

MINUTE ITEM

This Calendar Item No. C42 was approved as Minute Item No. 42 by the California State Lands Commission by a vote of 3 to 4 at its 02-09-06 meeting.

CALENDAR ITEM  
**C42**

A	08,15		02/09/06
S	05,14,31	PRC 3885	WP 3885.1 J. McComas

**GENERAL LEASE-COMMERCIAL USE**

**APPLICANTS:**

Bradford D. Pappalardo and Katherine L. Pappalardo

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

0.350 acres, more or less, of sovereign lands in Steamboat Slough, near Walnut Grove, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of a private boat club consisting of an existing uncovered floating boat dock, gangway, dolphins, pilings, and debris deflector.

**LEASE TERM:**

20 years, beginning February 3, 2006.

**CONSIDERATION:**

\$1,400 per annum; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Combined Single limit coverage of no less than \$1,000,000.

Bond:

\$5,000.

Other:

The lease contains provisions that the Lessee must implement the Commission's "Best Management Practices for Marina Owners/Operators" and encourage implementation of the Commission's "Best management Practices for Guest Dock Users and Boaters" including additional Best Management Practices (BMPs) the Commission subsequently deems appropriate for either of the above categories. Lessee shall post the BMPs for "Guest Dock Users and Boaters" in prominent places within the lease premises. The Lessee shall provide the Commission, on the first

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anniversary of the lease and on every third anniversary thereafter, a report on compliance with all BMPs.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the uplands adjoining the lease premises.
2. On August 28, 1986, the Commission approved a 20-year General Lease-Commercial Use with Thomas W. Fleming. On December 21, 1994, the Commission authorized an amendment to and an assignment of said lease to Bradford D. Pappalardo and Katherine D. Pappalardo. That lease has expired. Applicants operate a private boat club and are now applying for a new General Lease-Commercial Use.
3. 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 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 21064 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

4. 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.

**EXHIBIT:**

- A. Site and Location Map

**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

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

**SIGNIFICANT LANDS INVENTORY FINDING:**

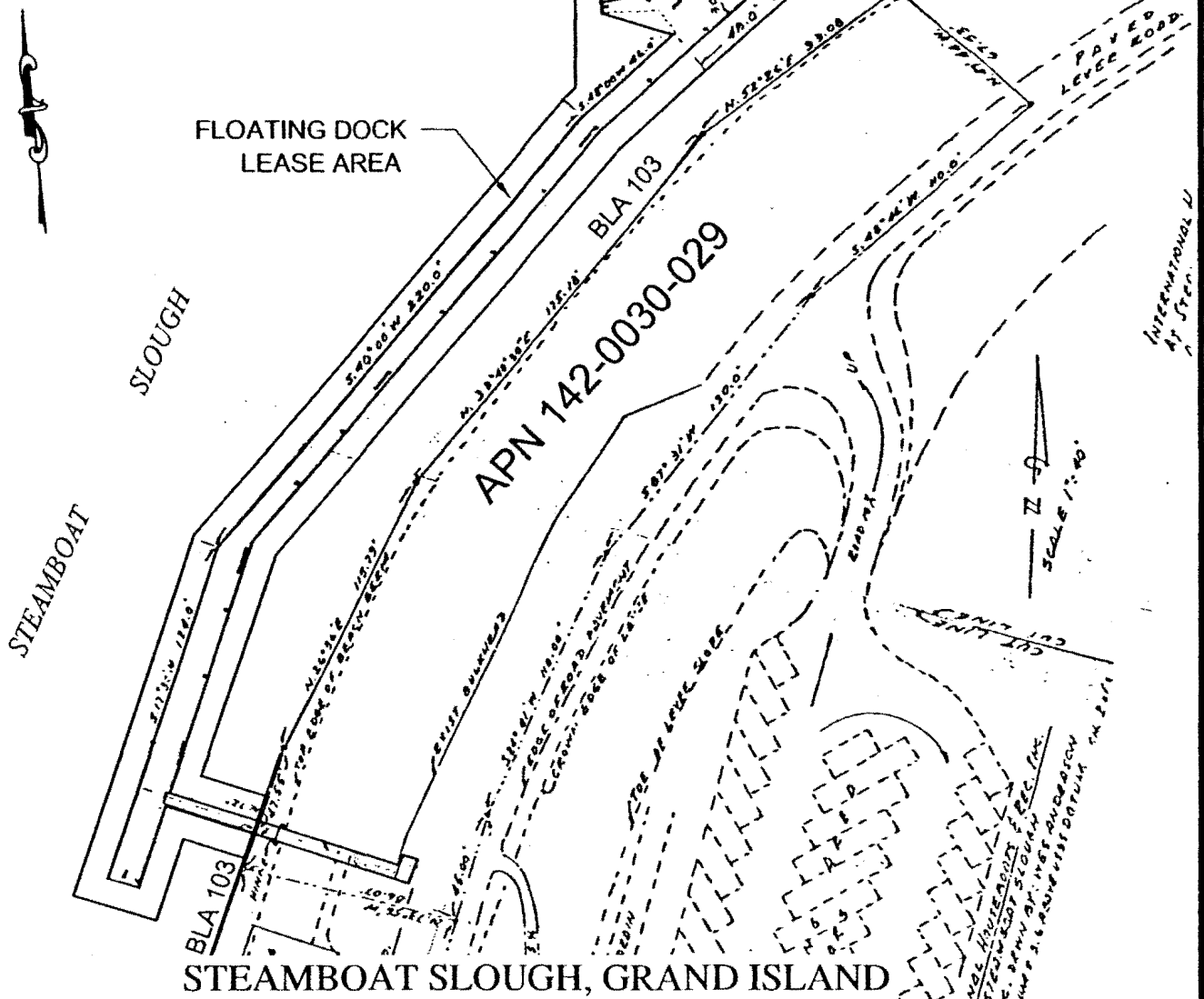
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO BRADFORD D. PAPPALARDO AND KATHERINE L. PAPPALARDO OF A GENERAL LEASE-COMMERCIAL USE, BEGINNING FEBRUARY 3, 2006, FOR A TERM OF 20 YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF AN UNCOVERED FLOATING BOAT DOCK, GANGWAY, DOLPHINS, PILINGS, AND DEBRIS DIVERTER ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION: \$1,400 PER ANNUM; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; INSURANCE: COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$1,000,000; SURETY BOND IN THE AMOUNT OF \$5,000.

