

**CALENDAR ITEM
C05**

A 7,8
S 2,5

04/26/13
W 26652
R. Boggiano

GENERAL LEASE - RECREATIONAL USE

APPLICANT:

The Island Club, Inc., a California corporation

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Montezuma Slough adjacent to 3372 Gum Tree Road, near Suisun City, Solano County.

AUTHORIZED USE:

Use and maintenance of an existing uncovered floating boat dock, two pilings, walkway, electric and water utility outlet, security fence, and covered storage shed not previously authorized by the Commission.

LEASE TERM:

10 years beginning April 26, 2013.

CONSIDERATION:

\$354 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

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

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. The facilities existed before the Applicant purchased the adjacent property in 1973 but were never authorized by the Commission. Applicant is now applying for a General Lease - Recreational Use.
3. The Applicant is a private duck club located on the upland adjoining the lease premises. The docking facilities are utilized by the members of the duck club.

CALENDAR ITEM NO. **C05** (CONT'D)

4. 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.

5. 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).

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 The Island Club, Inc., a California corporation, beginning April 26, 2013, for a term of 10 years, for the use and maintenance of an existing uncovered floating boat dock, two pilings, walkway, electric and water utility outlet, security fence, and covered storage shed not previously authorized by the Commission as described in Exhibit A and shown on Exhibit B (for

CALENDAR ITEM NO. **C05** (CONT'D)

reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$354 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; and liability insurance in the amount of no less than \$1,000,000.

EXHIBIT A

W 26652

LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of Montezuma Slough, lying adjacent to Swamp and Overflowed Land Survey 564 patented January 17, 1876, County of Solano, State of California and more particularly described as follows:

All those lands underlying an existing uncovered floating boat dock, walkway, security fence, utility conduit, shed and two pilings lying adjacent to that parcel described in Grant Deed, recorded November 21, 1973 in Document No. 28353 in Official Records of said County.

TOGETHER WITH a 10' impact area.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the left bank of said slough.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 02/07/13 by the California State Lands Commission Boundary Unit



