

**CALENDAR ITEM  
C44**

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06/21/13  
PRC 7645.1  
M. Schroeder

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

Susan R. Wyckoff

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

Sovereign land in the Sacramento River, adjacent to 1210 2<sup>nd</sup> Avenue, near Walnut Grove, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing uncovered floating boat dock, two wood pilings, and a gangway.

**LEASE TERM:**

10 years, beginning September 23, 2012.

**CONSIDERATION:**

\$299 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 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 21, 2003, the Commission authorized a 10-year Recreational Pier Lease to Susan R. Wyckoff for a floating dock, two pilings and steel gangway. That lease expired on September 22, 2012. Applicant is now applying for a new General Lease – Recreational Use.
3. 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,

CALENDAR ITEM NO. **C44** (CONT'D)

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.

4. 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.

**AUTHORIZATION:**

Authorize issuance of a General Lease-Recreational Use to Susan R. Wyckoff, beginning September 23, 2012, for a term of 10 years, for the continued use and maintenance of an existing uncovered floating boat dock, two wood pilings, and a gangway 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 \$299 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 an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 7645.1**

**LAND DESCRIPTION**

A parcel of tide and submerged land situate in the bed of the Sacramento River, lying adjacent to Lot 9 of fractional Section 35, Township 5 North, Range 4 East, M.D.B.&M., as shown on Official Government Township Plat approved June 18, 1859, County of Sacramento, State of California and more particularly described as follows:

All those lands underlying an existing uncovered floating boat dock and gangway lying adjacent to the right bank of said river and being adjacent to that parcel described in Grant Deed, recorded May 18, 1992 in Document Number 920518-1033 in Official Records of said County.

TOGETHER WITH a 10' impact area.

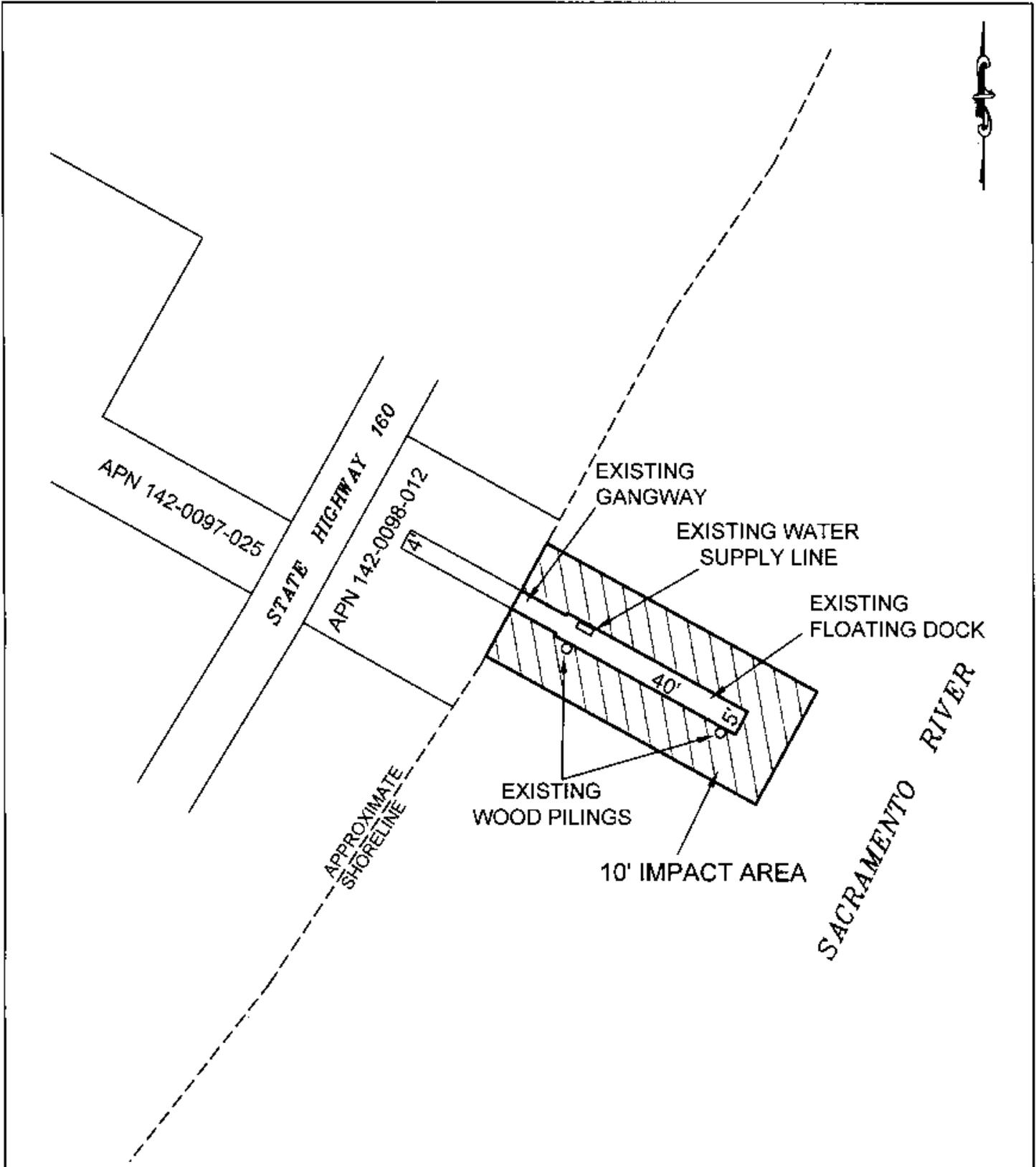
EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the right bank of said river.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

