

**CALENDAR ITEM  
C47**

A 11  
S 3

02/20/15  
W 26815  
V. Caldwell

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

**APPLICANT:**

Richard L. Gordon, Trustee and Arlene T. Gordon, Trustee of the Richard L. Gordon and Arlene T. Gordon Revocable Living Trust

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

Sovereign land located in Steamboat Slough, adjacent to 3435 Snug Harbor Drive, on Ryer Island, near Walnut Grove, Solano County.

**AUTHORIZED USE:**

Use and maintenance of an existing pier, uncovered floating boat dock, 12 wood pilings, ramp, and bank protection.

**LEASE TERM:**

10 years, beginning February 20, 2015.

**CONSIDERATION:**

**Pier, Uncovered Floating Boat Dock, 12 Wood Pilings, and Ramp:**  
\$125 per year, with an annual Consumer Price Index adjustment.

**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 interests.

**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 existing dock facilities have existed at this location for many years, but were not previously authorized by the Commission. Staff recommends

CALENDAR ITEM NO. **C47** (CONT'D)

authorization of these facilities. The Applicants are now applying for a General Lease – Recreational and Protective Structure Use.

3. The bank protection will mutually benefit both the public and the Applicants. The bank of Steamboat Slough will have additional protection for the river channel from wave action provided at no cost to the public.
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. **C47** (CONT'D)

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational and Protective Structure Use to Richard L. Gordon, Trustee and Arlene T. Gordon, Trustee of the Richard L. Gordon and Arlene T. Gordon Revocable Living Trust beginning February 20, 2015, for a term of 10 years, for the use and maintenance of an existing pier, uncovered floating boat dock, 12 wood pilings, ramp, and bank protection, as described on Exhibit A and shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof: consideration for the existing pier, uncovered floating boat dock, 12 wood pilings, and ramp: \$125 per year with an annual Consumer Price Index adjustment; consideration for the 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 interests; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**W 26815**

**LAND DESCRIPTION**

Thirteen parcels of tide and submerged land situate in the bed of the Steamboat Slough, lying adjacent to Swamp and Overflowed Land Survey 544 patented October 17, 1878, County of Solano, State of California and more particularly described as follows:

**PARCEL 1 – BOAT DOCK**

All those lands underlying an existing uncovered floating boat dock, ramp and pier adjacent to that parcel described in Interspousal Transfer Grant Deed, recorded July 3, 2002 in Document No. 2002-00084359 in Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

ALSO TOGETHER WITH all those lands lying immediately beneath any existing bank protection structure adjacent to said parcel.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of said Steamboat Slough.

**PARCELS 2 through 13 – UNATTACHED PILINGS**

All those lands underlying twelve existing wood pilings lying adjacent to that parcel described in Interspousal Transfer Grant Deed, recorded July 3, 2002 in Document No. 2002-00084359 in Official Records of said County.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared 01/08/15 by the California  
State Lands Commission Boundary Unit



STEAMBOAT SLOUGH

EXISTING WOOD PILING (12)

EXISTING PIER 4' X 18'

EXISTING RAMP 3' X 18.5'

EXISTING UNCOVERED FLOATING BOAT DOCK 40' X 6'

9' IMPACT AREA

EXISTING BANK PROTECTION

APN 0177-080-010

APPROX. SHORELINE

EXHIBIT A

Page 2 of 2

TS 01/08/15

LAND DESCRIPTION PLAT W 26815, GORDON TRUSTEES SOLANO COUNTY

CALIFORNIA STATE LANDS COMMISSION



NO SCALE

### SITE

STEAMBOAT  
SLOUGH

EXISTING  
WOOD  
PILING (12)

EXISTING  
PIER  
4' X 18'

EXISTING  
RAMP  
3' X 18.5'

EXISTING  
UNCOVERED  
FLOATING  
BOAT DOCK  
40' X 6'

9' IMPACT  
AREA

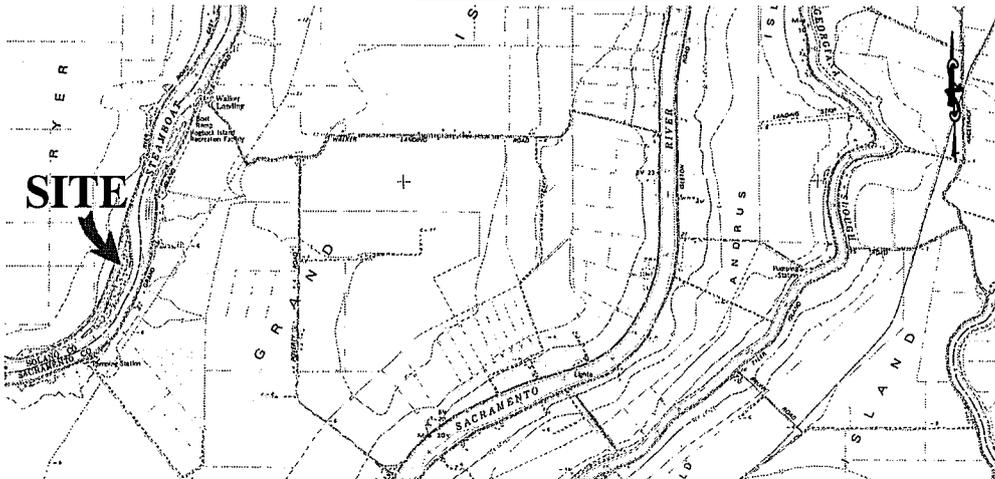
EXISTING  
BANK  
PROTECTION

APN 0177-080-010

3435 SNUG HARBOR DRIVE, MARTIN'S ISLAND, WALNUT GROVE

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

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.

### Exhibit B

W 26815  
GORDON TRUSTEES  
APN 0177-080-010  
GENERAL LEASE -  
RECREATIONAL &  
PROTECTIVE STRUCTURE USE  
SOLANO COUNTY



TS 01/08/15