

MINUTE ITEM

This Calendar Item No. C23  
was approved as Minute Item  
No. 23 by the State Lands  
Commission by a vote of 2  
to 0 at its 2/9/82  
meeting.

CALENDAR ITEM

C 2 3

1/28/82  
W 22438  
Reese  
PRC 6108

RENTAL SETTLEMENT AGREEMENT AND ISSUANCE  
OF GENERAL LEASE - COMMERCIAL USE

APPLICANT: Vernon O. and Caroline M. Bradshaw  
Star Route, Box 218-A  
Rio Vista, California 94571

AREA, TYPE LAND AND LOCATION:  
A 0.587-acre parcel of tide and submerged  
land in Mayberry Slough, Sacramento County.

LAND USE: Commercial marina.

TERMS OF PROPOSED LEASE:

Initial period: 20 years from April 1,  
1981.

Surety bond: \$5,000.

Public liability insurance: Combined single  
limit coverage of \$300,000.

CONSIDERATION: \$680 per annum with the State reserving  
the right to fix a different rental on  
each fifth anniversary of the lease. This  
lease was negotiated and executed prior  
to January 1, 1982.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2005.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is lessee of upland.

Filing fee, current rental and the recommended  
rental settlement of \$1,300 has been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14,  
Div. 6.

AB 884: 8/25/82.

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OTHER PERTINENT INFORMATION:

1. Staff and proposed lessee have agreed that as settlement for the unauthorized use of State-owned land for the period April 1, 1968 through March 31, 1981 to pay the sum of \$1,300.
2. This project is exempt from CEQA because it is within the purview of 2 Cal. Adm. Code 2905, Class 1, which exempts an existing structure or facility that is in an acceptable state of repair.
3. 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. The project as proposed will not have a significant effect upon the identified environmental values.

EXHIBITS:

- A. Land Description.
- B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2905, AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.
2. AUTHORIZE ISSUANCE TO VERNON O. AND CAROLINE M. BRADSHAW OF A 20-YEAR GENERAL LEASE - COMMERCIAL USE FROM APRIL 1, 1981; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$680, 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 FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; ACCEPT AS RENTAL FOR THE PRIOR UNAUTHORIZED OCCUPATION OF THE PREMISES DESCRIBED IN EXHIBIT "A" THE SUM OF \$1,300 FOR AN EXISTING COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

## EXHIBIT "A"

LAND DESCRIPTION

W 22438

A parcel of tide and submerged land in the bed of Mayberry Slough approximately three miles easterly of the confluence of the Sacramento and San Joaquin Rivers, Sacramento County, State of California, described as follows:

COMMENCING at the northeast corner of Swamp Land Survey No. 537 as said Survey No. 537 is described in Book 70-10-09 of Deeds, page 1506, Official Records of Sacramento County; thence from said northeast corner and along the south bank of the Sacramento River at low water the following seven courses:

1. S 60° 52' W 935 feet;
2. S 63° 32' W 588.4 feet;
3. S 60° 12' W 303 feet;
4. S 59° 48' W 414 feet;
5. S 59° 01' W 377.6 feet;
6. S 54° 23' W 255.6 feet, and
7. S 49° W 98.4 feet; thence across Sherman

Island S 01° 55' E 3320 feet to a point on the north bank of Mayberry Slough and the POINT OF BEGINNING; thence the following four courses:

8. N 51° 43' E 300 feet;
9. S 38° 16' E 244 feet;
10. S 51° 43' W 300 feet, and
11. N 38° 16' W 244 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying above the ordinary high water mark of Mayberry Slough.

END OF DESCRIPTION

PREPARED AUGUST 25, 1981 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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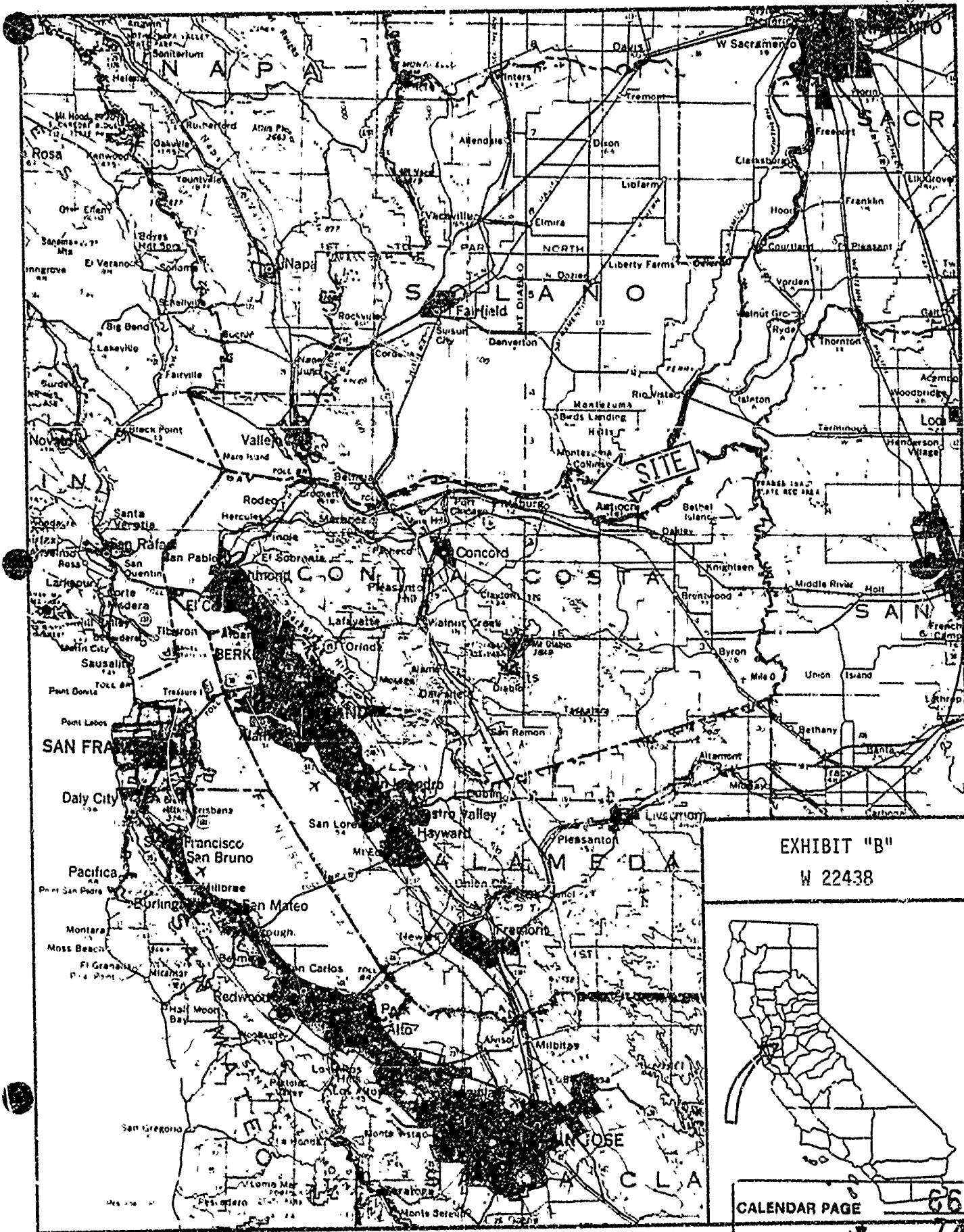


EXHIBIT "B"  
W 22438



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