 years, beginning December 18, 2015.

**CONSIDERATION:**

\$754 per year, with an annual Consumer Price Index adjustment.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

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

Other:

1. If Lessee does not have valid Tahoe Regional Planning Agency (TRPA) buoy permits, Lessee is required to obtain such authorization for the mooring buoys within two years after the adoption of a Final Environmental Impact Statement (FEIS) for the Lake Tahoe Shorezone Ordinance Amendments and approval of the amended ordinances. If Lessee is unable to obtain such authorization within the time limit, they must remove the buoys.
2. Lessee expressly acknowledges and agrees that issuance of a lease does not substitute for, or provide preference in, obtaining

CALENDAR ITEM NO. **C15** (CONT'D)

authorizations from TRPA or any other regulatory agency for the improvements authorized by the Commission.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland adjoining the lease premises.
2. The Applicant has applied for a General Lease – Recreational Use for the use and maintenance of two existing mooring buoys. The Applicant’s two mooring buoys have been in Lake Tahoe for many years, but were not previously authorized by the Commission. Staff recommends bringing the two mooring buoys under lease.
3. The 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 2, section 2905, subdivision (a)(2).

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

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. 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.

**EXHIBITS:**

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

**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 2, section 2905, subdivision (a)(2).

CALENDAR ITEM NO. **C15** (CONT'D)

**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 section 6370 et seq.

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational Use to Mario C. DiPrisco and Jennifer K. DiPrisco, Trustees of the Mario and Jennifer DiPrisco Family Trust under revocable trust agreement dated June 2, 2010, beginning December 18, 2015, for a term of 10 years, for the use and maintenance of two existing mooring buoys not previously authorized by the Commission as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$754, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**W 26838**

**LAND DESCRIPTION**

Two parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 1 of fractional Section 4, Township 15 North, Range 17 East, M.D.B.&M., as shown on Official Government Township Plat approved November 9, 1866, County of Placer, State of California, more particularly described as follows:

**PARCELS 1 & 2 – BUOYS**

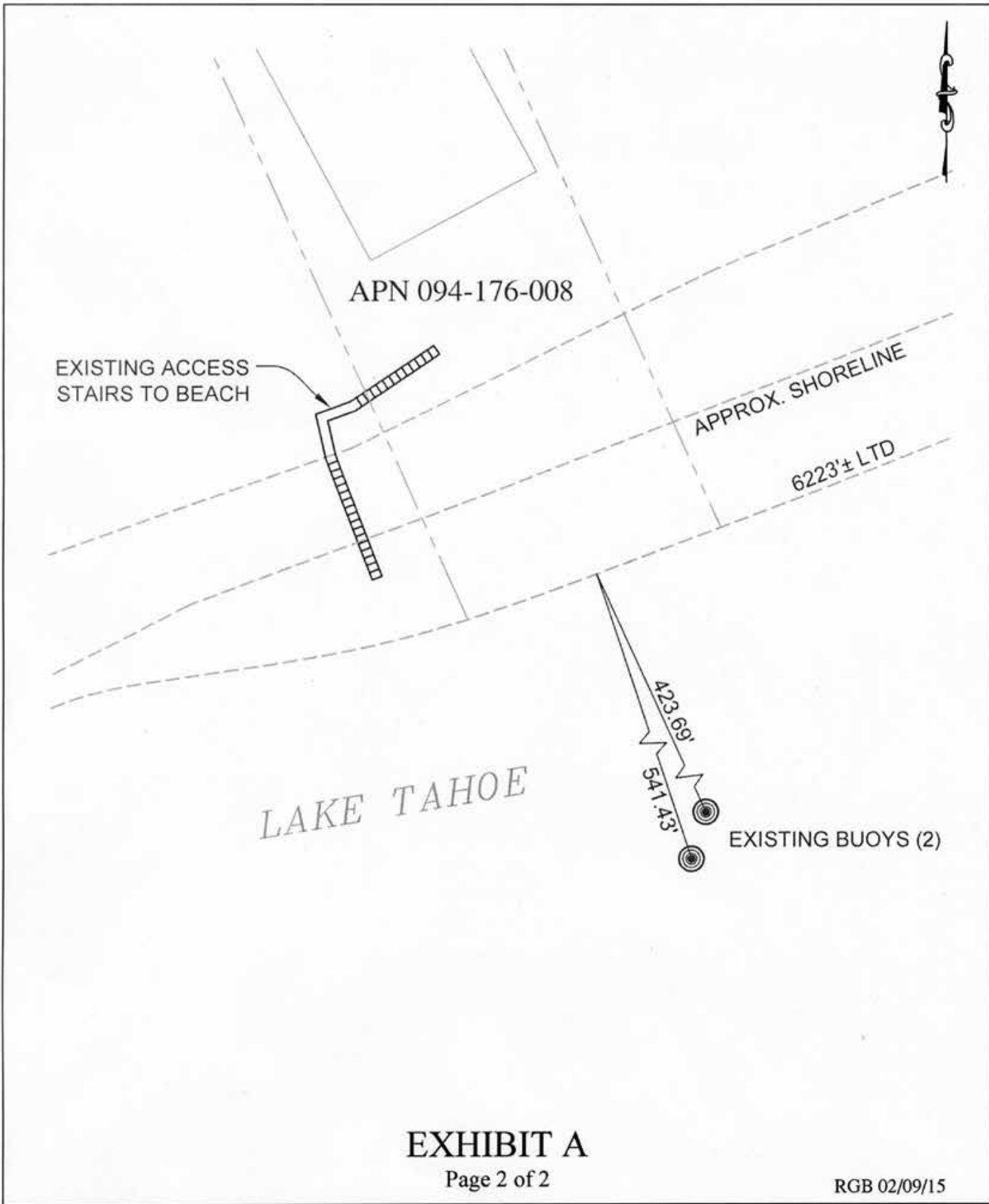
Two circular parcels of land, each being 50 feet in diameter, underlying two existing buoys lying adjacent to that parcel described in Grant Deed recorded May 5, 2014 as Document Number 2014-0028750 in Official Records of said County.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared 02/09/2015 by the California State Lands Commission Boundary Unit.





