

CALENDAR ITEM
C56

MINUTE ITEM
This Calendar Item No. C56
was approved as Minute Item
No. 56 by the State Lands
Commission by a vote of 3
to 0 at its 02/12/97
meeting.

A 6

02/12/97

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PRC2745 WP 2745.1

N. Smith

LEASE RENEWAL

LESSEE:

Didrik W. Pedersen, Sr. and Dorothy E. Pedersen, 1991 Living Trust
350 Atherton Avenue
Novato, California 94945

AREA, LAND TYPE, AND LOCATION:

0.12 acre, more or less, of tide and submerged lands in the Petaluma River at
Black Point, near the city of Novato, Marin County.

AUTHORIZED USE:

Continued use of existing facilities (cabin, wooden walkway, cabana and floating
dock).

PREVIOUS LEASE TERM:

Ten years, beginning March 1, 1987.

PROPOSED LEASE TERM:

Ten years, beginning March 1, 1997.

CONSIDERATION:

\$1,183 per annum; with the State reserving the right to fix a different rental on
each fifth anniversary of the lease.

SPECIFIC LEASE PROVISION:

Insurance:

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

OTHER PERTINENT INFORMATION:

1. Applicant is owner of the uplands adjoining the lease premises.
2. Lease No. PRC 2745.1, issued to Mr. and Mrs. Pedersen, will remain in
full force and effect until February 28, 1997.

CALENDAR ITEM NO. C56 (CONT'D)

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 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, Title 2, California Code of Regulations, section 2905 (a) (2). Title 14, California Code of Regulations, section 15061. Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 14, California Code of Regulations, section 2905.
4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 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.

EXHIBITS:

- A. Land Description
- B. Location Map

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a) (2).

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

CALENDAR ITEM NO. C56 (CONT'D)

AUTHORIZATION:

AUTHORIZE ISSUANCE TO DIDRIK W. PEDERSEN, SR. AND DOROTHY E. PEDERSEN, 1991 LIVING TRUST, A GENERAL LEASE - RECREATIONAL AND RESIDENTIAL USE, EFFECTIVE MARCH 1, 1997; ANNUAL RENT IN THE AMOUNT OF \$1,183, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000; FOR CONTINUED USE OF EXISTING FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

CALENDAR PAGE	255
MINUTE PAGE	000279

EXHIBIT "A"

LAND DESCRIPTION

WP 2745

A parcel of land in the bed of Petaluma River, County of Marin, State of California, being more particularly described as follows:

That certain area occupied by a residence, the approximate center of which bears N 43°20' E, 287.00 feet, more or less, from station 254 as said station is shown on a map filed with the California State Lands Commission, said map entitled "Plat of Tide and Submerged Lands Adjacent to Right Bank of Petaluma Creek, Vicinity of Black Point, Marin County, California, sheet 1 of 6":

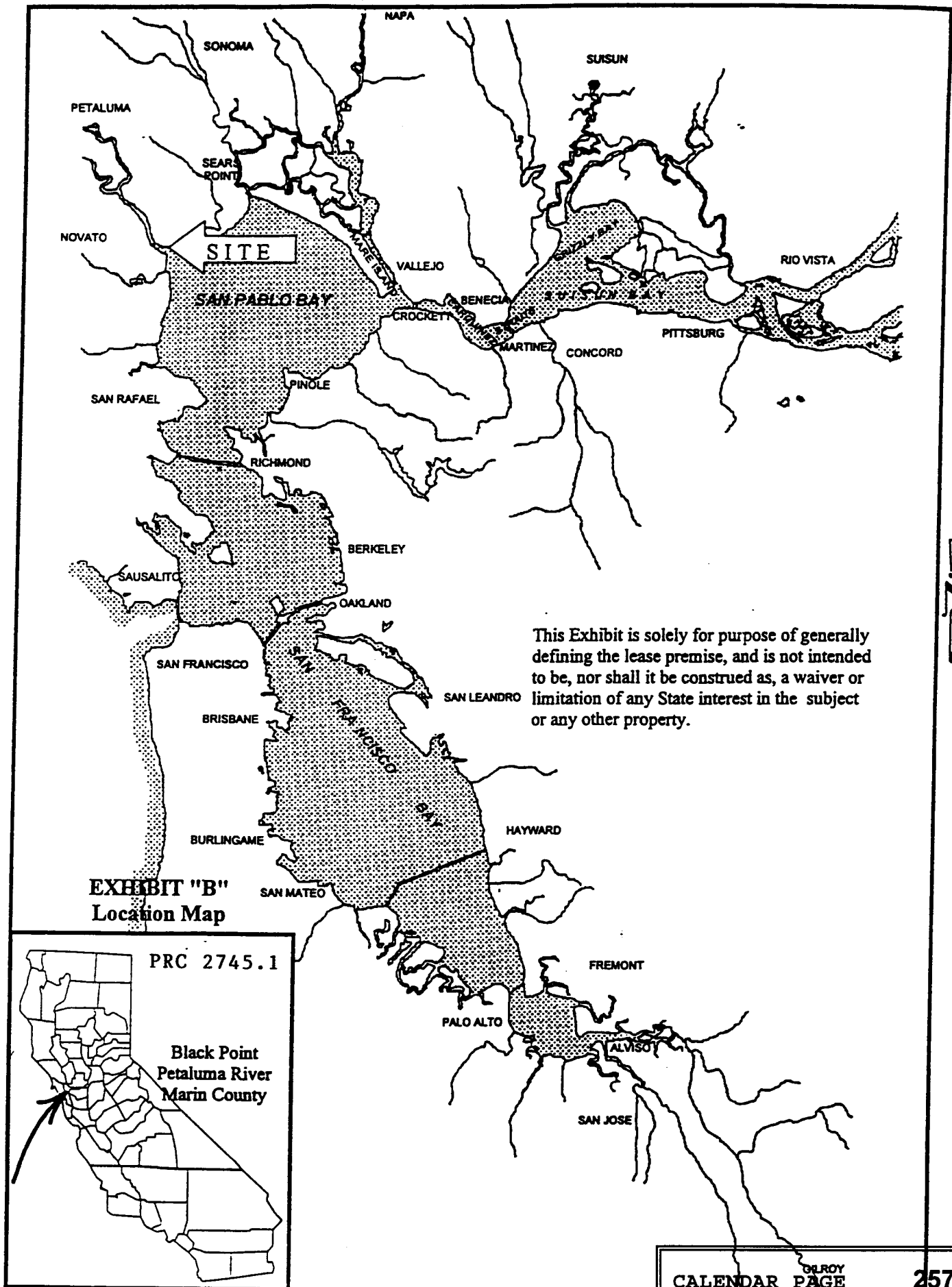
TOGETHER WITH a strip of land being immediately beneath an existing walkway and sheds, said strip begins at station 254; thence along the centerline of said walkway N 46°55' E, 287.00 feet; thence N 50°15' E, 152.00 feet more or less into Petaluma River and the end of the herein described centerline; also including a parcel of land at the waterward end of said strip being immediately beneath and extending 10 feet on all sides of a floating dock.

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

END OF DESCRIPTION

REVIEWED DECEMBER 17, 1986, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

CALENDAR PAGE	256
MINUTE PAGE	000280



This Exhibit is solely for purpose of generally defining the lease premise, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

EXHIBIT "B"
Location Map

