

**MINUTE ITEM**  
This Calendar Item No. C25 was approved as  
Minute Item No. 25 by the California State Lands  
Commission by a vote of 3 to 0 at its  
10/06/04 meeting.

**CALENDAR ITEM  
C25**

A 2, 5

S 4, 6

PRC 7795

10/06/04  
WP 7795  
V. Massey

**GENERAL LEASE  
PROTECTIVE STRUCTURE AND RECREATIONAL USE**

**APPLICANT:**

Walter R. Hurlbut and Linda H. Hurlbut

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

Sovereign lands in the Sacramento River, near the city of Sacramento,  
Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing floating boat dock, gangway,  
stairway, concrete deadman, and bank protection.

**LEASE TERM:**

Ten years, beginning September 1, 2004.

**CONSIDERATION:**

Floating Boat Dock, Gangway, Stairway, Concrete Deadman – No monetary  
consideration pursuant to Public Resources Code section 6503.5.

Bank Protection – The public use and benefit; with the State reserving the right at  
any time to set a monetary rental if the Commission finds such action to be in the  
State's best interest.

**SPECIFIC LEASE PROVISIONS:**

Combined single limit coverage of no less than \$500,000.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the uplands adjoining the lease premises.

CALENDAR ITEM NO. C25 (CONT'D)

2. On September 1, 1994, the Commission authorized a General Lease - Protective Structure and Recreational Use with Walter R. and Linda H. Hurlbut. That lease expired on August 31, 2004. Walter R. and Linda H. Hurlbut are now applying for a new General Lease - Protective Structure and Recreational Use. The applicants qualify for a rent free floating boat dock, gangway, stairway and concrete deadman because the applicants are natural persons who have improved the littoral land with, and use the upland, for a single-family dwelling.
3. The bank protection at this location mutually benefits both the public and the applicant. The bank of the river will have the additional protection from wave action provided at no cost to the public.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905(a)(2). Title 2, California Code of Regulations, section 2905 .

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. 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. Site Map
- B. Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

CALENDAR ITEM NO. C25 (CONT'D)

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905(a)(2)

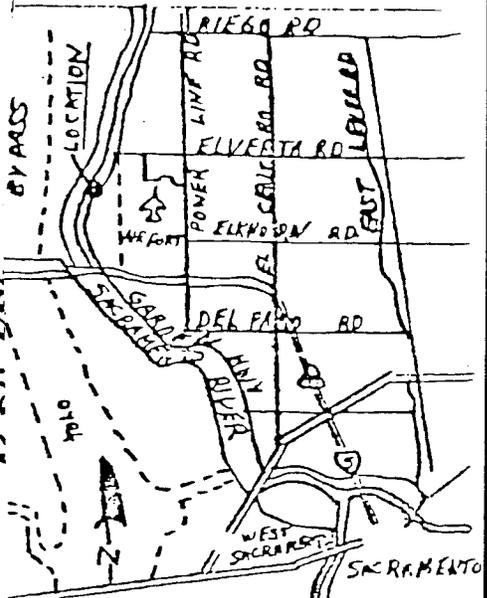
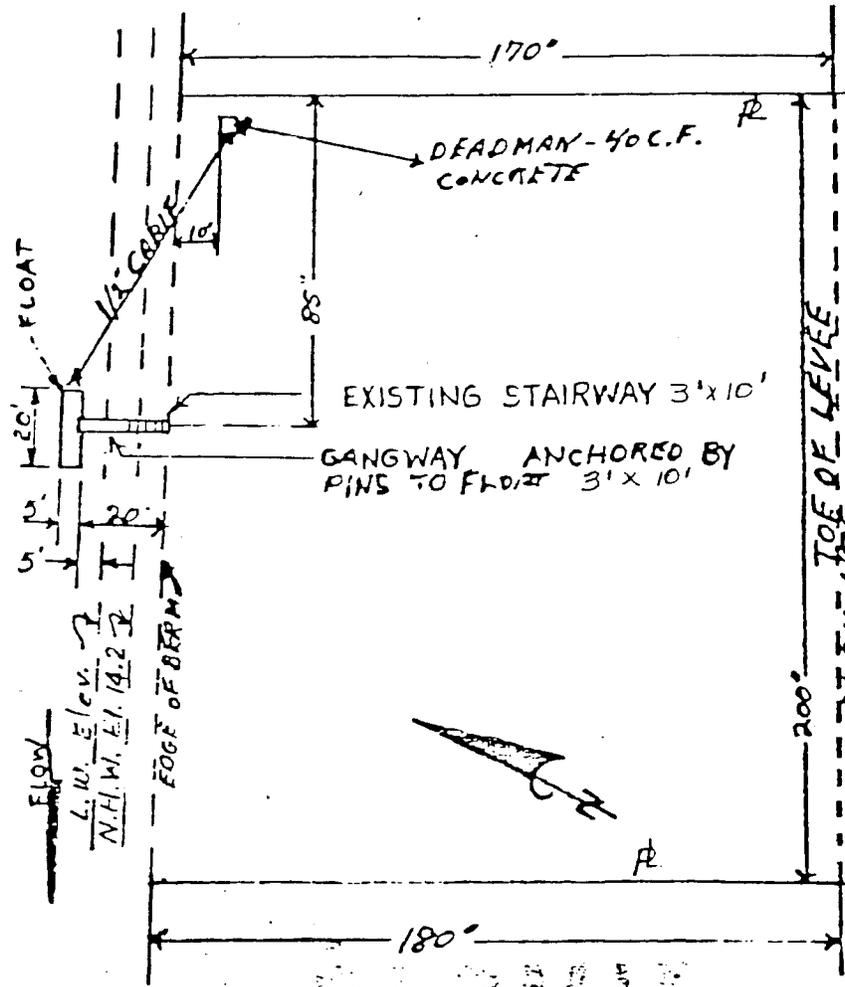
**SIGNIFICANT LANDS INVENTORY FINDING:**

