

**CALENDAR ITEM  
C05**

A 8  
S 5

02/21/14  
PRC 4405.1  
V. Caldwell

**ASSIGNMENT AND AMENDMENT OF A  
GENERAL – LEASE COMMERCIAL USE**

**LESSEE/ASSIGNOR:**

Thomas Weborg as Sole Trustee of the Stanley F. Rodriguez Revocable Trust,  
dba Stan's Yolo Marina

**APPLICANT/ASSIGNEE:**

James Robert Uhl, dba Stan's Yolo Marina

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

0.67 acre parcel, more or less, of sovereign land in the Sacramento River,  
adjacent to 31070 South River Road, near Clarksburg, Yolo County.

**AUTHORIZED USE:**

Operation, use, and maintenance of an existing commercial marina, known as  
Stan's Yolo Marina, consisting of two uncovered floating side-tie boat docks,  
electrical and water hookups, dolphins, pilings, gangway, launch ramp with dock,  
moveable debris diverter, four 5-mile speed buoys, and one security vessel.

**LEASE TERM:**

15 years, beginning February 8, 2011

**CONSIDERATION:**

\$3,000 per year, with the State reserving the right to fix a different rent  
periodically during the lease term, as provided in the lease.

**PROPOSED AMENDMENT:**

Amend the lease to revise the Liveaboard Attrition Plan.

All other terms and conditions of the lease shall remain in effect without  
amendment.

CALENDAR ITEM NO. **C05** (CONT'D)

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability insurance of no less than \$2,000,000

Bond:

\$15,000

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland adjoining the lease premises.
2. On February 8, 2011, the Commission authorized a General Lease – Commercial Use with Thomas Weborg as Sole Trustee of the Stanley F. Rodriguez Revocable Trust, dba Stan's Yolo Marina, for an existing commercial marina. That lease will expire on February 7, 2026. On December 17, 2013, the upland parcel was deeded to James Robert Uhl. The Applicant is now applying for an assignment and amendment of the lease.
3. The Applicant has requested to amend the "Liveaboard Attrition Plan" to extend the deadline for one liveaboard vessel to be relocated off sovereign land. The elderly tenant of the liveaboard vessel has resided at Stan's Yolo Marina since the late 1960's and has requested to remain until death at which time the vessel will be removed from sovereign land. Staff recommends approval of the assignment and amendment of the lease.
4. The staff recommends that the Commission find that the subject lease assignment and amendment does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

**EXHIBITS:**

- A. Land Description
- B. Site and Location Map

CALENDAR ITEM NO. **C05** (CONT'D)

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the subject assignment and amendment are not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**AUTHORIZATION:**

1. Authorize the assignment of Lease No. PRC 4405.1, a General Lease – Commercial Use, of sovereign land as described in Exhibit A and shown on Exhibit B (for reference purposes only), from Thomas Weborg as Sole Trustee of the Stanley F. Rodriguez Revocable Trust, dba Stan's Yolo Marina to James Robert Uhl, dba Stan's Yolo Marina; effective February 21, 2014.
2. Authorize the Amendment of Lease No. PRC 4405.1, A General Lease – Commercial Use, effective February 21, 2014, to revise the Liveboard Attrition Plan; all other terms and conditions of the lease shall remain in effect without amendment.

