

**MINUTE ITEM**  
This Calendar Item No. C18 was approved as  
Minute Item No. 18 by the California State Lands  
Commission by a vote of 3 to 0 at its  
06/20/05 meeting.

**CALENDAR ITEM  
C18**

A 8, 15  
S 5, 14

06/20/05  
PRC 8612.9 W 26057  
V. Massey

**GENERAL LEASE  
PROTECTIVE STRUCTURE AND RECREATIONAL USE**

**APPLICANTS:**

Brenda J. Lazzaroni and  
Guy Roland

**LAND TYPE, AND LOCATION:**

Sovereign lands in Steamboat Slough, adjacent to Grand Island, near the town of  
Walnut Grove, Sacramento County.

**AUTHORIZED USE:**

The construction, use and maintenance of a new uncovered boat dock with slip,  
debris diverter, metal gangway, and bank protection.

**LEASE TERM:**

Ten years, beginning June 1, 2005.

**CONSIDERATION:**

Boat dock with slip, debris diverter, and metal gangway: No monetary  
consideration pursuant to Public Resources Code section 6503.5.

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 interest.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance with combined coverage no less than \$500,000.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the uplands adjoining the lease premises.

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2. Applicants qualify for a Recreational Pier Lease because they are natural persons who have improved the littoral land with, and use the upland for, a single-family dwelling.
3. The bank protection at this location mutually benefits both the public and the applicant. The bank of Steamboat Slough will have the additional protection from wave action provided at no cost to the public.
4. 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:**

June 28, 2005

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

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

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STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS,  
SECTION 2905 (c)(1).

