

MINUTE ITEM

This Calendar Item No. C5
was approved as Minute Item
No. 5 by the State Lands
Commission by a vote of 3
to 0 at its 1/27/83
meeting.

CALENDAR ITEM

C 5

1/27/83
WP 6015
PRC 6015.1
Reese

AMENDMENT OF A GENERAL LEASE - COMMERCIAL USE

APPLICANT: River View Marina
666 Third Street, Suite 203
San Rafael, California 94901

AREA, TYPE LAND AND LOCATION:
3.86-acre parcel of tide and submerged
land in the Sacramento River, Sacramento
County.

LAND USE: Commercial marina.

TERMS OF ORIGINAL LEASE:

Initial period: 30 years from May 18,
1981.

Surety bond: \$5,000.

Public liability insurance:
Combined single limit
coverage of \$1,000,000.

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CALENDAR ITEM No. 05. (CONTD)

Consideration: \$3,500 per annum; or 5 percent of gross income derived from the rental of boat docks and moorings, one percent of the gross income derived from sources exclusive of boat dock rentals and mooring, whichever is greater, with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

TERMS OF AMENDED LEASE:

Initial period: 30 years from January 1, 1981.

Surety bond: \$5,000.

Public liability insurance: Combined single limit coverage of \$1,000,000.

CONSIDERATION: \$3,500 per annum; or 5 percent of gross income derived from the rental of boat docks and moorings, one percent of the gross income derived from sources exclusive of boat dock rentals and mooring, whichever is greater, with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS:

Applicant is owner of upland.

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: N/A.

OTHER PERTINENT INFORMATION:

1. Lessee has requested a change of lease date to January 1. This date coincides

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with lessee's annual tax reports and financial statements and therefore would eliminate the need for preparing additional annual reports for the period ending May 17. Lessee has also requested a minor modification of the lease area (3.85 to a 3.86 acre parcel) in order to install three speed buoys.

2. Lessee was invoiced on December 1, 1982, for annual rental of \$2,186.52 for the period January 1, 1983 - December 31, 1983. Annual consideration is \$3,500. A credit of \$1,313.48 was applied to current rental due to the proposed change of lease dates from May 18 to January 1. The lessee had paid through May 18, 1983. Balance due for period May 18, 1983 to December 31, 1983, at \$9.59 per day is \$2,186.52.
3. This project is exempt from CEQA because project involves new construction of small structures. Authority: 2 Cal. Code 2905, Class 3(5).
4. The project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1 and is classified in a use category "B" which authorizes Limited Use. The project as proposed will not have a significant effect upon the identified environmental values.

APPROVALS OBTAINED:

United States Corps of Engineers.

FURTHER APPROVALS REQUIRED:

None.

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.

CALENDAR ITEM NO. 5 (CONT'D)

ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2905;
AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE
CLASSIFICATION.

2. AUTHORIZE APPROVAL OF AN AMENDED DESCRIPTION AS SHOWN
ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART
HEREOF, AND CHANGE OF BEGINNING LEASE DATE FROM MAY 18,
1981, TO JANUARY 1, 1981. ALL OTHER TERMS AND CONDITIONS
OF P.R.C. 6015.1 REMAIN UNCHANGED.

EXHIBIT "A"

LAND DESCRIPTION

W 20115

A parcel of tide and submerged land in the bed of the Sacramento River. Sacramento County, California, situated in Section 27, T9N, R4E, MDM, being more particularly described as follows:

COMMENCING at a point on the northerly line of Reclamation District No. 1000 right of way as said right of way is shown on that map entitled "Map of Natomas Riverside Subdivision No. 1" recorded in Book 15 of Maps, Map No. 26, August 9, 1915, in the office of the county recorder of Sacramento County, said point being at the intersection with the west line of the east one-half of Lot 5 of said subdivision, said intersection being the northwest corner of Parcel 1 of that deed recorded January 12, 1981, in Book 4433, page 170 of Official Records of said county recorder; thence South 194 feet along said west line; thence East 160 feet to the TRUE POINT OF BEGINNING of this description; thence the following seven courses:

1. N 79° 55' E 539 feet;
2. N 89° 13' E 423 feet;
3. S 3° 36' E 177 feet;
4. S 86° 20' W 587 feet;
5. South 30 feet;
6. West 379 feet;
7. North 144 feet to the true point of beginning.

