

MINUTE ITEM

This Calendar Item No. C12
was approved as Minute Item
No. 12 by the State Lands
Commission by a vote of 3
to 0 at its 9/29/77
meeting.

CALENDAR ITEM

C12.

9/77
WP 647
Scott
PRC 647

GENERAL LEASE
RIGHT-OF-WAY USE

APPLICANT: Zuckerman-Mandeville, Inc.
P. O. Box 487
Stockton, California 95201

AREA, TYPE LAND AND LOCATION:
A 725' x 100' (1.664 acre) parcel of tide
and submerged land in the bed of Middle
River between Henning Tract and Mandeville
Island, San Joaquin County.

LAND USE: Continued maintenance of an existing ferry
crossing.

TERMS OF PREVIOUS LEASE:

Renewal period: 10 years, from August
29, 1966.

Surety bond: \$1,000. -

Public liability insurance: \$100,000/\$300,000
per occurrence for bodily
injury and \$25,000 for
property damage.

Consideration: \$56.70 per annum with 5-year
review.

TERMS OF PROPOSED LEASE:

Initial period: 15 years, from August
29, 1976.

Renewal options: 1 successive period of
10 years.

Surety bond: \$1,000.

Public liability insurance: \$500,000 per
occurrence for bodily
injury and \$100,000 for
property damage.

CONSIDERATION: \$100 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:

\$100 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

Filing fee has 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. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1B 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.

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2. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE PUBLIC RESOURCES CODE.
3. AUTHORIZE ISSUANCE TO ZUCKERMAN-MANDEVILLE, INC. OF A 15 YEAR GENERAL LEASE - RIGHT-OF-WAY USE FROM AUGUST 29, 1976; WITH LESSEE'S OPTION TO RENEW FOR 1 SUCCESSIVE PERIOD OF 10 YEARS; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$100, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$1,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$500,000 PER OCCURRENCE FOR BODILY INJURY AND \$100,000 FOR PROPERTY DAMAGE; FOR THE CONTINUED MAINTENANCE OF AN EXISTING FERRY CROSSING ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

WP 647

A parcel of tide and submerged land in the State owned bed of the Middle River, San Joaquin County, California, situated in projected Section 23, T 2 N, R 4 E, M.D.M., said parcel being 100 feet wide and approximately 725 feet long and extending from the ordinary high water mark on Mandeville Island to the ordinary high water mark on Henning Tract.

END OF DESCRIPTION.

Prepared R.L. Blake Checked M.L. Slaf
Reviewed H.H. Runnecke Date 6/29/76
DJB.