MINUTE ITEM

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Commission by a voie of <u>Sec</u> to <u>C</u> at its <u>AD 1/25</u> meeting. A 10 C1.4 OSV23/85 S 5 GENERAL LEASE - COMMERCIAL USE APPLICANT: The Boathouse in Locke, The and Frank Schmiedel, individually P. 0. Box 1045 MALNUL UPOUR, California 95690 AREA. TYRE. LIAND AND LOCATION: A 1. 46-astre. pancel of tide and submarged land in the Sacramanto River at Locke, Sacramanto Country, LAND USE: Commercial marina and boat repair and storage building. TERMS OF PROPOSED LEASE: Initial period: 25 years beginning January 1, 1985. Surety bond: \$5,000. Public liability insurance: Combined single limit Governage of \$500,000. CONSIDERATION: \$444 the first lease years, and \$2,550 the second and third lease years, and \$2,500 the second and third lease year and thereafter; uith the first 100 000 egalings, and 20 first period in a 20 for the lease and payment of 1.5 cents per gallon on any amount over 100,000 egallon set first gallon on any amount over 100,000 egallon set first joid. BASIS FOR CONSIDERATION: Pursuant to 2 cal. Adm. Code 2003.		This Calendar was approved Noby	Item No <u>C/14</u> I as Minute Iter the State Lario by a vote of <u>C</u>	n Is	λ	۰.	1.0		
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S 5 GENERAL LEASE - COMMERCIAL USE APPLICANT: The Boathouse in Locke, Inc. and Trank Schmiedel, individually P.O. Box 1043 Mainut Unove, California 95590 AREA, FYRE LAND AND LOCATION: A LAGE acre. parcel of tide and submerged land in the Secremento River at Locke, Sacramento County: LAND USE: Commercial marine and boat repair and storage building. TERMS OF PROPOSED LEASE: Initial period: 25 years beginning January 1. 1965. Surety bond: \$5,000. Public liability insurance: Combined single Limit coverage of \$500,000. CONSIDERATION: \$44 the first lease year. \$2,050 the second and third lease year. \$2,050 the fourth lease year. and \$2,500 the fourth reserving the right to fix a different reital of ach fifth Anniuersary and \$2,500 the fourth reserving the right of fix a different reital payment of 1.5 cents dor gallon, on the first built over 100,000 gallons, and 2 feets ber sellen on any BASIS FOR CONSIDERATION: Pursuant to 2 cal. Adm. Code 2003. -1-	\$	· A, 10			.				
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CALENDAR ITEM NO.C14 (CONTID)

APPLICANT STATUS:

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Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES: Filing fee 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: 8,8,4 ;

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OTHER PERTINENT INFORMATION:

 The Boathouse in Locke, Inc. 4s a former Southern Pacific Railroad riverbank warehouse approximately 900 feet long that has been converted to a boat repair and storage building with an elevator facility to launch boats. Rresently, there are about 380 feet of longitudinal dock with a fuel pump.

Expansion plans, for which permits have been obtained, are to replace the existing docks with 59 covered finger piet berths and an 80-Foot gas dock.

Since Mr. Schmiedel's original application for the Boathouse, the site has been under intermittent study by staff to determine and resolve the various title, ownership, and boundary questions that arose.

As negotiated, the lease provides \$444 as rent for the first year of the lease and \$1,600 as back rent for all occupancy prior to January 1, 1985, including penalty and interest, if any. Beginning at the second lease year, after which marina expansion is to have occurred, the ment is to be \$2,050. Effective January 1, 1988, the annual rent is to be \$2,500. The lease also provides for the payment of fuel sales royalty of 1.5 cents per gallon on the first 100,000 gallons and 2.0 cents per gallon on any amount over 100,000 gallons of fuel sold.

-2-

CALENDAR PAGE 1 5 4 5

CALENDAR TTEM NO. C.1 4 CONTRADING

24 Lesson hereby consents to Lesseelse to destre subletting of all or any portion of the lease premises for berthing on mooring purposes in conjunction with normal commercial marina subleasing practices for terms of one year or less.

This activity involves lands identified as possessing significant envaronmental values pursuant (Eo P) R. C. 6370, set (seq). Based upon the staff s consultation with the persons nominating such lands and whough the CEWA review process, it is the staff"s. opinion that the project, as proposed, is. consistent with its use classification.

