

**CALENDAR ITEM  
C49**

A 7  
S 6

04/23/15  
W 26824  
V. Caldwell

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

**APPLICANT:**

Lawrence K. Karlton and Sue Karlton

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

Sovereign land in the Sacramento River, adjacent to Sacramento County Assessor's Parcel Number 201-0260-037, near the city of Sacramento, Sacramento County.

**AUTHORIZED USE:**

Use and maintenance of an existing uncovered floating boat dock, galvanized cables, gangway, stairs, and bank protection not previously authorized by the Commission.

**LEASE TERM:**

10 years, beginning April 23, 2015.

**CONSIDERATION:**

**Uncovered Floating Boat Dock, Galvanized Cables, Gangway, and Stairs:** \$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. 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

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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).

**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. **C49** (CONT'D)

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational and Protective Structure Use to Lawrence K. Karlton and Sue Karlton beginning April 23, 2015, for a term of 10 years, for the use and maintenance of an existing uncovered floating boat dock, galvanized cables, gangway, stairs, 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 uncovered floating boat dock, galvanized cables, gangway, and stairs: \$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 26824**

**LAND DESCRIPTION**

A parcel of tide and submerged land situate in the bed of the Sacramento River, lying adjacent to Swamp and Overflow Survey 923, patented May 18, 1872 of the County of Sacramento, State of California, and more particularly described as follows:

All those lands underlying an existing uncovered floating boat dock, ramp, stairs and six (6) cable ties adjacent to that parcel as described in that Quitclaim Deed recorded March 10, 2009 in Book 20090310 Page 2521 of Official Records of said County.

TOGETHER WITH any applicable impact area(s).

ALSO TOGETHER WITH those lands lying immediately beneath any bank protection adjacent to said Lot.

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

Accompanying plat is hereby made a part of this description.

