

**MINUTE ITEM**  
This Calendar Item No. C19 was approved as  
Minute Item No. 19 by the California State Lands  
Commission by a vote of 3 to 0 at its  
12/9/04 meeting.

**CALENDAR ITEM  
C19**

A 8, 15

12/09/04

S 5, 14

PRC 4765

WP 4765.9

V. Massey

**RECREATIONAL PIER LEASE**

**APPLICANTS:**

Bryan Watkins and  
Tawna Schlueter-Murphy

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

Sovereign lands in the Sacramento River at Long Island, near Walnut Grove,  
Sacramento County.

**AUTHORIZED USE:**

The continued use and maintenance of an existing pier and a new boat dock,  
ramp, and gangplank.

**LEASE TERM:**

Ten years, beginning December 1, 2004.

**CONSIDERATION:**

No monetary consideration pursuant to Public Resources Code section 6503.5.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in the amount of no less than \$300,000.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the uplands adjoining the lease premises.
2. On May 31, 1993, the Commission authorized a Recreational Pier Lease with Viola Tebaldi for a pier. That lease has expired. The upland ownership subsequently transferred to Bryan Watkins and Tawna Schlueter-Murphy. Bryan Watkins and Tawna Schlueter-Murphy have requested a new Recreational Pier Lease for the existing pier and a new boat dock, ramp and gangplank that was constructed in October 2003. Applicants qualify for a rent-free pier, boat dock, ramp and gangplank

CALENDAR ITEM NO. C19 (CONT'D)

because the applicants are natural persons who have improved the littoral land with, and use the upland, for a single-family dwelling.

3. **PIER** – Pursuant to the Commission’s delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

4. **BOAT DOCK, RAMP AND GANGPLANK** – Pursuant to the Commission’s delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905 (c)(1).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. 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. Site Map
- B. Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

CALENDAR ITEM NO. C19 (CONT'D)

