

This Calendar Item No. C35 was approved as Minute Item No. 35 by the California State Lands Commission by a vote of 3 to 0 at its 4-26-05 meeting.

**CALENDAR ITEM  
C35**

A 2, 5  
S 4, 6

04/26/05  
PRC 6884 WP 6884.9  
V. Massey

**GENERAL LEASE  
PROTECTIVE STRUCTURE AND RECREATIONAL USE**

**APPLICANTS:**

John J. Corcoran III and Carol A. Corcoran  
Co-Trustees of the Corcoran Family Trust, Dated June 15, 2004.

**LAND TYPE, AND LOCATION:**

Tide and submerged lands in the Sacramento River, adjacent to the Garden Highway, near the city of Sacramento, Sacramento County.

**AUTHORIZED USE:**

The continued use and maintenance of an existing single-berth floating boat dock with removable tarpaulin cover, and ramp and the use and maintenance of bank protection.

**LEASE TERM:**

10 years, beginning August 1, 2005.

**CONSIDERATION:**

Single-berth floating boat dock with removable tarpaulin cover, and ramp:  
No monetary consideration pursuant to Public Resources Code section 6503.5.

Bank Protection: The public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such to be in the State's best interest.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance with combined coverage no less than \$500,000.

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Other:

No new facilities or improvements beyond those described in the proposed lease shall be constructed on the lease premises until Lessee has obtained Lessor's prior approval in writing, as well as provided Lessor with copies of all necessary permits, including, but not limited to, the California Regional Water Quality Control Board, the California Department of Fish and Game, The Reclamation Board, the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service and NOAA Fisheries Final Biological Opinions, if applicable.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the uplands adjoining the lease premises.
2. On May 3, 1995, the Commission issued a Recreational Pier Lease to John J. Corcoran III and Carol A. Corcoran for a single-berth floating boat dock and ramp. That lease will expire on July 31, 2005. John J. Corcoran and Carol A. Corcoran are now applying for a new General Lease - Protective Structure and Recreational Use. Applicants qualify for a rent - free single-berth floating boat dock with removable tarpaulin cover, and ramp because the applicants are natural persons who have improved the upland with, and use the upland for, a single-family dwelling.
3. The bank protection at this location mutually benefits both the public and the applicant. The bank protection of the River will have the additional protection from wave action provided at no cost to the public.
4. **Single-Berth floating boat dock with removable tarpaulin cover and ramp:**  
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.

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5. **Bank Protection:**

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 4, Minor alterations to land; Title 14, California Code of Regulations, section 15304.

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

6. 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.

**EXHIBITS:**

- A. Site Map
- B. Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

**SINGLE-BERTH FLOATING BOAT DOCK WITH REMOVABLE TARPAULIN COVER, AND RAMP:** FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

**BANK PROTECTION:** FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14,

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CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 4, MINOR ALTERATIONS TO LAND; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15304.

