

**CALENDAR ITEM  
C04**

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10/14/14  
PRC 4938.1  
G. Asimakopoulos

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANTS:**

Christopher Lanzafame and Nancy D. Lanzafame

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

Sovereign land located in Spoonbill Slough, at Van Sickle Island, adjacent to 801 Van Sickle Road, near the city of Pittsburg, Solano County.

**AUTHORIZED USE:**

Continued use and maintenance of three existing uncovered floating boat docks, 12 pilings, and three gangways previously authorized by the Commission, and an existing 28-foot by 6-foot dock extension not previously authorized by the Commission.

**LEASE TERM:**

10 years, beginning September 9, 2013

**CONSIDERATION:**

\$643 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. Applicants own the upland adjoining the lease premises.
2. On August 19, 2003, the Commission authorized a 10-year Recreational Pier Lease with Christopher Lanzafame and Nancy D. Lanzafame for the continued use and maintenance of three existing uncovered floating boat docks, 12 pilings, and three gangways. That lease expired September 8, 2013. The Applicants are now applying for a General Lease – Recreational Use.

CALENDAR ITEM NO. **C04** (CONT'D)

3. In March of 2008, a 28-foot by 6-foot dock extension was added to the West Dock (Lease Parcel A on Exhibit B) without prior approval by the Commission. The extension was approved by the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service. Staff recommends including the extension as part of the authorized improvements under 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. **C04** (CONT'D)

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational Use to Christopher Lanzafame and Nancy D. Lanzafame beginning September 9, 2013, for a term of 10 years, for the continued use and maintenance of three existing uncovered floating boat docks, 12 pilings, and three gangways previously authorized by the Commission, and an existing 28-foot by 6-foot dock extension not previously authorized by the Commission, 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 \$643, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 4938.1**

**LAND DESCRIPTION**

Three parcels of tide and submerged land lying in the bed of Spoonbill Slough, lying adjacent to Swamp and Overflowed Land Survey 300 patented April 6, 1878, County of Solano, State of California and more particularly described as follows:

**PARCEL A – West Dock**

All those lands underlying an existing uncovered floating boat dock, gangway, platform and five wood pilings lying adjacent to that parcel described in Individual Grant Deed, recorded November 21, 1986 in Book 68198, Page 139888 in Official Records of said County.

**PARCEL B – Middle Dock**

All those lands underlying an existing uncovered floating boat dock, gangway, platform and three wood pilings lying adjacent to that parcel described in Individual Grant Deed, recorded November 21, 1986 in Book 68198, Page 139888 in Official Records of said County.

**PARCEL C – East Dock**

All those lands underlying an existing uncovered floating boat dock, gangway, platform and four wood pilings lying adjacent to that parcel described in Individual Grant Deed, recorded November 21, 1986 in Book 68198, Page 139888 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 right bank of said slough.

Accompanying plat is hereby made part of this description.

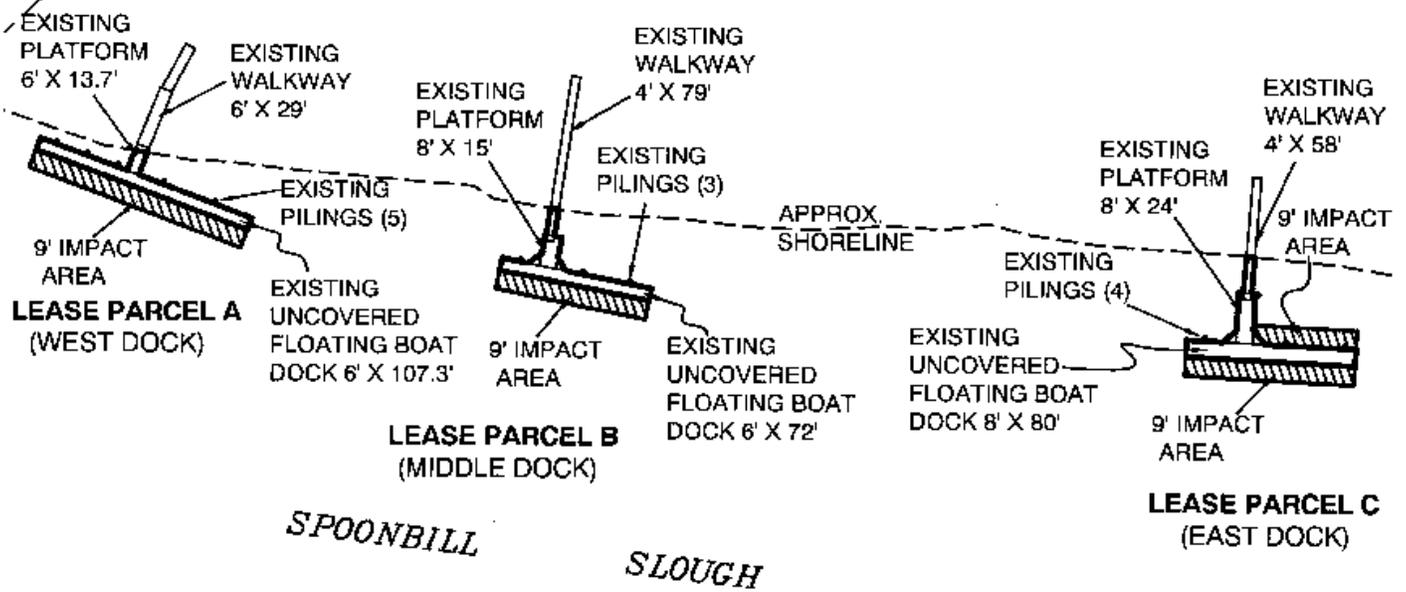
**END OF DESCRIPTION**

Prepared 09/05/2014 by the California  
State Lands Commission Boundary Unit.





