

**CALENDAR ITEM  
C43**

A 11  
S 3

02/20/15  
W 26811  
V. Caldwell

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

**APPLICANTS:**

Michael T. Seaman, Juliette L. Seaman, and Dan Kirkpatrick

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

Sovereign land located in Steamboat Slough, adjacent to 3407 Snug Harbor Drive, on Ryer Island, near Walnut Grove, Solano County.

**AUTHORIZED USE:**

Use and maintenance of an existing deck, uncovered floating boat dock, three steel pilings, walkway, ramp, and bank protection not previously authorized by the Commission.

**LEASE TERM:**

10 years, beginning February 20, 2015.

**CONSIDERATION:**

**Deck, Uncovered Floating Boat Dock, Three Steel Pilings, Walkway, and Ramp:** \$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 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. The existing dock facilities were never authorized but have existed at this location for many years and were constructed prior to the Applicant's ownership of the upland. Staff recommends authorization of these

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

facilities. The Applicant is now applying for a General Lease – Recreational and Protective Structure Use.

3. The bank protection will mutually benefit both the public and the Applicants. The bank of Steamboat Slough will have additional protection for the river channel 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 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. **C43** (CONT'D)

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational and Protective Structure Use to Michael T. Seaman, Juliette L. Seaman, and Dan Kirkpatrick beginning February 20, 2015, for a term of 10 years, for the use and maintenance of an existing deck, uncovered floating boat dock, three steel pilings, walkway, ramp, and bank protection not previously authorized by the Commission, as described on Exhibit A and shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof; consideration for the existing deck, uncovered floating boat dock, three steel pilings, walkway, and ramp: \$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**

**W 26811**

**LAND DESCRIPTION**

Two parcels of tide and submerged land situate in the bed of the Steamboat Slough, lying adjacent to Swamp and Overflowed Land Survey 544 patented October 17, 1878, County of Solano, State of California and more particularly described as follows:

**PARCEL 1 – DOCK**

All those lands underlying an existing uncovered floating boat dock, walkway, ramp, two steel pilings and deck lying adjacent to that parcel described in Exhibit "A" of Grant Deed, recorded June 23, 2004 in Document No. 200400085209 in Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

ALSO TOGETHER WITH all those lands lying immediately beneath any existing bank protection structure adjacent to said parcel.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of said Steamboat Slough.

**PARCEL 2 – UNATTACHED PILING**

All those lands underlying an existing steel piling lying adjacent to that parcel described in Exhibit "A" of Grant Deed, recorded June 23, 2004 in Document No. 200400085209 in Official Records of said County.

Accompanying plat is hereby made part of this description.

