

MINUTE ITEM

This Calendar Item No. 01  
was approved as Minute Item  
No. 1 by the State Lands  
Commission by a vote of 2  
to 0 at its 11/30/90  
meeting.

CALENDAR ITEM

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01/30/90  
PRC 6109  
Bancroft

APPROVAL OF A QUITCLAIM DEED FROM DONALD G. DECKER  
AND ISSUANCE OF A NEW 20-YEAR LEASE

APPLICANT/

NEW LESSEE: Norman Craig Breedlove  
3356 Snug Harbor Drive  
Walnut Grove, California 95690

LESSEE: Donald G. Decker  
Smug Harbor Marina  
Route 1, Box 70  
Walnut Grove, California 95690

AREA, TYPE LAND AND LOCATION:

A 0.994-acre parcel of tide and submerged land  
located in Steamboat Slough at Martins Island,  
Solano County.

LAND USE: Use and maintenance of a marina facility.

TERMS OF ORIGINAL LEASE:

Initial period: 20 years beginning  
December 1, 1981.

Surety bond: \$3,000.

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

Consideration: \$360 per annum; five-year  
rent review.

CALENDAR ITEM NO. 01 (CONT'D)

TERMS OF PROPOSED LEASE:

Initial period: 20 years beginning  
September 23, 1988.

Surety bond: \$3,000.

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

CONSIDERATION: \$1,575 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. Code Regs. 2003.

APPLICANT STATUS:

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. Code Regs.: Title 2, Div. 3;  
Title 14, Div. 6.

AB 884:

N/A.

OTHER PERTINENT INFORMATION:

1. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Code Regs 2905(a)(2).

CALENDAR ITEM NO. 01 (CONT'D)

Authority: P.R.C. 21084, 14 Cal. Code Regs. 15300, and 2 Cal. Code Regs. 2905.

3. Previous owner of the upland and lessee under the original PRC 6109 was Donald G. Decker. Mr. Decker sold the upland to Norman Craig Breedlove and quitclaimed his interest in PRC 6109 to the State of California. A new 20-year lease has been written with Mr. Breedlove.

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. CODE REGS. 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. CODE REGS. 2905(a)(2).
2. AUTHORIZE ACCEPTANCE OF A QUITCLAIM DEED FROM DONALD G. DECKER OF EXISTING LEASE PRC 6109
3. AUTHORIZE ISSUANCE TO NORMAN CRAIG BREEDLOVE OF A 20-YEAR GENERAL LEASE - COMMERCIAL USE, BEGINNING SEPTEMBER 23, 1988; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,575, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$3,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR USE AND MAINTENANCE OF EXISTING MARINA FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

PRC 6109

Those parcels of tide and submerged land in the bed of Steamboat Slough, Solano County, State of California, more particularly described as follows:

All that tide and submerged land lying immediately beneath 12 docks and related facilities, said docks and related facilities lying within a strip of land of varying width 1410 feet in length adjacent to the easterly side of the southerly half of Martin's Island, being bounded on the west by the ordinary high water mark of Steamboat Slough and on the north by the southeasterly extension of that certain course identified as N 72°15'30" W 76.30 feet as said course is shown on that certain map entitled, "Resurvey of S&O 544" recorded in Book 7 of Surveys at Page 63, Solano County Recorder's Office; said strip containing those 12 existing or proposed docking facilities as shown on U.S. Corps of Engineer's Public Notice No. CE SAC 87-7451A TOGETHER WITH the necessary use areas extending 10 feet from the extremities of said docking facilities.

END OF DESCRIPTION

REVISED FEBRUARY 11, 1988 BY BIU 1.

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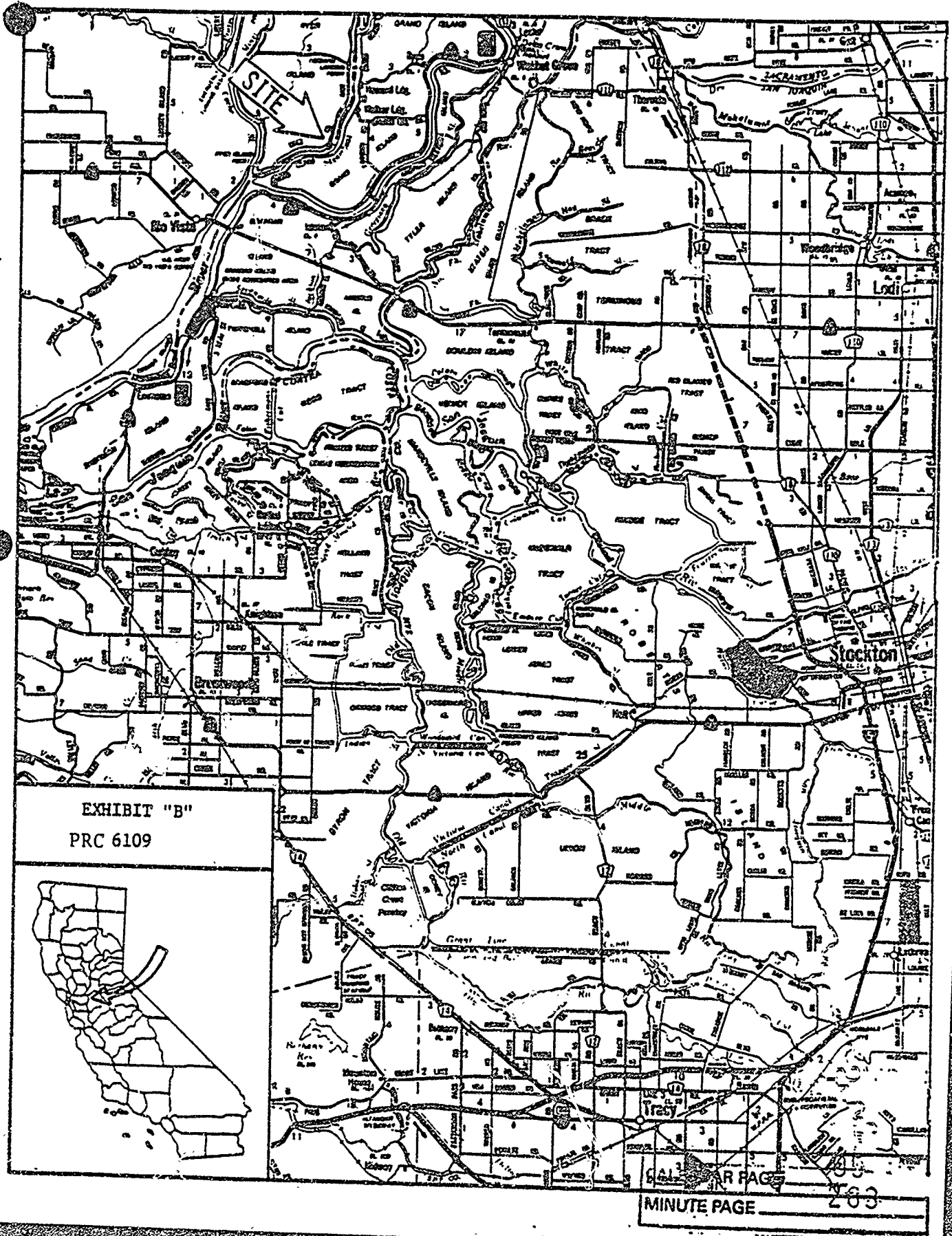


EXHIBIT "B"  
 PRC 6109



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