

**MINUTE ITEM**

This Calendar Item No. C01 was approved as  
Minute Item No. 01 by the California State Lands  
Commission by a vote of 3 to 0 at its  
4-20-00 meeting.

**CALENDAR ITEM  
C01**

A 9  
S 6

PRC 7001.1  
7234.1

04/20/00  
WP 7001.1/WP 7234.1  
L. Burks

**AMENDMENTS TO MASTER LEASE  
NOS. PRC 7001.1 AND PRC 7234.1**

**LESSEE:**

City of Sacramento  
1030 15th Street, Suite 250  
Sacramento, California 95818

**AREA, LAND TYPE, AND LOCATION:**

Master Lease No. PRC 7001.1

Sovereign lands in the Sacramento River, between the I Street Bridge and the  
Tower Bridge, city of Sacramento, Sacramento County.

Master Lease No. PRC 7234.1

Sovereign lands in the Sacramento River, between the Tower Bridge and the  
Pioneer Bridge, city of Sacramento, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of docks, walkways, access ramps, floating  
vessels and any other structures necessary or appurtenant to the development of  
the State Parcel and for the mooring of vessels consistent with the Lessee's  
approved docks master plan.

**LEASE TERM:**

Master Lease No. PRC 7001.1

49 years, beginning July 1, 1986.

Master Lease No. PRC 7234.1

49 years, beginning November 1, 1987.

CALENDAR PAGE	<b>0006001</b>
MINUTE PAGE	<b>007692</b>

CALENDAR ITEM NO. C01 (CONT'D)

**CONSIDERATION:**

Master Leases:

Commencing with Years one through five, City shall pay to the State one dollar (\$1) per year. This will allow the City time to recover the costs of public improvements to the area.

Commencing with Years six through 25, the State shall receive twenty percent (20%) of the gross annual rent the City receives from all subleases.

Rent for the term of the lease from Years 26 through 49 is subject to adjustment as agreed by the parties hereto.

**PROPOSED AMENDMENT:**

Master Lease No. PRC 7001.1 will be amended to change the expiration date to June 30, 2035, and Master Lease No. PRC 7234.1 will be amended to change the expiration date to October 31, 2036. All other terms and conditions of the lease shall remain in effect without amendment.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.
2. On July 24, 1986, the Commission approved issuance of Master Lease No. PRC 7001.1 to the city of Sacramento for 49 years, beginning July 1, 1986. On August 10, 1988, the Commission approved issuance of Master Lease No. PRC 7234.1 to the city of Sacramento for 49 years beginning November 1, 1987. In the actual lease documents the expiration dates were miscalculated resulting in a term in excess of the regulatory maximum. The California Code of Regulations, Section 2004 (b)(1) states that a general lease cannot exceed the maximum of 49 years.
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 because the activity is not a "project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

CALENDAR ITEM NO. C01 (CONT'D)

**EXHIBITS:**

- A-1. Land Description (PRC 7001.1)
- A-2. Land Description (PRC 7234.1)
- 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 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

**AUTHORIZATION:**

AUTHORIZE THE AMENDMENTS TO MASTER LEASE NOS. PRC 7001.1 AND 7234.1, OF LANDS DESCRIBED ON EXHIBIT A-1 AND A-2 ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE APRIL 4, 2000, TO CORRECT THE LEASE EXPIRATION DATES; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

EXHIBIT A-1

LAND DESCRIPTION

PRC 7001.1

A strip of tide and submerged land in the bed of the Sacramento River, in the City of Sacramento, Sacramento County, California, described as follows:

Bounded on the north by the "I" Street Bridge, bounded on the south by the Tower Bridge, bounded on the east by the seawall along the left bank of the Sacramento River, and bounded on the west by the centerline of the Sacramento River.

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

END OF DESCRIPTION

PREPARED JUNE 30, 1986 BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

CALENDAR PAGE 0000004

MINUTE PAGE 007695

EXHIBIT A-2

LAND DESCRIPTION

PRC 7234.1

A strip of tide and submerged land in the bed of the Sacramento River, in the City of Sacramento, Sacramento County, California, described as follows:

Bounded on the north by the south line of the Tower Bridge, bounded on the east by the mean high water line along the seawall and levee on the left bank of the Sacramento River, and bounded on the west by the centerline of the Sacramento River. Bounded on the south by the north line of the Pioneer Bridge.