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO WALTER R. HURLBUT AND LINDA H. HURLBUT OF A GENERAL LEASE - PROTECTIVE STRUCTURE AND RECREATIONAL USE, BEGINNING SEPTEMBER 1, 2004, FOR A TERM OF TEN YEARS, FOR CONTINUED USE AND MAINTENANCE OF AN EXISTING FLOATING BOAT DOCK, GANGWAY, STAIRWAY, CONCRETE DEADMAN, AND BANK PROTECTION AS REPRESENTED ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION: FLOATING BOAT DOCK, GANGWAY, STAIRWAY AND CONCRETE DEADMAN NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6503.5; BANK PROTECTION: THE PUBLIC USE AND BENEFIT; WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN \$500,00.

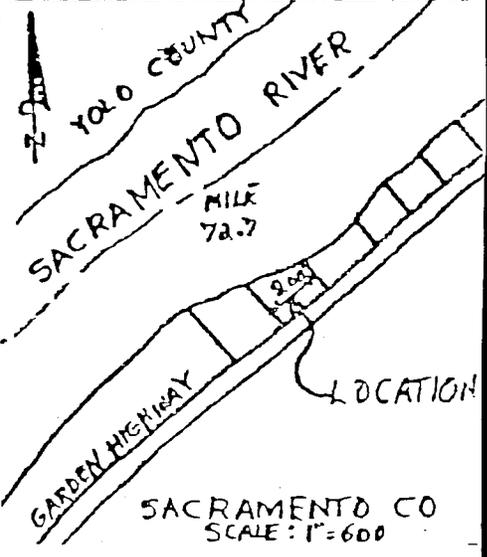
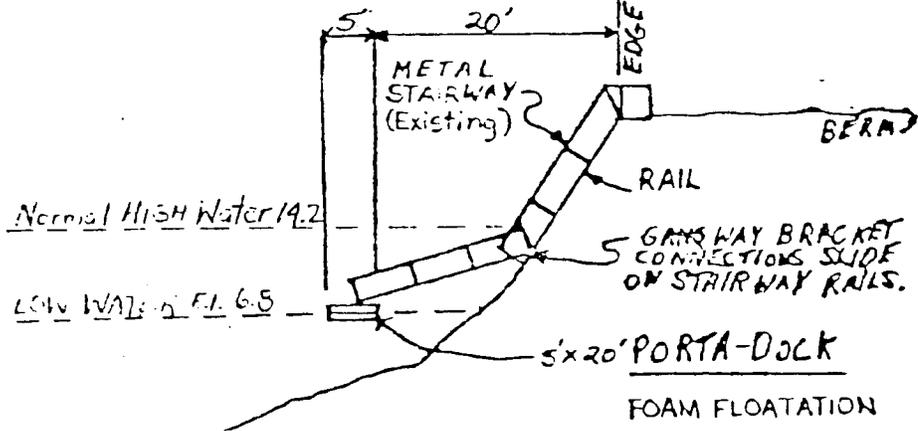
SACRAMENTO RIVER



