

MINUTE ITEM

This Calendar Item No. C15
was approved as Minute Item
by the State Lands
Commission by a vote of 3
0 at its 3/31/77
meeting.

CALENDAR ITEM
C15.

3/77
WP 3935.
AS
PRC 3935

AMENDMENT AND RENEWAL OF NONCOMMERCIAL
LEASE PRC 3935.1

APPLICANT: California Capitol Real Estate Limited,
a Partnership.
Route 1, Box 134
Walnut Grove, California 95690

AREA, TYPE LAND AND LOCATION:
An 0.656 acre parcel of tide and submerged
land located in Steamboat Slough near
Courtland, Sacramento County.

LAND USE: Continued maintenance of an existing floating
accommodation wharf and walkway.

TERMS OF ORIGINAL LEASE:
Initial period: 5 years from October 26, 1967.
Renewal options: 3 successive periods of 10
years each.
Surety bond: \$2,000.
Public liability insurance: \$100,000/\$300,000
per occurrence for bodily in-
jury and \$10,000 for property
damage.
Consideration: \$174.

TERMS OF PROPOSED AMENDMENT RENEWAL:
Initial period: 10 years from October 26, 1975.
Renewal options: 2 successive periods of 10 years
each.
Surety bond: \$2,000.
Public liability insurance: \$100,000/\$300,000
per occurrence for bodily in-
jury and \$10,000 for property
damage.
Special: \$450 back rent for the period
October 26, 1972 through
October 25, 1975.

CONSIDERATION: \$420 per annum with the State reserving the
right to fix a different rental on each fifth
anniversary of the lease.

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BASIS FOR CONSIDERATION:

Annual rental based on a negotiated settlement providing for payment of back rent.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

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. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907 (a) which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.

2. This project is situated on State land identified as possessing significant environmental values pursuant to Public Resources Code 6370.1, and is classified in a use category, Class B which authorizes Limited Use.

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

EXHIBITS: A. Land Description, B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE PERMIT OR LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE PUBLIC RESOURCES CODE.
3. AUTHORIZE ISSUANCE TO CALIFORNIA CAPITOL REAL ESTATE LIMITED, A PARTNERSHIP, OF A 10-YEAR AMENDMENT AND RENEWAL OF NON-COMMERCIAL LEASE PRC 3935.1 FROM OCTOBER 26, 1975 WITH LESSEE'S

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OPTION TO RENEW FOR 2 SUCCESSIVE PERIODS OF 10 YEARS EACH;
IN CONSIDERATION OF BACK RENT IN THE AMOUNT OF \$450 FOR
THE PERIOD OCTOBER 26, 1972 THROUGH OCTOBER 25, 1975;
ANNUAL RENT IN THE AMOUNT OF \$420 WITH THE STATE RESERVING
THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVER-
SARY OF THE LEASE; PROVISION OF A \$2,000 SURETY BOND;
PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF
\$100,000/\$300,000 PER OCCURRENCE FOR BODILY INJURY AND \$10,000
FOR PROPERTY DAMAGE; FOR THE CONTINUED MAINTENANCE OF AN
EXISTING FLOATING ACCOMMODATION WHARF AND WALKWAY ON THE
LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE
A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

WP 3935

A strip of tide and submerged land, 55 feet wide, in the State owned bed of Steamboat Slough, approximately four miles southerly of Courtland, Sacramento County, California, and situated adjacent to that parcel of land described in deed to River Mansion Development Corporation recorded in Book 5149 at pages 173 and 174, Sacramento County records, the easterly line of said 55 foot strip being described as follows:

BEGINNING at the point where the southerly line of said River Mansion parcel intersects the ordinary high water mark on the left bank of Steamboat Slough; thence northerly along said ordinary high water mark to the northerly line of said River Mansion parcel.

END OF DESCRIPTION

Prepared

R. L. Blake

Checked

M. J. Shuford

Reviewed

J. P. Dismore
2/6

Date

7/13/76