

**CALENDAR ITEM  
C43**

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S 5

04/23/14  
PRC 2212.1  
G. Asimakopoulos

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

Venice Island, Inc., a California Corporation

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

Sovereign land in the San Joaquin River, adjacent to 17500 West Eight Mile Road, Venice Island, near the city of Stockton, San Joaquin County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing walkway, ramp, and four pilings previously authorized by the Commission, and use and maintenance of an existing L-shaped uncovered floating boat dock with nine pilings and two unattached pilings not previously authorized by the Commission.

**LEASE TERM:**

10 years, beginning August 1, 2013.

**CONSIDERATION:**

\$452 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:**

Insurance:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

Surety:

Surety Bond or other security in the amount of \$5,000.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland adjoining the lease premises.
2. On June 2, 2003, the Commission authorized a 10-year General Lease – Recreational Use to Venice Island, Inc., for the continued use and maintenance of an uncovered floating boat dock, existing walkway, ramp,

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and four pilings. That lease expired on July 31, 2013. The Applicant is now applying for a new General Lease – Recreational Use.

3. In 2007, the Applicant installed an L-shaped uncovered floating boat dock with nine pilings without obtaining Commission approval. The Applicant is in the process of obtaining after-the-fact permits from the U.S. Army Corps of Engineers and the Central Valley Flood Protection Board. In addition, two unattached pilings have existed in the San Joaquin River for many years but have not been previously authorized by the Commission. Staff recommends bringing the L-shaped dock with nine pilings and two unattached pilings under lease.
4. 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, 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).

CALENDAR ITEM NO. **C43** (CONT'D)

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational Use to Venice Island, Inc., a California Corporation beginning August 1, 2013, for a term of 10 years, for the continued use and maintenance of an existing walkway, ramp, and four pilings previously authorized by the Commission, and use and maintenance of an existing L-shaped uncovered floating boat dock with nine pilings and two unattached pilings 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 \$452, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; liability insurance in an amount no less than \$1,000,000 per occurrence; and a bond or other surety in the amount of \$5,000.

**EXHIBIT A**

**PRC 2212.1**

**LAND DESCRIPTION**

A parcel of tide and submerged land, situate in the bed of the San Joaquin River, lying adjacent to Swamp and Overflowed Land Survey 731, patented May 10, 1872, County of San Joaquin, State of California and more particularly described as follows:

**PARCEL 1 – Boat dock**

All those lands underlying an existing floating boat dock, ramp, walkway and thirteen (13) pilings lying adjacent to "PARCEL ONE" as described in "Exhibit A" of that Partnership Quitclaim Deed, recorded November 7, 1990 as Document Number 90110118 in Official Records of said County.

TOGETHER WITH any applicable impact area(s).

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the San Joaquin River.

**PARCELS 2 & 3 – Detached pilings**

All those lands underlying two (2) existing and detached pilings lying adjacent to "PARCEL ONE" as described in "Exhibit A" of that Partnership Quitclaim Deed, recorded November 7, 1990 as Document Number 90110118 in Official Records of said County.


Accompanying plat is hereby made part of this description.

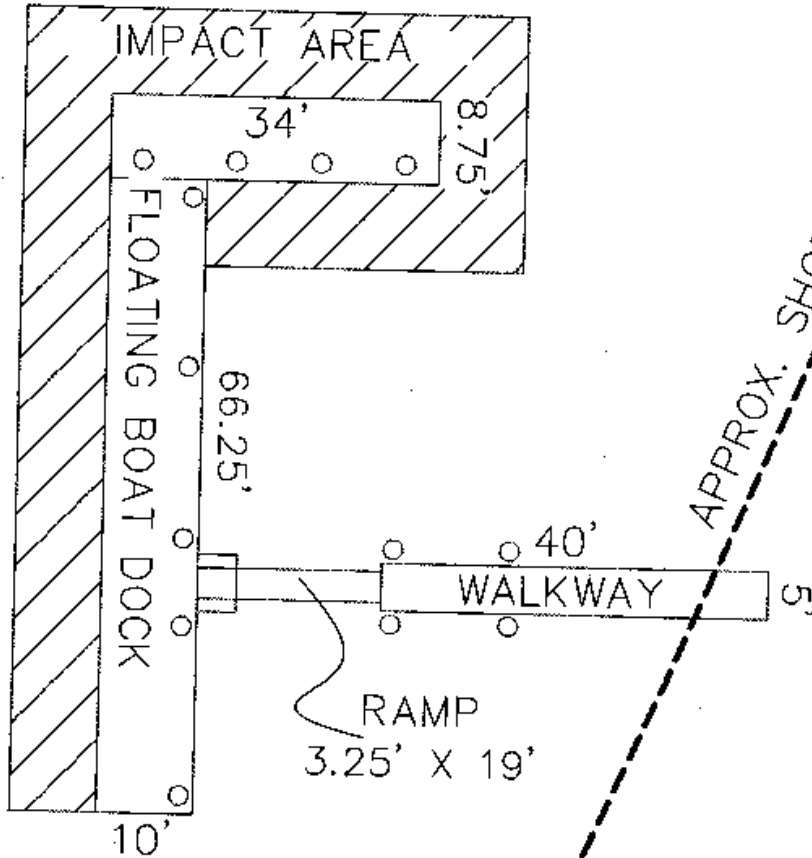
**END OF DESCRIPTION**

PREPARED 3/21/14 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT

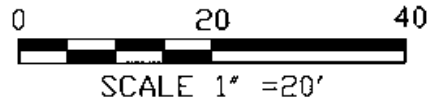


SAN JOAQUIN RIVER

PILING (15)  
TYP. 



APPROX. SHORELINE



**EXHIBIT A**

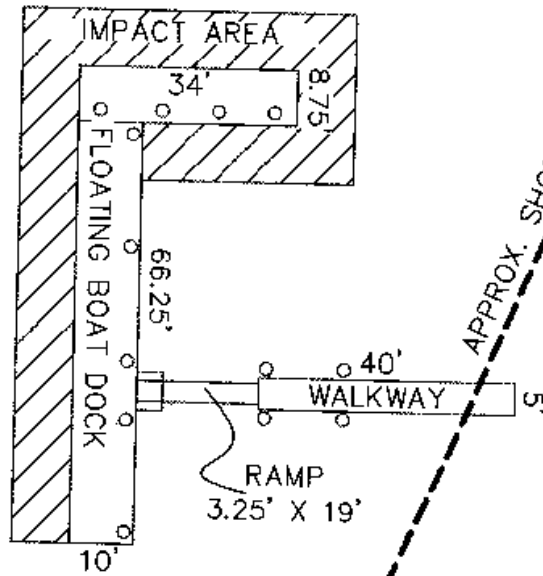


NO SCALE

# SITE

SAN JOAQUIN RIVER

PILING (15)  
TYP.



17500 Eight Mile Rd. - Venice Island, San Joaquin River

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit B

PRC 2212.1  
 VENICE ISLAND INC.  
 APN 069-040-08  
 GENERAL LEASE -  
 RECREATIONAL USE  
 SAN JOAQUIN 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.