

**CALENDAR ITEM  
C34**

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S 4

02/22/13  
PRC 7649.1  
N. Lavoie

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANTS:**

Mark C. Stevenson and Raquel A. Stevenson, as Co-Trustees of the Stevenson Family Trust, dated November 7, 2005

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

Sovereign land in the Sacramento River, adjacent to 7829 Garden Highway, near Verona, Sutter County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing uncovered floating boat dock, gangway, and four pilings previously authorized by the Commission; and use and maintenance of an existing boatlift, and electrical and water conduit not previously authorized by the Commission.

**LEASE TERM:**

10 years, beginning April 14, 2013.

**CONSIDERATION:**

\$505 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 with coverage of no less than \$1,000,000.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the upland adjoining the lease premises.
2. On February 21, 2003, the Commission authorized a 10-year Recreational Pier Lease to Mark C. Stevenson and Raquel A. Stevenson. That lease will expire on April 13, 2013. On November 17, 2005, ownership of the upland parcel transferred to Mark C. Stevenson and Raquel A. Stevenson, as Co-Trustees of the Stevenson Family Trust, dated November 7, 2005.

CALENDAR ITEM NO. **C34** (CONT'D)

The Applicants are now applying for a new General Lease – Recreational Use.

3. The boat lift and electrical and water conduit have existed on site for many years but were not previously authorized. Staff recommends placing these facilities under lease.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of 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.

CALENDAR ITEM NO. **C34** (CONT'D)

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational Use to Mark C. Stevenson and Raquel A. Stevenson, as Co-Trustees of the Stevenson Family Trust, dated November 7, 2005, beginning April 14, 2013, for a term of 10 years, for the use and maintenance of an existing uncovered floating boat dock, gangway, and four pilings previously authorized by the Commission; and use and maintenance of an existing boatlift, and electrical and water conduit 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 \$505 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; and liability insurance in the amount of no less than \$1,000,000.

**EXHIBIT A**

**PRC 7649.1**

**LAND DESCRIPTION**

A parcel of tide and submerged land situate in the bed of the Sacramento River, lying adjacent to Lot 3 of fractional Section 36, Township 11 North, Range 3 East, M.D.B.&M., as shown on Official Government Township Plat approved August 5, 1870, County of Sutter, State of California and more particularly described as follows:

All those lands underlying an existing uncovered floating boat dock, gangway, four pilings, boat lift and electric and water conduit lying adjacent to that parcel described in Quitclaim Deed, recorded November 17, 2005 in Document Number 2005-0034480 in Official Records of said County.

ALSO TOGETHER WITH an impact area.

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

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared 11/08/12 by the California State Lands Commission Boundary Unit



SACRAMENTO RIVER

10' IMPACT AREA

EXISTING FLOATING BOAT DOCK

EXISTING GANGWAY FLOAT 6' X 10'

EXISTING BOAT LIFT

EXISTING GANGWAY 3.5' X 50'

EXISTING PILINGS (4)

