

MINUTE ITEM

This Calendar Item No. C66 was approved as Minute Item No. 66 by the California State Lands Commission by a vote of 3 to 0 at its 12/16/98 meeting.

**CALENDAR ITEM
C66**

A 6
S 3

12/16/98
W 25446
PRC 8050
J. Lam

GENERAL LEASE - RECREATIONAL USE

APPLICANT:

Universal Portfolio Limited
530 Bush Street, Suite 601
San Francisco, California 94108

AREA, LAND TYPE, AND LOCATION:

0.02 acres, more or less, of sovereign lands in the Petaluma River, near the city of Petaluma, Sonoma County.

AUTHORIZED USE:

Proposed reconstruction and maintenance of a pier, gangway and dock as shown on attached Exhibit A.

LEASE TERM:

Ten years, beginning August 1, 1998.

CONSIDERATION:

\$107 per year; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance: Combined single limit coverage of no less than \$500,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. 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

CALENDAR PAGE	319
MINUTE PAGE	004390

CALENDAR ITEM NO. C66 (CONT'D)

Class 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905 (c) (1).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

3. 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.

APPROVALS OBTAINED:

Sonoma County Planning Department.

FURTHER APPROVALS REQUIRED:

California State Lands Commission, San Francisco Bay Conservation and Development Commission, United States Army Corps of Engineers, California Department of Fish and Game.

EXHIBITS:

- A. Site Map
- B. Location Map

PERMIT STREAMLINING ACT DEADLINE:

September 4, 1998

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 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (c) (1).

CALENDAR ITEM NO. C66 (CONT'D)

SIGNIFICANT LANDS INVENTORY FINDING:

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

AUTHORIZATION:

AUTHORIZE ISSUANCE TO UNIVERSAL PORTFOLIO LIMITED OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING AUGUST 1, 1998, FOR A TERM OF TEN YEARS, FOR PROPOSED RECONSTRUCTION AND MAINTENANCE OF A PIER, GANGWAY AND DOCK ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$107, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$500,000.

