

**CALENDAR ITEM
C31**

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S 3

02/20/15
PRC 3185.1
G. Asimakopoulos

**GENERAL LEASE – RECREATIONAL AND
PROTECTIVE STRUCTURE USE**

APPLICANTS:

Ernest J. Lancendorfer and Irene B. Lancendorfer

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Georgiana Slough, adjacent to 435 West Willow Tree Lane, Andrus Island, near the city of Isleton, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an existing uncovered floating boat dock, gangway, and two pilings previously authorized by the Commission, and bank protection not previously authorized.

LEASE TERM:

10 years, beginning August 29, 2014.

CONSIDERATION:

Uncovered Floating Boat Dock, Gangway, and Two Pilings: \$125 per year, with an annual Consumer Price Index adjustment.

Bank Protection: The public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interests.

SPECIFIC LEASE PROVISIONS:

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

OTHER PERTINENT INFORMATION:

1. Applicants own the upland adjoining the lease premises.
2. On August 17, 2004, the Commission authorized a Recreational Pier Lease to Ernest J. Lancendorfer and Irene B. Lancendorfer. The lease

CALENDAR ITEM NO. **C31** (CONT'D)

expired on August 28, 2014. The Applicants are now applying for a new General Lease – Recreational and Protective Structure Use.

3. The bank protection will mutually benefit both the public and the Applicants. The bank of Georgiana Slough will have additional protection from wave action provided at no cost to the public.
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 which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq.; however, the Commission has declared that all lands are “significant” by nature of their public ownership (as opposed to “environmentally significant”). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code section 6370 et seq., use classifications for such lands have not been designated. Therefore, the finding of the project’s consistency with the use classification as required by California Code of Regulations, Title 2, section 2954 is not applicable.

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. **C31** (CONT'D)

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational and Protective Structure Use to Ernest J. Lancendorfer and Irene B. Lancendorfer beginning August 29, 2014, for a term of 10 years, for the continued use and maintenance of an existing uncovered floating boat dock, gangway, and two pilings previously authorized by the Commission, and bank protection 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; consideration for the existing uncovered floating boat dock, gangway and two pilings: \$125 per year with an annual Consumer Price Index adjustment; consideration for the bank protection: the public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interests; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 3185 .1

LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of the Georgiana Slough, lying adjacent to Swamp and Overflow Survey 943, patented April 14, 1873 of the County of Sacramento, State of California, and more particularly described as follows:

PARCEL 1 – DOCK

All those lands underlying an existing floating boat dock, 2 pilings and gangway lying adjacent to that parcel as described in that Deed recorded March 26, 1964 in Book 4322 Page 491 of Official Records of said County.

TOGETHER WITH any applicable impact area(s).

ALSO TOGETHER WITH that land lying immediately beneath any bank protection structure adjacent to said parcel.

EXCEPTING THEREFROM any portion(s) lying landward of the Ordinary High Water Mark of the Georgiana Slough.

Accompanying plat is hereby made a part of this description.

END OF DESCRIPTION

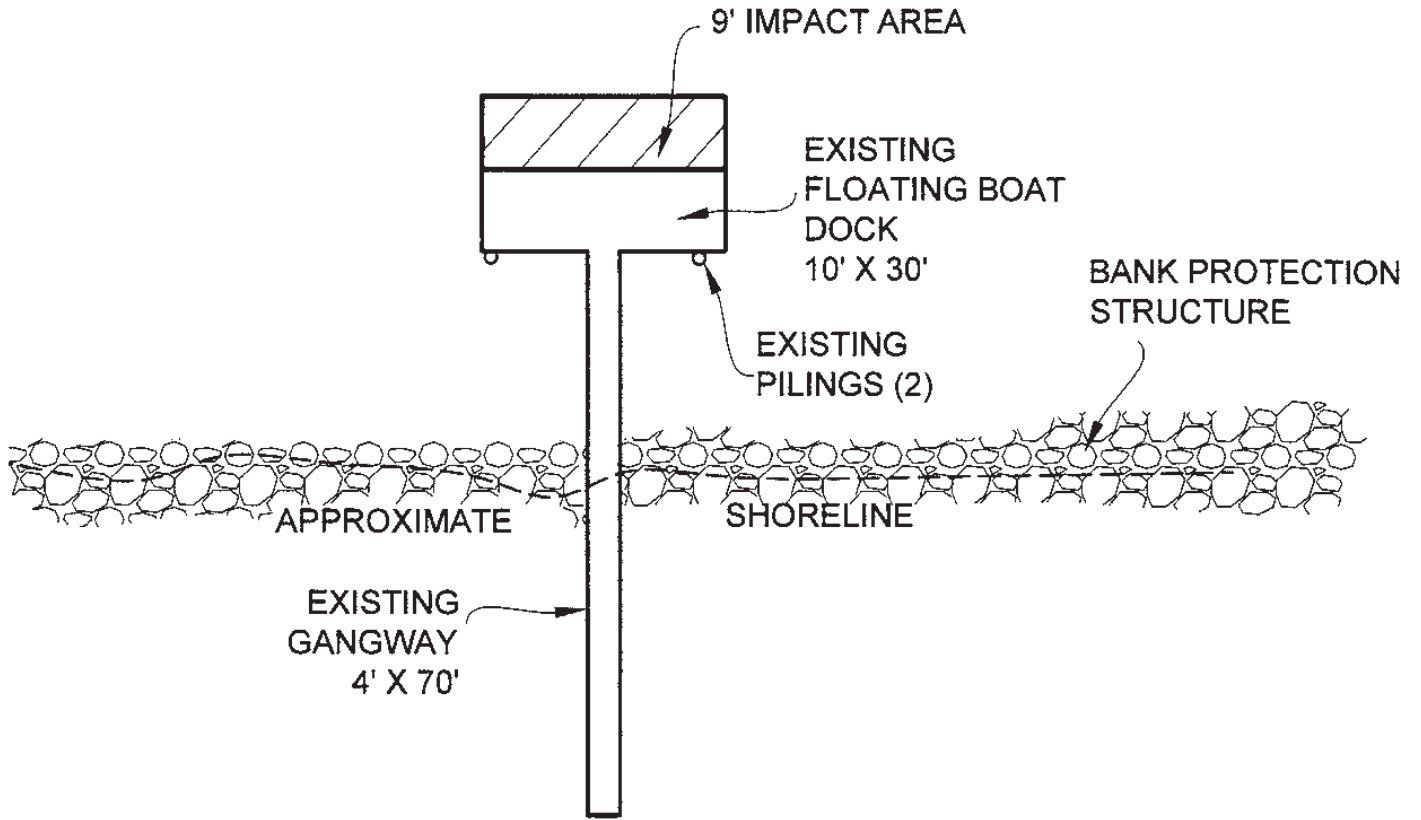
Prepared December 9, 2014 by the California State Lands Commission Boundary Unit.