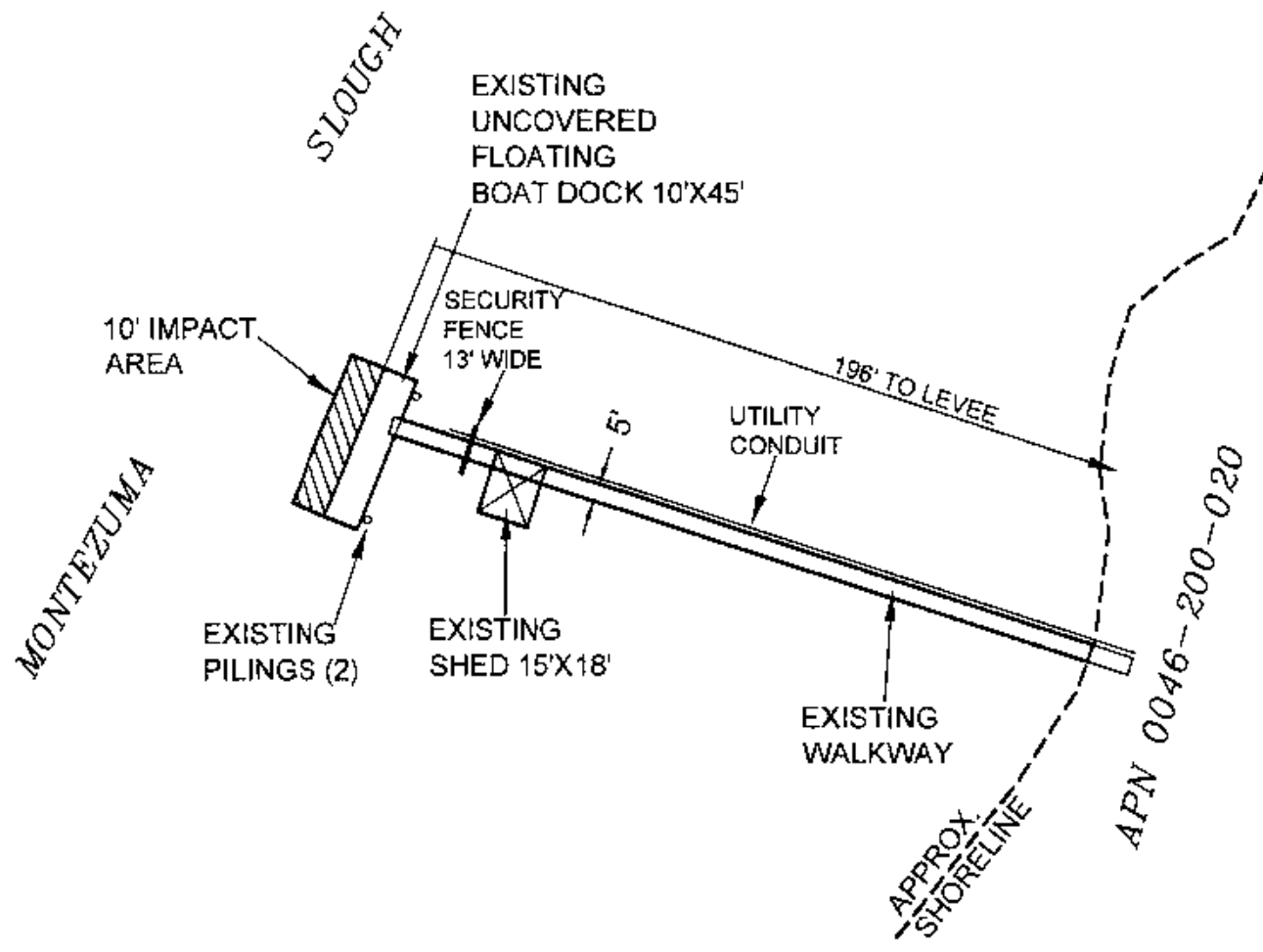


EXHIBIT A

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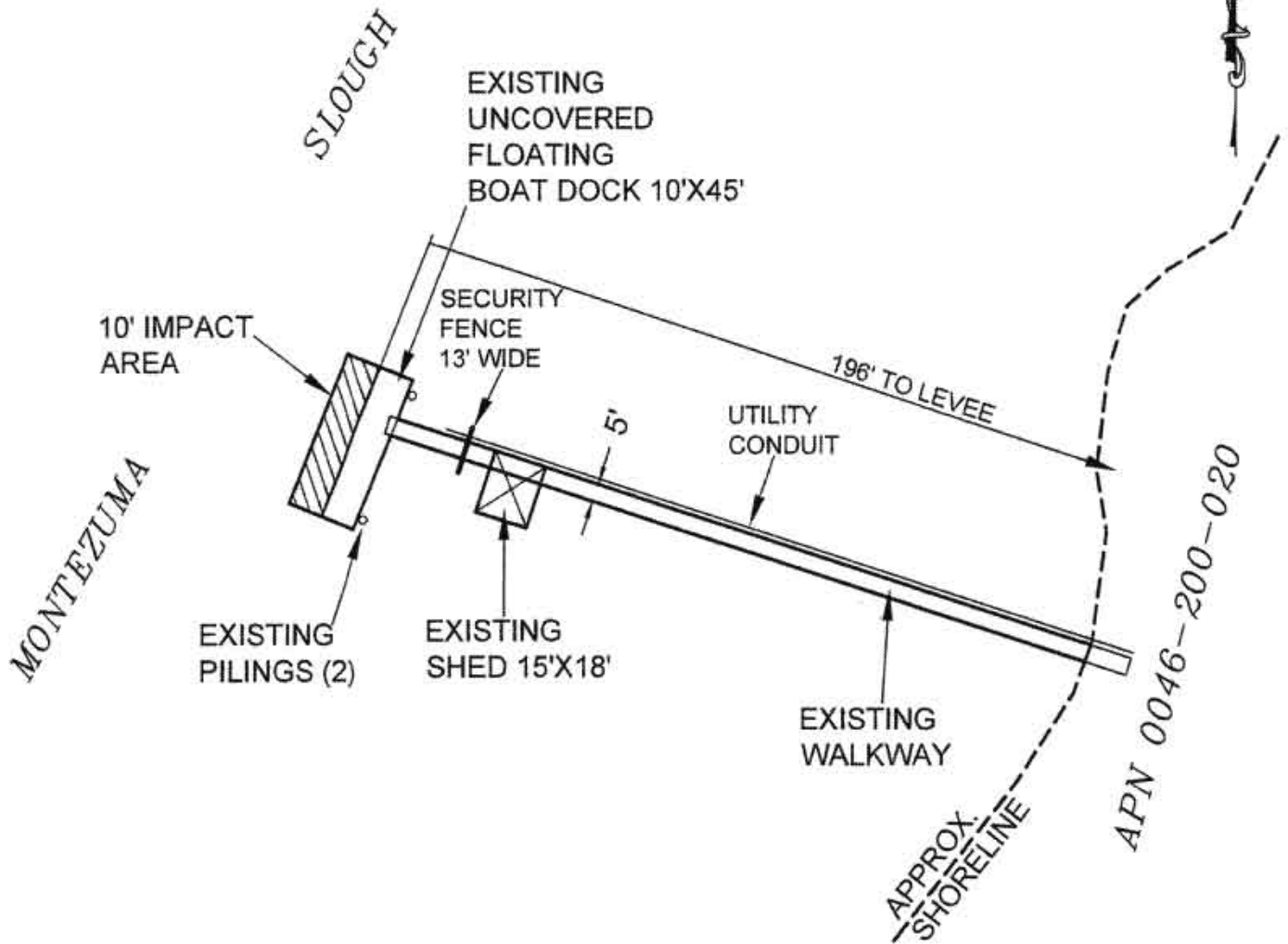
LAND DESCRIPTION PLAT
W26652, THE ISLAND CLUB INC.
SOLANO COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE



3372 GUM TREE ROAD, GRIZZLY ISLAND, NEAR SUISUN CITY

NO SCALE

LOCATION



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

W26652

THE ISLAND CLUB INC.

APN 0046-200-020

GENERAL LEASE -
RECREATIONAL USE
SOLANO COUNTY



TS 02/07/13