

MINUTE ITEM

This Calendar Item No. C13
was approved as Minute Item
No. 13 by the State Lands
Commission by a vote of 3
to 0 at its 8/26/76
meeting.

CALENDAR ITEM

C13.

8/76
WP 3885
ACS

AMENDMENT OF COMMERCIAL LEASE
PRO 3885.1

APPLICANT: Robert M. and Mabel L. Edwards
Rt. 1, Box 146
Walnut Grove, California

AREA, TYPE LAND AND LOCATION: A 2.078 acre parcel of tide and submerged
land in Steamboat Slough, Sacramento County.

LAND USE: Installation and maintenance of boat docks
and related marina facilities.

TERMS OF ORIGINAL LEASE:

Initial period: 10 years from January 1,
1968.

Renewal options: 3 successive periods of
10 years each.

Surety bond: \$5,000.

Public liability insurance: \$200,000/\$600,000
per occurrence for bodily
injury and \$50,000 for
property damage.

Consideration: \$150 per annum; 5-year
review.

Special: Amended to change beginning
date to June 1, 1968, and
consideration to \$225/annum.

TERMS OF PROPOSED AMENDMENT:

Initial period: 10 years from June 1, 1968.

Renewal options: 3 successive periods of 10
years each.

Surety bond: \$5,000.

Public liability insurance: \$200,000/\$600,000
per occurrence for bodily
injury and \$50,000 for
property damage.

CONSIDERATION: \$1,413.04 per annum, with the State reserving
the right to fix a different rental on each
fifth anniversary of the lease.

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CALENDAR ITEM NO. C13. (CONT'D)

BASIS FOR CONSIDERATION:

8% of appraised value of land.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

Filing fee and environmental costs have been received.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code: Div. 6, Parts 1 & 2.

B. Administrative Code: Title 2, Div. 3, Arts. 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION:

1. A Negative Declaration was prepared by the Division pursuant to CEQA and implementing regulations.

2. This project is situated on State land identified as environmentally significant, pursuant to Public Resources Code 6370.1, and is classified in a significant use category, Class B: Limited Use. The project is determined to be a compatible use consistent with identified significant environmental values in that those agencies making nominations were consulted during the preparation of the initial study resulting in the Negative Declaration.

EXHIBITS:

A. Land Description.

C. Negative Declaration.

B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE DIVISION.

2. CERTIFY THAT THE NEGATIVE DECLARATION #195, HAS BEEN COMPLETED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED, AND THE STATE GUIDELINES, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

4. FIND THAT GRANTING OF THE APPLICATION WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 ET SEQ., OF THE PUBLIC RESOURCES CODE.

CALENDAR ITEM NO. C13 (CONTD)

5. AUTHORIZE ISSUANCE TO ROBERT M. AND MABEL L. EDWARDS, HUSBAND AND WIFE AS JOINT TENANTS OF AN AMENDMENT TO LEASE PRC 3885.1, EFFECTIVE AUGUST 1, 1976; FIXING THE ANNUAL RENT IN THE AMOUNT OF \$1,113.04 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$200,000/\$600,000 PER OCCURRENCE FOR BODILY INJURY AND \$50,000 FOR PROPERTY DAMAGE, AND DELETING THE PRESENT LEGAL DESCRIPTION IN ITS ENTIRETY AND SUBSTITUTING EXHIBIT "A" THEREFOR.

Attachment: Exhibit "A"

EXHIBIT "A"

WP 3885

A parcel of tide and submerged land lying immediately adjacent to the ordinary high water mark of the left bank of Steamboat Slough, said ordinary high water mark being designated as the "Mean High Tide Line" on that parcel map filed in Book 2 of Parcel Maps, Page 23, Sacramento County Records, said ordinary high water mark also being the line described in the boundary agreement between the State of California and Robert H. Edwards, recorded in Book 69-06-05, Page 173, Sacramento County Records, said parcel is more particularly described as follows:

COMMENCING at a point on the levee road along Steamboat Slough on Grand Island, Sacramento County, said point being marked by a railroad spike set in the pavement on the northwesterly extension of the centerline of a ditch, from which point an angle point in the centerline of said ditch bears S 56° 42' E, 928.08 feet, the centerline of said ditch being the west boundary of the Fong property as shown on said parcel map; thence along said northwesterly extension, N 56° 42' W 88.75 feet to a 3/4 inch steel rod; thence continuing along said northwesterly extension, N 56° 42' W 5.00 feet to a point on the ordinary high water mark of Steamboat Slough; thence along the ordinary high water mark the following two (2) courses:

- 1) N 16° 04' 30" E, 83.94 feet;
- 2) N 18° 11' E, 192.41 feet to the TRUE POINT OF

BEGINNING; thence N 42° 26' W, 35.00 feet; thence parallel with said ordinary high water mark the following four (4) courses:

- 1) N 18° 11' E, 60.00 feet;
- 2) N 26° 36' E, 115.79 feet;
- 3) N 39° 40' 30" E, 175.18 feet;
- 4) N 52° 26' E, 49.63 feet; thence N 42° 26' W, 47.00

feet; thence parallel with said ordinary high water mark the following six (6) courses:

- 1) N 52° 26' E, 44.05 feet;
- 2) N 54° 34' 30" E, 403.72 feet;
- 3) N 52° 57' 30" E, 163.13 feet;
- 4) N 47° 57' E, 170.97 feet;
- 5) N 54° 45' E, 94.79 feet;
- 6) N 60° 13' E, 110.65 feet; thence S 42° 26' E, 82

feet to said ordinary high water mark; thence southwesterly along

ordinary high water mark the following nine (9) courses:

- 1) S 60° 13' W, 110.65 feet;
- 2) S 55° 45' W, 54.70 feet;
- 3) S 47° 57' W, 170.97 feet;
- 4) S 52° 57' 30" W, 163.13 feet;
- 5) S 54° 34' 30" W, 403.72 feet;
- 6) S 52° 26' W, 93.08 feet;
- 7) S 39° 40' 30" W, 175.18 feet;
- 8) S 26° 36' W, 115.79 feet;
- 9) S 18° 11' W, 60.00 feet to the point of beginning.

END OF DESCRIPTION

Prepared M. J. Cahill Checked Mark Spring
Reviewed H. J. Runnicks Date 7/13/76
XJB