NO SCALE

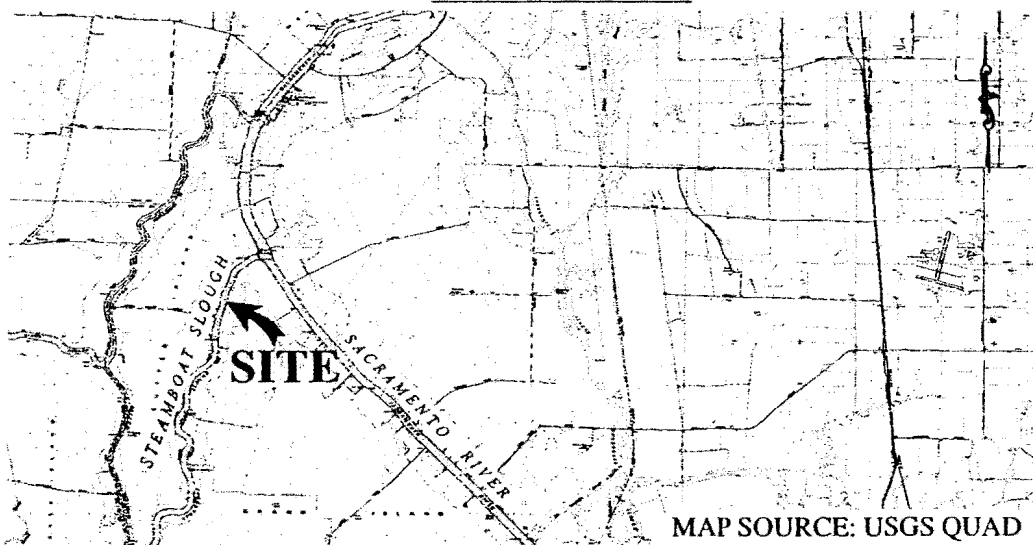
# SITE



STEAMBOAT SLOUGH, GRAND ISLAND

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

## Exhibit A

BRADFORD D. & KATHERINE L.  
 PAPPALARDO  
 WP3885.1  
 APN 142-0030-029  
 COMMERCIAL USE  
 GRAND ISLAND  
 SACRAMENTO 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.

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