11.1 A Negative Declaration Was prepared and adopted for this project by Sacramento County." "The State Land's Commission" staff has reviewed such document and believes that it. complies with the requirements of the CEQA.

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APPROVALS OBTAINED:

County of Sacramento, United States Corps of Engineers Permit No. 6502.

(EXHIBITS:

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- Α. Land Description. Β,
 - Location Map.
- С. Negative Declaration.

JT IS RECOMMENDED THAT THE COMMISSION:

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- FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED **1**`. FOR THIS PROJECT BY SACRAMENTO COUNTY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
- FIND THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT 2. EFFECT ON THE ENVIRONMENT.
- FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE 3. CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

-3-

CALENDAR TTEM NO. 14 (CONTED)

APPROVE AND ACCEPT \$1,606 AS THE AMOUNT OF BACK RENT DUE FOR ALL OCCUPANCY PRIOR TO JANUARY 1, 1985, INCLUDING PENALTY AND INTEREST, IF ANY.

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AUTHORIZE ISSUANCE TO THE BOATHOUSE IN LOCKE, INC., AND AUTHORIZE ISSUANCE TO THE BOATHOUSE IN LOCKE, INC., AND FRANK SCHMIEDEL OF A 25-YEAR GENERAL LEASE - COMMERCIAL USE FRANK SCHMIEDEL OF A 25-YEAR GENERAL LEASE - COMMERCIAL USE BEGINNING JANUARY 1, 1985; IN CONSIDERATION OF ANNUAL RENT BEGINNING JANUARY 1, 1985; IN CONSIDERATION OF THE LEASE, IN THE AMOUNT OF \$444 FOR THE FIRST YEAR OF THE LEASE, IN THE AMOUNT OF \$444 FOR THE FIRST YEAR OF THE LEASE, IN THE AMOUNT OF \$444 FOR THE FIRST YEARS, AND \$2,500 BEGINNING \$2,050 FOR THE SECOND AND THEREAFTER; PAYMENT OF 1.5 CENTS PER JANUARY 1, 1988 AND THEREAFTER; PAYMENT OF 1.5 CENTS PER GALLON ON THE FIRST 100,000 GALLONS, AND 2.0 CENTS PER GALLON ON THE FIRST 100,000 GALLONS, OF FUEL SOLD; GALLON ON THE FIRST 100,000 GALLONS, OF FUEL SOLD; GALLON ON THE FIRST 100,000 THE RIGHT TO FIX A DIFFERENT WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY A \$5,000 SURETY BOND; PROVISION OF A STORAGE OF \$500,000; INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000; INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000; AND STORAGE BUILDING ON THE LAND DESCRIBED; ON EXHIBIT "A" AND STORAGE BUILDING ON THE LAND DESCRIBED; ON EXHIBIT "A" AND STORAGE BUILDING ON THE LAND DESCRIBED; AND EXHIBIT "A"

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(REVISED 05/14/85)

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EXHIBIT "A"

L'AND DESCRIPTION

A strip of tide and submerged land lying in the State-owned bed of the Sacramento River, vicinity of Locke, Sacramento County, California, said strip described as follows:

