

**CALENDAR ITEM  
C24**

A 15, 8

05/10/07

S 14, 5

PRC 6977

WP 6977.9

B. Badeker

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

**APPLICANTS:**

Paula C. Henderson and Pamela C. Henderson

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

Sovereign lands in Steamboat Slough, near Walnut Grove, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing floating boat dock, gangway, boat launch ramp, and bank protection as shown on Exhibit A.

**LEASE TERM:**

Ten years, beginning May 1, 2007.

**CONSIDERATION:**

Floating boat dock, gangway, and ramp: 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 action to be in the State's best interest.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in the amount of no less than \$500,000.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the uplands adjoining the lease premises.
2. On May 9, 1996, the Commission authorized a ten-year General Lease - Recreational and Protective Structure Use with Gerald W. and Paula C. Henderson. That lease expired on May 31, 2006. However, the ownership of the upland was transferred on October 8, 2006 to Paula C. Henderson, and Pamela C. Henderson. The Applicants are now applying

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for a new General Lease – Recreational and Protective Structure Use. The Applicants qualify for a rent free Recreational Use Lease for the floating boat dock, gangway and boat launch ramp 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 Applicants. 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 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.

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.

**EXHIBIT:**

- A. Site and Location Map

**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 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

CALENDAR ITEM NO. C24 (CONT'D)

**SIGNIFICANT LANDS INVENTORY FINDING:**

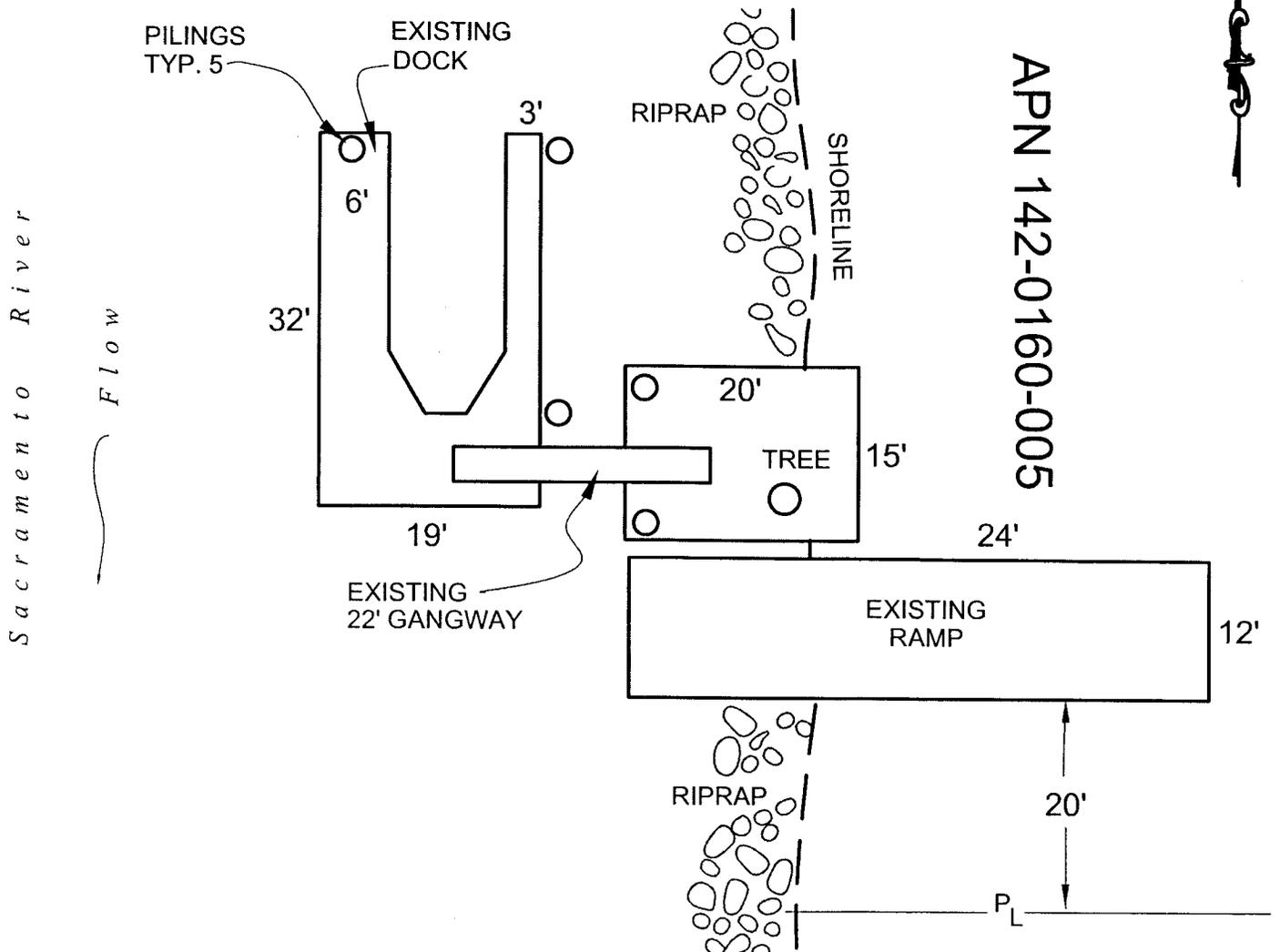
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO PAULA C. HENDERSON AND PAMELA C. HENDERSON, OF A TEN-YEAR GENERAL LEASE – RECREATIONAL AND PROTECTIVE STRUCTURE USE, BEGINNING MAY 1, 2007, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING FLOATING BOAT DOCK, GANGWAY, BOAT LAUNCH RAMP, AND BANK PROTECTION AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION FOR THE FLOATING BOAT DOCK, GANGWAY AND BOAT LAUNCH RAMP: NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6503.5; AND FOR THE 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.

