

**CALENDAR ITEM  
C04**

A 8  
S 4

04/26/13  
PRC 7225.1  
R. Boggiano

**GENERAL LEASE - RECREATIONAL USE**

**APPLICANTS:**

William J. Kuhns and Margaret G. Kuhns

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

Sovereign land in Steamboat Slough, adjacent to 13972 Grand Island Road, near Walnut Grove, Sacramento County

**AUTHORIZED USE:**

Continued use and maintenance of an existing uncovered floating boat dock, ramp, and six pilings.

**LEASE TERM:**

10 years, beginning April 26, 2013

**CONSIDERATION:**

\$120 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in the amount of no less than \$1,000,000 per occurrence.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the upland adjoining the lease premises.
2. On December 16, 1998, the Commission authorized a 10-year Recreational Pier Lease to William Kuhns and Margaret Kuhns. The lease expired on August 9, 2008. The Applicants are now applying for a new 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) as a categorically exempt project. The project is exempt under Class 1,

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

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 William J. Kuhns and Margaret G. Kuhns, beginning April 26, 2013, for a term of 10 years, for the continued use and maintenance of an existing uncovered floating boat dock, ramp, and six pilings 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 \$120 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; and liability insurance in the amount of no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 7225.1**

**LAND DESCRIPTION**

A parcel of tide and submerged land situate in the bed of the Steamboat Slough, lying adjacent to Swamp and Overflowed Land Survey 494 patented February 28, 1871, County of Sacramento, State of California and more particularly described as follows:

All those lands underlying an existing uncovered floating boat dock, ramp and six pilings lying adjacent to that parcel described in Grant Deed, recorded January 31, 2011 in Book 20110131 at Page 0158 in Official Records of said County.

TOGETHER WITH a 10' impact area.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the left bank of said slough.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared 02/05/13 by the California State Lands Commission Boundary Unit





STEAMBOAT SLOUGH

EXISTING  
FLOATING  
BOAT DOCK  
8' X 40'

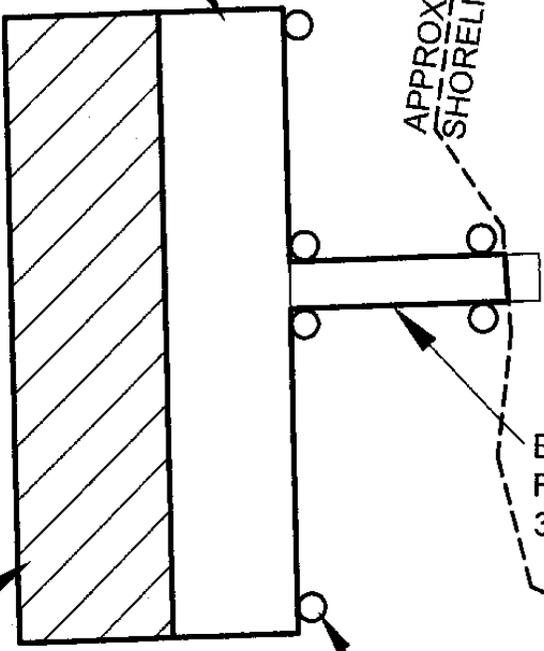
APPROX.  
SHORELINE

APN 142-0160-011

EXISTING  
RAMP  
3' X 16'

10' IMPACT  
AREA

EXISTING  
PILINGS (6)

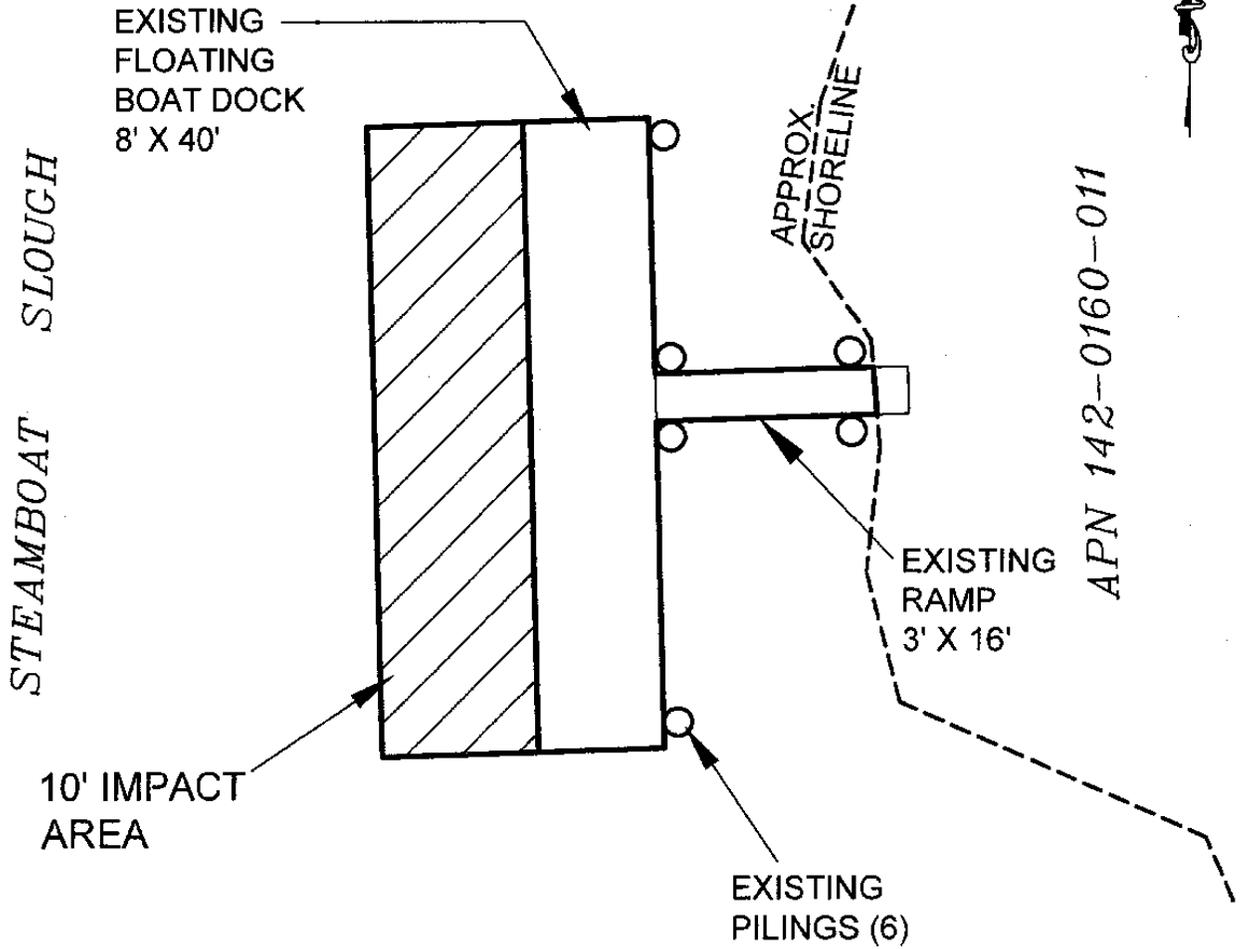


### EXHIBIT A



NO SCALE

### SITE



APN 142-0160-011

13972 GRAND ISLAND ROAD, NEAR WALNUT GROVE

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit B

PRC 7225.1

KUHNS

APN 142-0160-011

GENERAL LEASE -  
RECREATIONAL USE

SACRAMENTO 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.