

MINUTE ITEM

This Calendar Item No. C1
was approved as Minute Item
No. 1 by the State Lands
Commission by a vote of 2
to 0 at its 3/28/79
meeting.

CALENDAR ITEM

C1.

GENERAL LEASE
COMMERCIAL USE

3/79
W 20439
Scott
PRC 5637

APPLICANT: Jack Arbuckle
dba Courtland Docks
P. O. Box 427
Courtland, California 95615

AREA, TYPE LAND AND LOCATION:
A 100' x 351' strip (.806 acres) of tide
and submerged land in the bed of the Sacramento
River in the town of Courtland, Sacramento
County.

LAND USE: Reconstruction and continued maintenance
of an existing marina complex including
floating docks, walkways and boat hoist.

TERMS OF PROPOSED LEASE:
Initial period: 9 years from September 1,
1977.
Surety bond: \$1,000.
Public liability insurance: \$300,000/600,000
per occurrence for bodily
injury and \$100,000 for
property damage.

CONSIDERATION: \$418.40 per annum, with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
8% of appraised of value of land.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is lessee of upland. Upland lease
has 9-year term remaining.

Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 & 2.
B. Cal. Adm. Code: Title 2, Div. 3.

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OTHER PERTINENT INFORMATION:

1. This project is exempt from CEQA because it is a replacement and reconstruction of existing structures located on the same site as and without change in the use or purpose in the existing structures.

Authority: Title 14, Section 15102
Class 2, Cal. Adm. Code.

2. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 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.

3. The marina facilities have existed in this location for many years. Staff has made various attempts to bring the facilities under lease since 1973 without success. The ownership of these facilities has changed hands several times and each change of ownership has required staff to begin lease negotiations with new owners.

4. An area of 0.532 acres was used in calculating the annual rental for this lease. This is the area occupied by the existing facilities. The area contained in the legal description is greater only for convenience in describing the lease area.

EXHIBITS: A. Land Description B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVI-

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SIONS OF P.R.C. 21085, 14 CAL. ADM. CODE 15100 ET SEQ.,
AND 2 CAL. ADM. CODE 2907.

2. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
3. AUTHORIZE ISSUANCE TO JACK ARBUCKLE, DBA COURTLAND DOCKS OF A 9-YEAR GENERAL LEASE - COMMERCIAL USE FROM SEPTEMBER 1, 1977; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$418.40, 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 \$300,000/600,000 PER OCCURRENCE FOR BODILY INJURY AND \$100,000 FOR PROPERTY DAMAGE; FOR THE RECONSTRUCTION AND CONTINUED MAINTENANCE OF AN EXISTING MARINA COMPLEX ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

W 20439

A parcel of tide and submerged land in the Sacramento River, Town of Courtland, Sacramento County, California, in Section 32, T6N, R4E, MDM, Bounded as follows:

Bounded on the southwest by the southwesterly line and the northwesterly prolongation of said line of that land described in that Grant Deed recorded April 13, 1972, in Book 72-04-13, page 55, Official Records of Sacramento County; bounded on the northwest by a line 10 feet northwesterly of and parallel with the northwesterly edge of a commercial marina; bounded on the northeast by the northeasterly line and the northwesterly prolongation of said line, of that land described in the Individual Grant Deed recorded, June 25, 1975, in Book 7506-25 page 86 Official Records of Sacramento County; bounded on the southeast by the northwesterly edge of an existing levee.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the Sacramento River.

