

**CALENDAR ITEM  
C49**

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06/29/15

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PRC 7929.1  
G. Asimakopoulos

**GENERAL LEASE – RECREATIONAL AND  
PROTECTIVE STRUCTURE USE**

**APPLICANT:**

Keith E. Lindsey and Lela Lindsey, Trustees of the Keith and Lela Lindsey Family Trust Dated April 24, 1996

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

Sovereign land located in Steamboat Slough, adjacent to 13944 Grand Island Road, on Grand Island, near the city of Walnut Grove, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing uncovered floating boat dock, gangway, pilings, boat launch ramp, and bank protection.

**LEASE TERM:**

10 years, beginning June 13, 2015.

**CONSIDERATION:**

**Uncovered Floating Dock, Gangway, Pilings, and Boat Launch Ramp:** \$180 per year, with an annual Consumer Price Index adjustment.

**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 action to be in the State's best interests.

**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. On February 17, 2005, the Commission authorized a 10-year General Lease - Protective Structure and Recreational Use to Keith E. Lindsey and Lela Lindsey, Trustees of the Keith and Lela Lindsey Family Trust Dated April 24, 1996. That lease expired on June 12, 2015. The Applicant is

CALENDAR ITEM NO. C49 (CONT'D)

now applying for a General Lease – Recreational and Protective Structure Use.

3. The bank protection will mutually benefit both the public and the Applicants. The bank of Steamboat Slough will have additional protection from wave action provided at no cost to the public.
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.

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**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational and Protective Structure Use to Keith E. Lindsey and Lela Lindsey, Trustees of the Keith and Lela Lindsey Family Trust Dated April 24, 1996, beginning June 13, 2015, for a term of 10 years, for the continued use and maintenance of an existing uncovered floating boat dock, gangway, pilings, boat launch ramp, and bank protection, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration for the uncovered floating boat dock, gangway, pilings, and boat launch ramp: \$180 per year, with an annual Consumer Price Index adjustment; consideration for the 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 action to be in the State's best interests; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 7929.1**

**LAND DESCRIPTION**

Two parcels of tide and submerged land in the bed of the Steamboat Slough lying adjacent to Swamp and Overflow Survey 494 patented February 28, 1871, Sacramento County, State of California, more particularly described as follows:

**PARCEL 1 – DOCK**

All those lands underlying an existing uncovered floating boat dock, gangway, and six (6) pilings lying adjacent to that parcel as described in that Individual Grant Deed recorded June 13, 1995 in Book 95 0613, Page 0031 in Official Records of said County.

TOGETHER WITH any applicable impact area(s).

ALSO TOGETHER WITH that land lying immediately beneath any bank protection structure adjacent to said parcel.

**PARCEL 2 – BOAT LAUNCH RAMP**

All those lands underlying an existing boat launch lying adjacent to said parcel.

EXCEPTING THEREFROM any portion(s) lying landward of the Ordinary High Water Mark of the left bank of the Steamboat Slough.

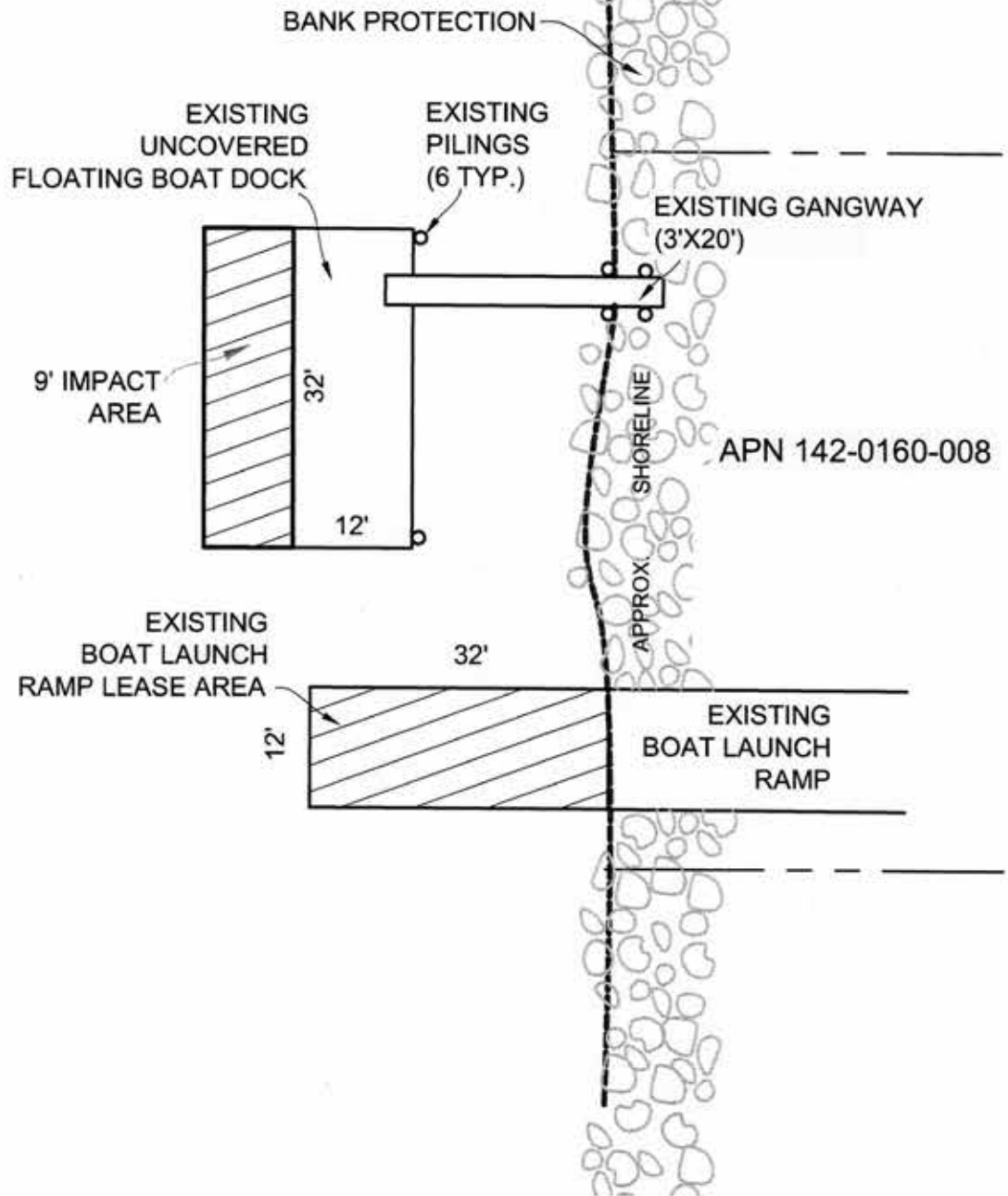
Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared April 28, 2015 by the California State Lands Commission Boundary Unit.



