

**CALENDAR ITEM
C46**

A 11
S 3

04/23/15
W 26845
V. Caldwell

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

APPLICANT:

Carlo Guidi

AREA, LAND TYPE, AND LOCATION:

Sovereign land located on the Sacramento River, adjacent to 195 Edgewater Drive, near Rio Vista, Solano County.

AUTHORIZED USE:

Use and maintenance of an existing deck, stairs, uncovered floating boat dock, three-pile steel dolphin, two wood pilings, gangway, and bank protection not previously authorized by the Commission.

LEASE TERM:

10 years, beginning April 23, 2015

CONSIDERATION:

Deck, Stairs, Uncovered Floating Boat Dock, Three-Pile Steel Dolphin, Two Wood Pilings, Gangway: \$256 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. Applicant owns 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

CALENDAR ITEM NO. C46 (CONT'D)

ownership of the uplands. The Applicant is now applying for a General Lease – Recreational and Protective Structure Use. Staff recommends authorization of these facilities.

3. The bank protection will mutually benefit both the public and the Applicant. The bank of the Sacramento River 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).

CALENDAR ITEM NO. **C46** (CONT'D)

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 and Protective Structure Use to Carlo Guidi beginning April 23, 2015, for a term of 10 years, for the use and maintenance of an existing deck, stairs, uncovered floating boat dock, three-pile steel dolphin, two wood pilings, gangway, 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, stairs, uncovered floating boat dock, three-pile steel dolphin, two wood pilings, and gangway; \$256 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 26845

LAND DESCRIPTION

One parcel of tide and submerged land situated in the bed of the Sacramento River, lying adjacent to Rancho Los Ulpinos patented May 19, 1859, County of Solano, State of California, more particularly described as follows:

PARCEL 1 - PIER

All those lands underlying an existing deck, floating boat dock, two pilings, gangway, stairs and two bulkheads lying adjacent to that parcel described in Grant Deed recorded January 31, 2014 as Document Number 201400006631 in Official Records of Solano County.

TOGETHER WITH any applicable impact area.

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

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the right bank of the Sacramento River.

PARCEL 2 – DOLPHIN

All those lands underlying an existing 3 pile dolphin lying adjacent to said parcel.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 03/13/2015 by the California State Lands
Commission Boundary Unit.



