

**CALENDAR ITEM
C22**

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S 3

06/19/14
PRC 4244.1
W. Hall

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Steamboat Landing, LLC

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Sacramento River, adjacent to 12414 State Highway 160, near the town of Courtland, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an existing uncovered floating accommodation dock, gangway, two two-pile dolphins, two pilings, and the reconstruction of an uncovered floating guest dock with connecting walkway attached to two existing two-pile dolphins and one existing piling.

LEASE TERM:

10 years, beginning February 26, 2014.

CONSIDERATION:

\$1,450 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 26, 1965, the Commission authorized a General Lease – Non-Commercial Use to Stanley Peck and Lucille J. Peck for the continued use and maintenance of an existing floating dock and guest dock. The lease expired February 25, 2014. On July 12, 2013, the upland was conveyed to Steamboat Landing, LLC. The Applicant is now applying for a new General Lease – Recreational Use.

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3. Approximately 20 years ago, the guest dock was removed due to deterioration. Applicant applied for a permit with the U.S. Army Corps of Engineers to reconstruct the guest dock with the same dimensions as the original dock, and attach it to the existing dock by connector walkway and to two existing two-pile dolphins and one existing piling. No new piles are required. The proposed dock will be comprised of galvanized steel frame, composite material sideboards, and concrete decking supported by high-strength polyethylene floats. Dock construction will be off-site, and floated to the site for waterside installation.
4. The Applicant formerly operated a restaurant on the adjacent upland and used the docks to accommodate day use of restaurant guests as well as for their own private recreational use. The restaurant is not currently in operation, however, the Applicant intends to re-open the restaurant sometime in the near future.
5. 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.

6. 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

APPROVAL OBTAINED:

U.S. Fish and Wildlife Service

CALENDAR ITEM NO. **C22** (CONT'D)

FURTHER APPROVALS REQUIRED:

U.S. Army Corps of Engineers, National Marine Fisheries Service,
California Department of Fish and Wildlife, California Regional Water
Quality Board, Reclamation District, Central Valley Flood Protection Board

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 Steamboat Landing, LLC beginning February 26, 2014, for a term of 10 years, for the continued use and maintenance of an existing uncovered floating accommodation dock, gangway, two two-pile dolphins, and two pilings, and the reconstruction of an uncovered floating guest dock with connecting walkway attached to two existing two-pile dolphins and one existing piling, 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 \$1,450, 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.

EXHIBIT A

PRC 4244.1

LAND DESCRIPTION

A parcel of tide and submerged land lying in the bed of the Sacramento River, adjacent to Lot 1 of fractional Section 8, Township 5 North, Range 4 East, M.D.B.&M., as shown on Official Government Township Plat approved January 17, 1871, County of Sacramento, State of California, described as follows:

BEGINNING at a point on the westerly bank of the Sacramento River, as described in Quitclaim Deed recorded in Book 20080911 Page 0420, on September 11, 2008, Official Records of said County, said point lying distant N 26°58' W 28.82 feet from the southeasterly terminus of that course described as N 26°58" W 556.50 feet in said Quitclaim Deed; thence leaving said westerly bank the following five (5) courses:

- 1) East 105.00 feet;
- 2) South 275.00 feet;
- 3) West 150.00 feet;
- 4) North 275.00 feet;
- 5) East 45.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark of the right bank of the Sacramento River.

END OF DESCRIPTION

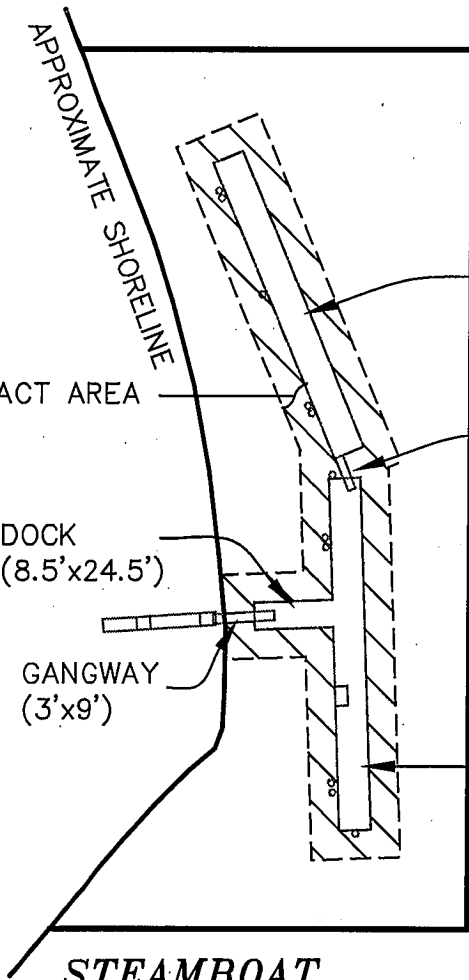
Prepared 05/08/2014 by the California State Lands Commission Boundary Unit.



NO SCALE

SITE

SACRAMENTO RIVER



APN 142-0010-035

PROPOSED DOCK WITH (2)
2 PILE DOLPHINS & 1 PILE
(10'x100')

PROPOSED RAMP
(2.5'x11')

← LEASE PARCEL

DOCK
(8.5'x24.5')

GANGWAY
(3'x9')

DOCK, ATTENDANT BOOTH,
2 DOLPHINS & 2 PILES
(10'x110')

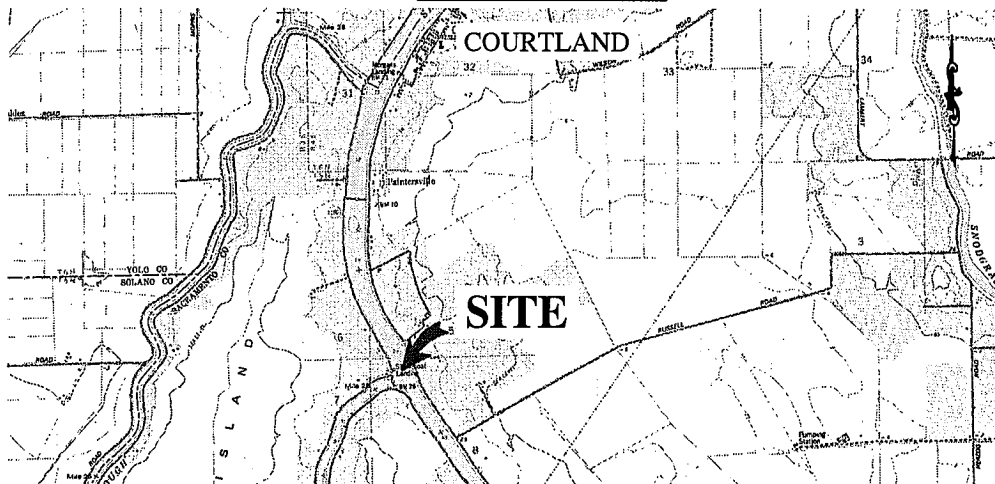
**STEAMBOAT
SLOUGH**

*ALL STRUCTURES ARE EXISTING
UNLESS OTHERWISE NOTED.

12414 STATE HWY. 160, NEAR COURTLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 4244.1
 STEAMBOAT LANDING, LLC
 APN 142-0010-035
 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.

DJF 06/06/2014