

MINUTE ITEM

9/25/67

9. LEASE, SAN JOAQUIN RIVER, CONTRA COSTA COUNTY; ROBERT W. McCUNE AND WAYNE WINTHER, d.b.a. BRIDGE MARINA YACHT HARBOR - W.O. 6529, P.R.C. 2820.1.

After consideration of Calendar Item 6 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION AUTHORIZES THE ISSUANCE TO ROBERT W. McCUNE AND WAYNE WINTHER, d.b.a. BRIDGE MARINA YACHT HARBOR, OF A 15-YEAR LEASE, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$463.40, FOR CONSTRUCTION AND PROPER MAINTENANCE OF A YACHT CLUB BUILDING ON PILING ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, WITH LESSEE'S RIGHT TO RENEW FOR THREE ADDITIONAL PERIODS OF TEN YEARS EACH UPON SUCH REASONABLE TERMS AND CONDITIONS AS THE STATE MIGHT IMPOSE; PROVIDED, THAT LESSEE SHALL PROVIDE A \$5000 PERFORMANCE AND SURETY BOND AND THE FOLLOWING INSURANCE: PUBLIC LIABILITY IN THE AMOUNTS OF \$200,000/\$600,000 AND PROPERTY DAMAGE IN THE AMOUNT OF \$10,000.

Attachment

Calendar Item 6 (3 pages)

CALENDAR ITEM

9/67
W.O 6529

6.

LEASE

APPLICANT: Robert W. McCune and Wayne Winther, d.b.a. Bridge Marina Yacht Harbor

LOCATION: Tide and submerged land on left bank of San Joaquin River approximately 650' west of the Antioch Bridge, Contra Costa County

PROPOSED USE: Construction of a 70- x 80-foot frame building on pilings, to be used as a yacht club house

TERMS: Initial period: 15 years
Renewal options: 3 additional periods of 10 years each
Surety bond: \$5000
Public liability ins.: \$200,000/\$600,000
Property damage: \$10,000

CONSIDERATION: \$463.40 per annum

BASIS FOR CONSIDERATION:

6.62% of appraised value of land.

PREREQUISITE ITEMS:

U. S. Army Corps of Engineers navigational permit issued.
Applicant is owner of upland.
The County of Contra Costa has approved the structure, and a building permit has been issued.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Pt. 2, Ch. 1, Secs. 6501-6509
- b. Administrative Code: Title 2, Div. 3, Secs. 2000-2011
- c. Commission policy: Minute Item 18 of November 18, 1959

OTHER PERTINENT INFORMATION:

Applicants are the assignees of Lease P.R.C. 2569.1, covering an 0.433 acre parcel of State land, located adjacent to the site of this project, that is used for dockage.

EXHIBITS: A. Legal description B. Location map

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE ISSUANCE TO ROBERT W. McCUNE AND WAYNE WINTHER, d.b.a. BRIDGE MARINA YACHT HARBOR, OF A 15-YEAR LEASE, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$463.40, FOR CONSTRUCTION AND PROPER MAINTENANCE OF A YACHT CLUB BUILDING ON PILING ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, WITH LESSEE'S RIGHT TO RENEW FOR THREE ADDITIONAL PERIODS OF TEN YEARS EACH UPON SUCH REASONABLE TERMS AND CONDITIONS AS THE STATE MIGHT IMPOSE; PROVIDED, THAT

CALENDAR ITEM 6. (CONTD.)

LESSEE SHALL PROVIDE A \$5000 PERFORMANCE AND SURETY BOND AND THE FOLLOWING INSURANCE: PUBLIC LIABILITY IN THE AMOUNTS OF \$200,000/\$600,000 AND PROPERTY DAMAGE IN THE AMOUNT OF \$10,000.

Attachment: Exhibit "A"

EXHIBIT "A"

A parcel of tide and submerged land along the left bank of the San Joaquin River, Contra Costa County, being approximately 650 feet west of the Antioch Bridge (State Highway Route 24) and more particularly described as follows:

Beginning at a point on the mean high tide line of the left bank of the San Joaquin River, said point being the Southwest corner of that certain lease agreement between the California State Lands Commission, as party of the first part, and Carl Newbury and L. W. Mehaffey, as parties of the second part, issued under the Public Resources Code of the State of California on April 28, 1960 and on file with the California State Lands Commission as P.R.C. 2569.1; thence from said point of beginning N. 82° 20' 16" W. 76.22 feet, N. 87° 49' 06" W. 136.18 feet; thence S. 83° 47' 42" W. 47.39 feet to the Southeast corner of Tideland Location 236 as same was patented to W. W. Douglass on March 25, 1904; thence along said boundary N. 0° 08' 54" E. 86.71 feet; thence S. 89° 23' E. 257.68 feet to the Northwest corner of lease agreement P.R.C. 2569.1; thence along the West boundary of said lease S. 0° 31' E. 94.17 feet to the point of beginning containing 0.504 acre more or less.