

This Calendar Item No. C43 was approved as Minute Item No. 43 by the California State Lands Commission by a vote of 2 to 0 at its 12-08-05 meeting.

**CALENDAR ITEM  
C43**

A 8, 15  
S 5, 14

12/08/05  
PRC 6503.1  
V. Massey

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

**APPLICANTS:**

John H. Broughton and  
Grayce A. Broughton

**LAND TYPE, AND LOCATION:**

Tide and submerged lands in Steamboat Slough on the west side of Martin's Island, near the town of Walnut Grove, Solano County.

**AUTHORIZED USE:**

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

**LEASE TERM:**

Ten years, beginning December 1, 2005.

**CONSIDERATION:**

Uncovered floating boat dock and gangway: No monetary consideration pursuant to Public Resources Code section 6503.5.

Deck: \$50 per year; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

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 to be in the State's best interest.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance with combined coverage of no less than \$500,000.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the uplands adjoining the lease premises.

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2. On October 26, 1983, the Commission authorized a General Permit - Recreational Use with Frank Pate for an extension of an existing deck, construction of a bulkhead for bank protection, and maintenance of an existing swim float. That lease subsequently expired and the upland ownership transferred to John H. Broughton and Grayce A. Broughton. The swim float was removed in 1993 and a boat dock constructed by the previous owners. The deck extends minimally over sovereign lands. John H. Broughton and Grayce A. Broughton are now applying for a new General Lease – Recreational Use and Protective Structure Use.
3. The bank protection at this location mutually benefits both the public and the applicants by providing additional protection from wave action at no cost to the public.
4. 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.

5. 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.

**EXHIBITS:**

- A. Site Map
- B. Location Map

CALENDAR ITEM NO. C43 (CONT'D)

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

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:**

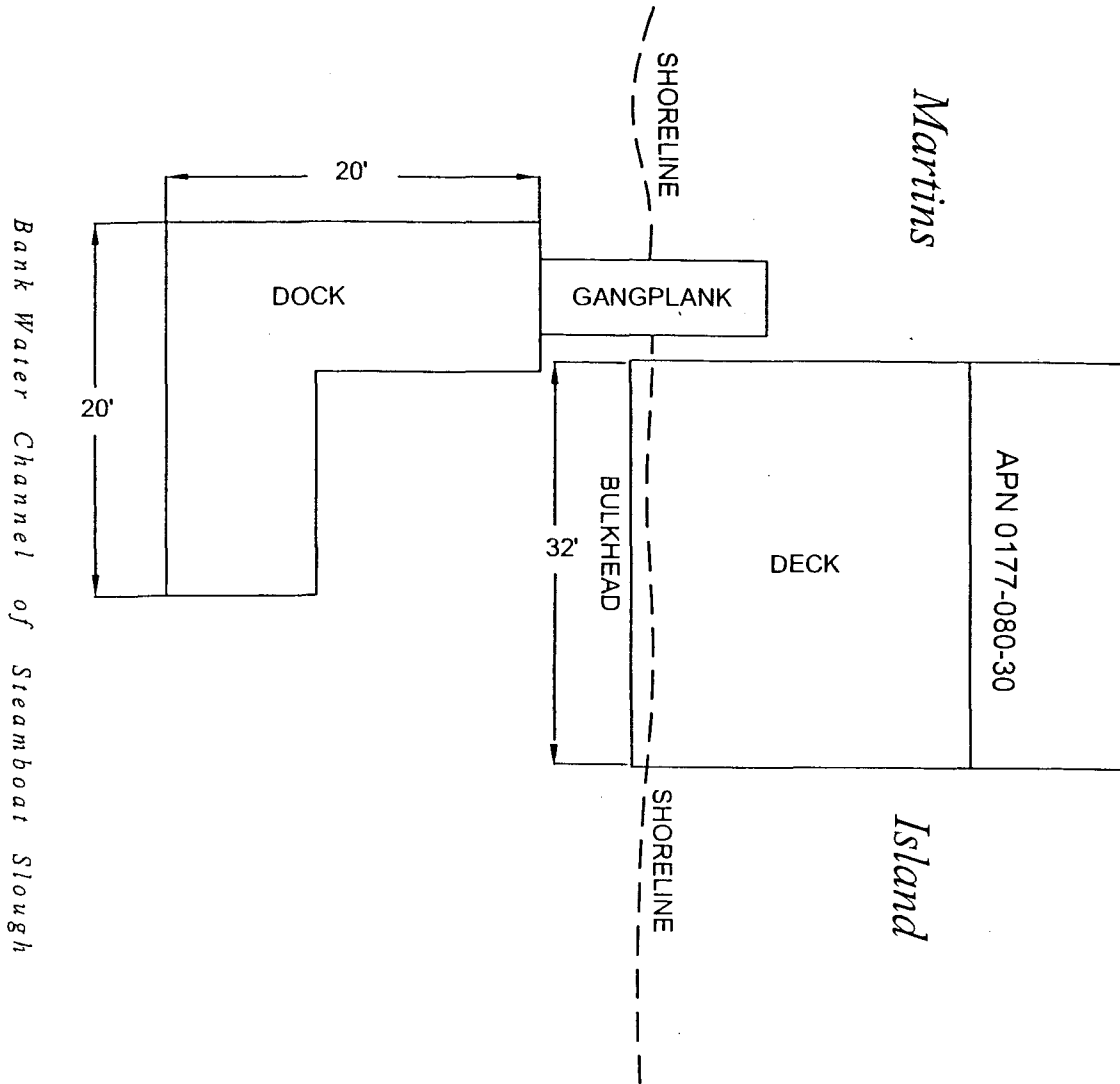
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO JOHN H. BROUGHTON AND GRAYCE A. BROUGHTON OF A GENERAL LEASE - RECREATIONAL AND PROTECTIVE STRUCTURE USE, BEGINNING DECEMBER 1, 2005, FOR A TERM OF TEN-YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING UNCOVERED FLOATING BOAT DOCK, DECK, GANGWAY, AND BANK PROTECTION, AS REPRESENTED ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION: UNCOVERED FLOATING BOAT DOCK AND GANGWAY; NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6503.5; BANK PROTECTION: THE PUBLIC USE AND BENEFIT; WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; DECK \$50 PER YEAR, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN \$500,000.

