

**CALENDAR ITEM  
C02**

A	5	04/23/14
S	1	PRC 7416.9 G. Asimakopoulos

**AUTHORIZE ACCEPTANCE OF TWO LEASE QUITCLAIM DEEDS AND  
AMENDMENT OF A RECREATIONAL PIER LEASE**

**LESSEES:**

Ann Solari Ferrante; Elaine-Maryse Solari; and Virginia Solari Mazry, as Trustee of the Virginia Solari Mazry 2005 Trust dated May 19, 2005

**LESSEE/APPLICANTS:**

Elaine-Maryse Solari; Richard Donald Johnson; Mathew Scott Ferrante; Jason Anthony Ferrante; Marissa Diane Ferrante; and Ann Solari Ferrante, Trustee of the Joseph A. Ferrante and Ann Solari Ferrante 2004 Trust U/D/T March 31, 2004

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

Sovereign land in Lake Tahoe, adjacent to 8453 Meeks Bay Avenue, near Meeks Bay, El Dorado County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier, boat lift, boat hoist, and two mooring buoys.

**LEASE TERM:**

10 years, beginning May 26, 2009.

**CONSIDERATION:**

No monetary consideration pursuant to Public Resources Code section 6503.5.

**PROPOSED AMENDMENT:**

Amend the lease to remove Ann Solari Ferrante, and Virginia Solari Mazry, as Trustee of the Virginia Solari Mazry 2005 Trust dated May 19, 2005, and add Richard Donald Johnson, Mathew Scott Ferrante, Jason Anthony Ferrante, Marissa Diane Ferrante, and Ann Solari Ferrante, Trustee of the Joseph A. Ferrante and Ann Solari Ferrante 2004 Trust U/D/T March 31, 2004 as Lessees, with Elaine-Maryse Solari. All other terms and conditions of the lease shall remain in effect without amendment.

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**OTHER PERTINENT INFORMATION:**

1. Applicants own the upland adjoining the lease premises.
2. On December 17, 2009, the Commission authorized Lease No. PRC 7416.9, a 10-year Recreational Pier Lease, for a pier, boat lift, boat hoist, and two mooring buoys, with Ann Solari Ferrante, Elaine-Maryse Solari, and Virginia Solari Mazry, as Trustee of the Virginia Solari Mazry 2005 Trust dated May 19, 2005. That lease expires on May 25, 2019.
3. On May 28, 2013, Virginia Solari Mazry, as Trustee of the Virginia Solari Mazry 2005 Trust dated May 19, 2005, deeded the trust's undivided 1/3 interest in the upland property to Richard Donald Johnson, Matthew Scott Ferrante, Jason Anthony Ferrante, and Marissa Diane Ferrante. Virginia Solari Mazry, as Trustee of the Virginia Solari Mazry 2005 Trust dated May 19, 2005, executed a Lease Quitclaim Deed releasing all interest in the existing lease.
4. On May 28, 2013, Ann Solari Ferrante, deeded her undivided 1/3 interest in the upland property to Ann Solari Ferrante, Trustee of the Joseph A. Ferrante and Ann Solari Ferrante 2004 Trust U/D/T March 31, 2004, Applicant. Ann Solari Ferrante executed a Lease Quitclaim Deed releasing all interest in the existing lease.
5. Staff recommends acceptance of the Lease Quitclaim Deed from Virginia Solari Mazry, as Trustee of the Virginia Solari Mazry 2005 Trust dated May 19, 2005, and acceptance of the Lease Quitclaim Deed from Ann Solari Ferrante. Applicants are now applying for an amendment to the lease to add Richard Donald Johnson, Matthew Scott Ferrante, Jason Anthony Ferrante, and Marissa Diane Ferrante, and Ann Solari Ferrante, Trustee of the Joseph A. Ferrante and Ann Solari Ferrante 2004 Trust U/D/T March 31, 2004, as co-Lessees, with Elaine-Maryse Solari.
6. The staff recommends that the Commission find that the subject acceptance of lease quitclaim deeds and lease amendment does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

CALENDAR ITEM NO. **C02** (CONT'D)

