

MINUTE ITEM

This Calendar Item No. C64 was approved as Minute Item No. 64 by the California State Lands Commission by a vote of 3 to 0 at its 06/26/06 meeting.

CALENDAR ITEM  
**C64**

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06/26/06  
PRC 8691 W 23739

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J. McComas

**GENERAL LEASE- RECREATIONAL USE**

**APPLICANTS:**

Douglas Angelo Deluchi and Jane F. Deluchi, as Trustees of the 2001 Douglas Angelo Deluchi and Jane F. Deluchi Revocable Trust of July 11, 2001

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

Sovereign lands in the San Joaquin River, near Isleton, Sacramento County.

**AUTHORIZED USE:**

The construction, use, and maintenance of an uncovered floating side-tie boat dock, landing platform, walkway, ramp, wave attenuation structure, pilings, utility conduit, and boat hoist.

**LEASE TERM:**

Ten years, beginning June 26, 2006.

**CONSIDERATION:**

**LANDING PLATFORM:**

\$60 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

**UNCOVERED FLOATING SIDE-TIE BOAT DOCK, WALKWAY, RAMP, WAVE ATTENUATION STRUCTURE, PILINGS, UTILITY CONDUIT, AND BOAT HOIST:**

No monetary consideration pursuant to Public Resources Code section 6503.5.

**SPECIFIC LEASE PROVISIONS:**

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

**OTHER PERTINENT INFORMATION:**

1. Applicants own the uplands adjoining the lease premises.

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2. Applicants qualify for a rent free uncovered floating side-tie boat dock, walkway, ramp wave attenuation structure, pilings, utility conduit, and boat hoist because the Applicants are natural persons who have improved the littoral land with, and use the upland for, a single-family dwelling. Rent will be applied for the landing platform because the landing does not qualify as rent free under Public Resources Code Section 6503.5.
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 3, New Construction or Conversion of Small Structures; Title 14, California Code of Regulations, section 15303.
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 OBTAINED:**

U. S. Army Corps of Engineers, NOAA Fisheries Service, U. S. Fish and Wildlife Service, Central Valley Regional Water Quality Control Board, State Reclamation Board, California Department of Fish and Game, and the Brannan-Andrus Levee Maintenance District.

**EXHIBIT:**

- A. Site and Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

June 12, 2006

**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 CATEGORICALLY EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OR CONVERSION OF

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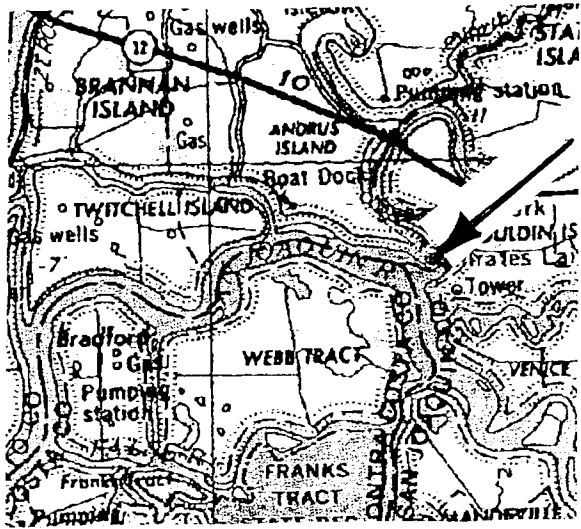
SMALL STRUCTURES; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15303.

