

**CALENDAR ITEM  
C47**

A 33  
S 16

10/16/15  
PRC 9090.1  
R. Collins

**ASSIGNMENT OF LEASE**

**LESSEE/ASSIGNOR:**

Todd Seidner, Trustee of the Seidner Family Trust dated June 14, 2001

**APPLICANT/ASSIGNEE:**

John Woolston

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

Sovereign land located in the Colorado River, adjacent to 1228 Beach Drive, city of Needles, San Bernardino County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing stairway with railing, landing with railing, gangway with railing, floating walkway, floating boat dock, and riprap bankline.

**LEASE TERM:**

10 years, beginning August 23, 2013.

**CONSIDERATION:**

**Landing with Railing, Gangway with Railing, Floating Walkway, and Floating Boat Dock:** Annual rent in the amount of \$420, with the State reserving the right to fix a different rent periodically during the term of the lease, as provided in the lease.

**Stairway with Railing and Riprap Bankline:** 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 best interests of the State.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland adjoining the lease premises.
2. On September 20, 2013, the Commission authorized a General Lease – Recreational and Protective Structure Use to Todd Seidner, Trustee of the

CALENDAR ITEM NO. C47 (CONT'D)

Seidner Family Trust dated June 14, 2001, for construction, use, and maintenance of a stairway with railing, landing with railing, gangway with railing, floating walkway, floating boat dock; and use and maintenance of an existing riprap bankline. That lease will expire on August 22, 2023. On July 17, 2015, the upland parcel was deeded to John Woolston. The Applicant is now applying for an assignment of the lease.

3. The staff recommends that the Commission find that the subject lease assignment does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

**EXHIBITS:**

- A. Land Description
- B. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the subject lease assignment is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**AUTHORIZATION:**

Authorize the assignment of Lease No. PRC 9090.1, a General Lease – Recreational and Protective Structure Use, of sovereign land as described in Exhibit A and shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof, from Todd Seidner, Trustee of the Seidner Family Trust dated June 14, 2001, to John Woolston; effective October 16, 2015.

## EXHIBIT A

PRC 9090.1

### LAND DESCRIPTION

Two parcels of State owned land adjacent to Lot 6 of Tract No. 15640 as shown on Tract Map recorded in Book 261, Pages 88 through 94, inclusive of Maps, in the Office of the County Recorder of San Bernardino County, lying in the bed of the Colorado River, County of San Bernardino, State of California, more particularly described as follows:

#### PARCEL 1

BEGINNING at the easterly corner of said Lot 6; thence northwesterly along the northeasterly line of said lot, said line also being the Agreed Boundary Line as described in Exhibit A of Document Number 92-333250, recorded on August 11, 1992, Official Records of said County, N 60° 42' 46" W 43.63 feet to the northerly corner of said lot; thence leaving said northeasterly line and said Agreed Boundary Line, along the northeasterly prolongation of the northwesterly line of said lot N 29° 00' 17" E 40.00 feet; thence S 60° 42' 14" E 43.07 feet to the intersection with the northeasterly prolongation of the southeasterly line of said lot; thence southwesterly along said northeasterly prolongation S 28° 12' 18" W 40.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying waterward of the toe of revetment adjacent to said Lot 6.

#### PARCEL 2

BEGINNING at a point on the northeasterly line of said Lot 6, said line also being the Agreed Boundary Line as described in Exhibit A of Document Number 92-333250, recorded on August 11, 1992, Official Records of said County, said point bears N 60° 42' 46" W 4.88 feet from the easterly corner of said Lot; thence along said northeasterly line and said Agreed Boundary Line N 60° 42' 46" W 30.01 feet; thence leaving said northeasterly line and said Agreed Boundary Line N 27° 31' 51" E 89.90 feet; thence S 62° 28' 09" E 30.00 feet; thence S 27° 31' 51" W 90.82 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying within above described  
PARCEL 1.

**END OF DESCRIPTION**

Prepared 09/09/15 by the California State Lands Commission Boundary Unit



NO SCALE

# SITE

## LEASE PARCEL 2

(EXISTING FLOATING DOCK WITH 10' IMPACT AREA, FLOATING WALKWAY, GANGWAY WITH RAILING AND STAIRWAY WITH RAILING)

## LEASE PARCEL 1

(EXISTING RIPRAP BANK LINE, EXISTING GANGWAY WITH RAILING, STAIRWAYS WITH RAILING AND LANDING WITH RAILING)

COLORADO RIVER

APPROXIMATE TOE OF REVETMENT

APPROXIMATE TOP OF REVETMENT

APPROXIMATE TOP OF REVETMENT

AGREED BOUNDARY LINE

PUBLIC PEDESTRIAN ACCESS EASEMENT

APN 0186-273-06

1228 BEACH DRIVE, NEEDLES

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

## Exhibit B

PRC 9090.1  
 WOOLSTON  
 APN 0186-273-06  
 GENERAL LEASE -  
 RECREATIONAL AND  
 PROTECTIVE STRUCTURE USE  
 SAN BERNARDINO 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.

TS 09/09/15