NO SCALE

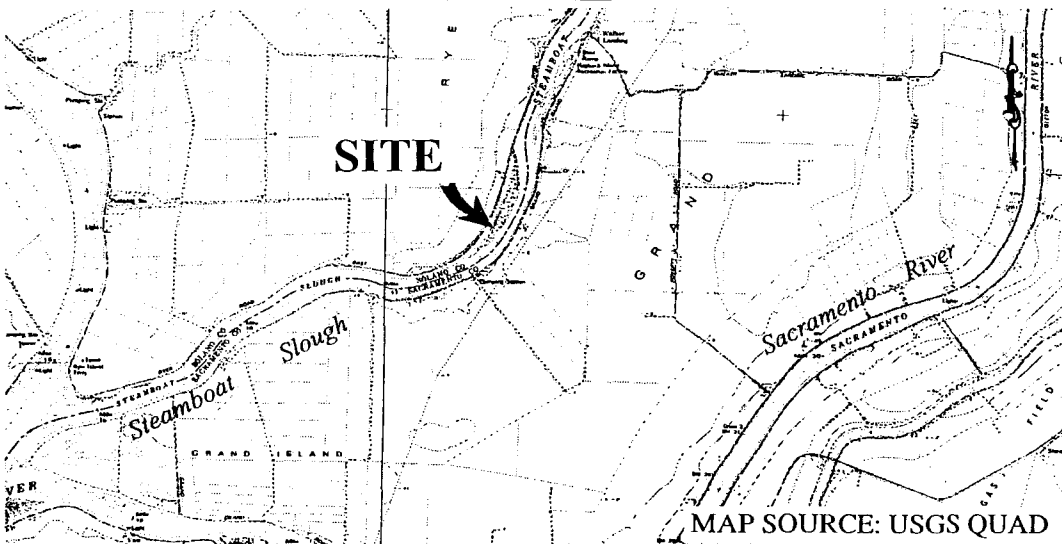
# SITE



3427 SNUG HARBOR, WALNUT GROVE

NO SCALE

# LOCATION



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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# Exhibit A