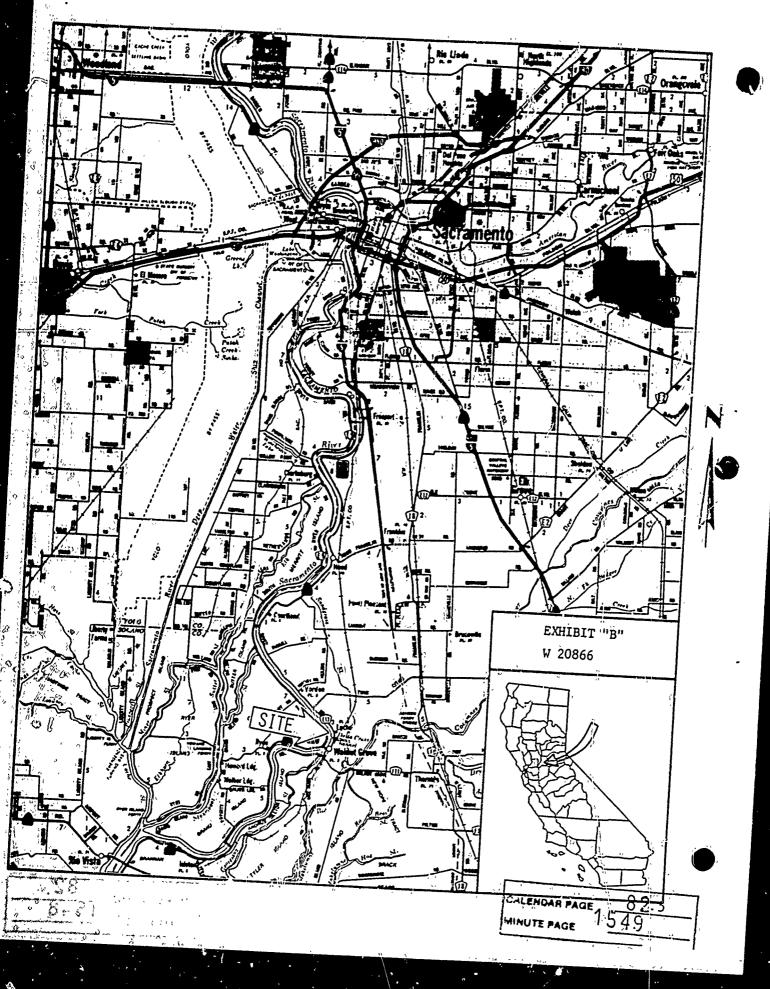
A strip of land 185.00 feet in width lying westerly of and immediately adjacent to the easterly boundary of the rand described in that Grant Deed, recorded May 4, 1978; in Book No. 7805-04, page 444, Sacramento County Recorders Office, said Strip bounded on the north by the northerly boundary and the westerly prolongation of said northerly boundary of the land described in said Grant Deed and bounded on the south by the southerly boundary and the westerly prolongation of the southerly boundary of the land described in said Grant Deed.

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

END OF DESCRIPTION

REVIEWED DECEMBER 3 1984 BY BOUNDARY SERVICES UNITS, MLL. SHAFER, SUPERVISOR

CALENDAR PAGE	82.4
MINUTE PAGE	1.5.48



WZ0866

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Proceedures for Preparation and Processing of Environmental Expect Reports adopted by the County of Sacra Laco persuant to Sacramento County Ordinance No. SCC-116, the Environmental Cooldinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Regative Declaration re: The Project described as follows:

- 1. Title and Short Description of Project: THE BOLTACUSE MARINA PLAN APPRIVAL AND USE PERMET The proposed project consists of an application for approval of development plans for a 59 North marina and ancillary uses in the Locke SPA (County Ordinance 79-52A-3) and a request for a use permit to allow a marina in the DM-R zone.
- 2. Location of Project and Assessor's Parcel Number: The project is located along the eastern bank of the Sacramento River, at the community of locks, in the Delta.

APN: 142-110-21 and 20

- 3. Project Proponent: Frank and Jeanie Schreidel
- Said project will not have a significant effect on the environment for the following reasons:
 - a) It will not have the potential to degrade the quality of the environment, substantially reduce the hubitat of a fich or wildlife spacies, cause a figh or wildlife population to drop below self. sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rate of endangered plant or animal or eliminate important enoughes of the major periods of California history or predistory.
 - b) It will not have the potential to achieve short-term, to the disadventage of long-term, environmental goals.
 - c) It will not have imports which are individually limited, but comulatively considerable.
 - d) It will not have environmental effects which will cause substantial adverse effects on haman brings, either directly or indirectly.
- 5. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Fublic Resources Code of the State of California) is not required.
- B. The attached Initial Study has been perferred by the Sacramento County Invironmental Impact Section in support of this Negative Declaration. Further information may be obtained by contacting the Section at 827 Seventh Street, Recm 101, Sacramento, California, 95614, or phone (916) 440-7914.

ENDORSED:

MAY 31 1984

JOYCE RUSSELL CHIT.I, CLERX BY V. ANDREWS, DOPUN

Environmental Coordinator of Sacramento County, State of Caliconia

Svircmental Cconlinator

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