NO SCALE

# SITE

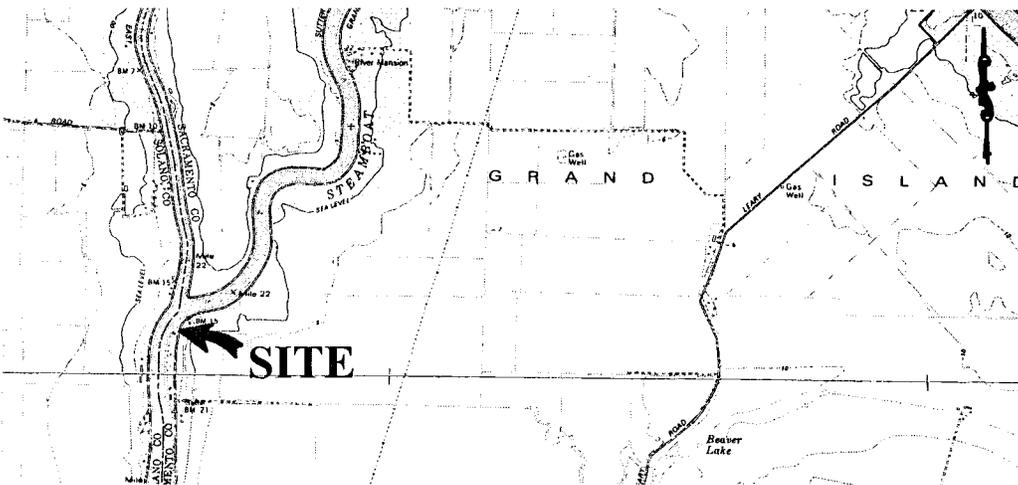


APN 142-0160-005

ADJACENT TO 13922 GRAND ISLAND ROAD, WALNUT GROVE

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

## Exhibit A

WP 6977.9  
 HENDERSON  
 APN 142-0160-005  
 GENERAL LEASE  
 RECREATIONAL USE  
 SACRAMENTO CO.



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.

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