

MINUTE ITEM

This Calendar Item No. C2  
was approved as Minute Item  
No. 2 by the State Lands  
Commission by a vote of 3 CALENDAR ITEM  
to 0 at its 2/22/79  
meeting.

C2.

2/79  
WP 3013  
Reese  
PRC 3013

AMENDMENT AND RENEWAL OF A  
GENERAL LEASE - COMMERCIAL USE

APPLICANT: Donald D. Updegraff  
P. O. Box 67  
Clarksburg, California 95612

AREA, TYPE LAND AND LOCATION:  
A 0.275 acre parcel of tide and submerged  
land in the State-owned bed of the Sacramento  
River, Clarksburg, Yolo County.

LAND USE: Maintenance and operation of an existing  
commercial marina.

TERMS OF ORIGINAL LEASE:

Initial period: 15 years from May 23,  
1963.

Renewal options: 2 successive periods  
of 10 years each.

Surety bond: \$1,000.

Consideration: \$150 per annum.

TERMS OF PROPOSED LEASE:

Initial period: 20 years from May 23,  
1978.

Surety bond: \$3,000.

Public liability insurance: \$300,000 per  
occurrence for bodily  
injury and \$50,000 for  
property damage, or combined  
single limit coverage  
of \$300,000.

CONSIDERATION: \$225 per annum, with the State reserving  
the right to fix a different rental on  
each fifth anniversary of the lease.

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BASIS FOR CONSIDERATION:

\$225 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 & 2.

B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. The original lease is being amended to reflect the following:
  - A. Update of rental and surety bond requirements.
  - B. Inclusion of insurance requirements.
  - C. Generally to bring the original lease format into current leasing policy.
2. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1(B), which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.
3. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, is classified as a use category, Class B, which authorizes Limited Use.

Staff review indicated that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

EXHIBITS:

- A. Land Description.      B. Location Map.

CALENDAR ITEM NO. C2. (CONTD)

IT IS RECOMMEND THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT RQUIRED UNDER THE PROVI- SIONS OF P.R.C. 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE AMENDMENT AND RENEWAL WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARAC- TERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
3. AUTHORIZE ISSUANCE TO DONALD D. UPDECRAFF OF A 20-YEAR AMENDMENT AND RENEWAL OF A GENERAL LEASE - COMMERCIAL USE FROM MAY 23, 1978; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$225, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$3,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$300,000 PER OCCURRENCE FOR BODILY INJURY AND \$50,000 FOR PROPERTY DAMAGE, OR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR MAINTENANCE AND OPERATION OF AN EXISTING COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

WP 3013

A parcel of tide and submerged land in the State-owned bed of the Sacramento River, Clarksburg, Yolo County, California, more particularly described as follows:

COMMENCING at the most northerly corner of Lot 1, Block A, of Holland Company Subdivision No. 10A as shown on the map filed in Book 3 of Maps at page 50, Yolo County Records, thence along the following two courses:

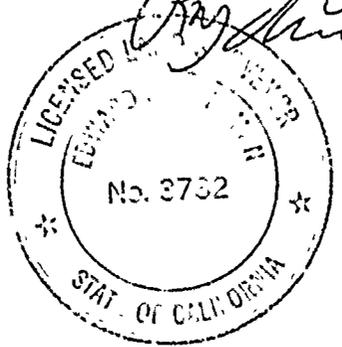
- 1) S 60° 23' 30" W, 20.00 feet;
- 2) S 29° 36' 30" E, 200.00 feet to the POINT OF BEGINNING; thence along the following four courses:
  - 3) N 60° 23' 30" E, 70.00 feet;
  - 4) S 29° 36' 30" E, 239.99 feet;
  - 5) S 60° 23' 30" W, 70.00 feet;
  - 6) N 29° 36' 30" W, 239.99 feet to the point of beginning.

