

MINUTE ITEM

This Calendar Item No. C.1
was approved as Minute Item
No. 1 by the State Lands
Commiss' on by a vote of 2
to 0 at its 8/29/85
meeting.

CALENDAR ITEM

1001

A 9

08/29/85
W 23629 PRC 6877
Lane

S 3

APPROVAL OF A GENERAL LEASE - COMMERCIAL USE

APPLICANT: Living History Centre
P. O. Box B
Novato, California 94948

AREA, TYPE LAND AND LOCATION:
A 0.680-acre parcel of sovereign land and eight
structures together with non-exclusive road
access, located in Novato, Marin County.

LAND USE: House ancillary services of the Living History
Centre, including workshops and storage.

TERMS OF PROPOSED LEASE:

Initial period: Ten years beginning
September 1, 1985.

Surety bond: \$5,000.

Public liability insurance: Combined single
limit coverage of \$500,000.

CONSIDERATION: \$14,092 per annum; 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.

APPLICANT STATUS:

Applicant is owner and lessee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee has been received.

CALENDAR ITEM NO. C 0 1 (CONT'D)

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:

01/26/86.

OTHER PERTINENT INFORMATION:

1. The State received lands through an exchange at Hamilton AFB with the Federal Government commonly known of the "Black Point Antenna Transmitter Site" on January 17, 1985. The proposed lease will include eight buildings located on 0.680 acres of the exchanged lands, together with non-exclusive road access. Use of the buildings is to provide support services for the Renaissance Pleasure Faire (Living History Centre) which owns lands nearby. Marin County Flood Control District owns the parcel between the Living History Centre's fee lands and the proposed lease area.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The staff believes there is no possibility that this project may have a significant effect on the environment.
Authority: 14 Cal. Adm. Code 15061(b)(3).
3. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. However, the Commission has declared that all tide and submerged lands are "significant" by nature of their public ownership (as opposed to

CALENDAR ITEM NO. C 0 1 (CONT'D)

"environmental significant"). Since such declaration of significance is not based upon the requirements and criteria of P.R.C. 6370, et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by 2 Cal. Adm. Code 2954 is not applicable.

FURTHER APPROVALS REQUIRED:
County of Marin.

EXHIBITS: A. Land Description.
 B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT (14 CAL. ADM. CODE 15061(b)(3)).
2. FIND THAT THE SIGNIFICANT ENVIRONMENTAL VALUES ORIGINALLY IDENTIFIED PURSUANT TO P.R.C. 6370, ET SEQ., ARE NOT WITHIN THE PROJECT SITE AND WILL NOT BE AFFECTED BY THE PROPOSED PROJECT.
3. AUTHORIZE ISSUANCE TO LIVING HISTORY CENTRE OF A TEN-YEAR GENERAL LEASE - COMMERCIAL USE BEGINNING SEPTEMBER 1, 1985; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$14,092, 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 \$500,000; TO HOUSE ANCILLARY SERVICES OF THE LIVING HISTORY CENTRE, INCLUDING WORKSHOPS AND STORAGE ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

W23629

All that land lying immediately beneath those existing buildings and storage facilities located at the former Black Point Antennae Transmitter Site, said buildings and storage facilities lying within a parcel of California State proprietary land near Black Point, Marin County, California described as follows:

Parcel 2 of that land described in the Quitclaim Deed from the United States of America to the State of California recorded January 17, 1985, in File No. 85002146, Official Records of Marin County.

TOGETHER WITH a necessary use area as shown on Living History Centre Plats (Exhibits 3, 4, 5) located in State Lands Commission File No. W23629.

ALSO TOGETHER WITH 10 foot wide access easements to said building and storage facilities, said access easements lying within the above described Parcel 2.