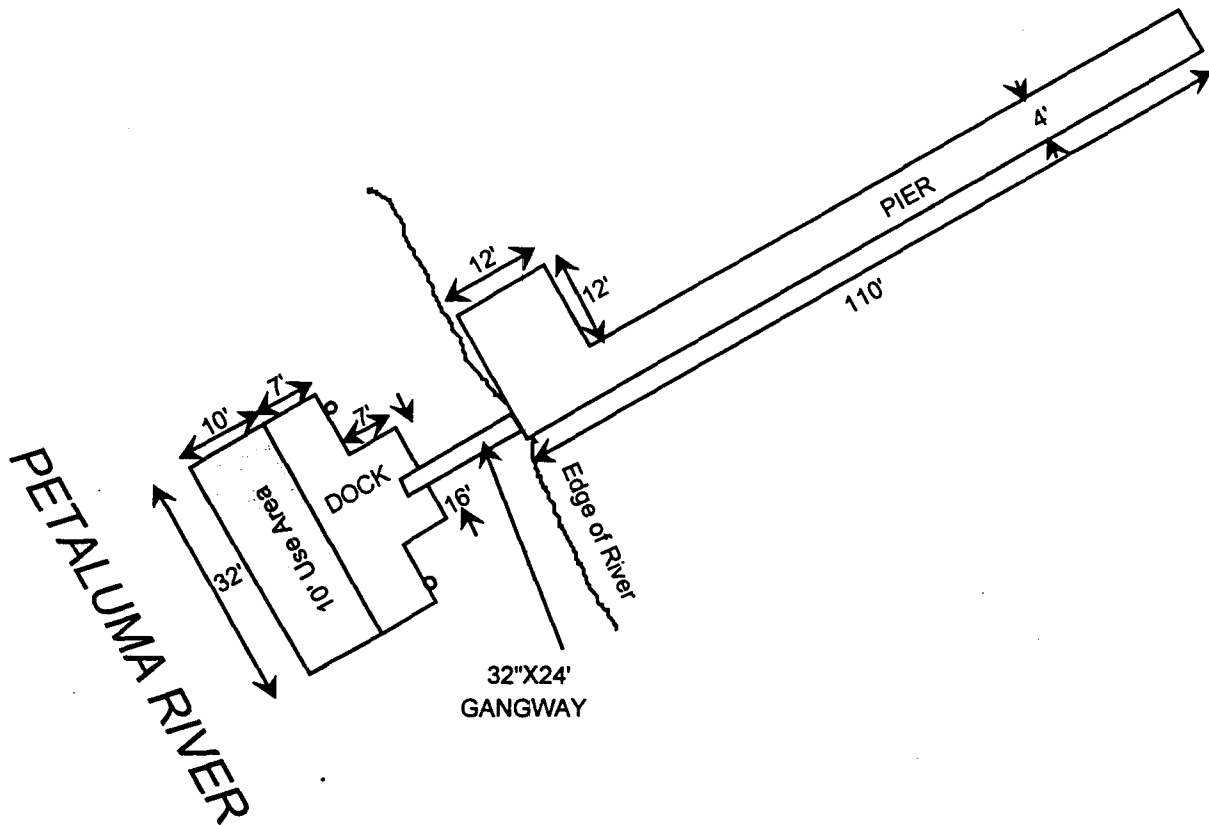


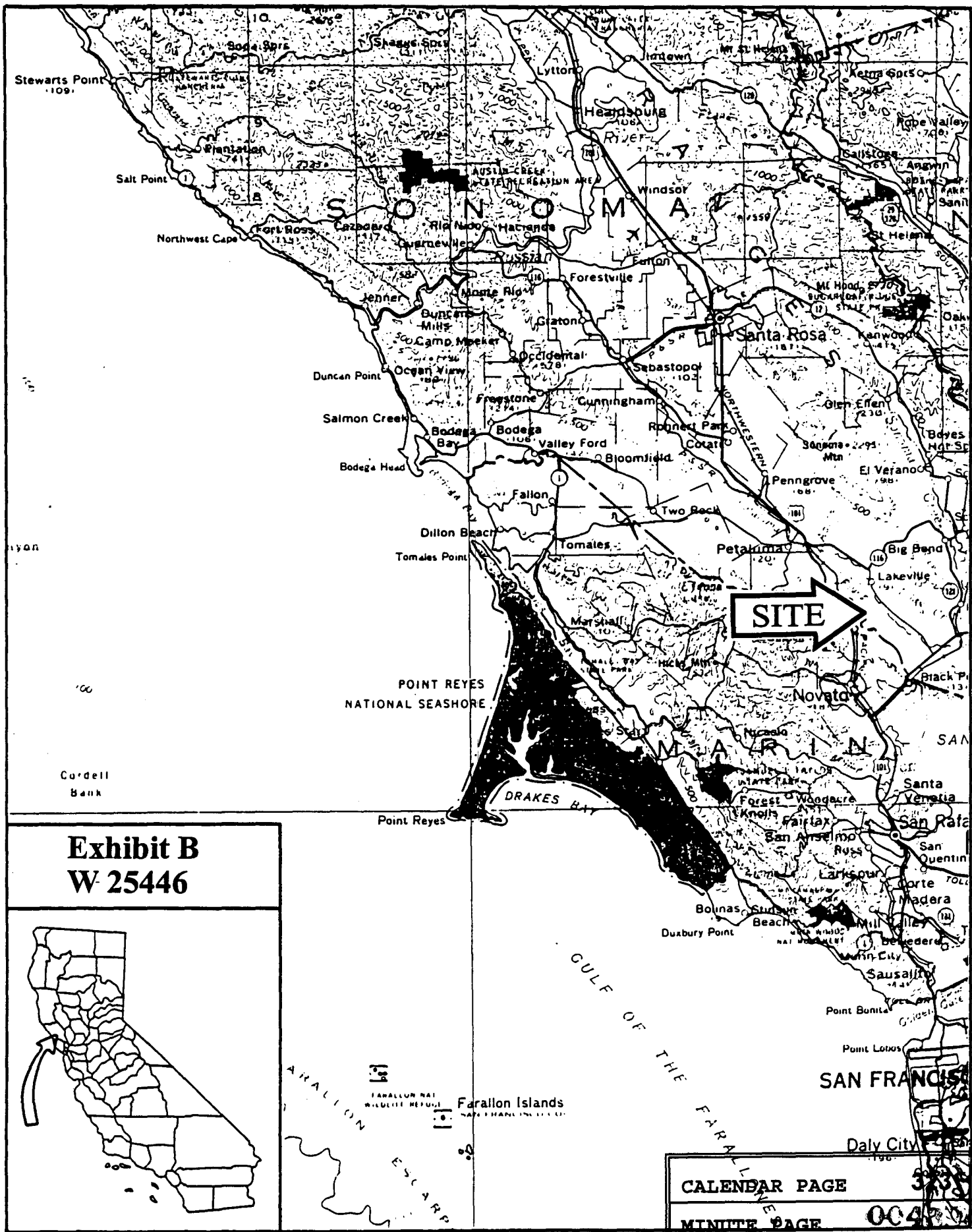
EXHIBIT A
Site Map
W 25446

Universal Portfolio LTD
Recreational Lease
PETALUMA RIVER
SONOMA COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, 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.

CALENDAR PAGE	322
MINUTE PAGE	004333



SITE

**Exhibit B
W 25446**



CALENDAR PAGE 373
MINUTE PAGE 004204