

**CALENDAR ITEM  
C58**

A 11

02/20/15

S 3

W 26814

J. Sampson

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

Christine Cleese Carlson and Michael Edward Broadwater, Trustees of the Carlson-Broadwater Living Trust, dated November 2, 2007

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

Sovereign land located in the Steamboat Slough, adjacent to 3447 Snug Harbor Drive, Walnut Grove, Solano County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing floating boat dock, gangway, and cable anchors.

**LEASE TERM:**

10 years, beginning February 20, 2015

**CONSIDERATION:**

\$125 per year, with an annual Consumer Price Index adjustment.

**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. The existing dock facilities were constructed by the previous owner and have existed at this location for many years, but were not previously authorized by the Commission. The Applicant is now applying for a General Lease – Recreational Use. Staff recommends bringing the existing facilities under lease.
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. **C58** (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 Christine Cleese Carlson and Michael Edward Broadwater, Trustees of the Carlson-Broadwater Living Trust, dated November 2, 2007, beginning February 20, 2015, for a term of 10 years, for continued use and maintenance of an existing floating boat dock, gangway, and cable anchors, as described in Exhibit A and shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof; consideration: \$125 per year, with an annual Consumer Price Index adjustment; liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**W 26814**

**LAND DESCRIPTION**

A parcel 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:

All those lands underlying an existing uncovered floating boat dock, ramp and two ropes adjacent to that parcel described in Exhibit "A" of that Quit Claim Deed, recorded December 2, 2009 in Document No. 200900101956 in Official Records of said County.

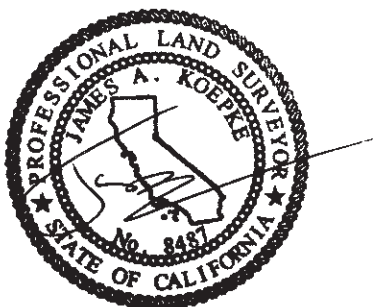
TOGETHER WITH any applicable Impact Area(s).

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

Accompanying plat is hereby made part of this description.