W 6503.1  
 JOHN & GRAYCE BROUGHTON  
 GENERAL LEASE  
 RECREATIONAL USE  
 STEAMBOAT SLOUGH  
 SOLANO COUNTY



MJJ 1005

# Location Map

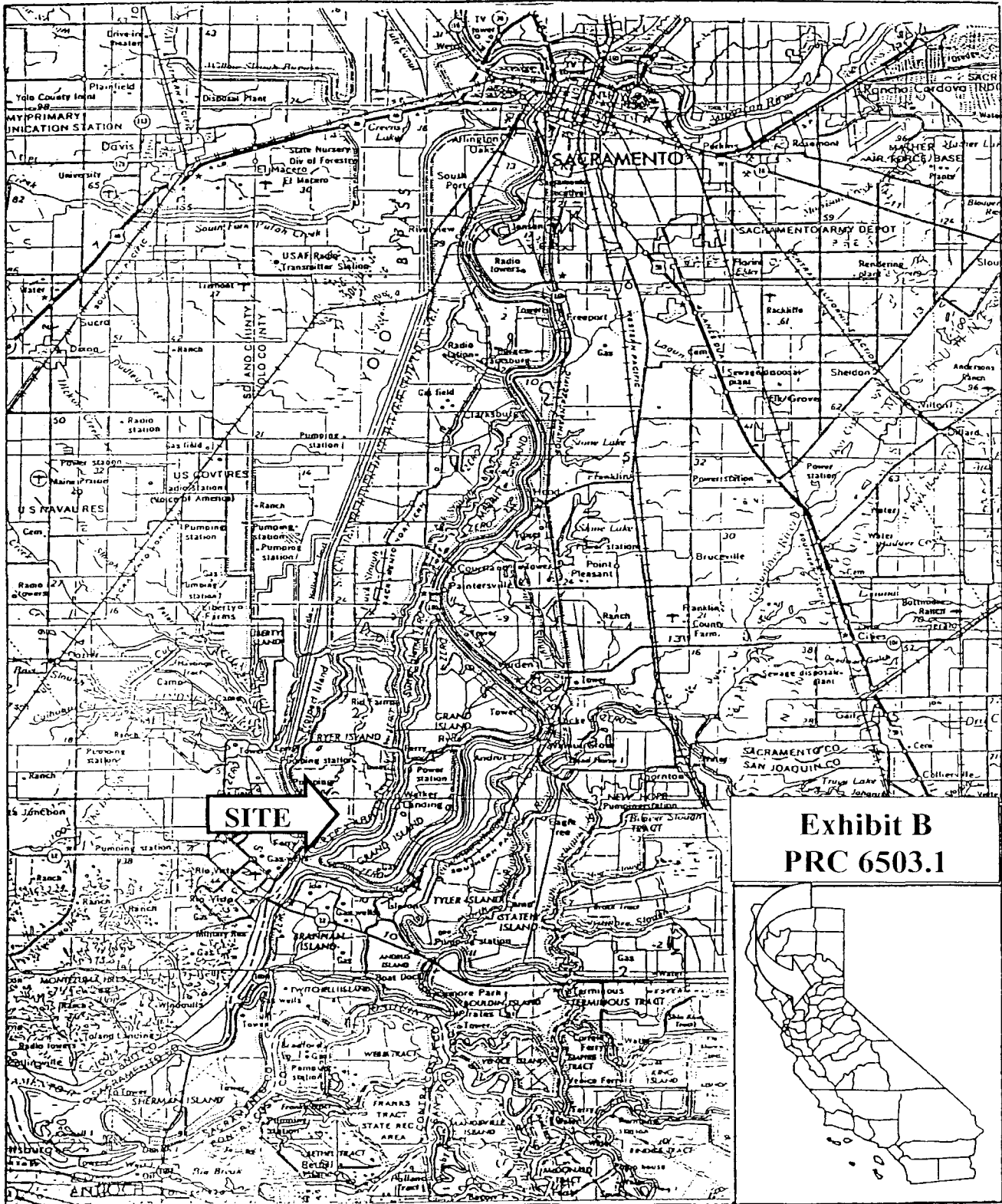


EXHIBIT CONSTRUCTED FROM USGS QUAD

VLM 7/5/2005

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