

**CALENDAR ITEM
C53**

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02/20/15
W 26809
A. Franzoia

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Buddie L. Young

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Steamboat Slough, adjacent to 3457 Snug Harbor Drive, on Ryer Island, near Walnut Grove, Solano County.

AUTHORIZED USE:

Use and maintenance of two existing uncovered floating boat docks, four steel pilings, and ramp.

LEASE TERM:

10 years, beginning February 20, 2015

CONSIDERATION:

Uncovered Floating Boat Docks, Four Steel Pilings, and Ramp:
\$155 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

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

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. The existing dock facilities were never authorized but have existed at this location for many years, and were constructed prior to the Applicant's ownership of the upland. The Applicant is now applying for a General Lease – Recreational. Staff recommends authorization of these facilities.
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,

CALENDAR ITEM NO. **C53** (CONT'D)

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).

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 Buddie L. Young beginning February 20, 2015, for a term of 10 years, for the use and maintenance of two existing uncovered floating boat docks, four steel pilings, and ramp, as described on Exhibit A and shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof; consideration for the existing uncovered floating boat docks, four steel pilings, and ramp: \$155 per year with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

W 26809

LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of the Steamboat Slough, lying adjacent to Swamp and Overflowed Land Survey 544 patented October 17, 1878, County of Solano, State of California and more particularly described as follows:

All those lands underlying two existing uncovered floating boat docks, ramp and four steel pilings lying adjacent to that parcel described in Quit Claim Deed, recorded July 12, 2011 in Document No. 2011000600798 in Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of said Steamboat Slough.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 11/25/14 by the California State Lands Commission Boundary Unit





STEAMBOAT SLOUGH

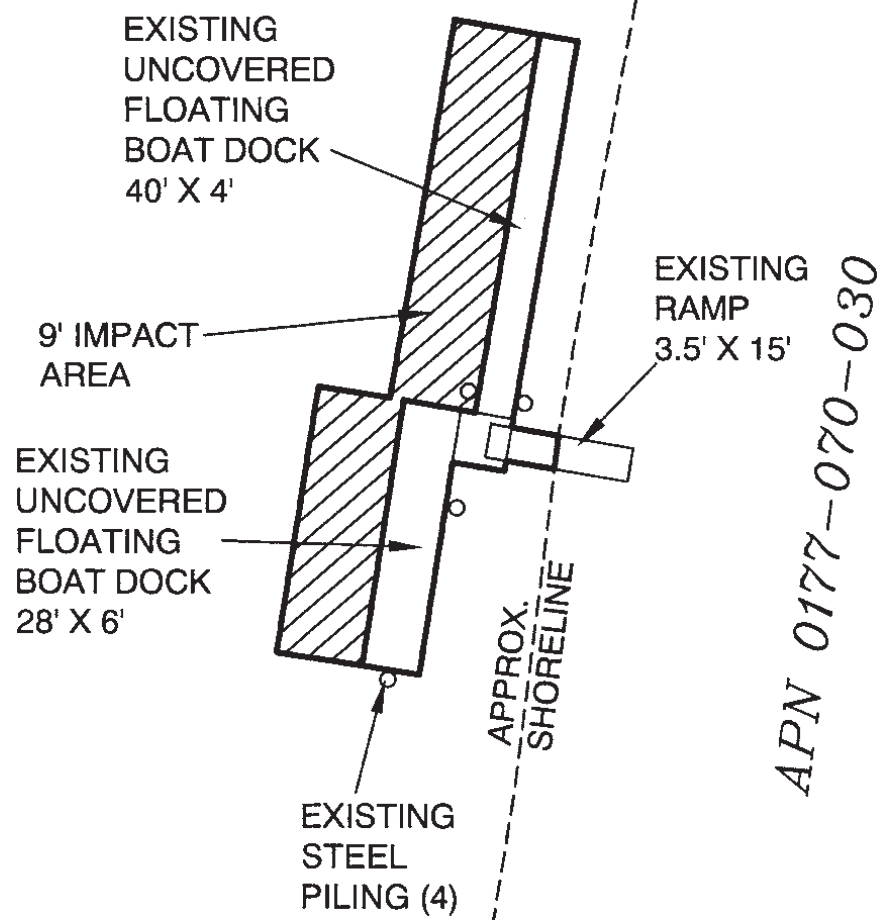


EXHIBIT A

LAND DESCRIPTION PLAT
W 26809, YOUNG
SOLANO COUNTY

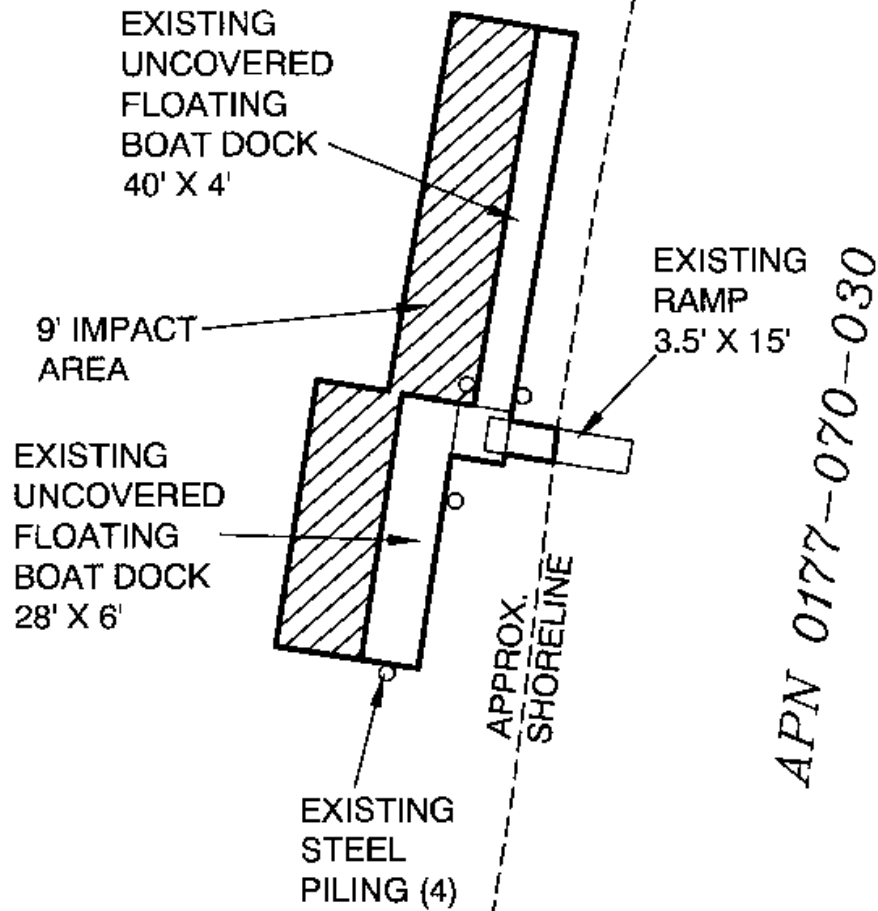
CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE

STEAMBOAT SLOUGH



3457 SNUG HARBOR DRIVE, NEAR WALNUT GROVE

NO SCALE

LOCATION



Exhibit B

W 26809
 YOUNG
 APN 0177-070-030
 GENERAL LEASE -
 RECREATIONAL USE
 SOLANO 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.