Steamboat Slough



### EXHIBIT A

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LAND DESCRIPTION PLAT  
PRC 7929.1, LINDSEY FAMILY TRUST  
SACRAMENTO COUNTY

CALIFORNIA STATE  
LANDS COMMISSION

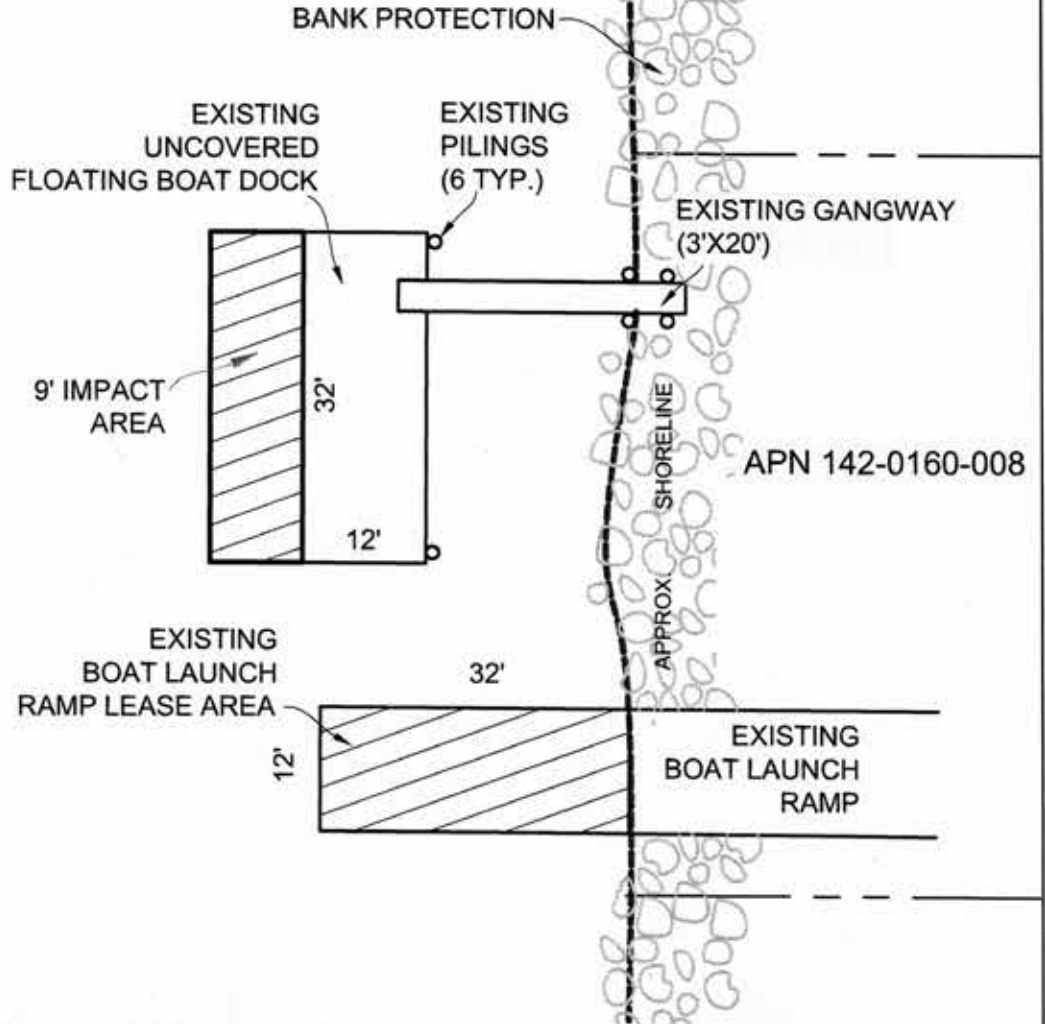


NO SCALE

# SITE



Steamboat Slough



13944 GRAND ISLAND ROAD, WALNUT GROVE

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit B

PRC 7929.1  
 LINDSEY FAMILY TRUST  
 APN 142-0160-008  
 GENERAL LEASE -  
 RECREATIONAL &  
 PROTECTIVE STRUCTURE USE  
 SACRAMENTO COUNTY



MJJ 04/27/15

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.