LAND DESCRIPTION PLAT  
 W 26838, DI PRISCO TRUST  
 PLACER COUNTY

CALIFORNIA STATE  
 LANDS COMMISSION



NO SCALE

**SITE**

APN 094-176-008

EXISTING ACCESS  
STAIRS TO BEACH

APPROX. SHORELINE

6223'± LTD

LAKE TAHOE

423.69'

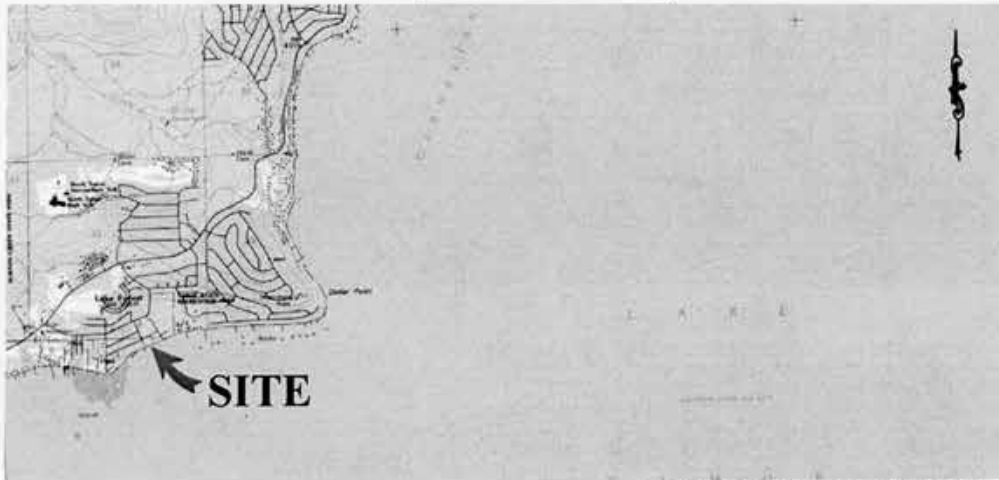
541.43'

EXISTING BUOYS (2)

2930 LAKE TERRACE AVE., TAHOE CITY

NO SCALE

**LOCATION**



**SITE**

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**

W 26838

Di PRISCO TRUST

APN 094-176-008

GENERAL LEASE -  
RECREATIONAL USE  
PLACER COUNTY



**SITE**

LAKE  
TAHOE

Placer Co.

El Dorado Co.

California  
Nevada

RGB 02/09/15