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

**PIER** – FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

**BOAT DOCK, RAMP, AND GANGPLANK** – FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (c)(1).

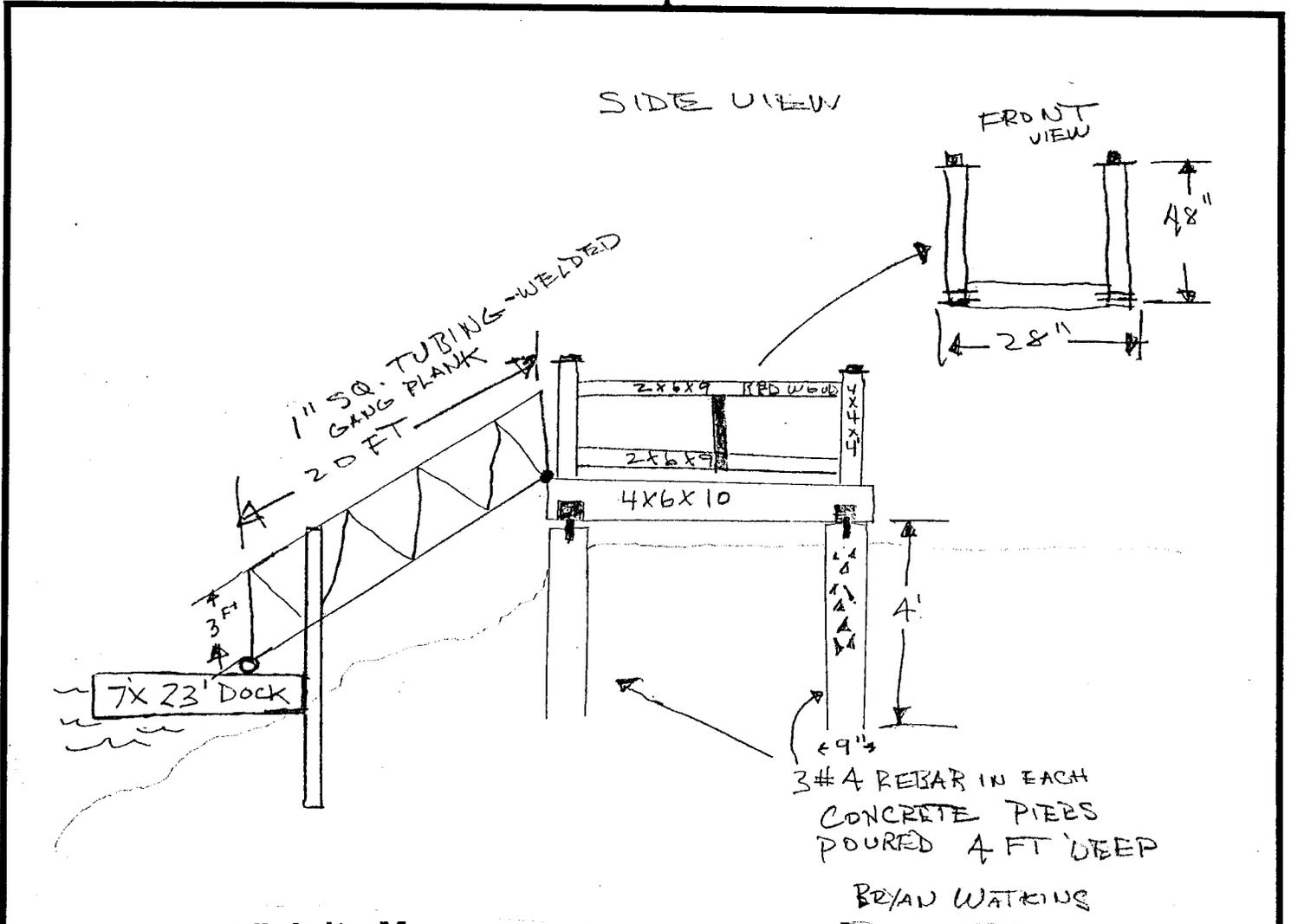
**SIGNIFICANT LANDS INVENTORY FINDING:**

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

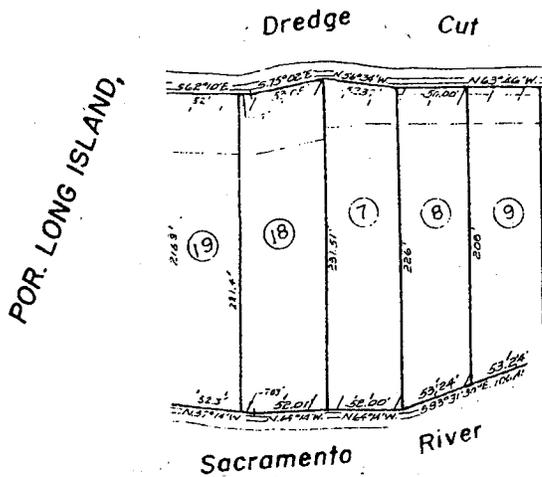
**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO BRYAN WATKINS AND TAWNA SCHLUETER-MURPHY OF A TEN-YEAR RECREATIONAL PIER LEASE, BEGINNING DECEMBER 1, 2004, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING PIER AND A NEW BOAT DOCK, RAMP AND GANGPLANK AS REPRESENTED ON THE LAND AND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6503.5; LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN \$300,000.

# Site Map



## Vicinity Map



This exhibit is solely for purposes of generally defining the leased premises, is based on unverified information provided by lessee or other parties, and is not intended to be, nor shall it be construed to as a waiver or limitation of any state interest in the subject or any other property.