VICINITY MAP  
SCALE IN MILES

PLAN  
SCALE: 1" = 50'-0"

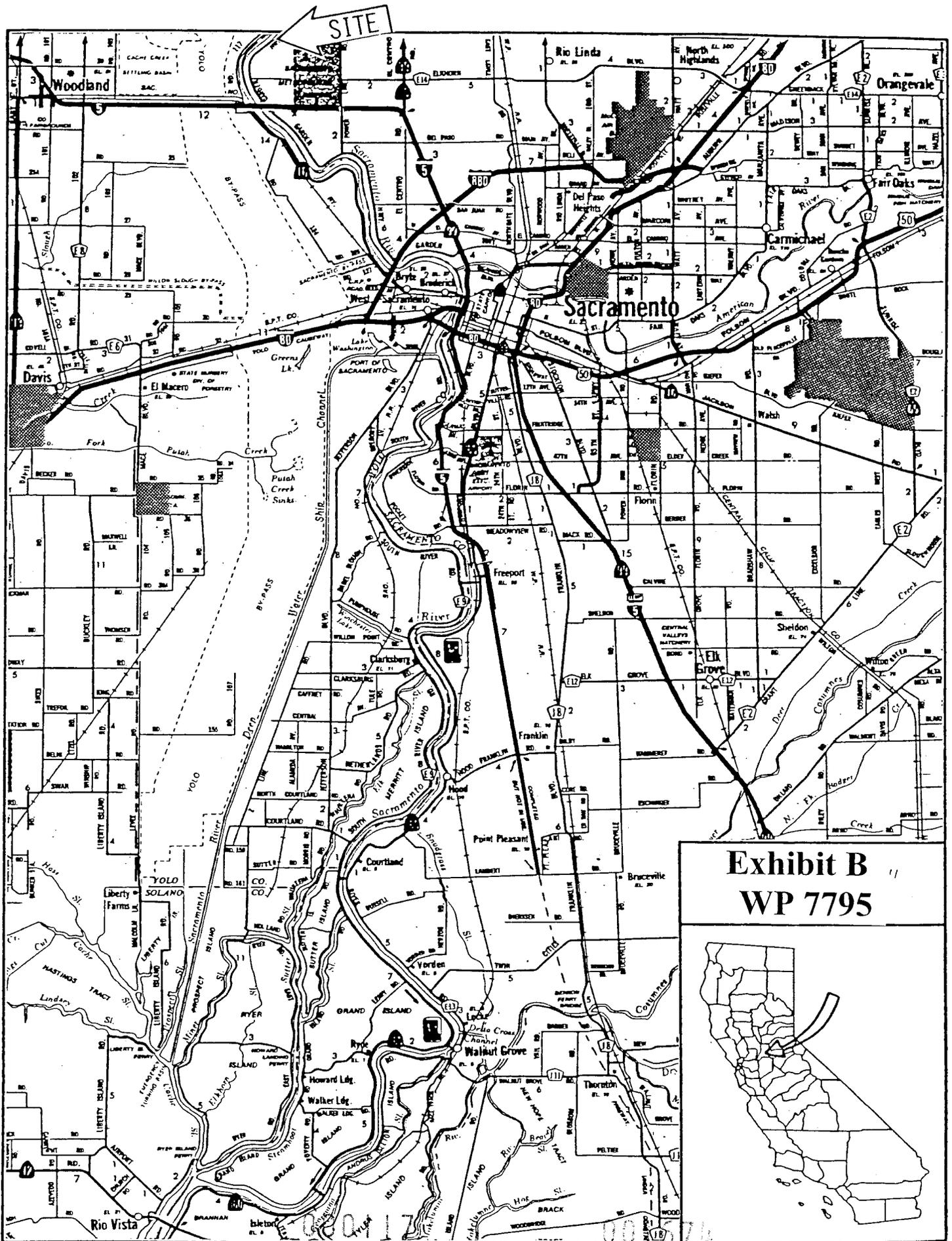
NOTE - USGS-MSL DATUM USED FOR ALL ELEVATIONS



SACRAMENTO CO  
SCALE: 1" = 600'

This exhibit is solely for purposes of generally defining the leased premises, is based on unverified information provided by lessee or other parties, and is not intended to be, nor shall it be construed to be, a waiver or limitation of any state interest in the subject or any other property.

Exhibit A  
WP 7795



**Exhibit B**  
**WP 7795**