APN 0090-060-270



### EXHIBIT A

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LAND DESCRIPTION PLAT  
PRC 4938.1, LANZAFAME  
SOLANO COUNTY

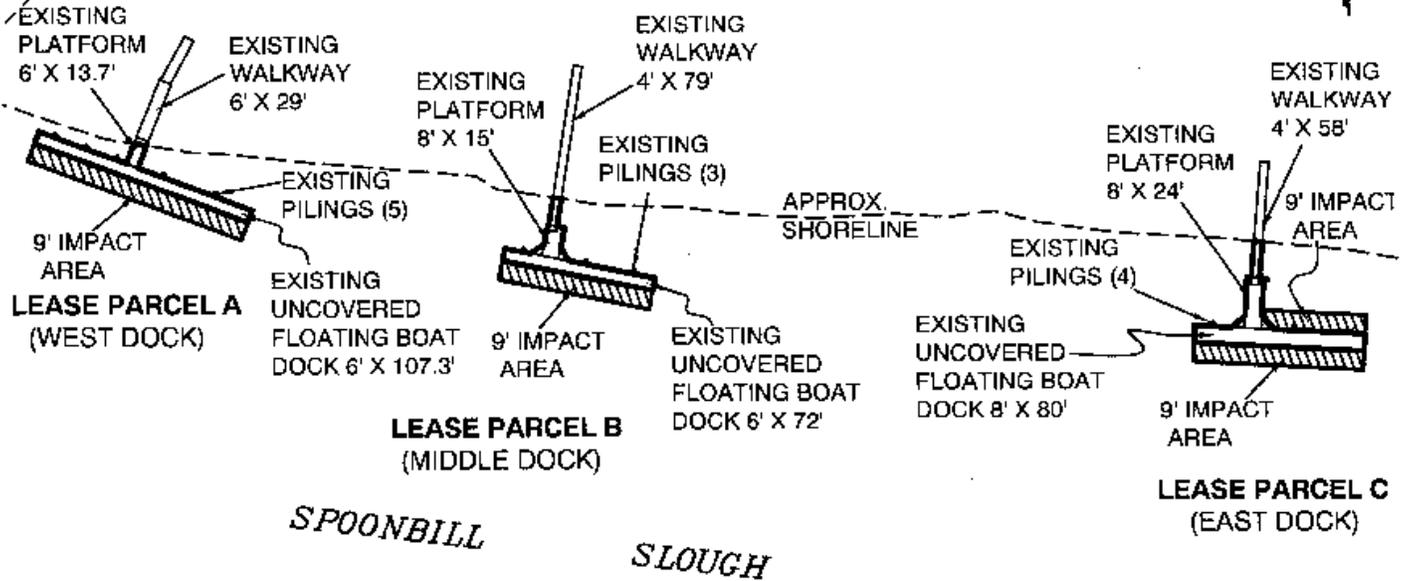
CALIFORNIA STATE  
LANDS COMMISSION



NO SCALE

# SITE

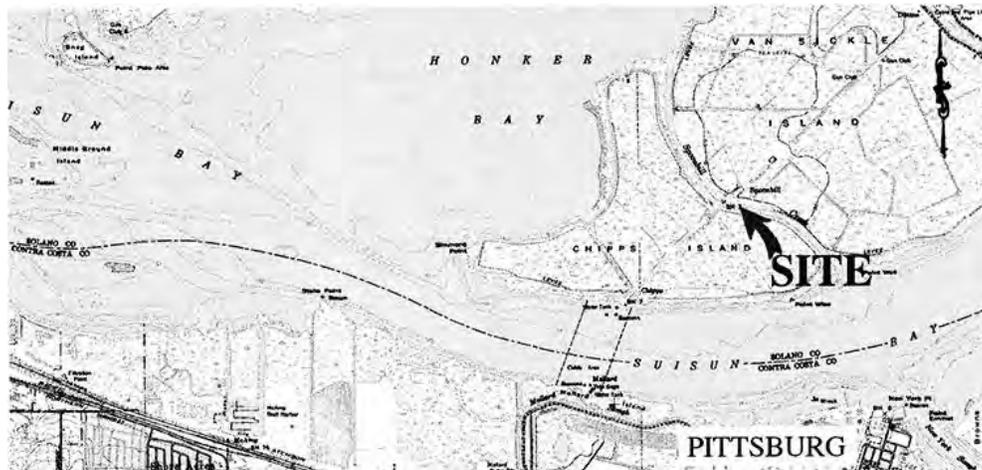
APN 0090-060-270



801 VAN SICKLE ROAD, VAN SICKLE ISLAND

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit B

PRC 4938.1  
 LANZAFAME  
 APN 0090-060-270  
 GENERAL LEASE -  
 RECREATIONAL USE  
 SOLANO COUNTY



TS 09/05/14

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.