APPROX SHORELINE

APN 35-361-006

# EXHIBIT A

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TS 11/08/12

LAND DESCRIPTION PLAT  
PRC 7649.1, STEVENSON FAMILY TRUST  
SUTTER COUNTY

CALIFORNIA STATE  
LANDS COMMISSION

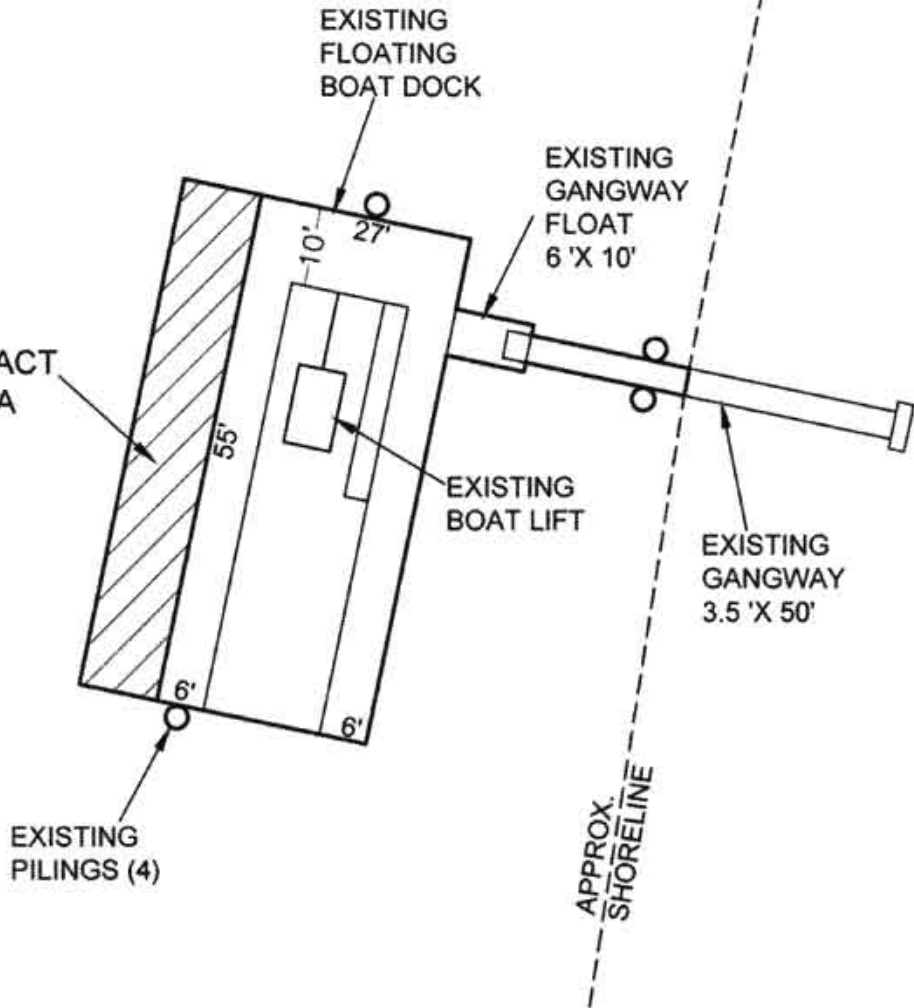


NO SCALE

# SITE

SACRAMENTO RIVER

10' IMPACT AREA

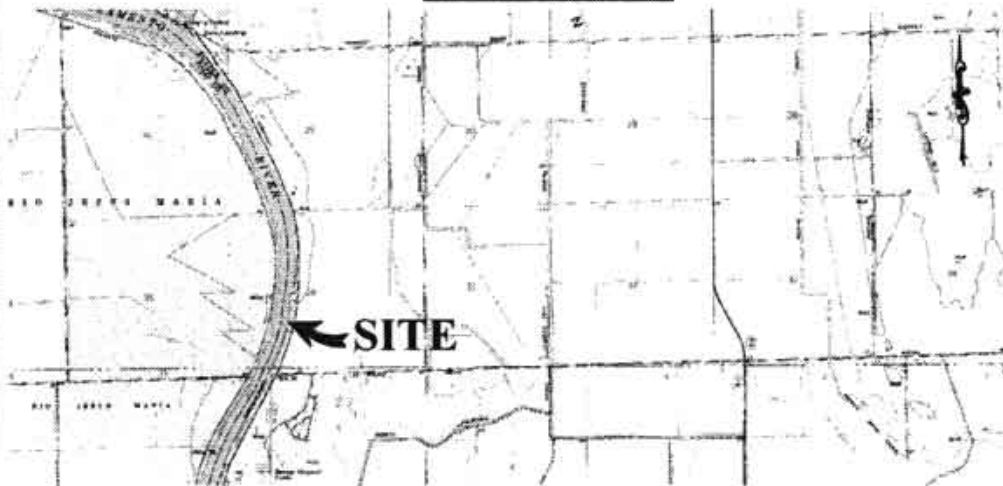


APN 35-361-006

7829 GARDEN HIGHWAY, NEAR VERONA

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit B

PRC 7649.1  
 STEVENSON FAMILY TRUST  
 APN 35-361-006  
 GENERAL LEASE -  
 RECREATIONAL USE  
 SUTTER 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.