

**CALENDAR ITEM
C05**

A 2
S 2

06/29/15
PRC 3939.1
M. J. Columbus

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Reed A. Sammet and Cynthia A. Sammet

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in the Albion River, adjacent to 33601 Albion Ridge Road, near Albion, Mendocino County.

AUTHORIZED USE:

Continued use and maintenance of an existing boat dock previously authorized by the Commission, and an existing shed and two wooden posts not previously authorized by the Commission.

LEASE TERM:

10 years, beginning June 29, 2015.

CONSIDERATION:

\$362 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 improvements and has an access easement which includes rights to manage and develop the improvements pursuant to a deed recorded October 3, 1988.
2. On November 15, 1994, the Commission authorized a 10-year Recreational Pier Permit with Henry A. Sammet for a boat dock. That permit expired on January 22, 2004. On February 14, 2002, the upland parcel was deeded to Reed A. Sammet and Cynthia A. Sammet. The Applicant is now applying for a General Lease – Recreational Use.
3. The shed and two wooden posts have been part of the boat dock for many years but were not previously authorized by the Commission. Staff recommends bringing these facilities under lease.

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 Reed A. Sammet and Cynthia A. Sammet beginning June 29, 2015, for a term of 10 years, for the continued use and maintenance of an existing boat dock previously authorized by the Commission, and an existing shed and two wooden posts not previously authorized by the Commission, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of

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

\$362, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

LAND DESCRIPTION

A parcel of tide and submerged land, situate in the bed of the Albion River, lying adjacent to Section 28, Township 16 North, Range 17 West, MDM, as shown on the Official Government Plat, approved April 16th, 1873, County of Mendocino, State of California, and more particularly described as follows:

All those lands underlying an existing dock and shed adjacent to the left bank of said river and being adjacent to and northwesterly of that parcel as described in that Grant Deed recorded September 12th, 1995 in Book 2277 Page 564 in Official Records of said County.

TOGETHER WITH any applicable impact area(s).

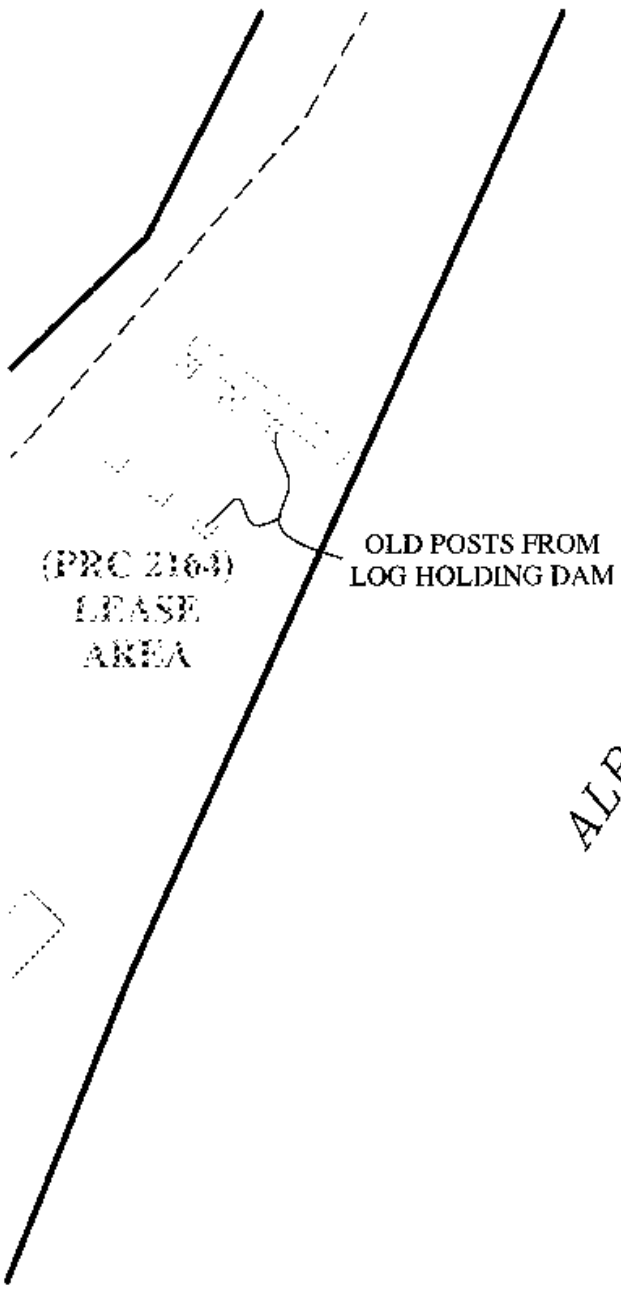
EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the left bank of said river.

Accompanying plat is hereby made a part of this description.