**Exhibit A**  
**W 4765.9**

# Location Map

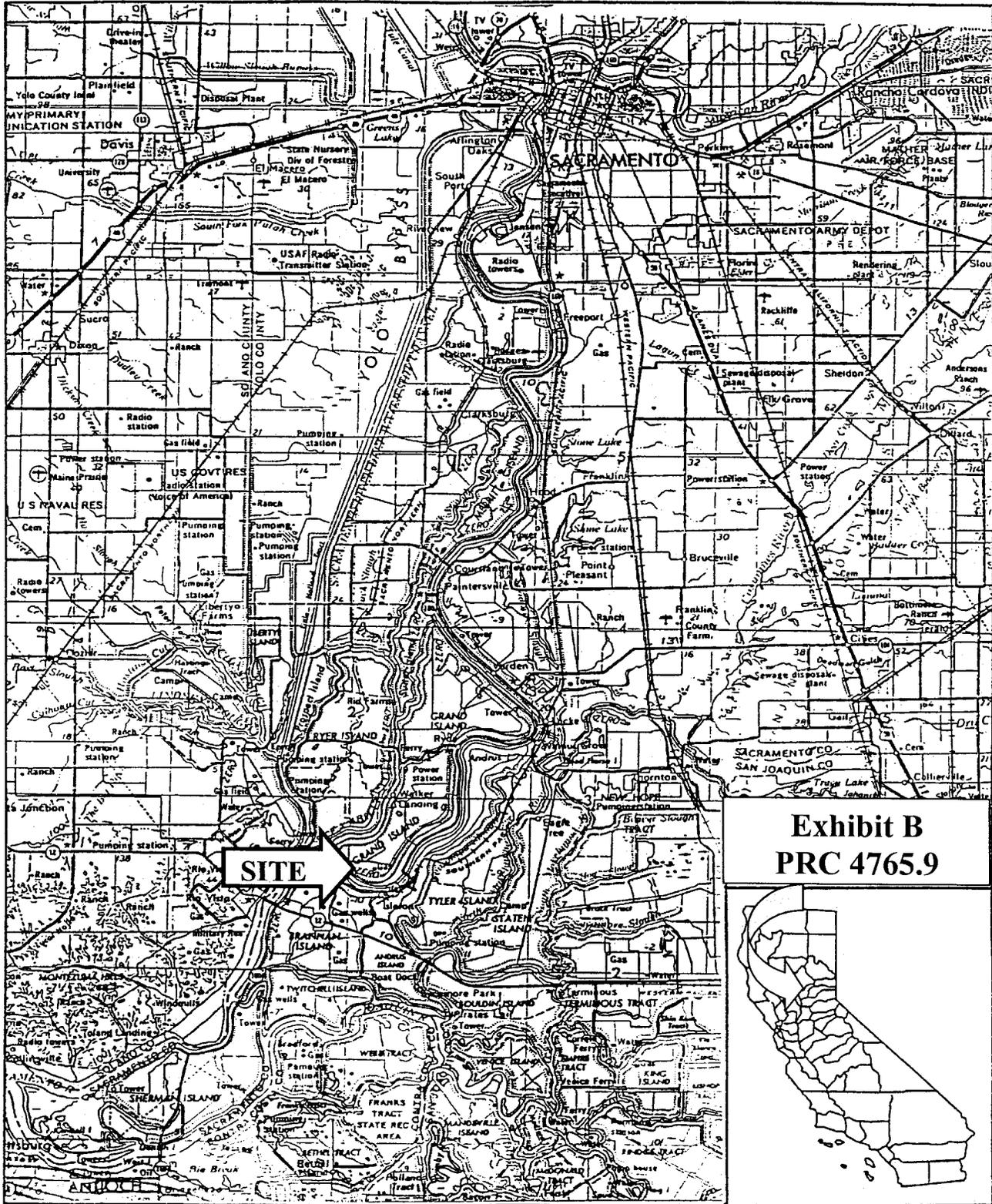


EXHIBIT CONSTRUCTED FROM USGS QUAD

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CALENDAR PAGE

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MINUTE PAGE

VLM 10/13/2004