END OF DESCRIPTION

Prepared

Frank T. Carr

Checked

M. S. Shap

Reviewed

K. St. Guenneche
SJB

Date

6/7/77

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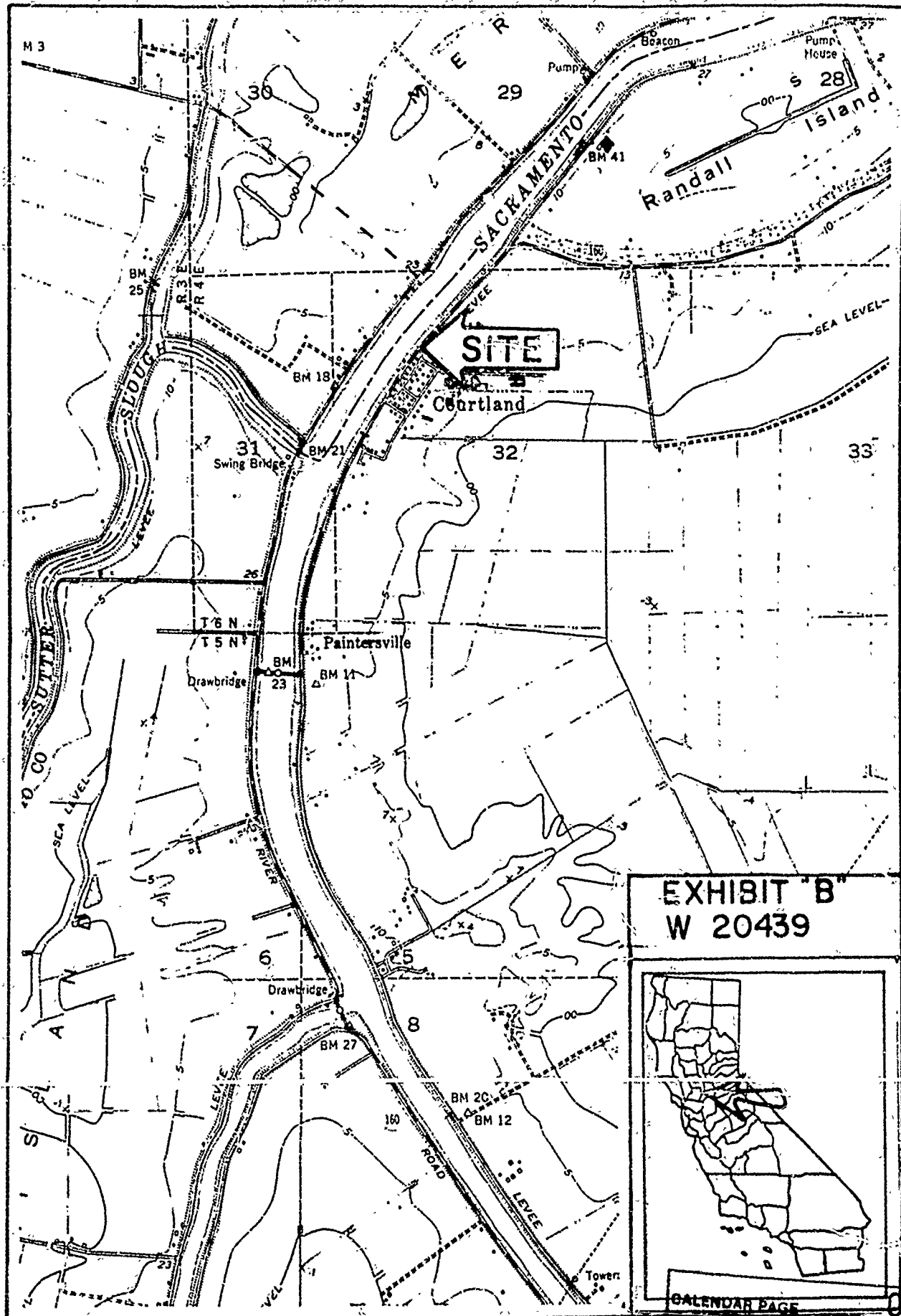
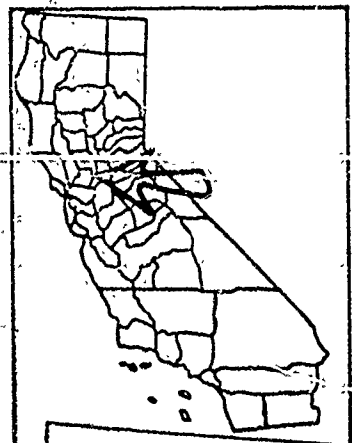


EXHIBIT "B"
W 20439



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