

MINUTE ITEM

23. APPLICATION TO LEASE PARCEL OF TIDE AND SUBMERGED LANDS, TOMALES BAY, MARIN COUNTY; MARCONI COVE MARINA, INCORPORATED - W.O. 5105.

In presenting Calendar Item 22 attached, the Executive Officer noted the possibility of a modification of the proposed lease in the immediate future, in that the total acreage desired might be reduced from 9.478 acres to approximately eight acres, which, in turn, would decrease the amount of the annual rent.

Mr. H. Morgan Noble, President of Marconi Cove Marina, Incorporated, confirmed the desire to reduce the acreage of the proposed lease.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, ACTION WAS DEFERRED UNTIL THE MEETING OF THE COMMISSION, SCHEDULED FOR DECEMBER 4, 1964, IN ORDER TO ALLOW TIME IN WHICH TO WORK OUT THE NECESSARY CHANGES IN THE PROPOSED LEASE.

Attachment

Calendar Item 22 (2 pages)

SUPPLEMENTAL CALENDAR ITEM

22.

APPLICATION TO LEASE A PARCEL OF TIDE AND SUBMERGED LANDS, TOMALES BAY, MARIN COUNTY, MARCONI COVE MARINA, INCORPORATED - W.O. 5105.

An application has been received from Marconi Cove Marina, Incorporated to lease a parcel of tide and submerged lands on the easterly side of Tomales Bay, off Highway No. 1, eight miles north of Point Reyes Station, Marin County (see Exhibit "A").

The applicant proposes to create a small boat harbor by the construction of a breakwater with riprapped side slopes. The breakwater will enclose floating boat slips, a launching ramp, a boat yard with haul-out boat hoist, and fueling facilities (see Exhibit "B"). Supporting shoreline facilities will be constructed on the contiguous upland, which is owned by the applicant.

The U.S. Army Corps of Engineers issued its permit for the proposed development on September 30, 1964.

A staff appraisal has estimated the rental value of the 9.478-acre parcel of tide and submerged lands to be \$1,500 per acre. Application of the appropriate percentage rental factor results in an annual rental of \$941.17 for a 15-year lease, with the first and last years' rentals payable in advance. The lease would provide for three ten-year renewal options "...upon such reasonable terms and conditions as the State might then impose." A surety bond in the amount of \$5,000 will be required.

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE EXECUTIVE OFFICER TO APPROVE THE ISSUANCE OF A 15-YEAR LEASE TO MARCONI COVE MARINA, INCORPORATED, COVERING A PARCEL OF TIDE AND SUBMERGED LANDS IN TOMALES BAY, MARIN COUNTY, AT AN ANNUAL RENTAL OF \$941.17, WITH THE FIRST AND LAST YEARS' RENTALS PAYABLE IN ADVANCE, THE LEASE TO REQUIRE A \$5,000 SURETY BOND, AND TO PROVIDE FOR THREE TEN-YEAR RENEWAL OPTIONS UPON SUCH REASONABLE TERMS AND CONDITIONS AS THE STATE MIGHT THEN IMPOSE. THE LANDS ARE DESCRIBED AS FOLLOWS:

A PARCEL OF SUBMERGED LAND IN MARCONI COVE ON THE NORTHEAST SIDE OF TOMALES BAY, MARIN COUNTY, CALIFORNIA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE ORDINARY LOW WATER MARK OF TOMALES BAY WHICH BEARS S. 59° 45' W. 78 FEET, MORE OR LESS, FROM A 6-INCH IRON PIPE CONCRETE PLUG WITH L. S. TAG NO. 2535, SAID MONUMENT BEING ON THE NORTH LINE OF THE TOMASINI RANCH; AND SHOWN ON A MAP OF "PROPOSED HARBOR SITE" PREPARED BY MORGAN NOBLE ENGINEERING AND APPROVED BY THE STATE LANDS COMMISSION ON JULY 9, 1962; THENCE FROM SAID POINT OF BEGINNING ALONG THE AFOREMENTIONED ORDINARY LOW WATER MARK S. 83° 21' 00" W. 30.00 FEET, S. 74° 50' 00" W. 117.00 FEET, S. 83° 25' 00" W. 53.00 FEET, N. 86° 00' 00" W. 56.95 FEET; THENCE LEAVING SAID ORDINARY LOW WATER MARK S. 35° 25' 00" W. 232.92 FEET, S. 63° 10' E. 295.81 FEET, S. 22° 15' 00" E. 996 FEET, TO THE ORDINARY LOW WATER MARK; THENCE ALONG SAID ORDINARY LOW WATER MARK N. 21° 05' 17" E.

SUPPLEMENTAL CALENDAR ITEM 22. (CONTD.)

18.97 FEET, N. 26° 05' 41" E. 45.94 FEET, N. 24° 15' 34" E.
75.89 FEET, N. 22° 05' 22" E. 65.90 FEET, N. 20° 05' 11" E.
48.93 FEET, N. 15° 34' 47" E. 106.82 FEET, N. 18° 40' 04" E.
67.89 FEET, N. 25° 50' 42" E. 111.85 FEET, N. 20° 35' 16" E.
41.94 FEET, N. 9° 44' 10" E. 24.96 FEET, N. 10° 58' 12" W.
14.97 FEET, N. 33° 31' 02" W. 11.98 FEET, N. 58° 04' 04" W.
37.93 FEET, N. 63° 34' 38" W. 78.87 FEET, N. 55° 48' 50" W.
89.84 FEET, N. 43° 47' 27" W. 37.92 FEET, N. 27° 15' 20" W.
21.95 FEET, N. 13° 13' 33" W. 39.92 FEET, N. 6° 27' 42" W.
78.84 FEET, N. 5° 27' 35" W. 219.56 FEET, N. 11° 58' 25" W.
38.92 FEET, N. 29° 30' 38" W. 31.93 FEET, N. 40° 01' 56" W.
40.92 FEET, N. 48° 33' 00" W. 61.88 FEET, N. 55° 18' 46" W.
96.82 FEET, N. 76° 20' 48" W. 34.95 FEET TO THE POINT OF
BEGINNING. SAID PARCEL CONTAINING 9.478 ACRES MORE OR LESS.