

This Calendar Item No. C42 was approved as Minute Item No. 42 by the California State Lands Commission by a vote of 3 to 2 at its 4-26-05 meeting.

**CALENDAR ITEM  
C42**

A 08,15  
S 05,14

04/26/05  
PRC 5954.1  
J. McComas

**TERMINATION OF GENERAL LEASE – RECREATIONAL USE,  
ACCEPTANCE OF QUITCLAIM AND  
AUTHORIZE A GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

Vikki Gilbert Graham

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

0.02 acres, more or less, of tide and submerged lands in Steamboat Slough , at Martin's Island, Solano County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing single-berth covered boatshed and walkway.

**NEW LEASE TERM:**

Ten years, beginning January 15, 2005.

**CONSIDERATION:**

\$93 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: Combined single limit coverage of \$500,000.

**OTHER PERTINENT INFORMATION:**

1. Applicant has the right to use the lease premises.
2. On February 5, 2001, the Commission authorized issuance of Lease No. PRC 5954.1, a General Lease - Recreational Use to the Peterson Family Partnership for the continued use and maintenance of an existing single-berth covered boatshed and walkway.

CALENDAR ITEM NO. C42 (CONT'D)

3. On September 29, 2004, the Peterson Family Partnership deeded their property to Vikki Gilbert Graham. Vikki Gilbert Graham is now applying for a new General Lease - Recreational Use.
4. The applicant has received permission to access the lease facilities from Sandi Vargas, the daughter of Frank Vargas, the littoral land owner. Sandi Vargas is acting on behalf of the Frank Vargas estate. The term of the lease will be either ten years or the length of time the letter of permission authorizing access remains in effect, whichever is less.
5. Lease No. PRC 5954.1 is being terminated and reissued as Lease No. 5954.1 in order to reflect the change in ownership of the improvements.
6. **TERMINATION OF EXISTING LEASE:**  
Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of the CEQA because it is not a "project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, sections 15060 (c)(3) and 15378.

7. **ISSUANCE OF NEW LEASE:**  
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 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

8. 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.

CALENDAR ITEM NO. C42 (CONT'D)

**EXHIBITS:**

- A. Site Plan
- B. Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

**TERMINATION OF EXISTING LEASE:**

FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

**ISSUANCE OF NEW LEASE:**

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 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

**SIGNIFICANT LANDS INVENTORY FINDING:**

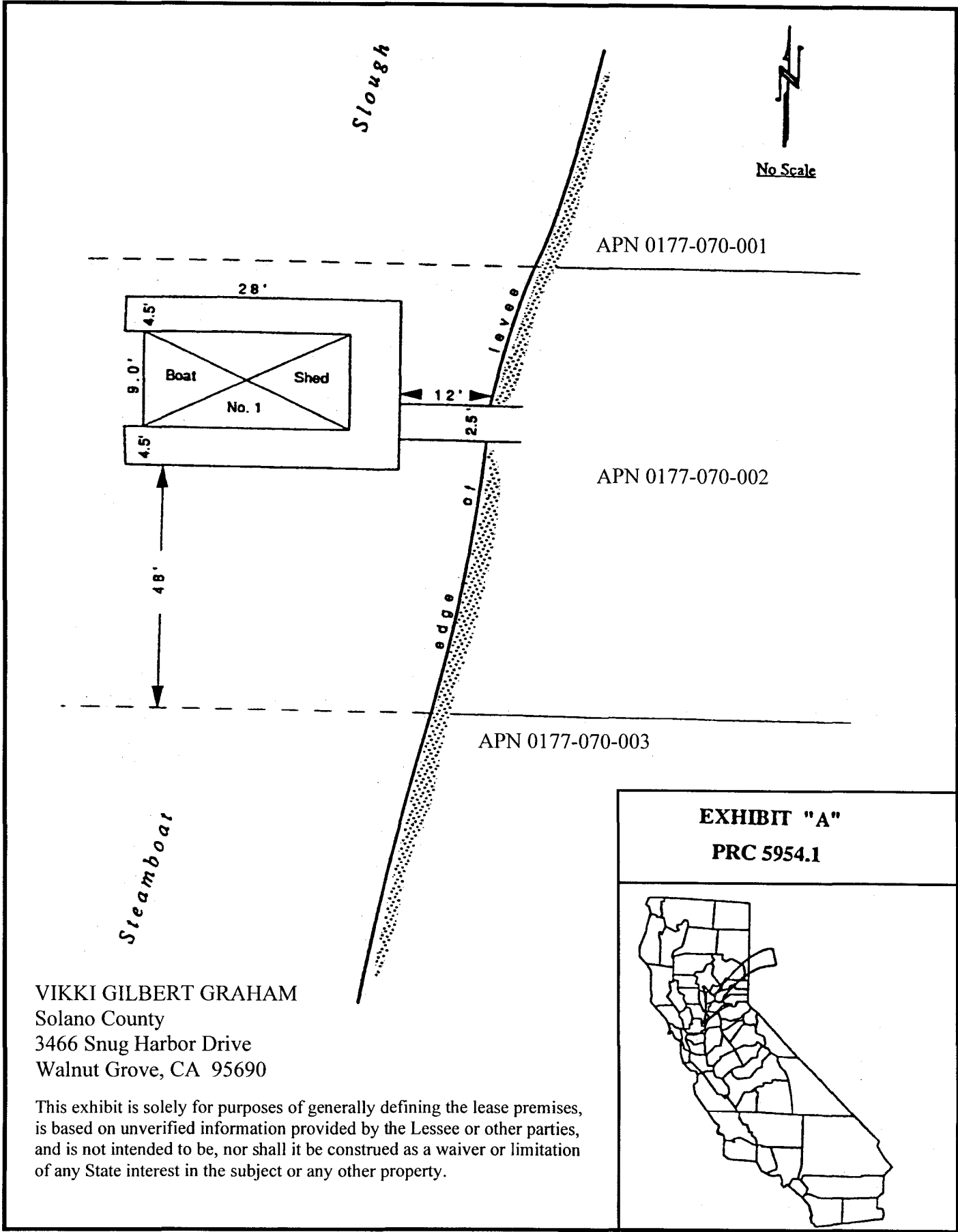
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