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

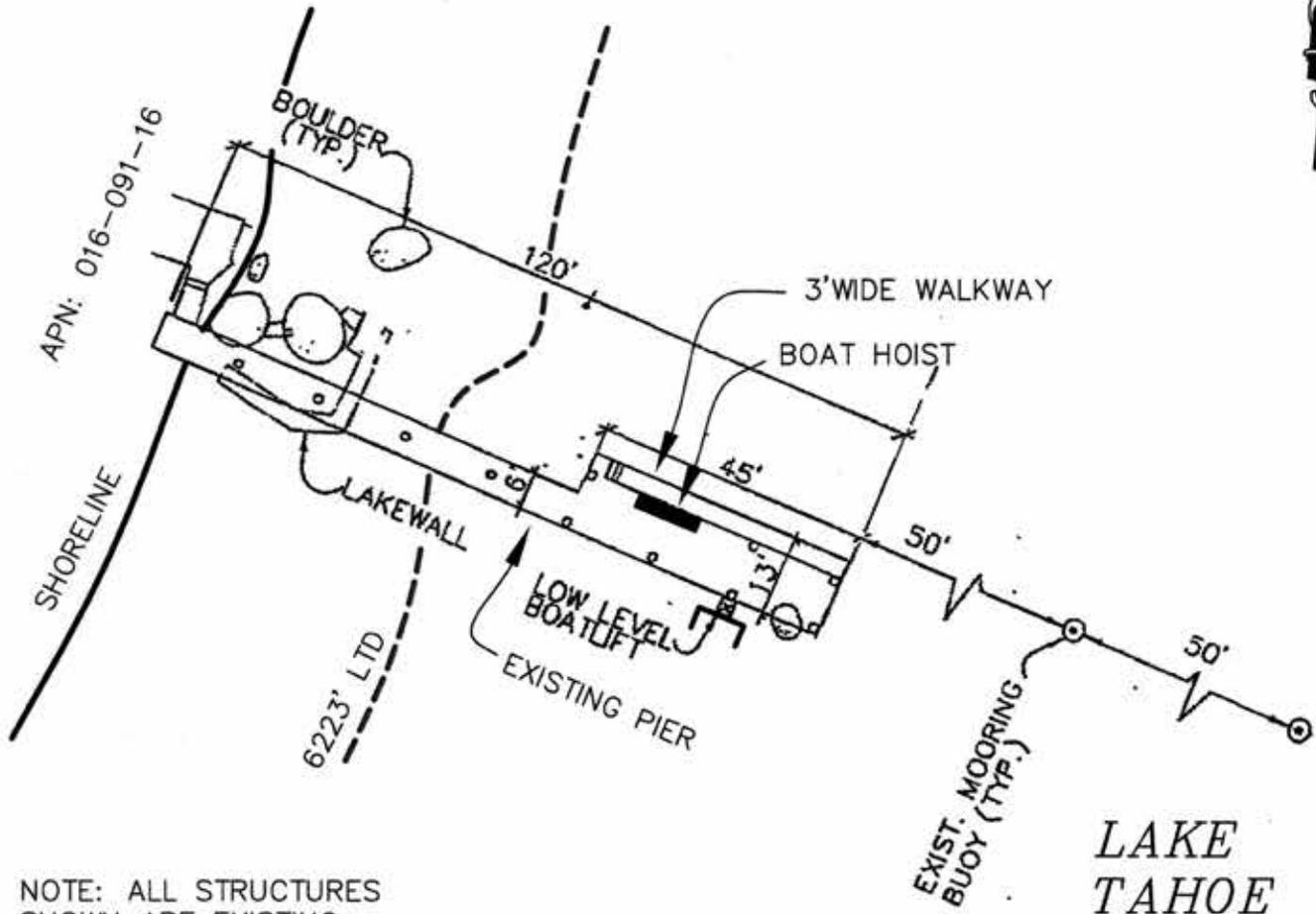
Find that the subject acceptance of quitclaim deeds and lease amendment is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**AUTHORIZATION:**

1. Authorize acceptance of a Lease Quitclaim Deed executed by Virginia Solari Mazry, as Trustee of the Virginia Solari Mazry 2005 Trust dated May 19, 2005, releasing all interest in Lease No. PRC 7416.9, a Recreational Pier Lease.
2. Authorize acceptance of a Lease Quitclaim Deed executed by Ann Solari Ferrante, releasing all interest in Lease No. PRC 7416.9, a Recreational Pier Lease.
3. Authorize amendment of Lease No. PRC 7416.9, a Recreational Pier Lease, effective April 23, 2014, to remove Virginia Solari Mazry, as Trustee of the Virginia Solari Mazry 2005 Trust dated May 19, 2005, and Ann Solari Ferrante, and add Richard Donald Johnson, Matthew Scott Ferrante, Jason Anthony Ferrante, Marissa Diane Ferrante, and Ann Solari Ferrante, Trustee of the Joseph A. Ferrante and Ann Solari Ferrante 2004 Trust U/D/T March 31, 2004, as Lessees, all other terms and conditions of the lease shall remain in effect without amendment.

NO SCALE

### SITE



NOTE: ALL STRUCTURES SHOWN ARE EXISTING.

## LAKE TAHOE

8453 MEEKS BAY AVENUE, MEEKS BAY

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit A

PRC 7416.9  
 SOLARI, JOHNSON, FERRANTE,  
 FERRANTE, FERRANTE, &  
 FERRANTE TRUSTEE  
 APN 016-091-16  
 RECREATIONAL PIER LEASE  
 EL DORADO COUNTY



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.