

**CALENDAR ITEM
C22**

A 8
S 4

04/06/10
WP 5744.9
C. Hudson

GENERAL LEASE – RECREATIONAL AND PROTECTIVE STRUCTURE USE

APPLICANTS:

Darrell L. Johnston and Helen S. Johnston, as Trustees of the Johnston Family Revocable Trust dated June 19, 2007

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Sacramento River, adjacent to 425 River Road, in the city of Rio Vista, Solano County.

AUTHORIZED USE:

Continued use and maintenance of an existing uncovered boat dock, walkway, four pilings, and bank protection as shown of the attached Exhibit A.

LEASE TERM:

Ten years, beginning October 29, 2009.

CONSIDERATION:

Uncovered Boat Dock, Walkway, Four Pilings: 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 rent if the Commission finds such action to be in the State's best interest

SPECIFIC LEASE PROVISIONS:

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

OTHER PERTINENT INFORMATION:

1. Applicants own the uplands adjoining the lease premises.
2. On September 3, 1999, the Commission authorized a General Lease - Recreational and Protective Structure Use with Darrell L. Johnston and Helen S. Johnston, Trustees under Revocable Trust of Darrell L. Johnston

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and Helen S. Johnston dated June 27, 1977. That lease expired on October 28, 2009. The littoral parcel has been deeded to Darrell L. Johnston and Helen S. Johnston, as Trustees of the Johnston Family Revocable Trust dated June 19, 2007, and the Applicants are now applying for a new General Lease – Recreational and Protective Structure Use.

3. The Applicants qualify for the rent free use of the uncovered dock, walkway, and four pilings because they are natural persons who own the littoral land that is improved with a single-family dwelling.
4. The bank protection will mutually benefit both the public and the Applicant. The bank of the Sacramento River will have the additional protection from wave action provided at no cost to the public.
5. 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 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).

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

6. 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 CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBIT:

- A. 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 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).

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SIGNIFICANT LANDS INVENTORY FINDING:

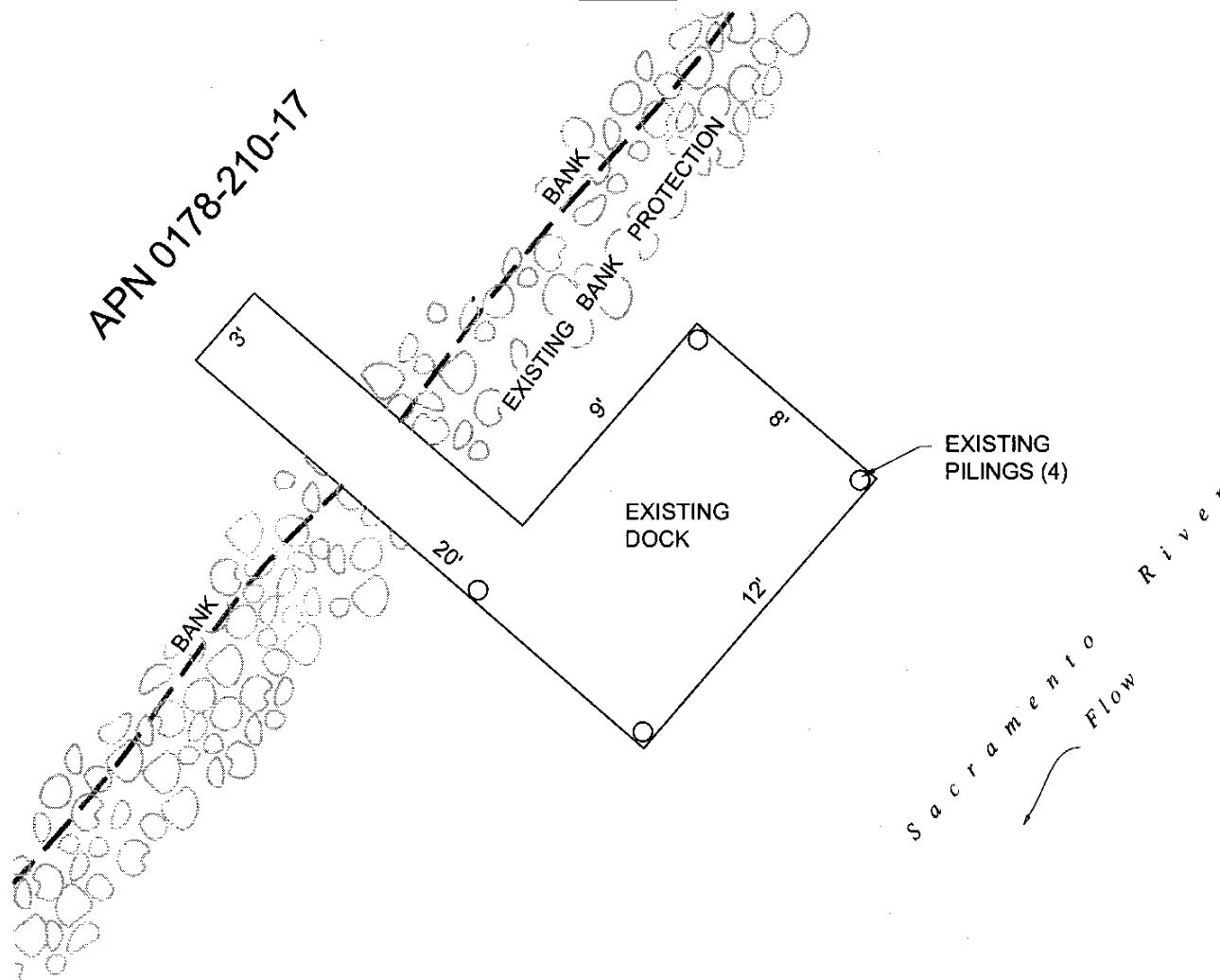
Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370, et seq.

AUTHORIZATION:

Authorize Issuance of a General Lease – Recreational and Protective Structure Use to Darrell L. Johnston and Helen S. Johnston, as Trustees of the Johnston Family Revocable Trust dated June 19, 2007, beginning October 29, 2009, for a term of ten years, for the continued use and maintenance of an existing uncovered boat dock, walkway, four pilings, and bank protection as shown on Exhibit A attached and by this reference made a part hereof; consideration for the existing uncovered boat dock, walkway, and four pilings: no monetary consideration pursuant to Public Resources Code section 6503.5; consideration for the 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; and liability insurance in the amount of no less than \$1,000,000.

NO SCALE

SITE



425 RIVER ROAD, RIO VISTA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

WP 5744.9
 JOHNSTON TRUST
 APN 0178-210-17
 GENERAL LEASE
 RECREATIONAL &
 PROTECTIVE STRUCTURE USE
 SOLANO COUNTY



MJJ 12/09

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.