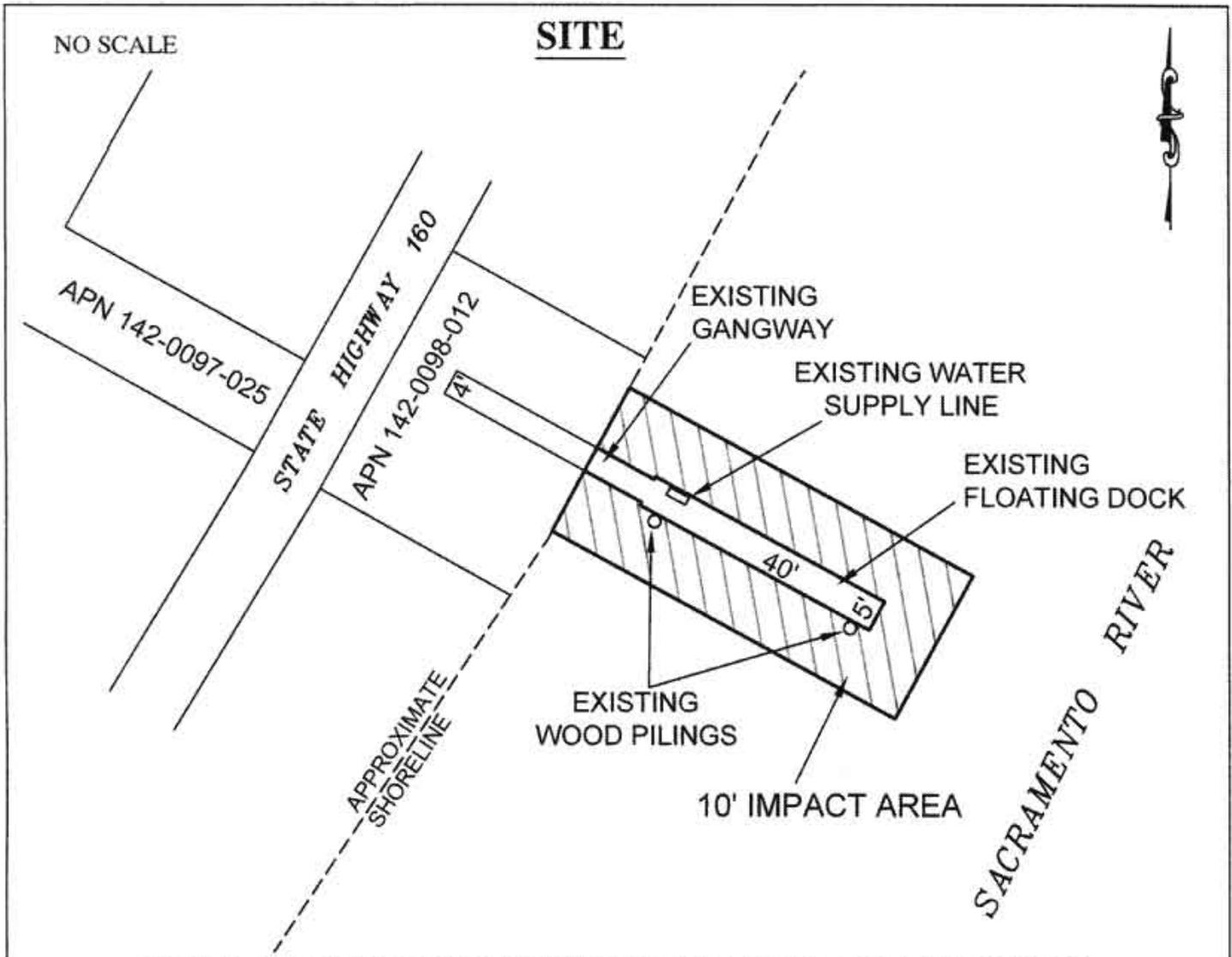
Prepared 10/17/12 by the California State Lands Commission Boundary Unit



