

MINUTE ITEM

This Calendar Item No. C63 was approved as Minute Item No. 63 by the California State Lands Commission by a vote of 3 to 0 at its 4-24-01 meeting.

**CALENDAR ITEM
C63**

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S 3

04/24/01
PRC 2413 WP 2413.9
F. Singer

AMENDMENT OF LEASE

LESSEE:

California Department of Parks and Recreation
1725 23rd Street
Sacramento, California 95816

AREA, LAND TYPE, AND LOCATION:

17.82 acres, more or less, of sovereign lands in Ayala Cove, Angel Island, Marin County.

AUTHORIZED USE:

Continued use and maintenance of 47 boating berths, one concrete pier, one steel float, one concrete landing ramp, gangways and access ramps appurtenant thereto, for the purpose of providing access to, and enjoyment of the Angel Island State Park.

LEASE TERM:

49 years, beginning August 17, 1959.

CONSIDERATION:

The public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

PROPOSED AMENDMENT:

Lessee is permitted to remove four old wooden piles and drive new piles of metal construction, coated with a plastic polymer, which will support the existing ferry dock gangways. Also, Lessee is permitted to construct a new 20 foot by 80 foot pile-guided steel float within the lease area along with 66 feet of 6-foot-wide gangways appurtenant thereto. All other terms and conditions of the lease shall remain in effect without amendment.

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OTHER PERTINENT INFORMATION:

1. On July 25, 1959, the Commission authorized a General Lease - Public Agency Use with the California Department of Parks and Recreation. There have been two amendments to this lease: The first amendment was approved by the Commission on May 22, 1986, and adopted a new legal description for the lease; The second amendment was approved by the Commission on May 22, 1986, and permitted the construction of 11 additional boating berths within the leased area. Applicant owns the uplands adjoining the lease premises.

2. On June 22, 2000, the San Francisco Bay Conservation and Development Commission (BCDC) granted Permit # M00-15 under its certified program. (Title 14, California Code of Regulations, section 15251(h)).

Staff has reviewed the document and determined that the conditions, as specified in Title 14, California Code of Regulations, section 15253(b), have been met for the Commission to use the environmental analysis document certified by the BCDC as a Negative Declaration equivalent in order to comply with the requirements of the CEQA.

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:

California Department of Boating and Waterways, San Francisco Bay Conservation and Development Commission, California Division of the State Architect, California Regional Water Quality Control Board, Army Corps of Engineers.

FURTHER APPROVALS REQUIRED:

N/A

EXHIBITS:

- A. Legal Description
- B. Location Map

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PERMIT STREAMLINING ACT DEADLINE:

September 5, 2001

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT (SF BCDC PERMIT # M00-15), WAS ADOPTED FOR THIS PROJECT BY THE SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION (BCDC) UNDER ITS CERTIFIED PROGRAM (TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15251(h)), AND THAT THE CALIFORNIA STATE LANDS COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION THEREIN AND CONCURS IN BCDC'S DETERMINATION.

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 THE AMENDMENT OF LEASE NO. PRC 2413.9, A GENERAL LEASE - PUBLIC AGENCY USE, OF LANDS DESCRIBED ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE FEBRUARY 1, 2001, TO REPLACE PILINGS AND CONSTRUCT A NEW STEEL FLOAT AND GANGWAYS APPURTENANT THERETO; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

EXHIBIT "A"

