

MINUTE ITEM

This Calendar Item No. 32
was approved as Minute Item
No. 32 by the State Lands
Commission by a vote of 3
to 0 at its 1/24/80
meeting.

CALENDAR ITEM

32.

4/80
WP 4897
Graham
PRC 4897

APPROVAL OF ACCEPTANCE OF A LEASE
QUITCLAIM DEED AND APPROVAL OF
A GENERAL LEASE - COMMERCIAL USE

CURRENT LESSEE: Knights Landing
Outboard Club, Inc.
P. O. Box 141
Knights Landing, California 95645

APPLICANT: Paul A. and Jean Meeks
dba Knights Landing Lone Pine
Boat and Launch Club
P. O. Box 27
Knights Landing, California 95645

AREA, TYPE LAND AND LOCATION:
0.161 acre parcel of submerged land in
the Sacramento River near Knights Landing,
Sutter County.

LAND USE: Maintenance of an existing floating wharf
and boat launch.

TERMS OF ORIGINAL LEASE:
Initial period: 5 years from January 24,
1971.
Renewal options: 4 successive periods
of 5 years each.
Surety bond: \$1,000
Public liability insurance: \$200,000 per
occurrence for bodily
injury and \$50,000 for
property damage.
Consideration: \$225; 5-year review.

TERMS OF PROPOSED LEASE:
Initial period: 10 years from January 24,
1980.

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Surety bond: \$1,000.

Public liability insurance: \$200,000 per occurrence for bodily injury and \$50,000 for property damage, or combined single limit coverage of \$200,000.

CONSIDERATION: \$225 per annum; with 5-year review.

BASIS FOR CONSIDERATION:

\$225 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is permittee 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 Lessee, Knights Landing Outboard Club, Inc., sold their floating wharf and boat launch operation on the Sacramento River, near Knights Landing, Sutter County and situated upon submerged land covered by Lease PRC 4897.1, to Paul A. and Jean Meeks dba Knights Landing Lone Pine Boat and Launch Club.
2. The current Lessee, Knights Landing Outboard Club, Inc., wishes to terminate and Quitclaim their interest in Lease PRC 4897.1. The new owners, Paul A. and Jean Meeks dba Knights Landing Lone Pine Boat and Launch Club, have applied to lease the area effective January 24, 1980.
3. It is the intention of Paul A. and Jean Meeks to change the classification of the proposed General Lease - Commercial Use to that of General Permit - Recreational Use upon incorporation of their business as a non-profit entity. The proposed lease document contains a provision whereby when Lessee furnishes proof of non-profit incorporation, Staff will recommend amending this lease to a Recreational Permit, with rents charged pursuant to appropriate Cal. Adm. Code sections.

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4. 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.
5. 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.

6. Lessee has a valid encroachment permit from Cal-Trans for use of the adjacent uplands with an initial term of 3 years and one 10-year renewal option. Language has been incorporated within the lease document to assure that the Lessee maintains a valid upland use permit during the term of the lease.

EXHIBITS: A. Land Description. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY 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. AUTHORIZE ACCEPTANCE OF THE QUITCLAIM DEED BY KNIGHTS LANDING OUTBOARD CLUB, INC., FOR A PARCEL OF SUBMERGED LAND IN THE SACRAMENTO RIVER NEAR KNIGHTS LANDING, SUTTER COUNTY, AS DESCRIBED IN THE QUITCLAIM DEED, ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION AND BY REFERENCE MADE A PART HEREOF.

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3. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
4. AUTHORIZE ISSUANCE TO PAUL A. AND JEAN MEEKS DBA KNIGHTS LANDING LONE PINE BOAT AND LAUNCH CLUB OF A 10-YEAR GENERAL LEASE - COMMERCIAL USE FROM JANUARY 24, 1980; 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 \$1,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$50,000 PER OCCURRENCE FOR BODILY INJURY AND \$200,000 FOR PROPERTY DAMAGE, OR COMBINED SINGLE LIMIT COVERAGE OF \$200,000; FOR OPERATION AND MAINTENANCE OF AN EXISTING FLOATING WHARF AND BOAT LAUNCH ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

WP 4897

A parcel of submerged land in the State owned bed of the Sacramento River, at Knight's Landing, Sutter County, California, adjacent to and waterward of that land acquired by the California Division of Highways March 1, 1935, by grant deed from Sutter Basin Corporation Ltd., recorded July 12, 1935, in Book 74 at Page 52, Official Records of Sutter County and being bounded as follows:

1. On the north by the ordinary high water mark of the left bank of the Sacramento River.
2. On the east by a line parallel with and 130 feet westerly from the centerline of State Highway 113, said highway centerline bears N 10° 32' 00" W and passes through an iron pin which bears S 77° 24' 51" W 5,749.28 feet from the south quarter corner of Section 12, T11N, R2E, M.D.M.
3. On the west by a line parallel with and 270 feet westerly from said centerline of State Highway 113.
4. On the south by a line parallel with and 10 feet southerly from the southerly edge of an existing floating wharf.