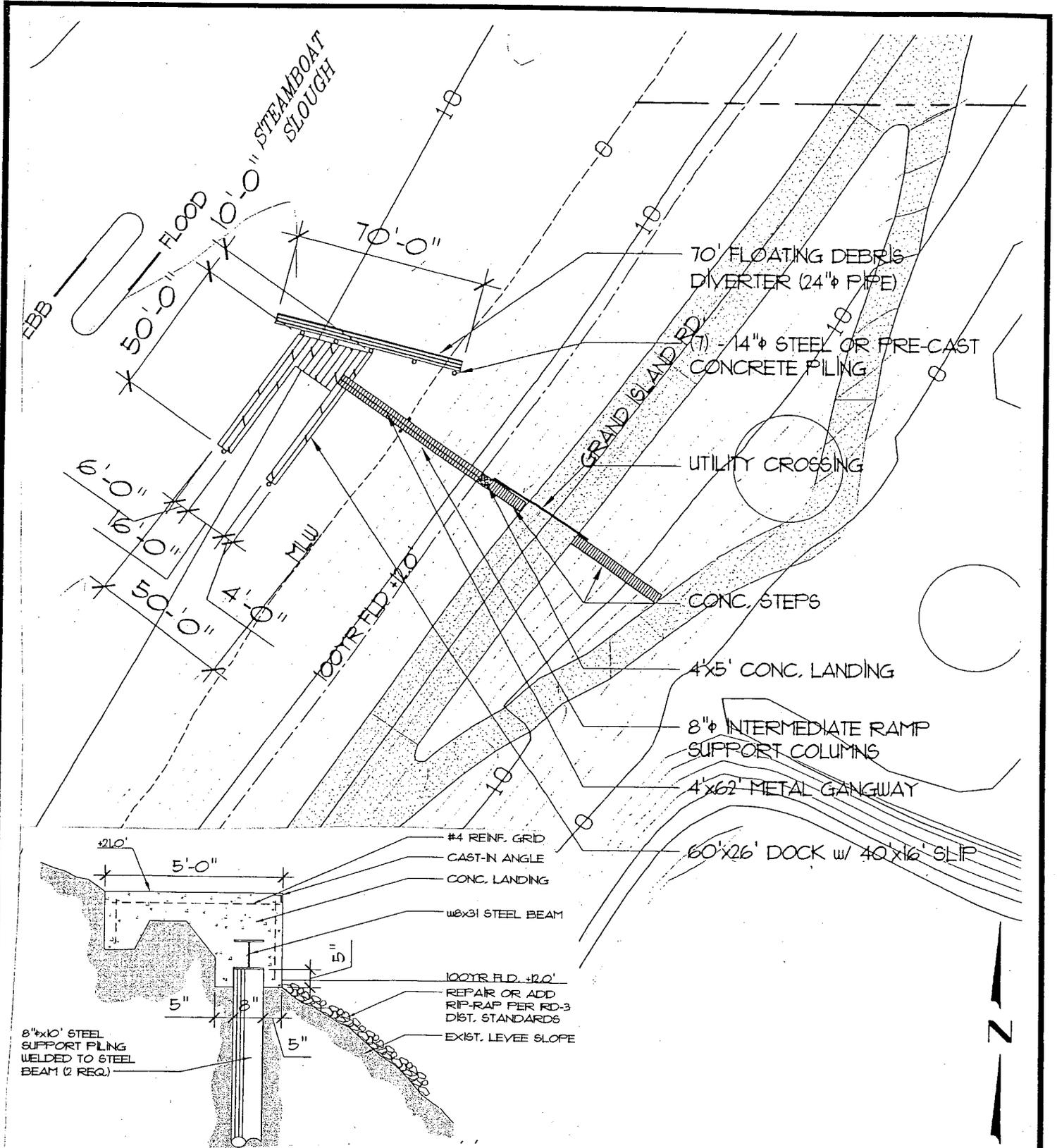
**SIGNIFICANT LANDS INVENTORY FINDING:**

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 BRENDA J. LAZZARONI AND GUY  
ROLAND OF A GENERAL LEASE - PROTECTIVE STRUCTURE AND  
RECREATIONAL USE, BEGINNING JUNE 1, 2005, FOR A TERM OF  
TEN YEARS, FOR THE CONSTRUCTION, USE AND MAINTENANCE  
OF A NEW UNCOVERED BOAT DOCK WITH SLIP, DEBRIS DIVERTER,  
METAL GANGWAY AND BANK PROTECTION AS REPRESENTED ON  
THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS  
REFERENCE MADE A PART HEREOF; CONSIDERATION: BOAT  
DOCK WITH SLIP, DEBRIS DIVERTER AND METAL GANGWAY: NO  
MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES  
CODE SECTION 6503.5; BANK PROTECTION: THE PUBLIC USE AND  
BENEFIT; WITH THE STATE RESERVING THE RIGHT AT ANY TIME  
TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH  
ACTION TO BE IN THE STATE'S BEST INTEREST; LIABILITY  
INSURANCE IN THE AMOUNT OF NO LESS THAN \$500,000.

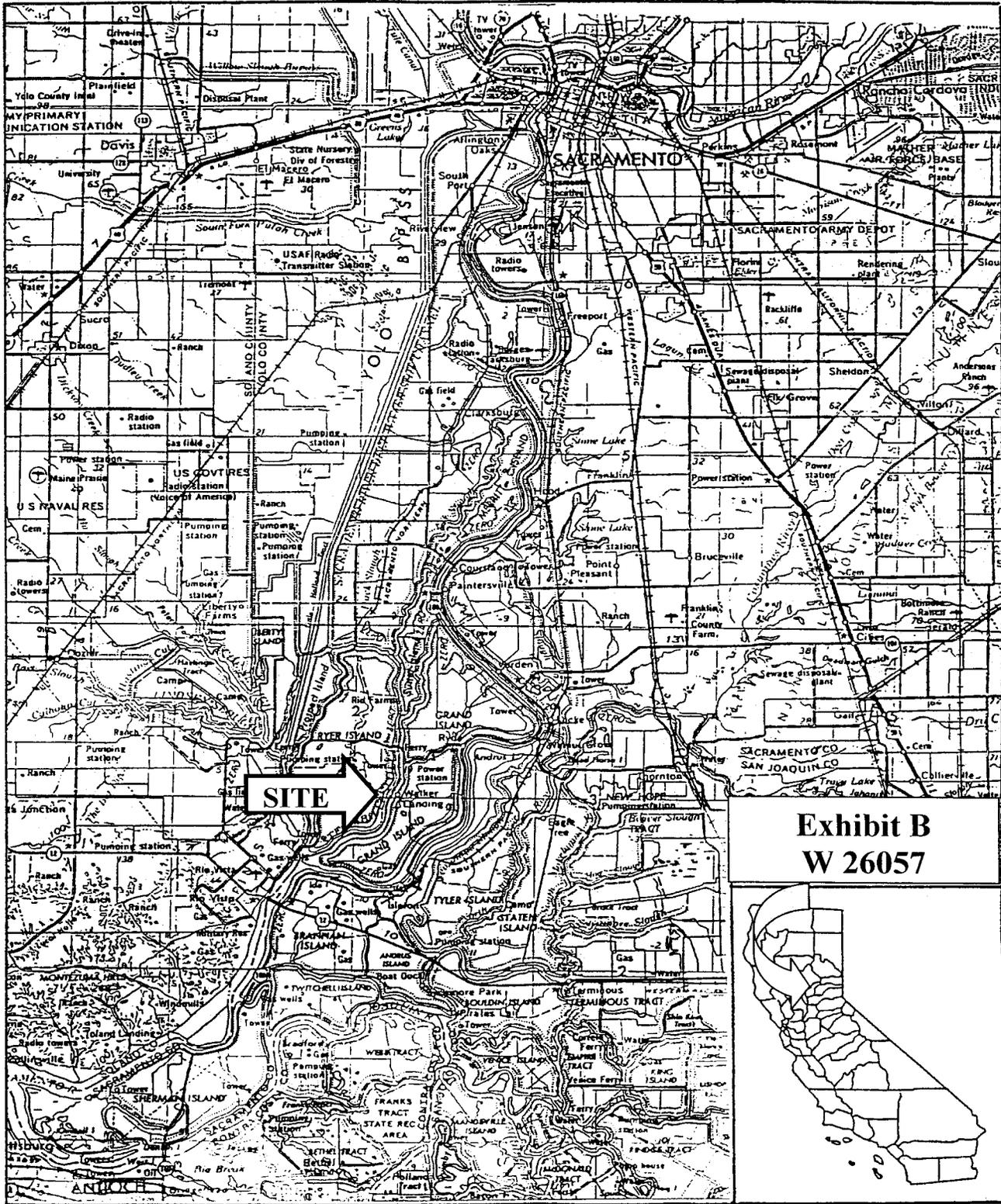
# Site Plan



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 26057**

# Location Map



**Exhibit B  
W 26057**

EXHIBIT CONSTRUCTED FROM USGS QUAD

VLM 5/4/2005

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