LAND DESCRIPTION

PRC 2413.9

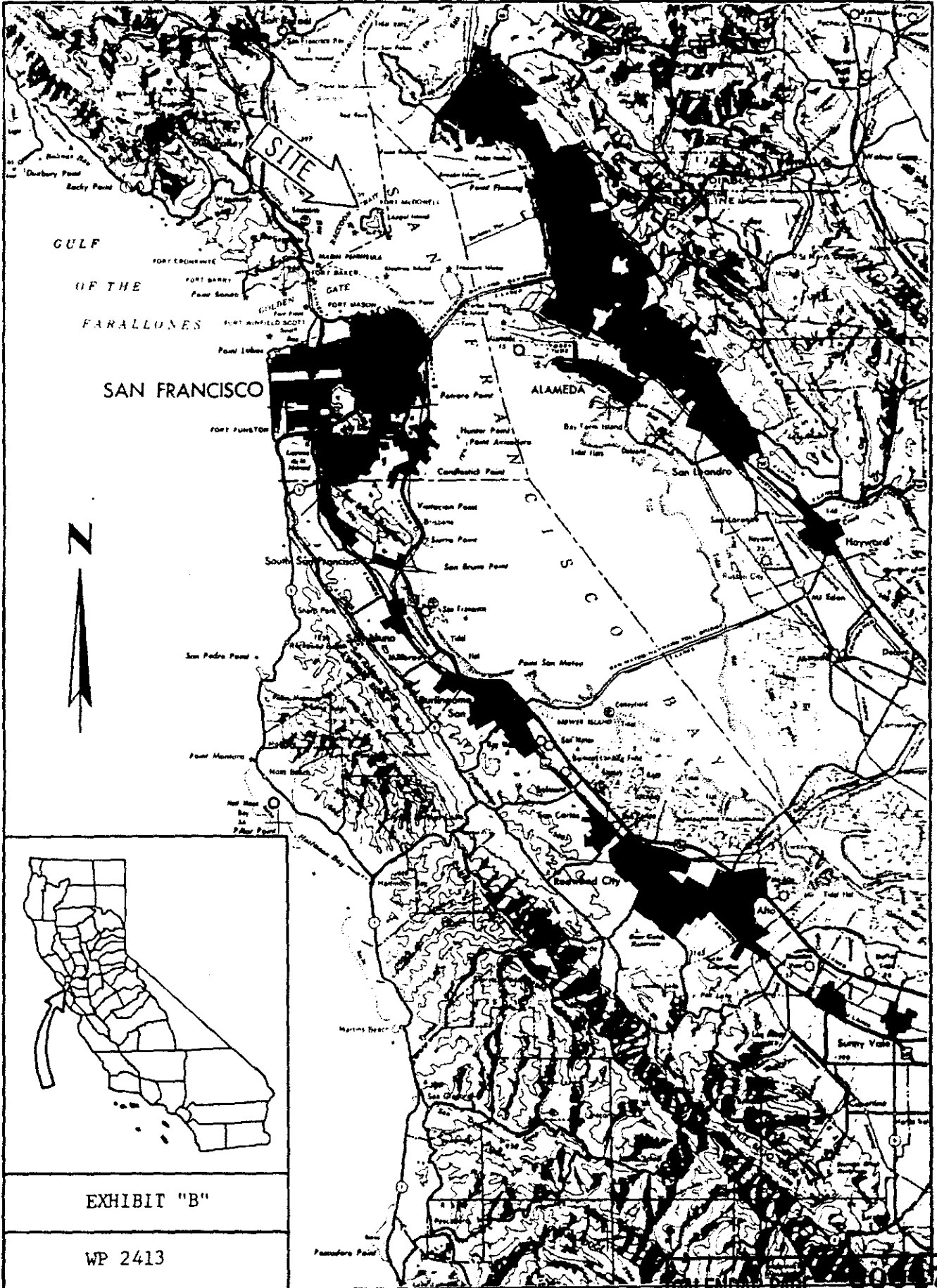
All that tide and submerged land located on the bed of Ayala Cove, formerly Hospital Cove immediately adjacent to Angel Island in Marin County, Township 1 South, Range 5 West, M.D.M., said land lying southerly of the following-described line:

BEGINNING at a point on the northwesterly side of said Ayala Cove, said point being the most northerly point of said northwesterly side known as Point Ione; thence N 75°00' E, 1220 feet, more or less, to a point on the easterly side of said Ayala Cove and the end of herein described line.

END OF DESCRIPTION

REVIEWED JANUARY 14, 1986, BY BOUNDARY SERVICES UNIT, M. L. SHAFER,
SUPERVISOR

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SITE

GULF
OF THE
FARALLONES

SAN FRANCISCO

ALAMEDA



EXHIBIT "B"

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