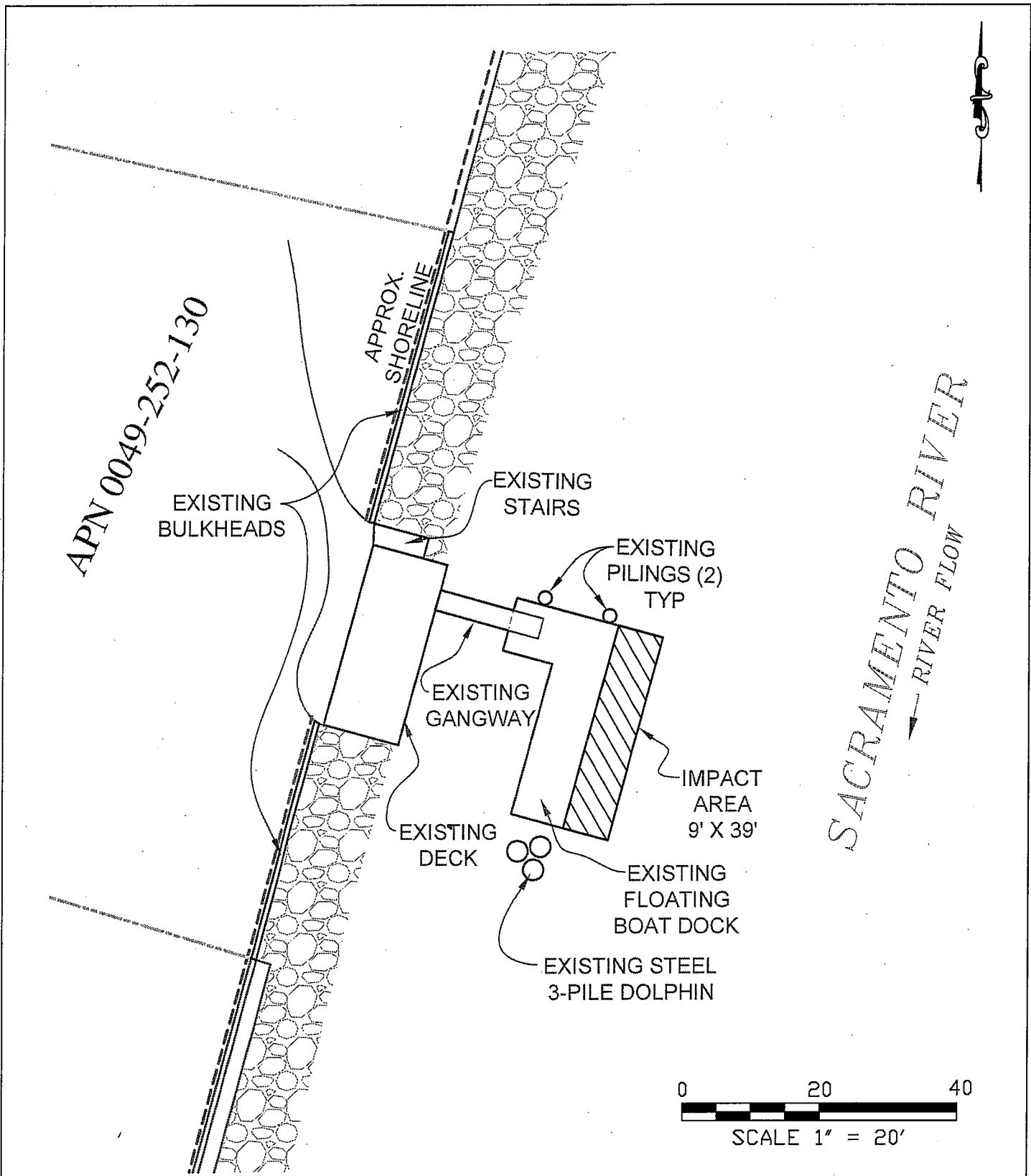


EXHIBIT A

LAND DESCRIPTION PLAT
W 26845, GUIDI
SOLANO COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE

APN 0049-252-130

EXISTING BULKHEADS

APPROX. SHORELINE

EXISTING STAIRS

EXISTING PILINGS (2) TYP

EXISTING GANGWAY

IMPACT AREA 9' X 39'

EXISTING DECK

EXISTING FLOATING BOAT DOCK

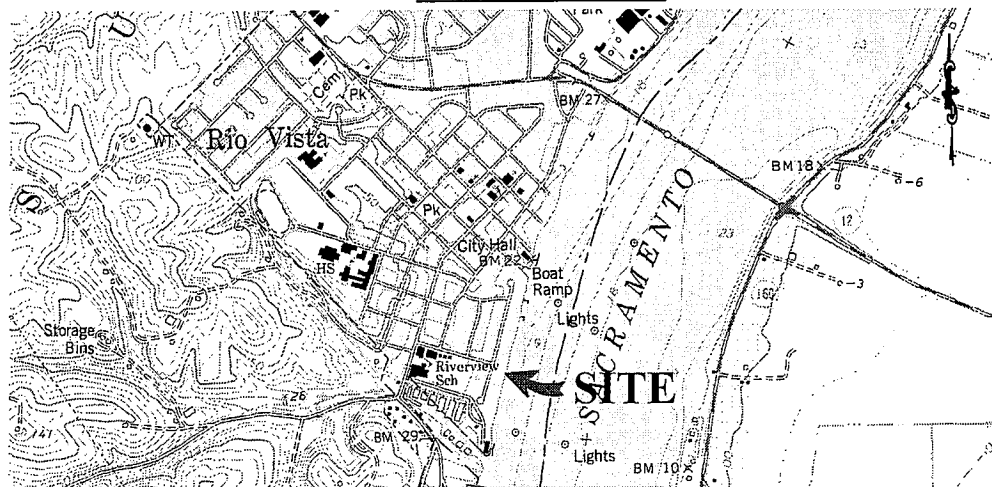
EXISTING STEEL 3-PILE DOLPHIN

SACRAMENTO RIVER
← RIVER FLOW

195 EDGEWATER DRIVE, RIO VISTA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

W 26845

GUIDI

APN 0049-252-130

GENERAL LEASE -
RECREATIONAL USE AND
PROTECTIVE STRUCTURE
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.

RGB 03/13/15