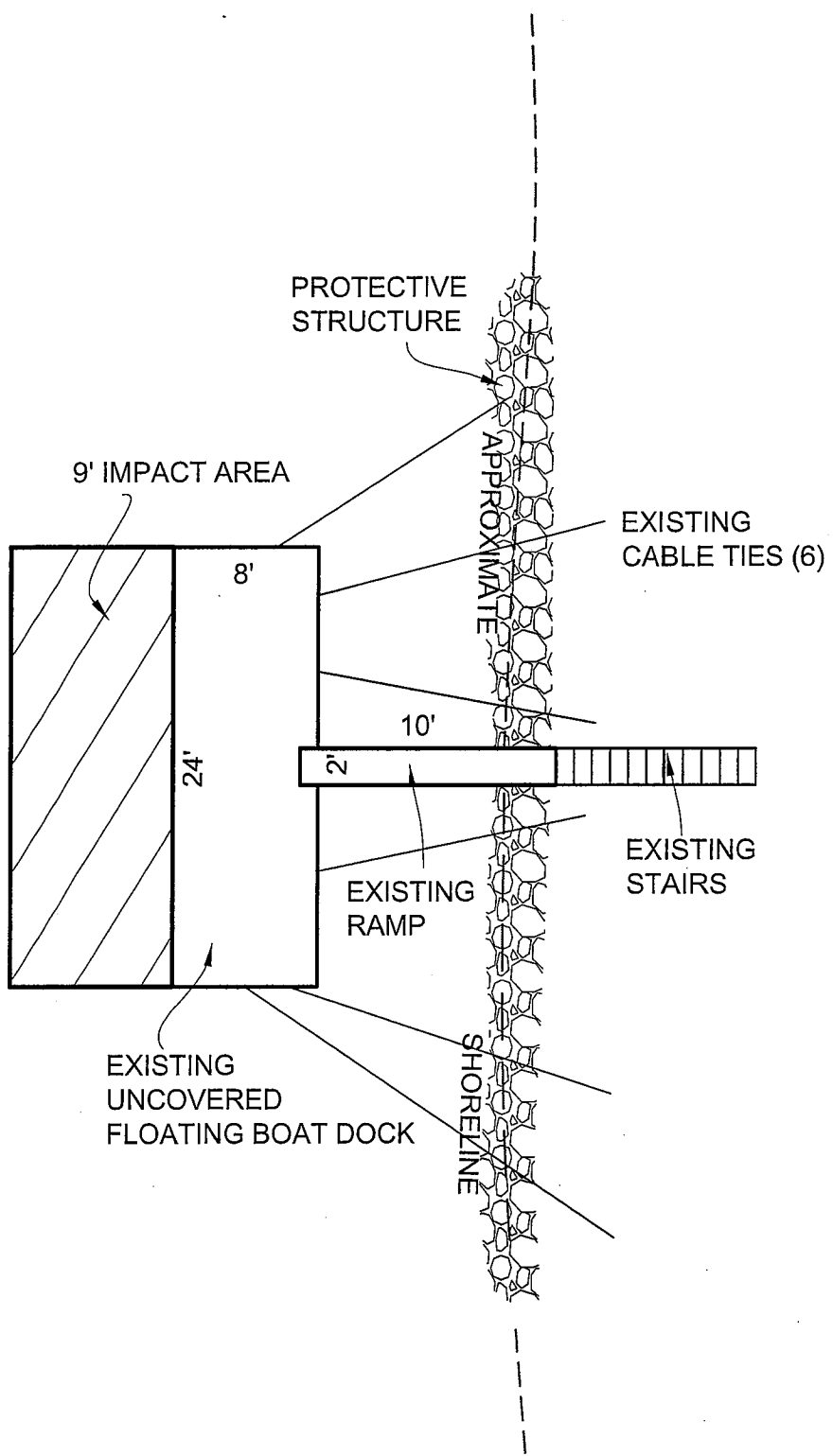
**END OF DESCRIPTION**

Prepared February 3, 2015 by the California State Lands Commission Boundary Unit.





Sacramento River



APN 201-0260-037

### EXHIBIT A

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MJJ 1/27/15

LAND DESCRIPTION PLAT  
 W 26824, KARLTON  
 SACRAMENTO COUNTY

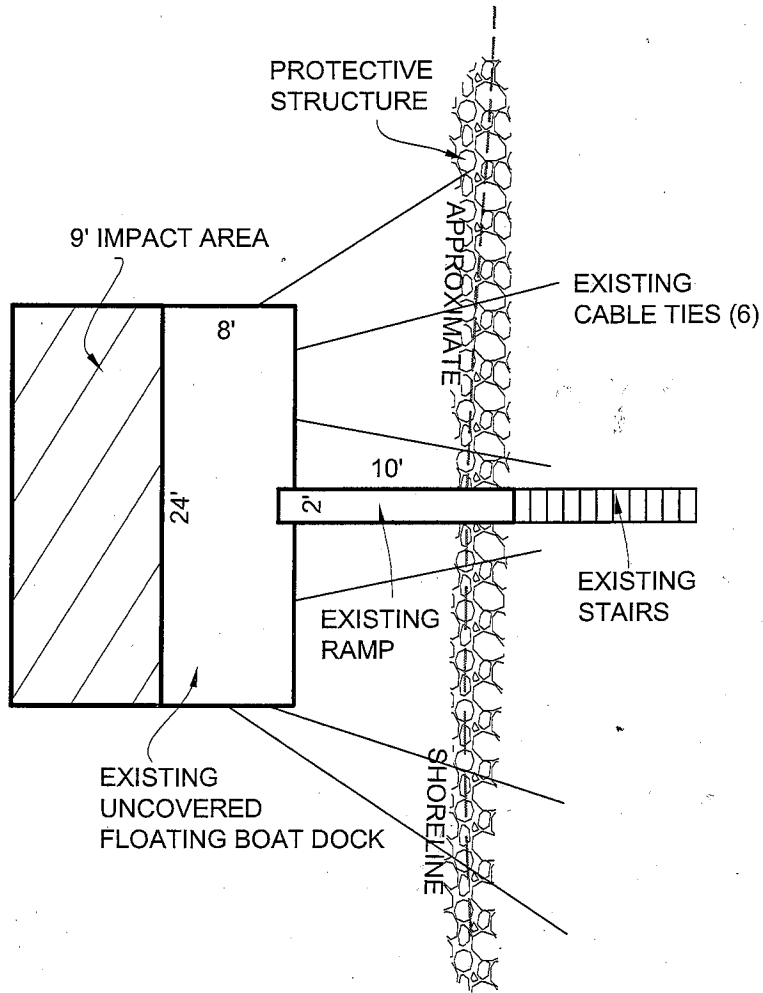
CALIFORNIA STATE  
 LANDS COMMISSION



NO SCALE

# SITE

Sacramento River



APN 201-0260-037

APN 201-0260-037

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit B

W 26824  
 KARLTON  
 APN 201-0260-037  
 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 1/28/15