

MINUTE ITEM

1/26/72
ATD

6. ONE-YEAR RENEWAL OF COMMERCIAL LEASE PRC 400.1, SOVEREIGN LAND IN THE OLD CHANNEL OF THE SAN JOAQUIN RIVER AT STOCKTON, SAN JOAQUIN COUNTY; GEORGE W. LADD, dba LADD'S STOCKTON MARINA - W 20099, PRC 400.1.

After consideration of Calendar Item 11 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION AUTHORIZES THE ISSUANCE TO GEORGE W. LADD, DOING BUSINESS AS LADD'S STOCKTON MARINA, OF A ONE-YEAR RENEWAL OF LEASE PRC 400.1, FROM MARCH 18, 1971, IN CONSIDERATION OF TOTAL RENT IN THE AMOUNT OF \$280.80, FOR CONTINUED MAINTENANCE OF BOATING FACILITIES ON THE LAND DESCRIBED IN SAID LEASE.

Attachment:

Calendar Item 11 (2 pages)

CALENDAR ITEM

1/72
W 20099
ATD

11.

RENEWAL OF COMMERCIAL LEASE NO. PRC 400.1

APPLICANT: George W. Ladd, dba Ladd's Stockton Marina.

LOCATION: A 1.74-acre parcel of sovereign land in the old channel of the San Joaquin River at Stockton, San Joaquin County.

PRESENT USE: The operation of a marina.

TERMS OF BASIC LEASE:

Initial period: 1 year, from March 18, 1949.

Renewal options: 23 additional periods of 1 year each, but not longer than March 18, 1972.

Surety bond: \$1,000.

CONSIDERATION: \$280.80 per annum during renewal period from March 18, 1971, to March 17, 1972.

BASIS FOR CONSIDERATION:

6.00% of appraised value of land. The land was appraised last in 1961, and the percentage rate then in effect as applying to a 15-year lease was used in determining the rental, i.e., \$4,680 land value x .0600 = \$280.80 rental. At the time of that appraisal, the appraiser suggested that the rental remain unchanged for 15 years because the special rate was used. Any new lease beyond 1972 will require a reappraisal and a new rental.

PREREQUISITE ITEM:

Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Division 6, Parts 1 and 2.
- b. Administrative Code: Title 2, Div. 3, Arts. 1 and 2 as amended effective May 10, 1969.

OTHER PERTINENT INFORMATION:

1. The site was granted to the City of Stockton by Chapter 1700, Statutes of 1965. However, the grant is not effective until recordation of a survey, which will not be accomplished until after the effective date of the renewal. This will be the last renewal authorized by the existing lease.

CALENDAR ITEM 11. (CONTD.)

2. A renewal, according to an unofficial opinion of the Attorney General, dated December 10, 1970, does not require an environmental finding if none of the lease terms and conditions are changed, as in this case. Any new lease negotiated after the expiration date, March 18, 1972, will require processing an environmental statement.

EXHIBIT: A. Location map.

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE ISSUANCE TO GEORGE W. LADD, DOING BUSINESS AS LADD'S STOCKTON MARINA, OF A ONE-YEAR RENEWAL OF LEASE PRC 400.1, FROM MARCH 18, 1971, IN CONSIDERATION OF TOTAL RENT IN THE AMOUNT OF \$280.80, FOR CONTINUED MAINTENANCE OF BOATING FACILITIES ON THE LAND DESCRIBED IN SAID LEASE.