END OF DESCRIPTION

PREPARED AUGUST 12, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

CALENDAR PAGE	04
MINUTE PAGE	2235

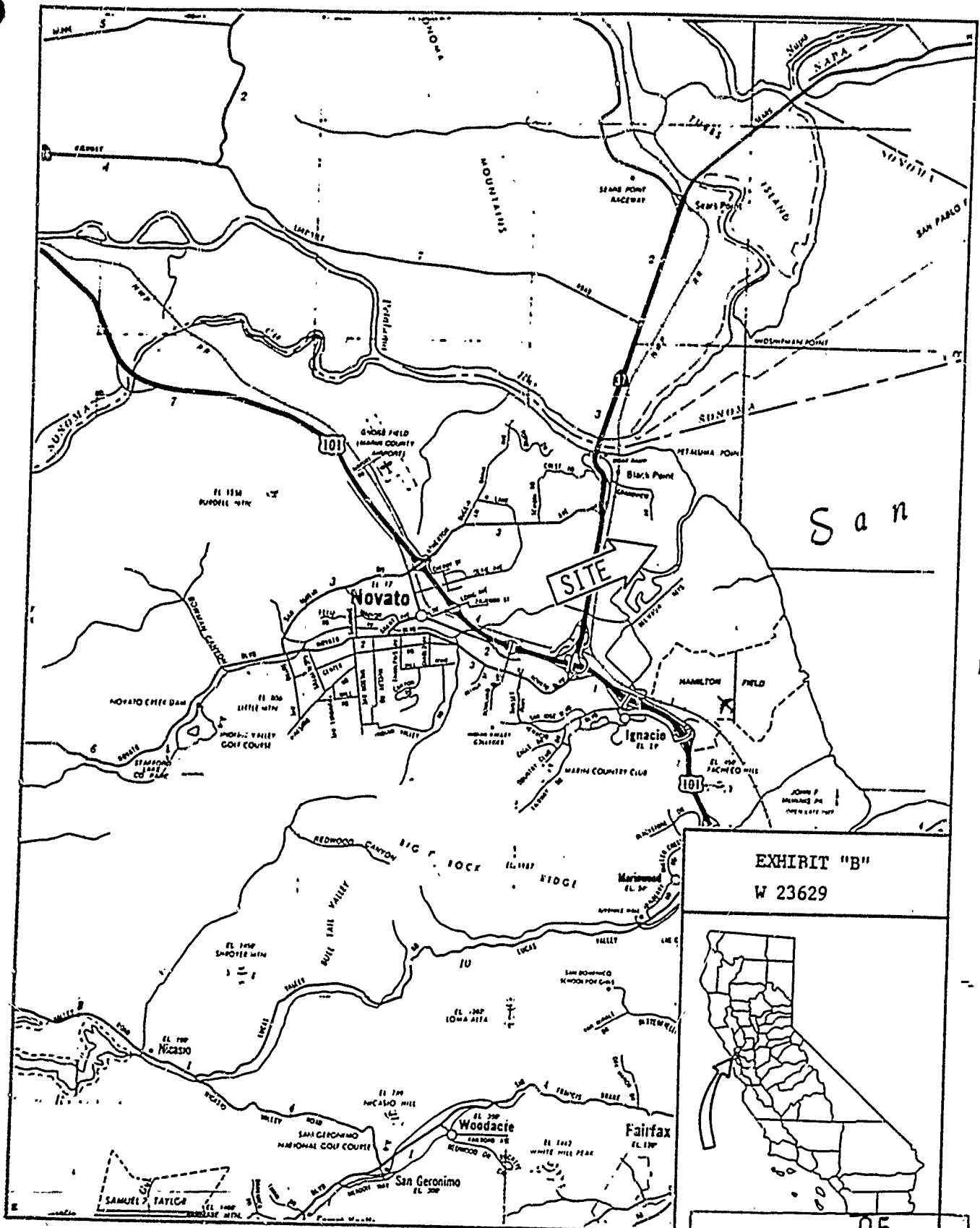


EXHIBIT "B"
W 23629



CALENDAR PAGE 05
MINUTE PAGE 2236