

MINUTE ITEM
This Calendar Item No. C07 was approved as
Minute Item No. 07 by the California State Lands
Commission by a vote of 2 to 0 at its
06/07/04 meeting.

**CALENDAR ITEM
C07**

A 15
S 5

06/07/04
PRC 6109.1
R. Barham

CONTINUATION OF RENT

LESSEE:

Snug Harbor Resorts, LLC
1155 Trancas Street
Napa, California 94558

AREA, LAND TYPE, AND LOCATION:

0.94 acres, more or less, of tide and submerged lands in Steamboat Slough,
near Ryer Island, Solano County.

AUTHORIZED USE:

Continued use and maintenance of a commercial marina.

LEASE TERM:

25 years, beginning September 23, 1998.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that the rent be continued at the Minimum Annual Rent of \$3,450 against a percentage of gross, whichever is greater, of 5% gross income from berthing, 10% of all other gross income, one and one-half (1-1/2) cents per gallon of fuel sold during each reporting period up to a maximum of 100,000 gallons and two(2) cents per gallon thereafter, effective September 23, 2004.

OTHER PERTINENT INFORMATION:

1. On June 19, 1998, the Commission issued a 25-year General Lease-Commercial Use to Snug Harbor Resorts, LLC for the reconstruction of an existing commercial marina. The marina consist of 75 covered berths; 40 open berths; 60-foot gas dock; boat launch ramp; guest docking; and a 51-foot x 102-foot dredge.

CALENDAR ITEM NO. C07 (CONT'D)

2. The Solano County Hazardous Materials Section was contacted by CSLC staff regarding lessee's permit and/or violations status for the storage and refueling of boats at the fuel dock. No spills or unsafe conditions have been reported since last on-site inspection completed in March 2002.

SPECIFIC LEASE PROVISIONS:

Insurance:

Combined single limit coverage of no less than \$1,000,000

Bond:

Certificate of Deposit in the amount of \$20,000

EXHIBITS:

- A. Site map
- B. Location Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) 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:

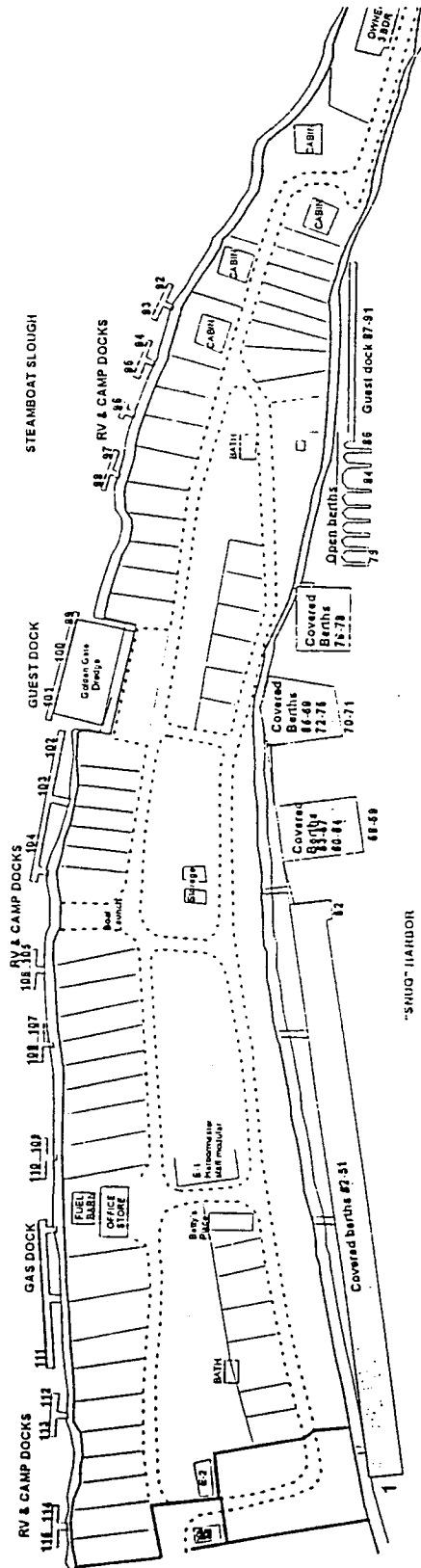
APPROVE THE CONTINUATION OF RENT FOR LEASE NO. PRC 6109.1 AT THE MINIMUM ANNUAL RENT PER YEAR OF \$3,450 AGAINST A PERCENTAGE OF GROSS, WHICHEVER IS GREATER, OF 5% GROSS INCOME FROM BERTHING, 10% OF ALL OTHER GROSS INCOME, AND ONE AND ONE-HALF (1-1/2) CENTS PER GALLON OF FUEL SOLD DURING EACH REPORTING PERIOD UP TO A MAXIMUM OF 100,000 GALLONS AND TWO (2) CENTS PER GALLON THEREAFTER, EFFECTIVE SEPTEMBER 23, 2004.