1. AUTHORIZE THE TERMINATION OF GENERAL LEASE – RECREATIONAL USE NO. PRC 5954.1 ISSUED TO PETERSON FAMILY PARTNERSHIP AND ACCEPT QUITCLAIM AND EXECUTION OF ALL DOCUMENTS NECESSARY TO EFFECT THE TERMINATION, EFFECTIVE JANUARY 14, 2005.

CALENDAR ITEM NO. C42 (CONT'D)

2. AUTHORIZE ISSUANCE TO VIKKI GILBERT GRAHAM OF A GENERAL LEASE – RECREATIONAL USE, BEGINNING JANUARY 15, 2005, FOR A TERM OF TEN YEARS, SUBJECT TO THE CONTINUED RIGHT OF ACCESS, WHICHEVER TERM IS LESS, FOR THE CONTINUED USE AND MAINTENANCE OF A SINGLE-BERTH COVERED BOATSHED AND WALKWAY AS REPRESENTED ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$93, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000.



**EXHIBIT "A"**  
**PRC 5954.1**



VIKKI GILBERT GRAHAM  
 Solano County  
 3466 Snug Harbor Drive  
 Walnut Grove, CA 95690

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.

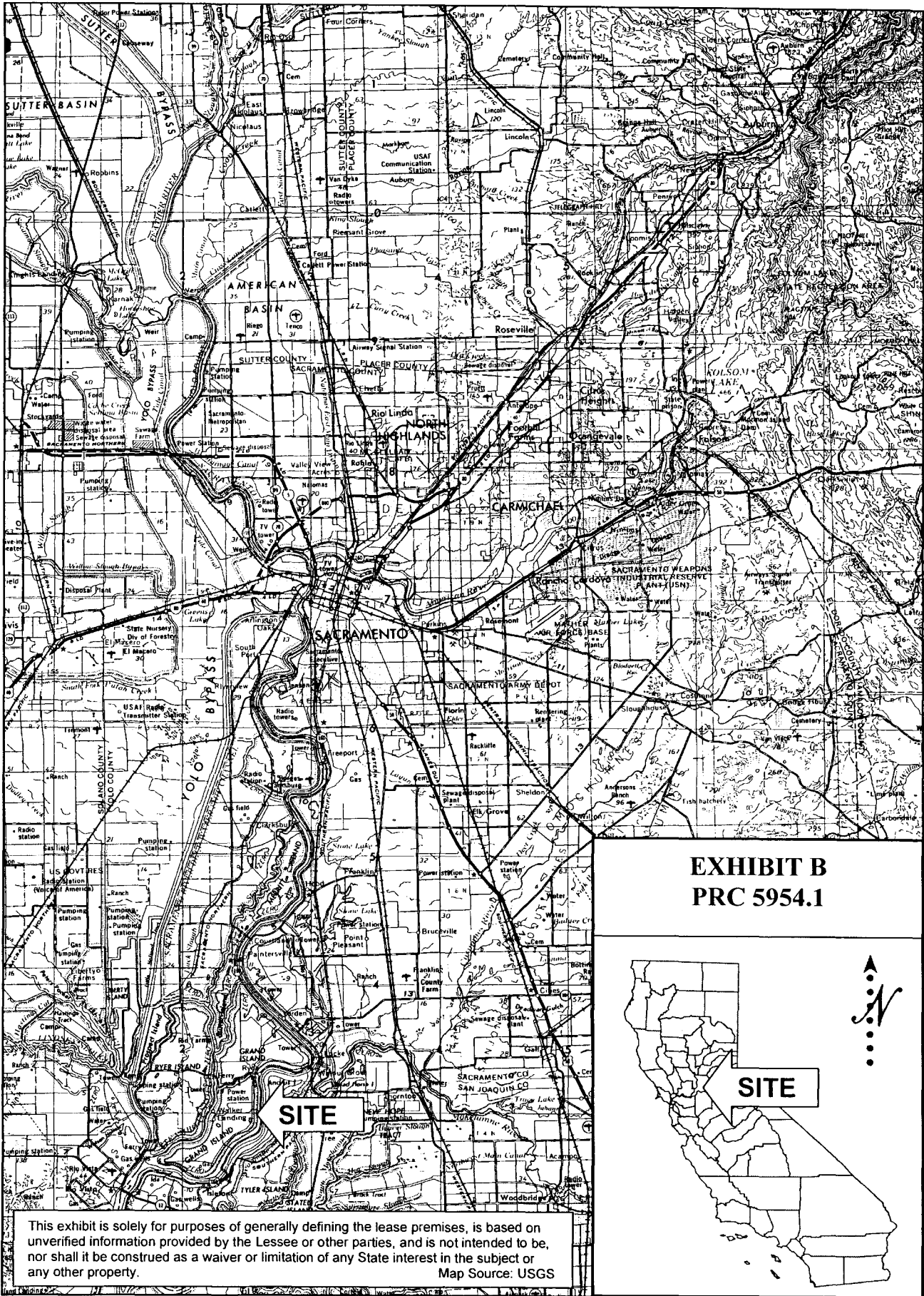
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MINUTE PAGE



**EXHIBIT B  
PRC 5954.1**

**SITE**

**SITE**

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Map Source: USGS