

**CALENDAR ITEM
C38**

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04/26/13
PRC 4913.1
N. Lavoie

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Dixon Boat and Fishing Club, Inc.

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Cache Slough, adjacent to 7504 Bartlett Road, near the city of Dixon, Solano County.

AUTHORIZED USE:

Continued use and maintenance of two existing floating boat docks, a boat ramp, walkway, and five pilings.

LEASE TERM:

10 years, beginning July 1, 2012.

CONSIDERATION:

\$1,278 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:

Insurance:

Liability insurance with coverage of no less than \$1,000,000 per occurrence.

Surety:

Surety bond or other security in the amount of \$5,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. On August 19, 2003, the Commission authorized a 10-year General Lease – Recreational Use to the Dixon Boat and Fishing Club, Inc. for two existing floating boat docks, a concrete launch ramp, and a walkway. The lease expired on June 30, 2012. The Applicant is now applying for a new

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General Lease – Recreational Use. The facilities are used only by the members of the club for recreational purposes.

3. The upland consists of a clubhouse for club members, a port captain's residence, and parking area for vehicles and trailers. The port captain is responsible for general maintenance and security of the club facilities. The club members have access to the boat launch ramp and docks as accommodation docks only and cannot leave a boat at the dock for more than 24 hours.
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).

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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 Dixon Boat and Fishing Club, Inc. beginning July 1, 2012, for a term of 10 years, for two existing floating boat docks, a boat ramp, walkway, and five 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 \$1,278 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; liability insurance in an amount no less than \$1,000,000 per occurrence; and surety bond in the amount of \$5,000.

EXHIBIT A

PRC 4913.1

LAND DESCRIPTION

A parcel of tide and submerged land lying in the bed of Cache Slough, Solano County, State of California, being more particularly described as follows:

COMMENCING at the southeast corner of that certain parcel described in Decree of Distribution of the Estate of Adelaide Norton, recorded March 26, 1937 in Book 173, page 86, Official Records of Solano County, State of California, said southeast corner being on the one-quarter section line running east and west through the center of Section 4, T 5 N, R 2 E, MDM, and bearing S 89° 45' E, 2634.72 feet from the one-quarter section corner common to Sections 4 and 5 of said township and range; thence N 89° 45' W, 100 feet; thence N 27° 45' W, 52.0 feet to the TRUE POINT OF BEGINNING; thence along the following 6 courses:

1. N 62° 15' E 35.0 feet;
2. N 23° 00' W 110.0 feet;
3. N 32° 00' W 70.0 feet;
4. N 24° 09' 43" W 208.98 feet;
5. S 62° 15' W 52.0 feet;
6. S 27° 45' E 388.0 feet;

to the point of beginning.