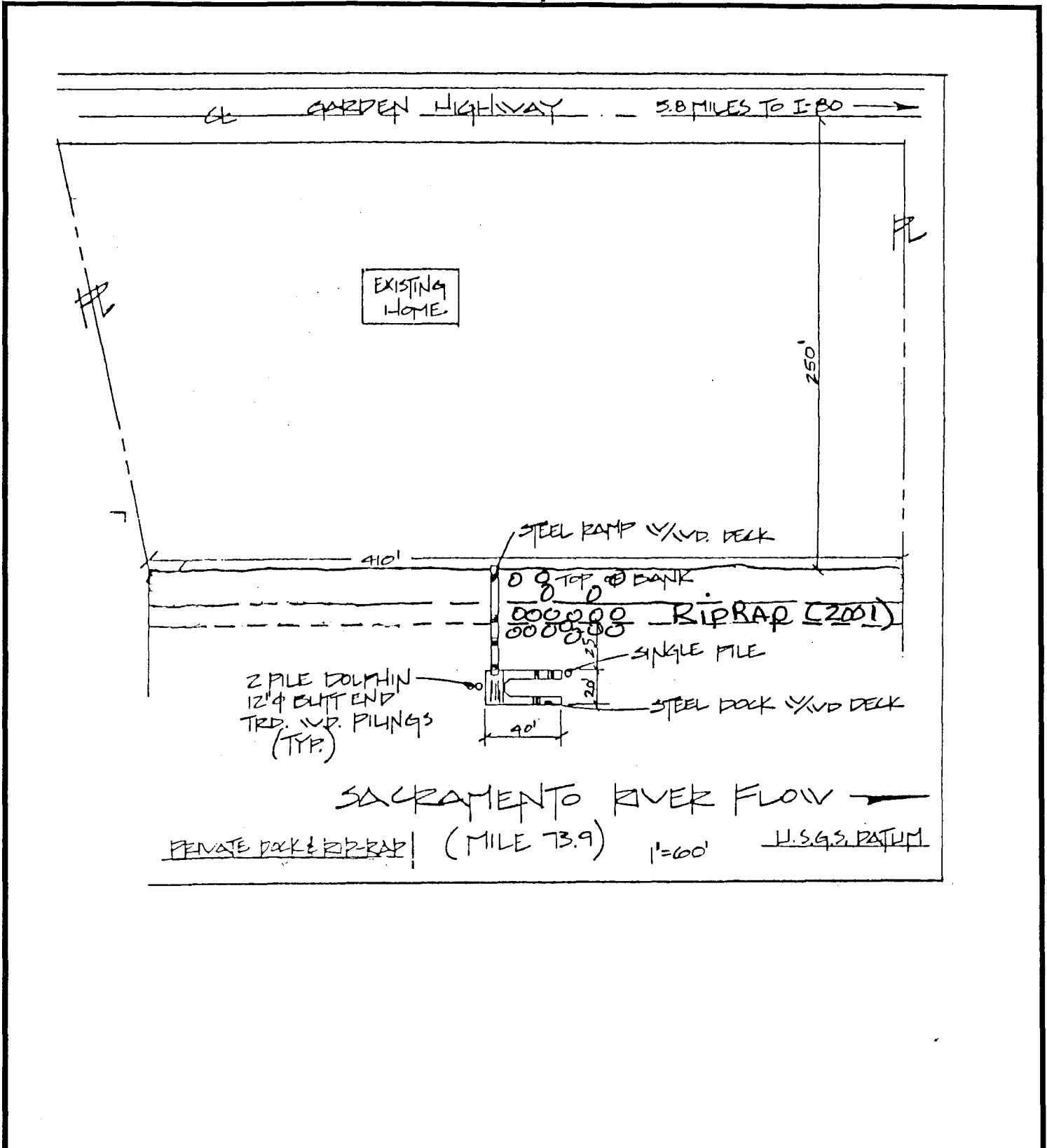
**SIGNIFICANT LANDS INVENTORY FINDING:**

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:**

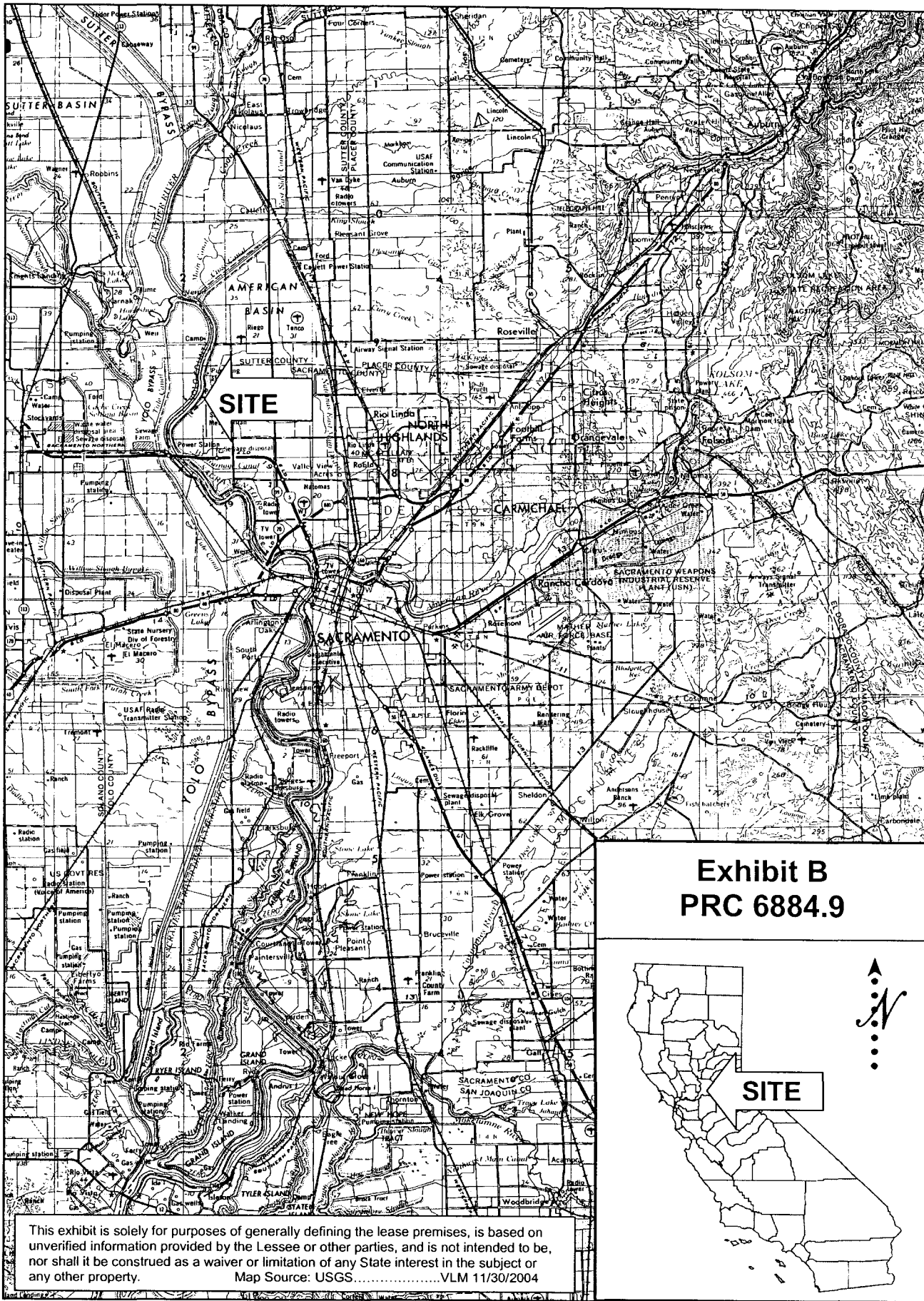
AUTHORIZE ISSUANCE TO JOHN J. CORCORAN III AND CAROL A. CORCORAN AS CO-TRUSTEES OF THE CORCORAN FAMILY TRUST, DATED JUNE 15, 2004, OF A GENERAL LEASE PROTECTIVE STRUCTURE AND RECREATIONAL USE, BEGINNING AUGUST 1, 2005, FOR A TERM OF TEN-YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING SINGLE-BERTH FLOATING BOAT DOCK WITH REMOVABLE TARPAULIN COVER, AND RAMP AND THE USE AND MAINTENANCE OF BANK PROTECTION AS REPRESENTED ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION; SINGLE BERTH FLOATING BOAT DOCK WITH REMOVEABLE TARPAULIN COVER AND RAMP: NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6503.5; BANK PROTECTION: THE PUBLIC USE AND BENEFIT; WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST ; LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN \$500,000.

# Site Map



This exhibit is solely for purposes of generally defining the leased premises, is based on unverified information provided by lessee or other parties, and is not intended to be, nor shall it be construed to as a waiver or limitation of any state interest in the subject or any other property.

**Exhibit A**  
**PRC 6884.9**



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