SNUG HARBOR RESORTS, LLC

EXISTING
NUMBERED BERTHS AND DOCKS

SCALE: Horiz: 1"=120'
Vert: 1"=120'

- Notes: A. Berths 1 through 78, most covered are rented out by the month
- B. Open berths 78 through 115 are used by boaters with RV or camp sites, usually on a daily rental basis. Dock & camp space are a "package" for boater/camper.
- C. Guest Dock spaces 87-81 and 69-101 can be rented out by the month, but is most often used for overnight docking.
- D. Covered berths 53-75 need roof height raised from existing 12' to 18' to accommodate taller boats



This exhibit is solely for purposes of generally defining the area to be leased, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or other property.

Exhibit A
WP 6109

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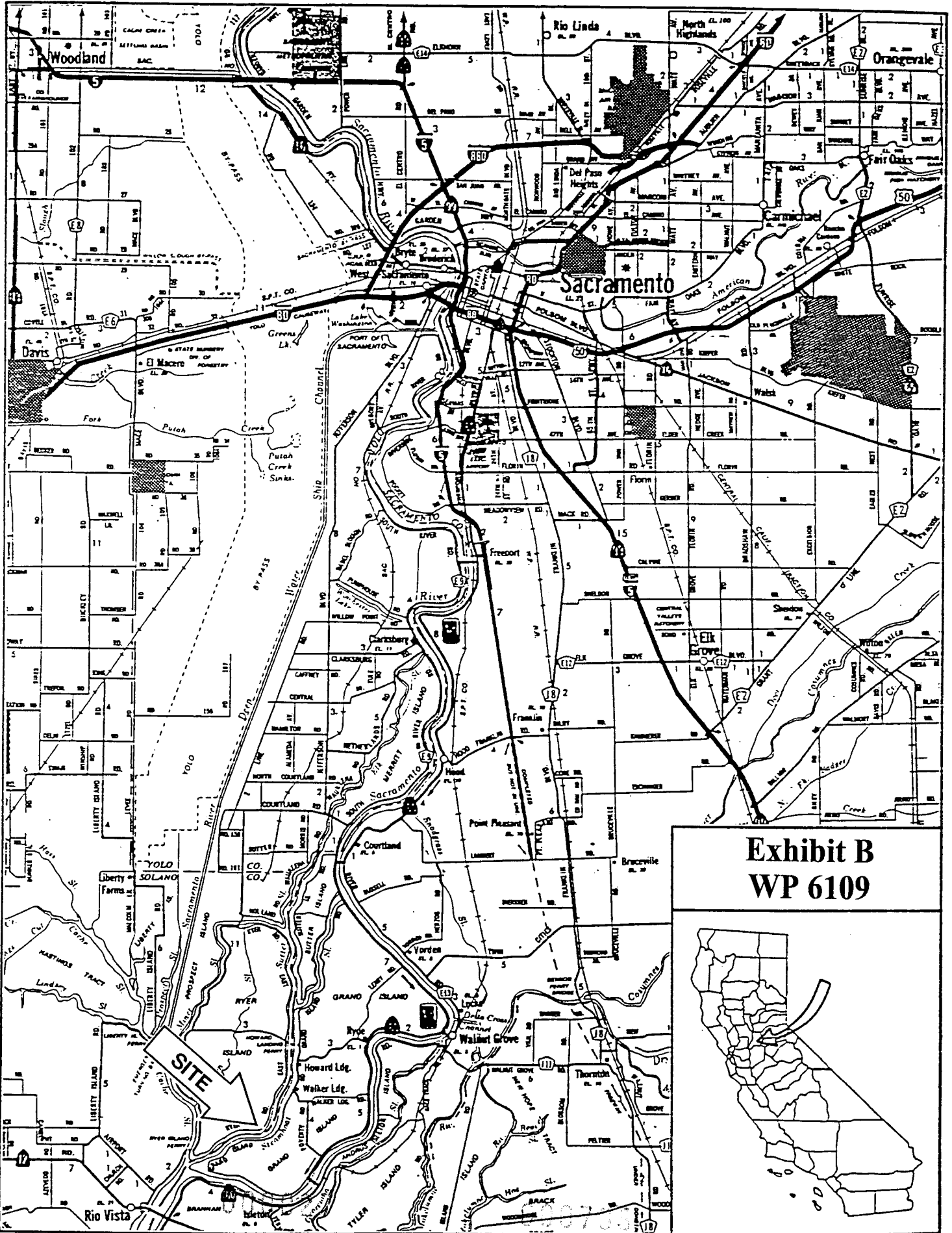


Exhibit B
WP 6109