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

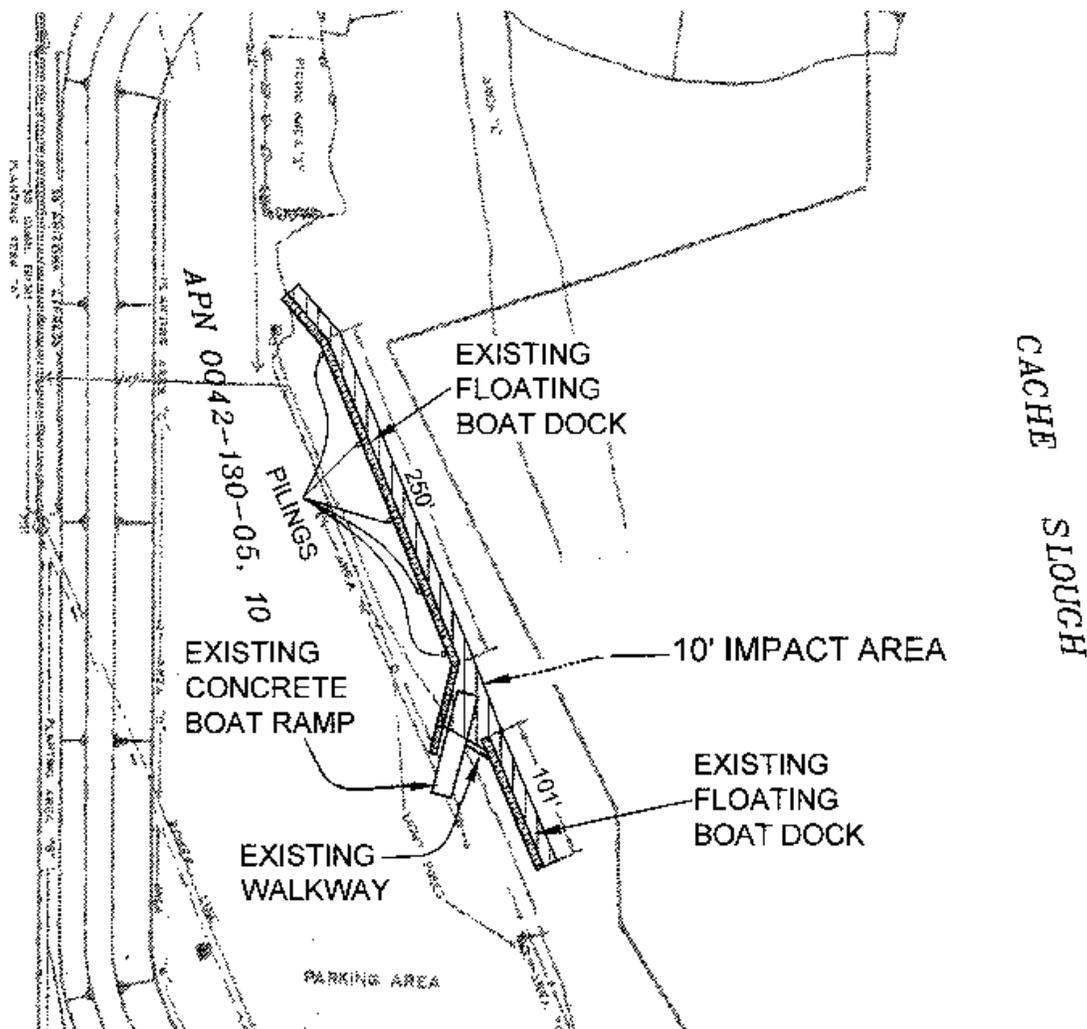
END OF DESCRIPTION

REVIEWED DECEMBER 1, 1982 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

The above description is based on that original description as found in PRC 4913 lease file.

NO SCALE

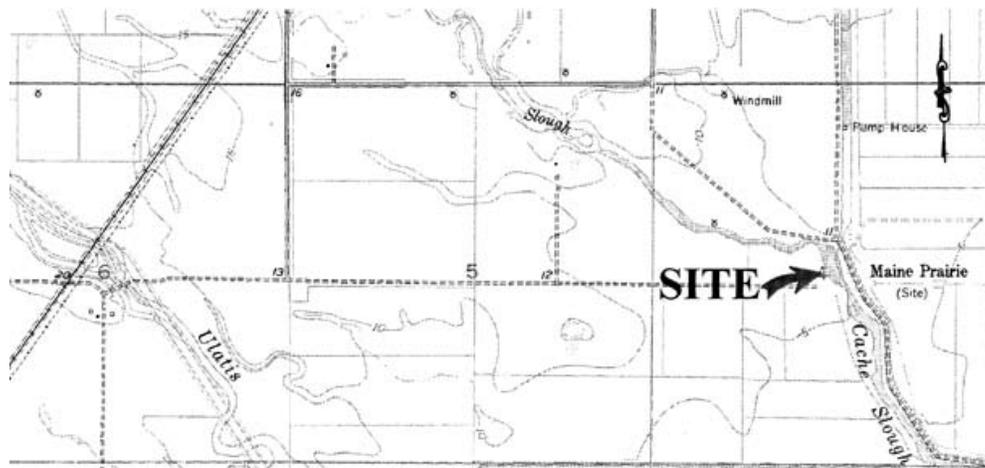
SITE



7504 BARTLETT ROAD, NEAR DIXON

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 4913.1
 DIXON BOAT & FISHING
 CLUB INC.
 APN 0042-130-05; -10
 GENERAL LEASE-
 RECREATIONAL USE
 SOLANO COUNTY



TS 05/08/12

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.