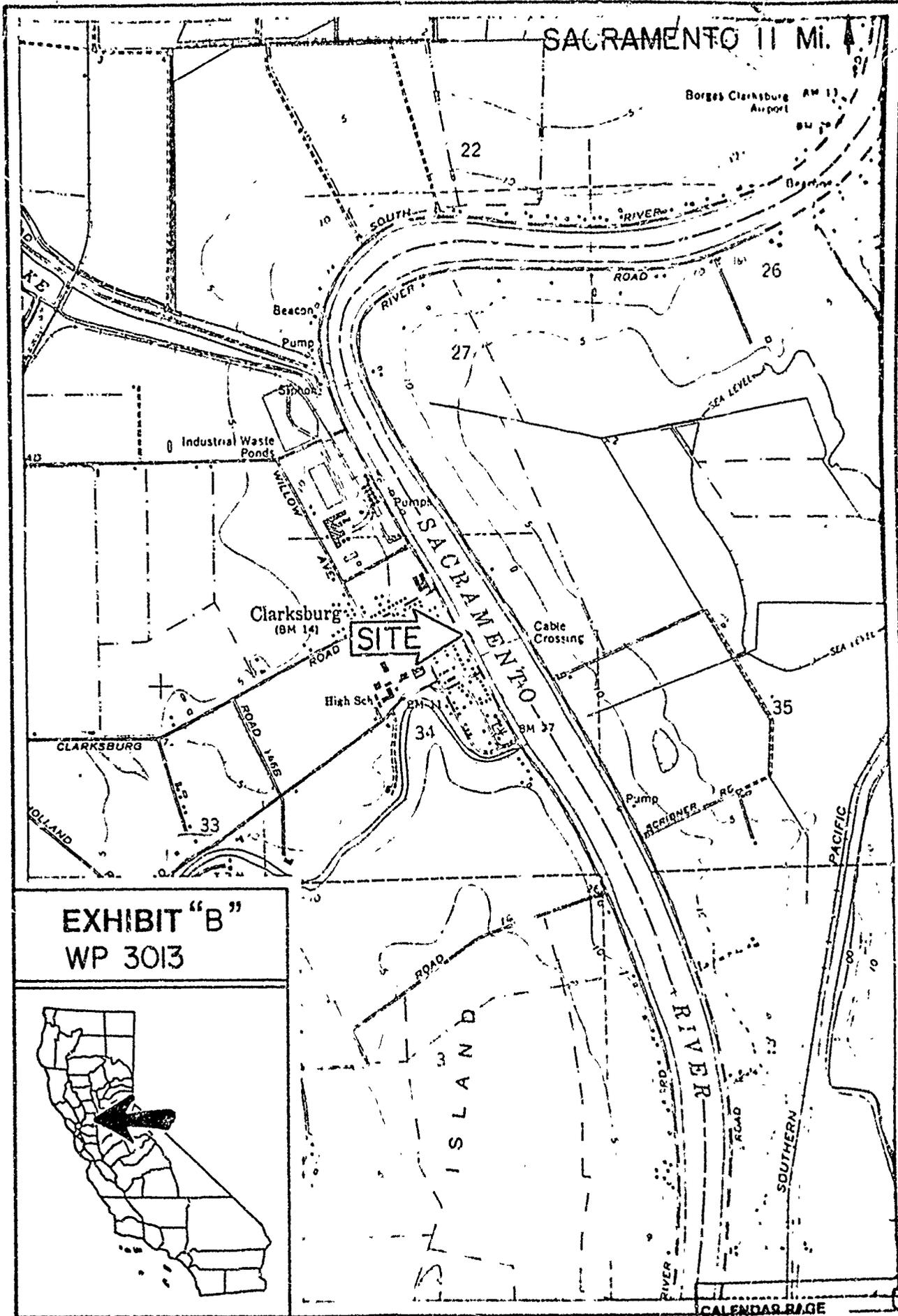
EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the Sacramento River.

END OF DESCRIPTION

Prepared Frank J. Tandy Checked Oliver M. McKean

Reviewed Edward Zimmerman Date September 7, 1978





**EXHIBIT "B"**  
**WP 3013**