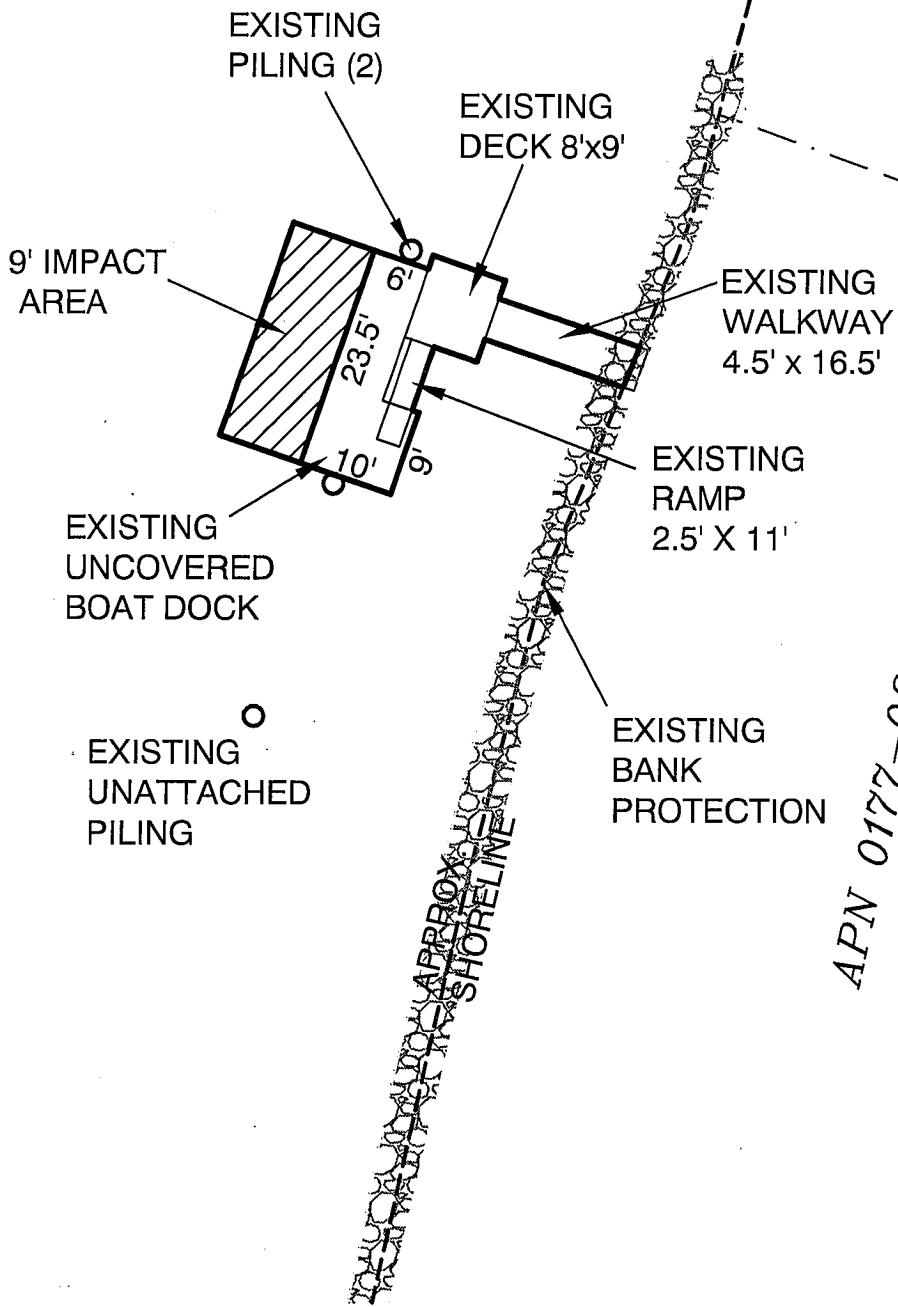
**END OF DESCRIPTION**

Prepared 12/03/14 by the California  
State Lands Commission Boundary Unit





STEAMBOAT  
SLOUGH



APN 0177-080-080

### EXHIBIT A

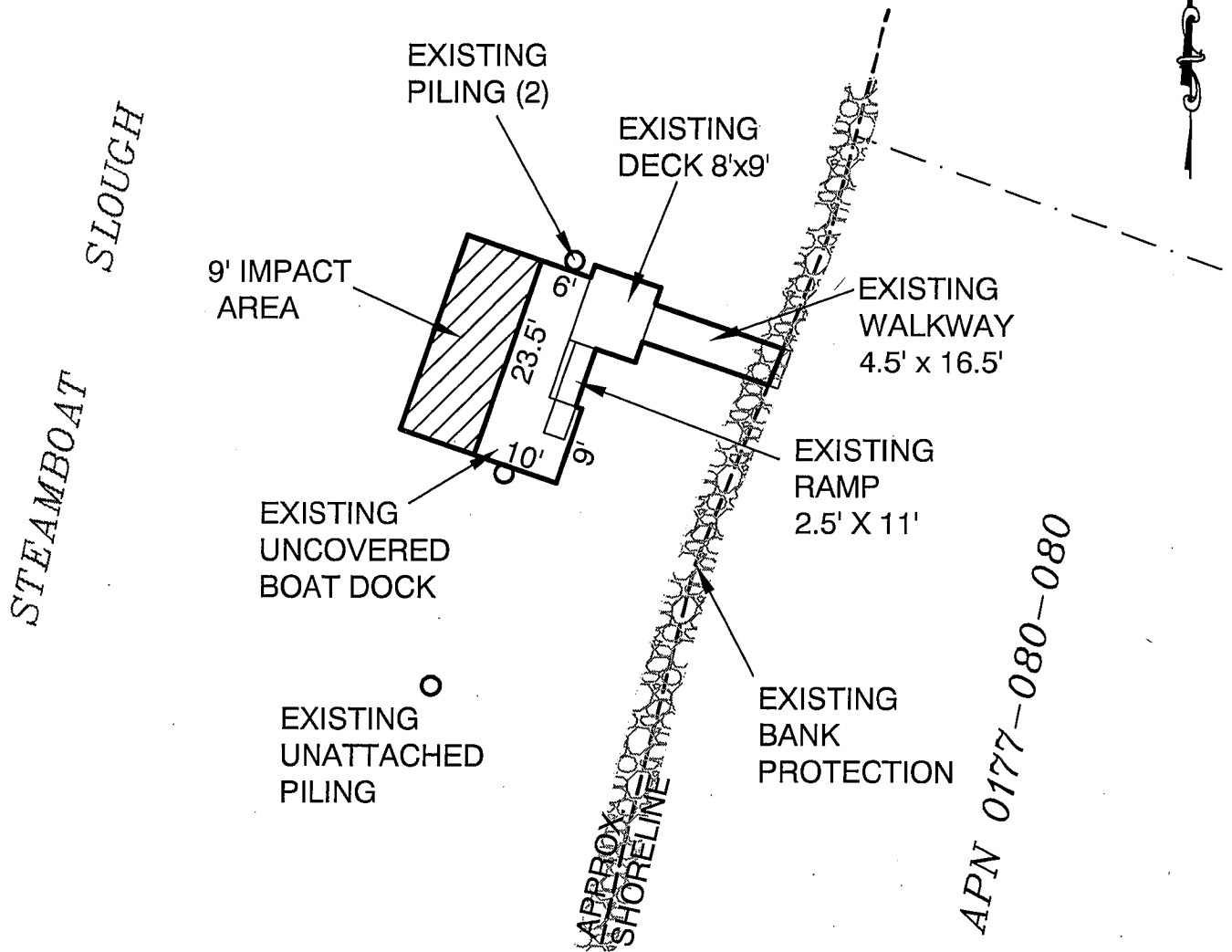
LAND DESCRIPTION PLAT  
W 26811, SEAMAN & KIRKPATRICK  
SOLANO COUNTY

CALIFORNIA STATE  
LANDS COMMISSION



