

**CALENDAR ITEM
C45**

A 10
S 2

02/20/15
W 26810
V. Caldwell

GENERAL LEASE – RECREATIONAL USE

APPLICANTS:

Point Buckler Club, LLC

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Annie Mason Slough, Suisun Bay, adjacent to Buckler Island, Solano County.

AUTHORIZED USE:

Use and maintenance of an existing uncovered floating boat dock, five wood pilings, gangway, and walkway.

LEASE TERM:

10 years, beginning October 27, 2014.

CONSIDERATION:

\$1,175 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. The facilities were constructed adjacent to Buckler Island in October 2013. While the existing dock facilities have not been previously authorized by the Commission, staff believes they do not interfere with the public's trust needs, under the common law Public Trust Doctrine. Therefore, staff recommends authorization of these facilities. The Applicant took ownership of the property in October 2014 and is now applying for a General Lease – Recreational Use.
3. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA)

CALENDAR ITEM NO. **C45** (CONT'D)

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.

4. 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.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to Point Buckler Club, LLC, beginning October 27, 2014, for a term of 10 years, for the use and maintenance of an existing uncovered floating boat dock, five wood pilings, gangway, and walkway as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration: \$1,175 per year with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

W 26810

LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of Annie Mason Slough, Suisun Bay lying adjacent to Swamp and Overflowed Land Survey 365 patented September 13, 1884, County of Solano, State of California and more particularly described as follows:

All those lands underlying an existing uncovered floating boat dock, gangway walkway and five wood pilings lying adjacent to that parcel described in Exhibit A of that Grant Deed, recorded October 27, 2014 in Document No. 201400082755 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 west bank of said slough.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 11/24/2014 by the California State Lands Commission Boundary Unit.



POINT
BUCKLER
ISLAND

EXISTING
WALKWAY
20' X 4'

EXISTING
GANGWAY
25' X 4'

EXISTING
WOOD
PILES (5)

EXISTING
UNCOVERED
FLOATING
BOAT DOCK
335' X 7'

IMPACT
AREA

APN 0090-020-010

APPROX. SHORELINE

ANNIE
MASON
SLOUGH

EXHIBIT A

Page 2 of 2

TS 11/24/14

LAND DESCRIPTION PLAT
W 26810, POINT BUCKLER CLUB, LLC
SOLANO COUNTY

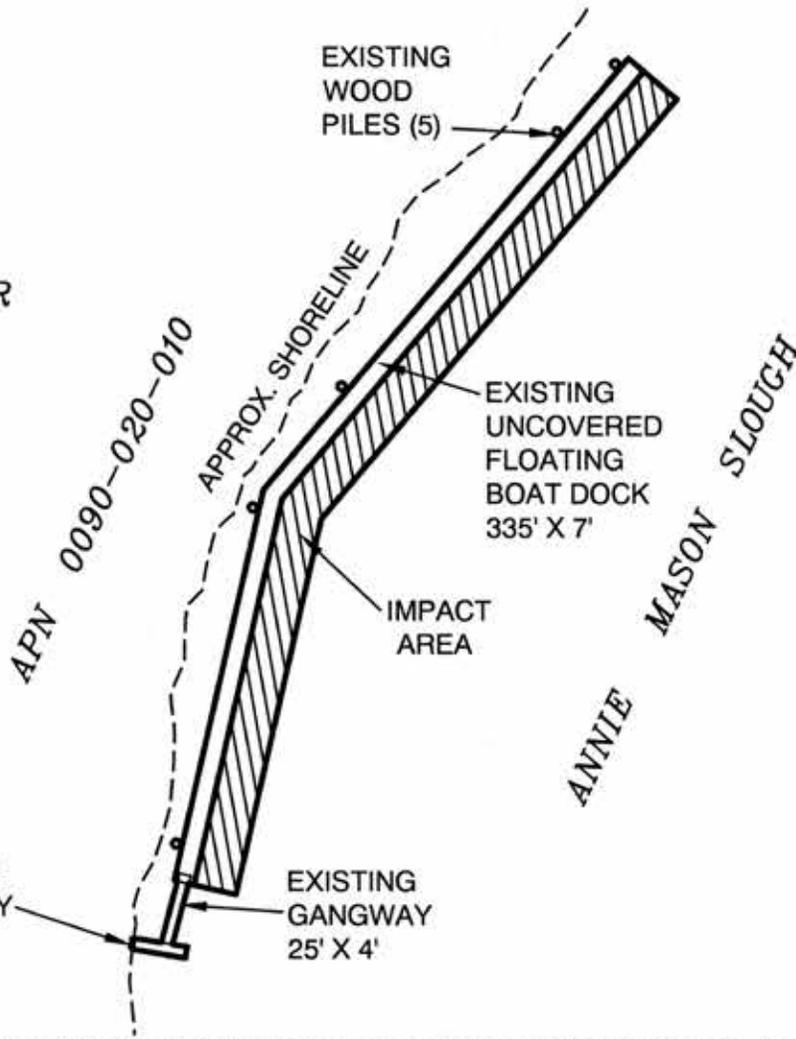
CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE

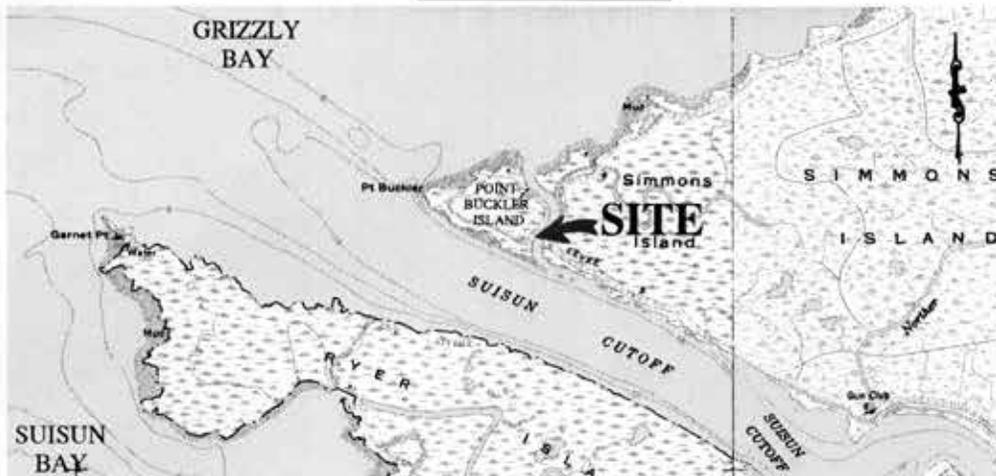
POINT
BUCKLER
ISLAND



ANNIE MASON SLOUGH, POINT BUCKLER ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

W 26810
 POINT BUCKLER CLUB, LLC
 APN 0090-020-010
 GENERAL LEASE -
 RECREATIONAL 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.