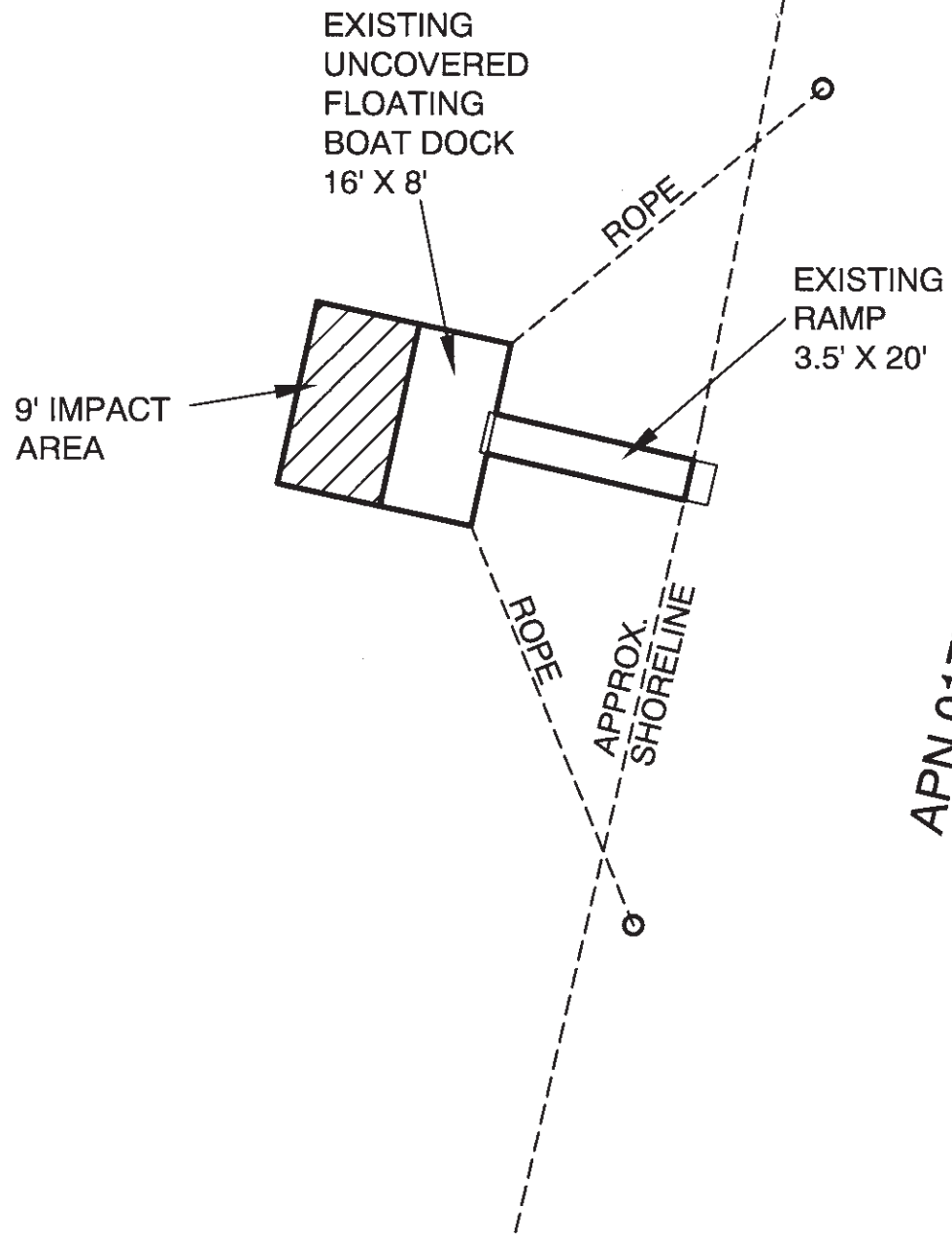
**END OF DESCRIPTION**

Prepared 01/08/15 by the California State Lands Commission Boundary Unit





STEAMBOAT SLOUGH



APN 0177-070-040

EXHIBIT A

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LAND DESCRIPTION PLAT  
 W 26814, CARLSON & BROADWATER  
 TRUSTEES  
 SOLANO COUNTY

CALIFORNIA STATE  
 LANDS COMMISSION



NO SCALE

### SITE

STEAMBOAT SLOUGH

9' IMPACT AREA

EXISTING UNCOVERED FLOATING BOAT DOCK 16' X 8'

ROPE

EXISTING RAMP 3.5' X 20'

ROPE

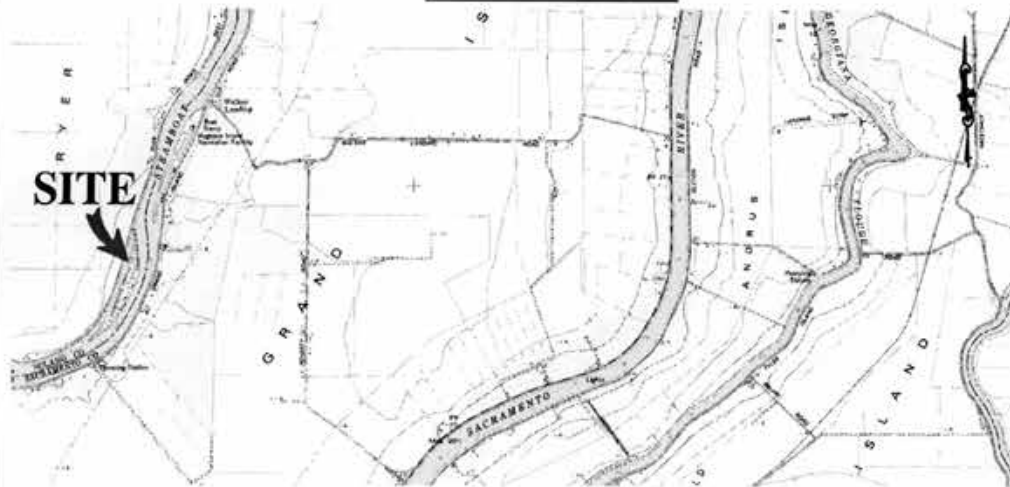
APPROX. SHORELINE

APN 0177-070-040

3447 SNUG HARBOR DRIVE, NEAR WALNUT GROVE

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### **Exhibit B**

W 26814  
 CARLSON & BROADWATER TRUSTEES  
 APN 0177-070-040  
 GENERAL LEASE - RECREATIONAL USE  
 SOLANO COUNTY



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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.