NO SCALE

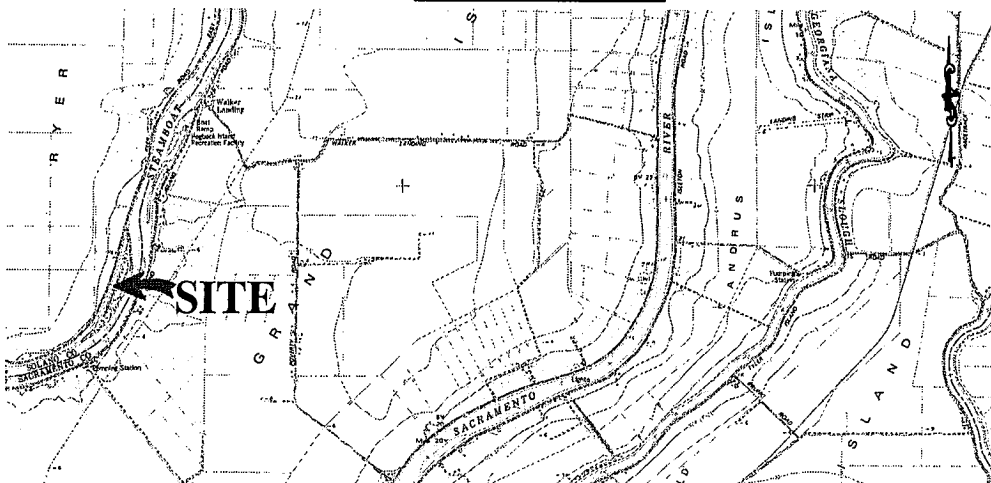
### SITE



3407 SNUG HARBOR DRIVE, NEAR WALNUT GROVE

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit B

W 26811  
 SEAMAN & KIRKPATRICK  
 APN 0177-080-080  
 GENERAL LEASE -  
 RECREATIONAL AND  
 PROTECTIVE STRUCTURE USE  
 SOLANO 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.