

**CALENDAR ITEM
C23**

A 8

06/21/13
PRC 7967.9

S 4

AD 112
W. Hall

ACCEPTANCE OF A QUITCLAIM DEED

PARTIES:

Daniel F. Ramos and Julie R. Ramos, Trustees of the Ramos Family Trust, dated March 19, 2002

AREA, LAND TYPE, AND LOCATION:

Filled and unfilled sovereign land in the Sacramento River, city of West Sacramento, Yolo County.

ACCEPTANCE OF QUITCLAIM:

This acceptance of quitclaim seeks to rectify the description of an area of land owned by the State of California, by and through the State Lands Commission, that is incorrectly shown as being contained within the boundaries of Lot 503 as said Lot is shown on "Parcel Map No. 4774." The boundaries of Lot 503 as shown on said map are incorrect, and it is necessary that the current land owner of Lot 503 release any right, interest, or claim they may have to the property described herein and attached as Exhibit A. Daniel F. Ramos and Julie R. Ramos, Trustees, are the current owners of record of the Lot 503.

OTHER PERTINENT INFORMATION:

1. The subject area of land is owned by the State of California, by and through the State Lands Commission, and leased to The Rivers Community Association, Inc. under Lease No. PRC 7937.9.
2. On March 27, 1990, the Commission approved Title Settlement Agreement AD 112 between the Commission, the Lighthouse Marina, and Riverbend Development (Lighthouse). The settlement agreement established a boundary line between State sovereign land in the Sacramento River and the upland properties owned by Lighthouse. Lighthouse subsequently sold the upland residential development property to Grupe Investors, LLC, and in 2003, Grupe quitclaimed its interest in the upland property to West Riverview LLC. In 2006, the Commission authorized termination of the lease to Lighthouse and authorized a new

CALENDAR ITEM NO. **C23** (CONT'D)

lease to West Riverview, LLC. On December 5, 2012, the Commission authorized the assignment of lease from West Riverview, LLC to the upland homeowner's association, The Rivers Community Association, Inc. The subject area of the quitclaim deed is contained within the lease area to the homeowners association which authorizes use of the lease area for a pedestrian trail, rip rap bank protection, and habitat restoration and management.

3. While processing the above assignment of lease to The Rivers Community Association Inc., staff noticed the sale of Lot 503, located adjacent to the lease area, and the recordation of an incorrect land description. West Riverview, LLC, sold its interest in Lot 503 on February 6, 2007, to Daniel F. Ramos and Julie R. Ramos, Trustees. The land description was incorrectly shown as being contained within the boundaries of Lot 503 as said Lot is shown on "Parcel Map No. 4774."
4. Staff recommends acceptance of the quitclaim deed from Daniel F. Ramos and Julie R. Ramos, Trustees, to rectify the incorrect land description as recorded for Lot 503, by releasing any right, interest, or claim they may have to the property described herein as Exhibit A.
5. The staff recommends that the Commission find that the subject quitclaim deed 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.

EXHIBIT:

- A. Land Description

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the subject quitclaim deed 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.

CALENDAR ITEM NO. **C23** (CONT'D)

AUTHORIZATION:

Acceptance of quitclaim deed from Daniel F. Ramos and Julie R. Ramos, Trustees of the Ramos Family Trust, dated March 19, 2002, releasing any right, interest, or claim to the land area as described in Exhibit A attached and by this reference made a part hereof; effective June 21, 2013.

EXHIBIT A

LAND DESCRIPTION

SUBJECT PROPERTY

All that certain real property situate in the City of West Sacramento, County of Yolo, State of California, being land that is incorrectly shown as being contained within the boundaries of Lot 503, as said Lot is shown on that certain map entitled "Parcel Map No. 4774", recorded in Book 2005 of Parcel Maps, at Pages 187-188, Yolo County records, said land more particularly described as follows:

All the land lying waterward of the southerly line of "Tide and Submerged Lands Parcel One" as described in Exhibit B of that certain Agreement recorded June 4, 1993 as Instrument No. 017712, Official Records of Yolo County.

The intent of this description is to describe an area of land owned by the State of California, by and through the State Lands Commission that is incorrectly shown as being contained within the boundaries of Lot 503 as said Lot is shown on "Parcel Map No. 4774". The boundaries of Lot 503 as shown on said map are incorrect, and the State Lands Commission desires that the current land owner of Lot 503 release any right, interest, or claim he/she/they may have to the property described herein.

END OF DESCRIPTION