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

TOGETHER WITH three circular parcels of submerged land each 10 feet in diameter, adjacent to, and southerly of the above described parcel.

END OF DESCRIPTION

REVISED NOV. 29, 1982 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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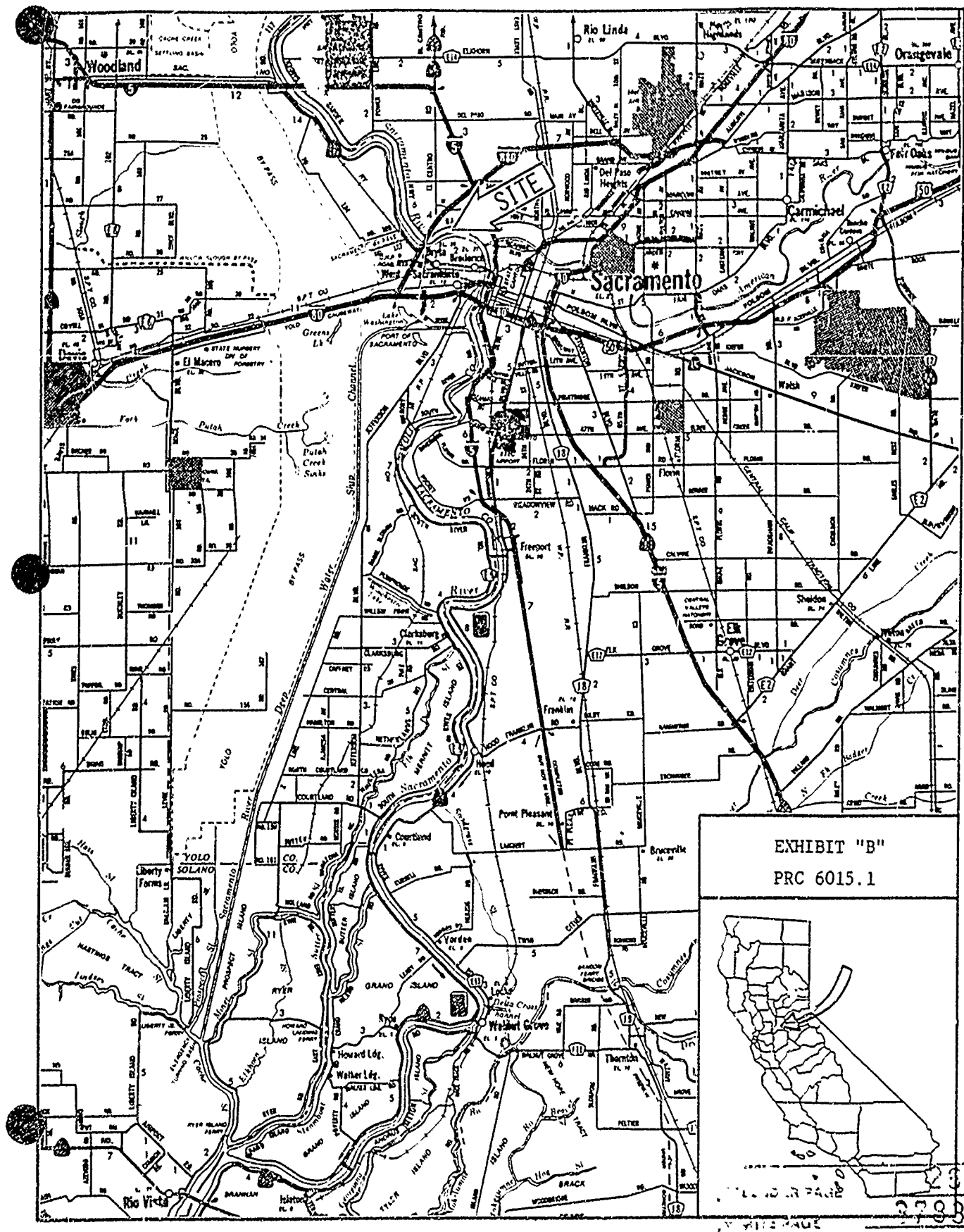


EXHIBIT "B"
 PRC 6015.1

