

**MINUTE ITEM**

This Calendar Item No. C09 was approved as  
Minute Item No. 09 by the California State Lands  
Commission by a vote of 3 to 0 at its  
06/28/07 meeting.

**CALENDAR ITEM  
C09**

A 15  
S 5

06/28/07  
PRC 2222 WP 2222.1  
B. Badeker

**GENERAL LEASE - RIGHT OF WAY USE**

**APPLICANT:**

Coney Island Farms, Inc.  
P.O. Box 415  
Holt, California 95234-0415

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

0.28 acres, more or less, of sovereign lands in the Old River, between Coney Island and Union Island, Contra Costa and San Joaquin counties.

**AUTHORIZED USE:**

Continued use and maintenance of an existing wood bridge.

**LEASE TERM:**

20 years, beginning August 15, 2007.

**CONSIDERATION:**

\$100 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 in the amount of no less than \$1,000,000

Bond:

\$10,000

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.
2. On August 13, 1958, the Commission authorized a 49-year Right-of-Way Easement to Pobal Land and Farming Company beginning on August 15, 1958, and expiring on August 14, 2007. In June 1974, the Commission authorized an assignment of the lease to Herbert A. Speckman, Joyce M.

CALENDAR ITEM NO. C09 (CONT'D)

Speckman, and George H. Speckman. Subsequently, the ownership of the upland was transferred to Coney Island Farms, Inc., a California Corporation. The Applicant is now applying for a new General Lease - Right-of-Way Use. The bridge provides access to Coney Island.

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).

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

**EXHIBIT:**

- A. Site and Location Map

**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 BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

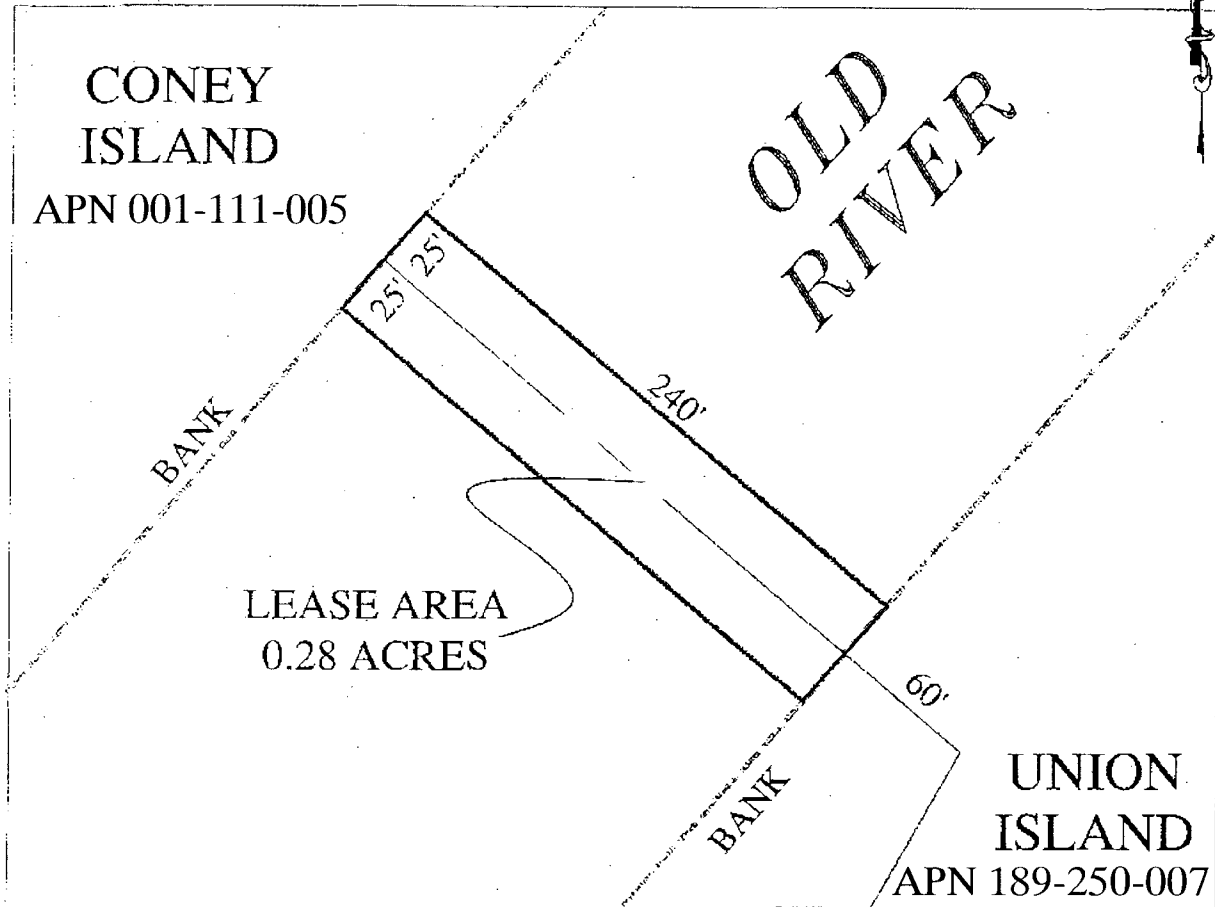
CALENDAR ITEM NO. C09 (CONT'D)

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO CONEY ISLAND FARMS, INC., OF A GENERAL LEASE - RIGHT OF WAY USE, BEGINNING AUGUST 15, 2007, FOR A TERM OF 20 YEARS, FOR A BRIDGE AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$100, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE WITH COVERAGE OF NO LESS THAN \$1,000,000 AND A BOND IN THE AMOUNT OF \$10 ,000.

NO SCALE

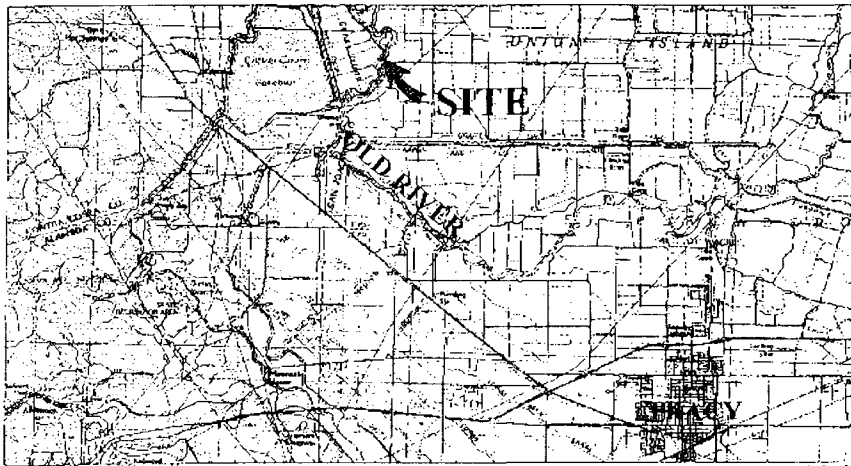
**SITE**



OLD RIVER BETWEEN CONEY ISLAND & UNION ISLAND

NO SCALE

**LOCATION**



MAP SOURCE: USGS QUAD

**Exhibit A**

WP 2222  
 CONEY ISLAND FARMS, INC  
 GENERAL LEASE  
 RIGHT OF WAY  
 CONTRA COSTA & SAN  
 JOAQUIN COUNTIES



MAP 2008/07

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties 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.