END OF DESCRIPTION

PREPARED 5/14/15 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT

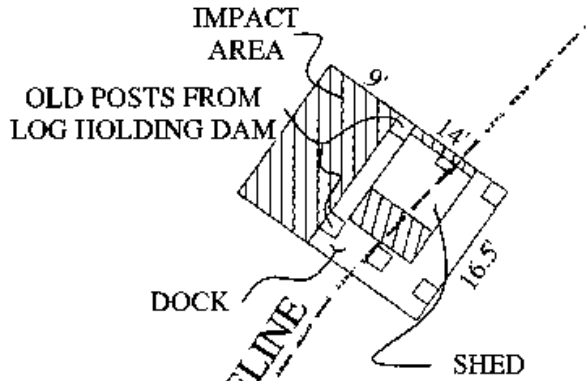




(PRC 2164)
LEASE
AREA

OLD POSTS FROM
LOG HOLDING DAM

ALBION RIVER



IMPACT
AREA

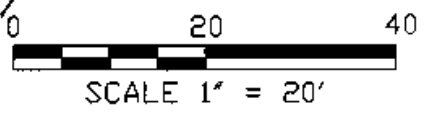
OLD POSTS FROM
LOG HOLDING DAM

DOCK

SHED

APN 123-170-23

APPROX. SHORELINE



* ALL STRUCTURES
SHOWN ARE EXISTING

EXHIBIT A

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LAND DESCRIPTION PLAT
PRC 3939.1, SAMMET
MENDOCINO COUNTY

CALIFORNIA STATE
LANDS COMMISSION



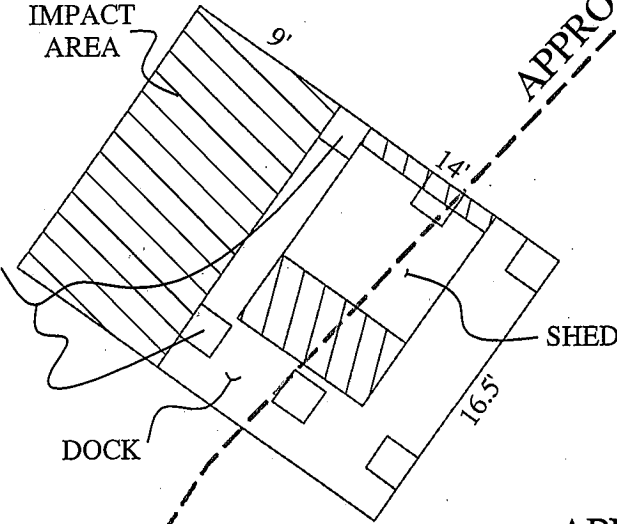
NO SCALE

SITE

ALBION RIVER

IMPACT AREA

OLD POSTS FROM LOG HOLDING DAM



APPROX. SHORELINE

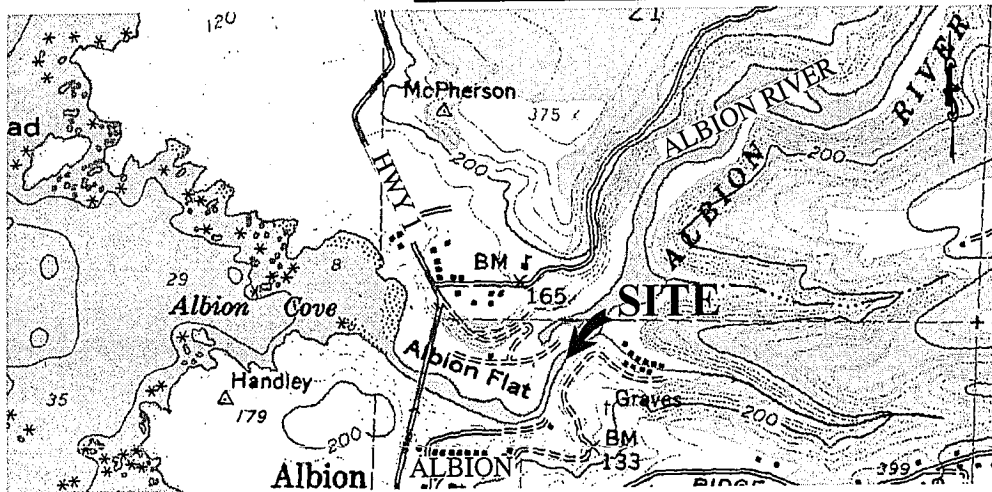
APN 123-170-23

* ALL STRUCTURES SHOWN ARE EXISTING

Albion River, Albion

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 3939.1
 SAMMET
 APN 123-170-23
 GENERAL LEASE -
 RECREATIONAL USE
 MENDOCINO COUNTY



MJF 05/28/15

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.