**SIGNIFICANT LANDS INVENTORY FINDING:**

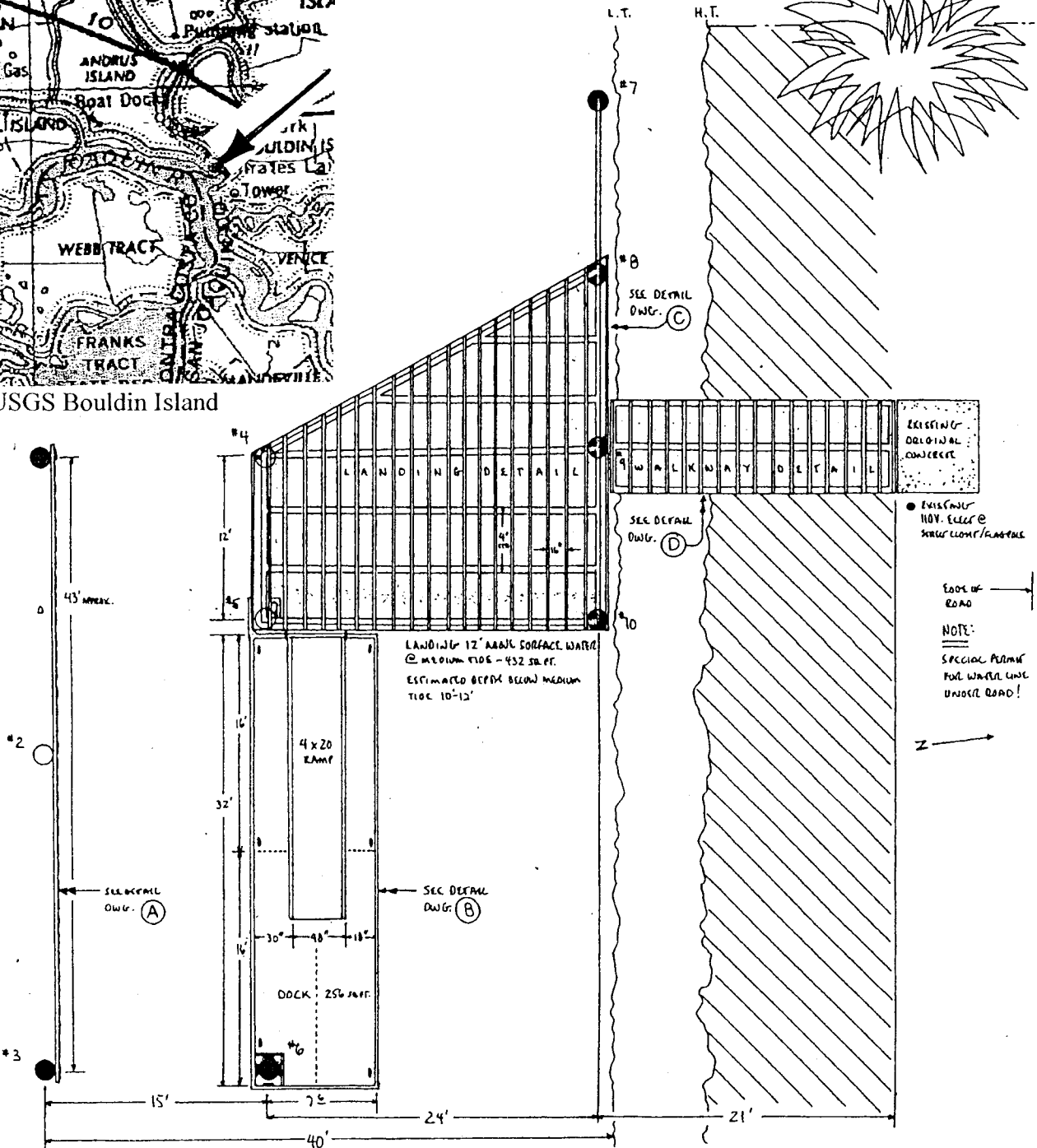
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO DOUGLAS ANGELO DELUCHI AND JANE F. DELUCHI, AS TRUSTEES OF THE 2001 DOUGLAS ANGELO DELUCHI AND JANE F. DELUCHI REVOCABLE TRUST OF JULY 11, 2001, OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING JUNE 26, 2006, FOR A TERM OF TEN YEARS, FOR THE CONSTRUCTION, USE, AND MAINTENANCE OF AN UNCOVERED FLOATING SIDE-TIE BOAT DOCK, LANDING PLATFORM, WALKWAY, RAMP, WAVE ATTENUATION STRUCTURE, PILINGS, UTILITY CONDUIT, AND BOAT HOIST AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$60 PER YEAR FOR THE LANDING PLATFORM, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE 3503.5 FOR THE UNCOVERED FLOATING SIDE -TIE BOAT DOCK, WALKWAY, RAMP, WAVE ATTENUATION STRUCTURE, PILINGS, UTILITY CONDUIT, AND BOAT HOIST; LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN \$500,000.



USGS Bouldin Island



2001 Douglas Angelo Deluchi and Jane F. Deluchi  
 Revocable Trust  
 APN: 156-0150-003  
 General Lease - Recreational Use  
 Sacramento County

JM 5/06

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**  
**W 23739**