MINUTE ITEM

This Calendar Item No. C20, was approved as Minute Item No. 20 by the State Lands Commission by a vote of 2 to 0 at its 8-23-79 meeting.

CALENDAR ITEM
C20.

8/79
WP 3141
Reese

PRC 3141

GENERAL LEASE
COMMERCIAL USE
AMENDMENT AND RENEWAL

APPLICANT: Delta Marina Yacht Harbor, Inc.
100 Marina Drive
Rio Vista, California 94571

AREA, TYPE LAND AND LOCATION:
0.29 acre parcel of tide and submerged land in the Sacramento River in the City of Rio Vista, Solano County.

LAND USE: Operation and maintenance of an existing accommodation dock and walkway.

TERMS OF ORIGINAL LEASE:
Initial period: 15 years from May 28, 1964.

Renewal options: One successive period of 10 years.

Surety bond: $1,000.

Consideration: $191.98 per annum.

TERMS OF PROPOSED RENEWAL AND AMENDMENT:
Initial period: 20 years from May 28, 1979.

Surety bond: $1,000.

Public liability insurance: combined single limit coverage of $300,000.

CONSIDERATION: $254 per annum, with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
8% of appraised value of land.

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CALENDAR PAGE 127
MINUTE PAGE 1446

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

The first years rental, $254, has been received.

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. Extend initial 10 year renewal to a 20 year term.
   B. Inclusion of insurance requirements.
   C. Rental update.
   D. 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, and is classified in a use category, Class B, which authorizes Limited Use.

   Staff review indicates 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.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITIY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.

2. FIND THAT APPROVAL OF THE RENEWAL AND AMENDMENT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFED PURSUANT TO SECTION 6370.1, OF THE P.R.C.

3. AUTHORIZE RENEWAL AND AMENDMENT TO DELTA MARINA YACHT HARBOR, INC. OF A 20-YEAR GENERAL LEASE - COMMERCIAL USE, FROM MAY 28, 1979; IN CONSIDERATION OF ANNUAL RENTAL IN THE AMOUNT OF $254, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A $1,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE COMBINED SINGLE LIMIT COVERAGE OF $300,000; FOR OPERATION AND MAINTENANCE OF AN EXISTING ACCOMMODATION DOCK AND WALKWAY ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

WP 3141

LAND DESCRIPTION

A parcel of tide and submerged land in the Sacramento River, in the City of Rio Vista, Solano County, California, further described as follows:

BEGINNING at a point on the mean high tide line of the Sacramento River which bears N 15° 30' E 50.00 feet and S 79° 15' E 85.00 feet, more or less, from the northwesterly corner of that certain 0.85 acre parcel of land described in a deed to the United States of America, recorded February 6, 1913, in Book 201 of Deeds, Page 410; thence from said point of beginning S 79° 15' E 55.00 feet; thence N 11° 30' E 220.00 feet; thence N 79° 15' W 60.00 feet, more or less, to the above-mentioned mean high tide line; thence southerly along said mean high tide line to the point of beginning.

END OF DESCRIPTION

Prepared [signature] Checked Carlos Nasiere EAZ.

Reviewed [signature] Date 6/20/79

CALENDAR PAGE 130

MINUTE PAGE 1449

SITE
EXHIBIT "B"
WP 3141
Stockton
Tracy
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