

MINUTE ITEM

4/25/68

13. NONCOMMERCIAL LEASE, TIDE AND SUBMERGED LAND, STEAMBOAT SLOUGH, SACRAMENTO COUNTY; RIVER MANSION DEVELOPMENT CORPORATION - W.O. 5457, P.R.C. 3935.1.

After consideration of Calendar Item 7 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION AUTHORIZES THE ISSUANCE TO RIVER MANSION DEVELOPMENT CORPORATION OF A 5-YEAR LEASE FROM OCTOBER 26, 1967, IN CONSIDERATION OF ANNUAL RENTAL IN THE AMOUNT OF \$174, FOR MAINTENANCE OF PONTOONS, DOLPHINS AND A WALKWAY 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, AND PROVIDED FURTHER THAT LESSEE SHALL PROVIDE A \$2,000 SURETY BOND AND PUBLIC LIABILITY INSURANCE IN THE AMOUNTS OF \$100,000/\$300,000 FOR PERSONAL INJURY OR DEATH AND \$10,000 FOR PROPERTY DAMAGE.

Attachment

Calendar Item 7 (2 pages)

CALENDAR ITEM

4/68  
W.O. 5457

7.

NONCOMMERCIAL LEASE

APPLICANT: River Mansion Development Corporation

LOCATION: A 0.656-acre parcel of tide and submerged land in Steamboat Slough on Grand Island, approximately four miles southerly of Courtland, Sacramento County

PROPOSED USE: The maintenance of pontoons, dolphins and a walkway for the accommodation of patrons visiting a restaurant on the upland

TERMS: Initial period: 5 years, from October 26, 1967  
Renewal options: 3 additional periods of 10 years each  
Surety bond: \$2,000  
Public liability ins.: \$100,000/\$300,000  
Property damage: \$10,000

CONSIDERATION: \$174 per annum

BASIS FOR CONSIDERATION:  
6% of appraised value of land

PREREQUISITE ITEMS:  
U.S.A. Corps of Engineers navigational permit issued  
Applicant is owner of upland

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:  
The applicant contemplates enlargement of the facility to marina status at a later date. An amendment to the lease will then be in order.

EXHIBITS: A. Legal description B. Location map

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE ISSUANCE TO RIVER MANSION DEVELOPMENT CORPORATION OF A 5-YEAR LEASE FROM OCTOBER 26, 1967, IN CONSIDERATION OF ANNUAL RENTAL IN THE AMOUNT OF \$174, FOR MAINTENANCE OF PONTOONS, DOLPHINS AND A WALKWAY 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, AND PROVIDED FURTHER THAT LESSEE SHALL PROVIDE A \$2,000 SURETY BOND AND PUBLIC LIABILITY INSURANCE IN THE AMOUNTS OF \$100,000/\$300,000 FOR PERSONAL INJURY OR DEATH AND \$10,000 FOR PROPERTY DAMAGE.

Attachment: Exhibit "A"

EXHIBIT "A"

A strip of tide and submerged land 55 feet wide in the bed of Steamboat Slough, approximately 4 miles southerly of Courtland, Sacramento County, California, near U.S.E.D. Mile No. 23; lying adjacent to the Ordinary High Water Mark of the east bank of Steamboat Slough, and lying adjacent to and northerly of the waterward extension (normal to the bank of the slough) of the southerly boundary of that property described in Exhibit A of a grant deed from Frank F. Parisi and Michelina R. Parisi to River Mansion Development Corporation dated December 23, 1964 and filed in Book 5149 at pages 173 and 174, records of Sacramento County, said 55-foot strip extending northerly approximately 520 feet to the waterward extension of the northerly boundary of the above-mentioned property; the intersection of the Ordinary High Water Mark and aforementioned southerly boundary bears N. 48° 48' 37" W., 2,124.54 feet, S. 43° 54' W., 300.00 feet, and S. 70° 39' 30" W., 110.00 feet more or less from a 2" iron pipe located at the northeast corner of Swamp Land Survey 492, being shown on a map entitled "Elsie M. Goldman, Grand Island and Steamboat Slough", recorded in the office of the recorder of Sacramento County in Book 4 of surveys map number 64; the above-described strip of tide and submerged land contains 0.656 acre more or less.