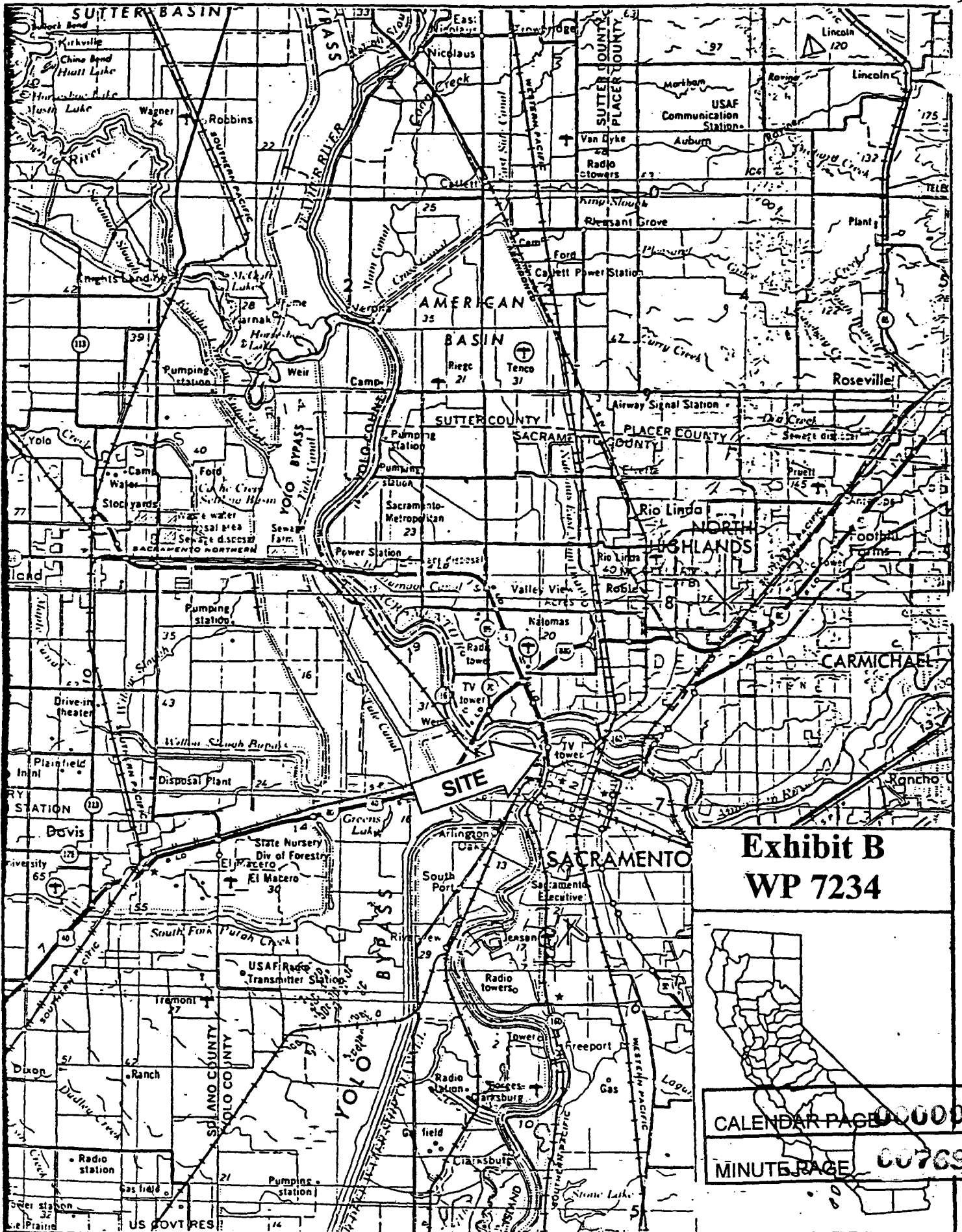
**EXCEPTING THEREFROM** any portion thereof lying landward of the ordinary high water mark of the Sacramento River.

**END OF DESCRIPTION**

PREPARED AUGUST, 25, 1987 by BIU 1.

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CALENDAR PAGE	0000005
MINUTE PAGE	007696



**Exhibit B**  
**WP 7234**

CALENDAR PAGE 000006

MINUTE PAGE 007697