## EXHIBIT A

PRC 4405.1

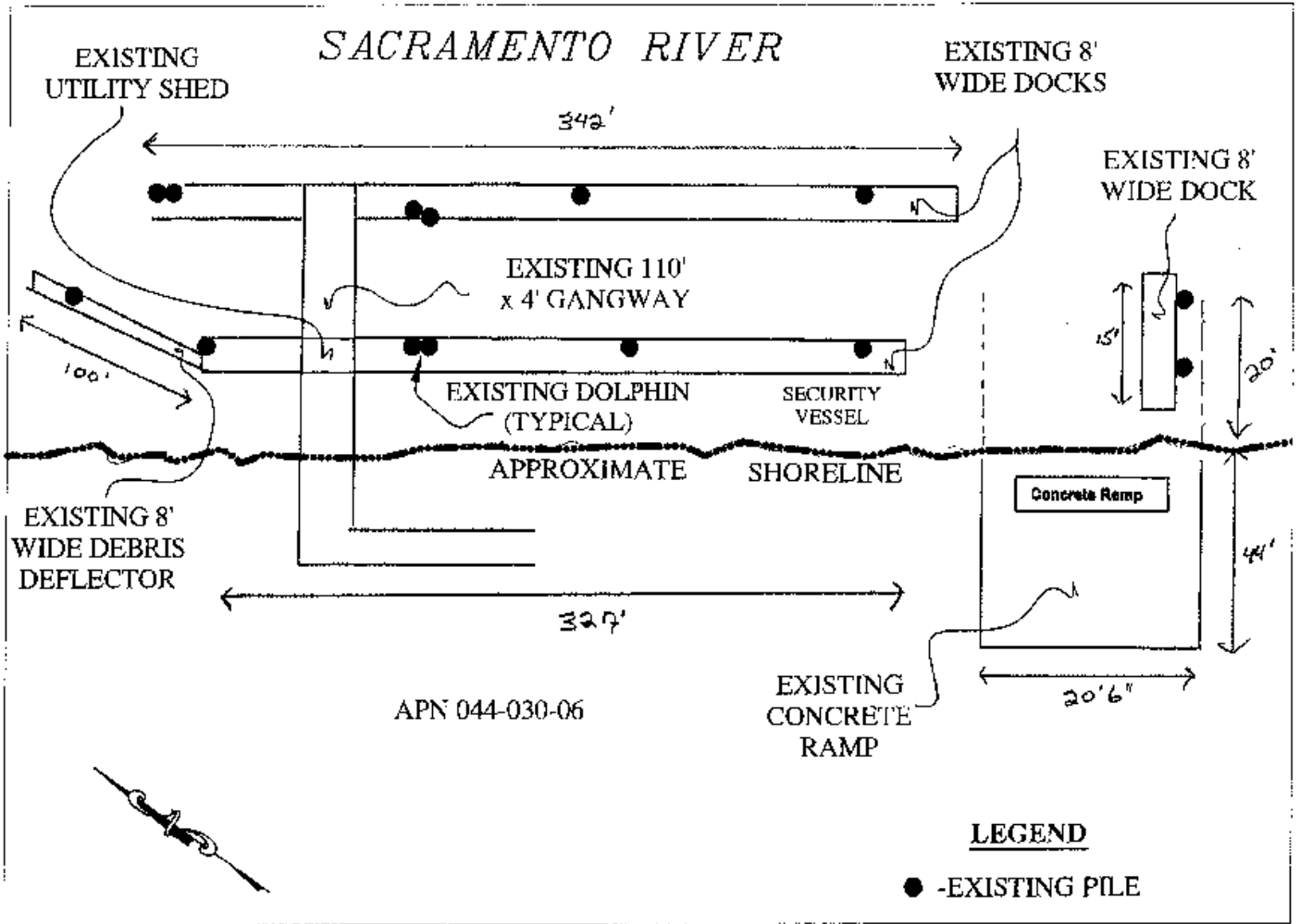
### LAND DESCRIPTION

A parcel of tide and submerged land in the bed of the Sacramento River, County of Yolo, State of California, said parcel lying immediately below the existing and proposed structures, said parcel further described as lying immediately adjacent to the following described land:

The easterly 2.6 acres of the following described property: Beginning at the northeasterly corner of that certain 26.3 acre tract of land described as Parcel 1 of that certain deed dated November 28, 1958, and recorded in Book 557 of Official Records at page 136; thence running S. 22° 41' 40" E., 656.7 feet; thence N. 67° 15' E., 445.30 feet, more or less, to the ordinary high water line of the right bank of the Sacramento River; thence up and along the meanders of said water line to the southeasterly corner of Parcel 2 of the above-mentioned deed; thence S. 65° 40' W., along the south line of said Parcel 2, above-mentioned deed, 185 feet, more or less, to the southwesterly corner of said Parcel 2 above-mentioned; thence N. 27° 11' W., 41 feet; thence S. 62° 49' W., 110 feet to the northwesterly corner of said 26.3 acre tract, and the point of beginning, containing 5.33 acres, more or less.

NO SCALE

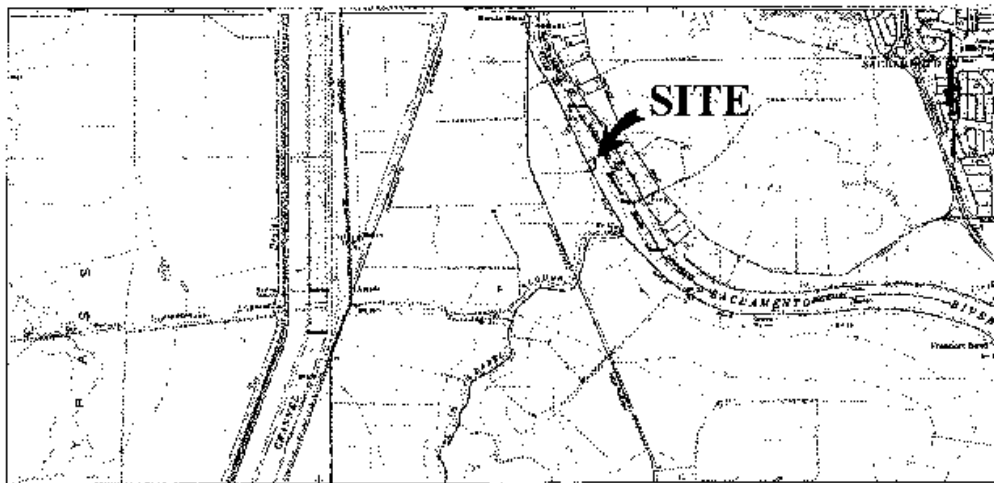
# SITE



**STAN'S YOLO MARINA**  
 31070 SOUTH RIVER RD., CLARKSBURG

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit B

PRC 4405.1  
 UHL dba STAN'S YOLO  
 MARINA  
 APN 044-030-06  
 GENERAL LEASE -  
 COMMERCIAL USE  
 YOLO COUNTY



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.