

**CALENDAR ITEM
C21**

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S 3

08/15/14
PRC 7146.1
J. Sampson

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Dan S. Smith, Trustee of the Dan S. and Carla Dillard Smith Living Trust

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Steamboat Slough, adjacent to 3416 Snug Harbor Drive, near Walnut Grove, Solano County.

AUTHORIZED USE:

Continued use and maintenance of an existing floating boat dock, four pilings, gangway, and walkway previously authorized by the Commission, and the use and maintenance of an existing addition to the dock not previously authorized by the Commission.

LEASE TERM:

10 years, beginning December 18, 2013

CONSIDERATION:

\$226 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 November 7, 1997, the Commission authorized issuance of a Recreational Pier Lease to Larane Smith. That lease expired January 20, 2008. On December 18, 2013 the property was deeded to Dan S. Smith, Trustee of the Dan S. and Carla Dillard Smith Living Trust. The Applicant is now applying for a General Lease – Recreational Use.
3. The previous Lessee, Larane Smith, created an addition to the previously authorized floating boat dock to create a single-berth floating boat dock

CALENDAR ITEM NO. **C21** (CONT'D)

without Commission authorization. The improvement has been in place for a number of years. Staff recommends the improvement be included as an authorized improvement in the lease.

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. **C21** (CONT'D)

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to Dan S. Smith, Trustee of the Dan S. and Carla Dillard Smith Living Trust beginning December 18, 2013, for a term of 10 years, for continued use and maintenance of an existing floating boat dock, four pilings, gangway, and walkway previously authorized by the Commission, and the use and maintenance of an existing addition to the dock 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; annual rent in the amount of \$226, with an annual Consumer Price Index adjustment; liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 7146.1

LAND DESCRIPTION

One (1) parcel of tide and submerged land situate in the bed of Steamboat Slough lying adjacent to Swamp and Overflow Survey 544 patented October 17, 1878, Solano County, State of California, more particularly described as follows:

PARCEL 1 – DOCK

All those lands underlying an existing walkway, gangway, and floating boat dock, four (4) pilings and berth lying adjacent to that parcel as described in Exhibit A of that Grant Deed recorded December 18, 2013, in Document 201300117937 of Official Records of said County.

TOGETHER WITH any applicable impact area(s).

EXCEPTING THEREFROM any portion(s) lying landward of the Ordinary High Water Mark of the bed of Steamboat Slough.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared June 17, 2014 by the California State Lands Commission Boundary Unit.





S t e a m b o a t S l o w g h

APN 0177-080-130

APN 0177-080-120

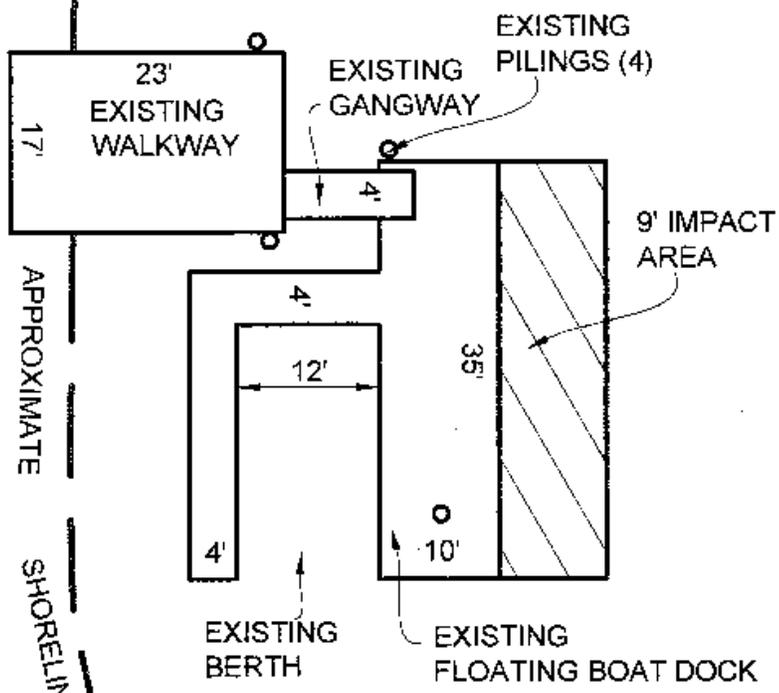


EXHIBIT A

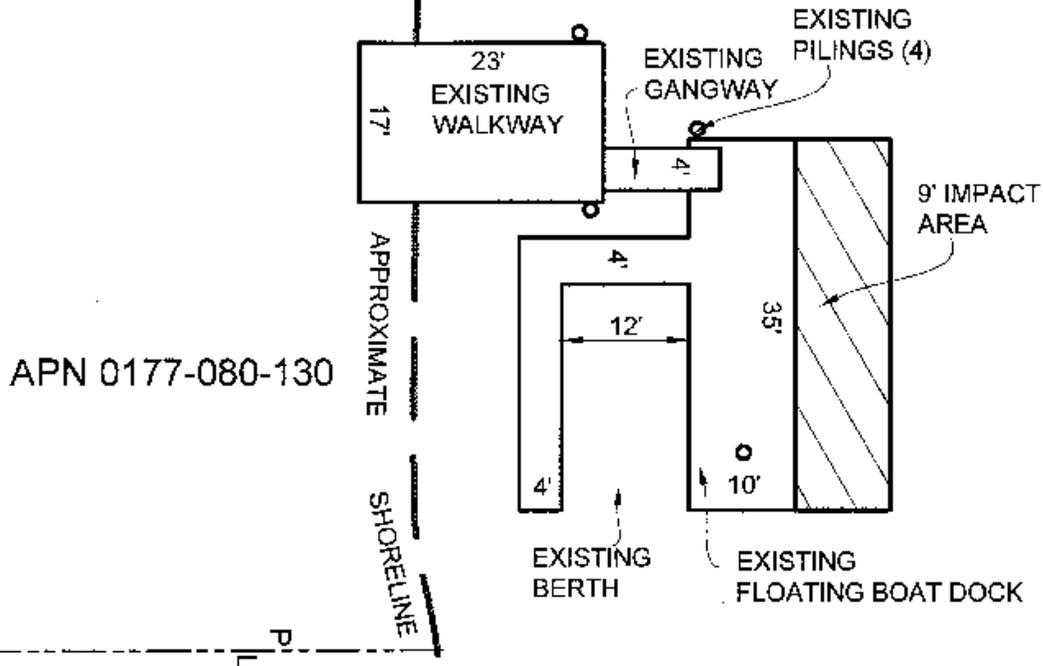
LAND DESCRIPTION PLAT
PRC 7146.1, SMITH
SOLANO COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE



APN 0177-080-130

APN 0177-080-120

3416 SNUG HARBOR DRIVE, NEAR WALNUT GROVE

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NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 7146.1
SMITH

APN 0177-080-120
GENERAL LEASE -
RECREATIONAL &
PROTECTIVE STRUCTURE USE
SOLANO 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.