

**CALENDAR ITEM
C40**

A 11

08/19/15

S 3

PRC 8626.1
G. Asimakopoulos

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Jay Michael Uhalt and Marla M. Uhalt, Co-Trustees of the Jay and Marla Uhalt 1998 Trust

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in the Sacramento River, adjacent to 18075 State Highway 160, near the city of Rio Vista, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an existing uncovered single-berth floating boat dock, gangway, six steel pilings, and a foot bridgeway with removable railings anchored to a concrete landing.

LEASE TERM:

10 years, beginning August 1, 2015.

CONSIDERATION:

\$216 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. On August 8, 2005, the Commission authorized a 10-year Recreational Pier Lease to Jay Uhalt and Marla M. Uhalt. That lease expired on July 31, 2015.
3. On May 5, 2005, the upland parcel was transferred to Jay Michael Uhalt and Marla M. Uhalt, Co-Trustees of the Jay and Marla Uhalt 1998 Trust. The Applicant is now applying for a General Lease – Recreational Use.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA)

CALENDAR ITEM NO. **C40** (CONT'D)

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.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to Jay Michael Uhalt and Marla M. Uhalt, Co-Trustees of the Jay and Marla Uhalt 1998 Trust, beginning August 1, 2015, for a term of 10 years, for the continued use and maintenance of an existing uncovered single-berth floating boat dock, gangway, six steel pilings, and a foot bridgeway with removable railings anchored to a concrete landing, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$216, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 8626.1

LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of the Sacramento River, lying adjacent to Swamp and Overflowed Land Survey 584, patented December 19, 1867, County of Sacramento, State of California and more particularly described as follows:

All those lands underlying an existing uncovered single-berth floating boat dock, gangway, foot bridgeway and six steel pilings lying adjacent to that parcel described in Exhibit "A" of Trust Transfer Quitclaim Deed, recorded May 5, 2004 in Book 20040505 at Page 3403 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 the left bank of said river.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 06/26/15 by the California State Lands Commission Boundary Unit



SACRAMENTO RIVER

9' IMPACT AREA

EXISTING GANGWAY
3' x 60'

EXISTING
3' x 50' FOOT
BRIDGEWAY

APPROX
SHORELINE

APN 158-0010-043

OLD HIGHWAY 160

EXISTING
UNCOVERED
SINGLE-BERTH
FLOATING BOAT
DOCK 27' x 28.5'

EXISTING
STEEL
PILINGS (6)

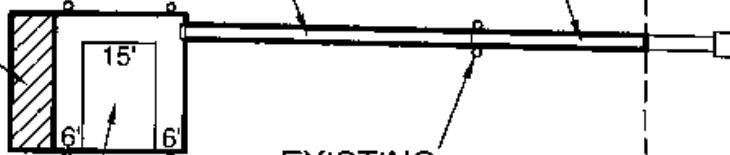


EXHIBIT A

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LAND DESCRIPTION PLAT
PRC 8626.1, UHALT 1998 TRUST
SACRAMENTO COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE

SACRAMENTO RIVER

9' IMPACT AREA

EXISTING GANGWAY
3' x 60'

EXISTING
3' x 50' FOOT
BRIDGEWAY

APPROX. SHORELINE

APN 158-0010-043

OLD HIGHWAY 160

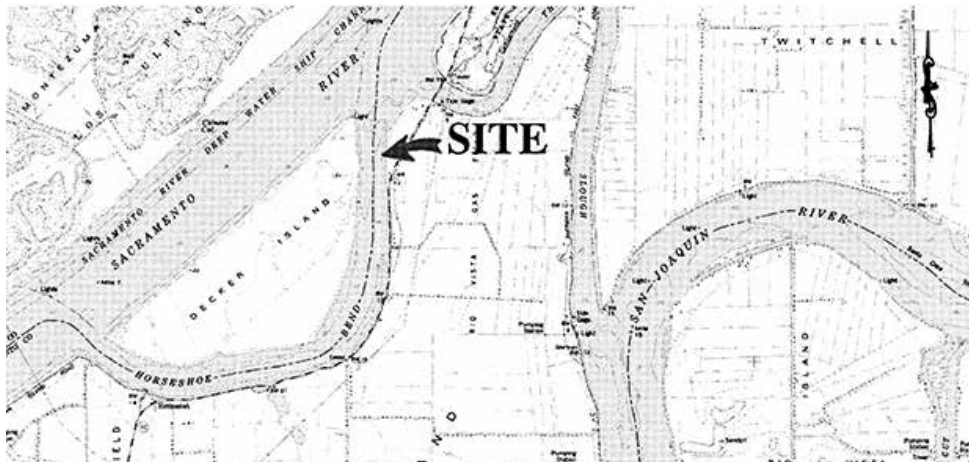
EXISTING UNCOVERED SINGLE-BERTH FLOATING BOAT DOCK 27' x 28.5'

EXISTING STEEL PILING (6)

18075 STATE HIGHWAY 160, NEAR RIO VISTA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 8626.1
 UHALT 1998 TRUST
 APN 158-0010-043
 GENERAL LEASE -
 RECREATIONAL 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.