END OF DESCRIPTION

Prepared R. L. Blake Checked J. B. K. King
Revised A. K. Kusnecke Date 2/27/76

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To WOODLAND .12 MI.

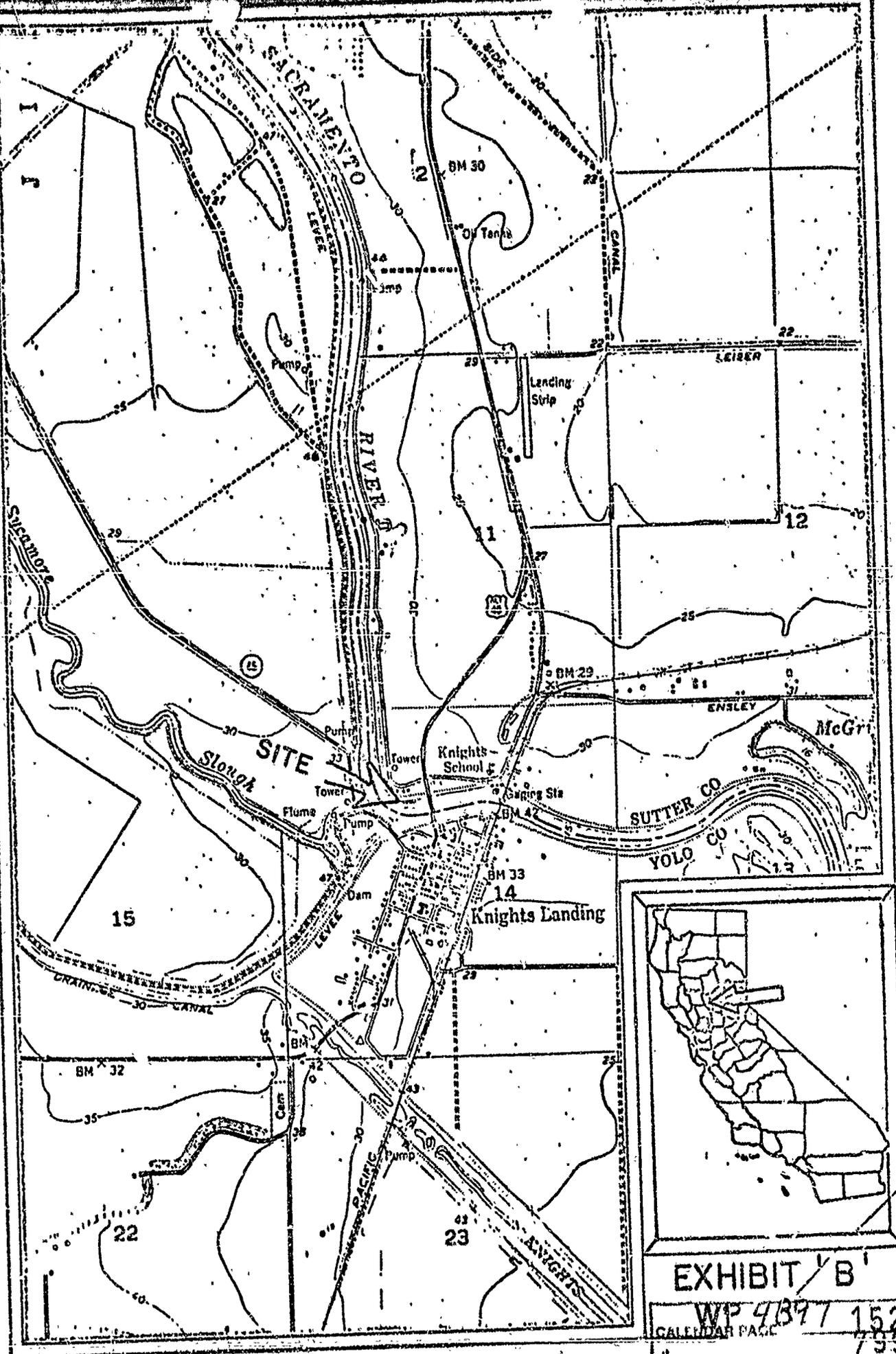


EXHIBIT 'B'

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