Flow →

Georgiana Slough



APN 156-0100-018

EXHIBIT A

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LAND DESCRIPTION PLAT
PRC 3185.1, LANCENDORFER
SACRAMENTO COUNTY

CALIFORNIA STATE
LANDS COMMISSION

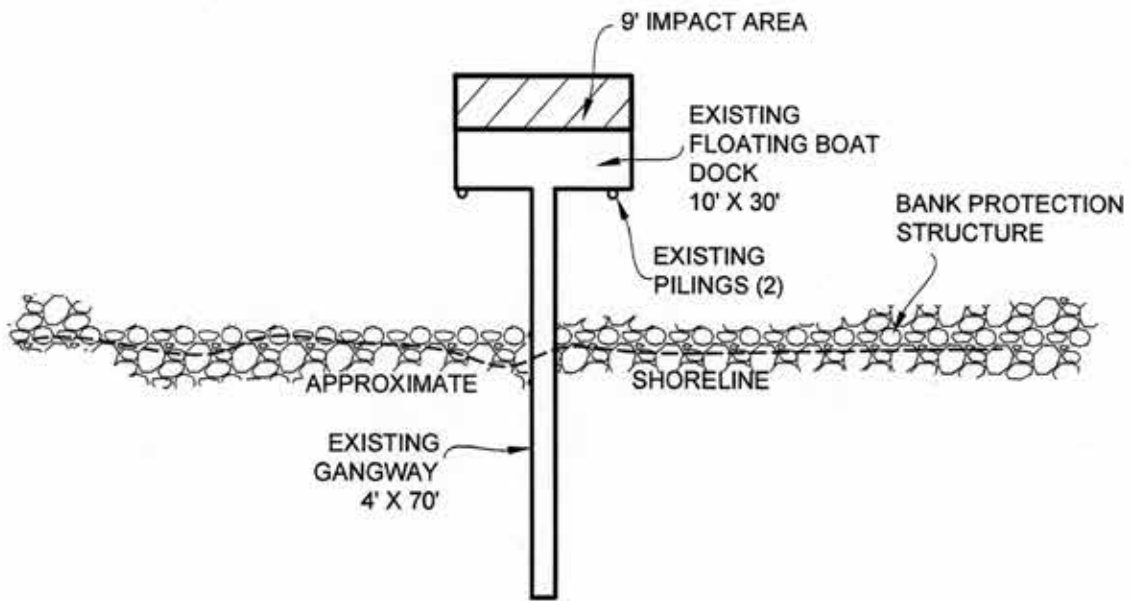


NO SCALE

SITE

Flow →

Georgiana Slough

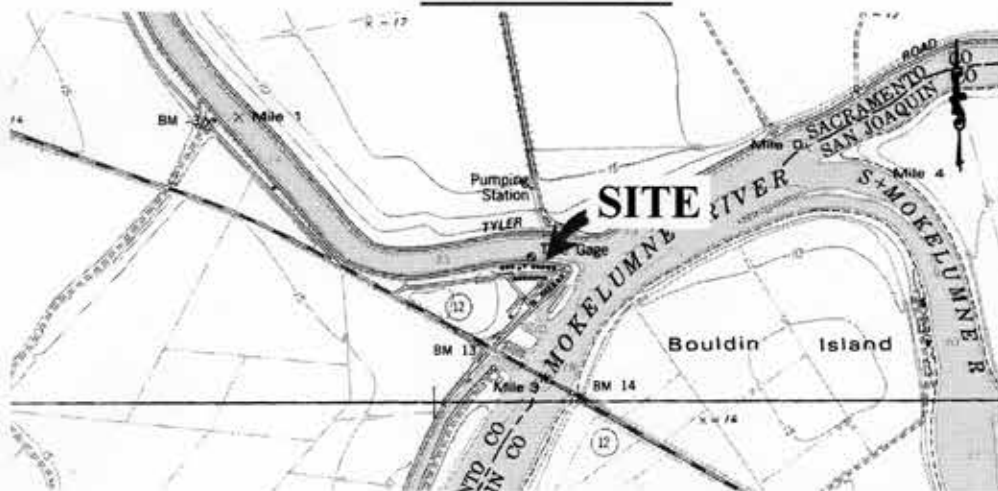


APN 156-0100-018

435 WEST WILLOW TREE LANE, GEORGIANA SLOUGH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 3185.1
 LANCENDORFER
 APN 156-0100-018
 GENERAL LEASE -
 RECREATIONAL &
 PROTECTIVE STRUCTURE 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.

MJJ 12/06/2014