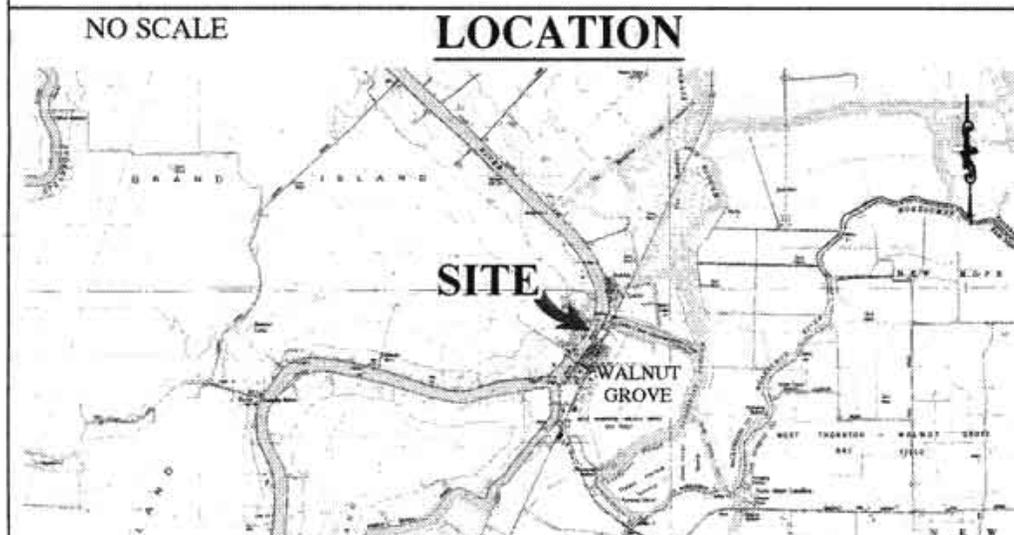


**EXHIBIT A**





1210 2nd AVENUE, WALNUT GROVE, SACRAMENTO RIVER



MAP SOURCE: USGS QUAD

**Exhibit B**  
 PRC 7645.1  
 WYCKOFF  
 APN 142-0097-025 &  
 142-0098-012  
 GENERAL LEASE -  
 RECREATIONAL USE  
 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.