

MINUTE ITEM

This Calendar Item No. C19  
was approved as Minute Item  
No. 19 by the State Lands  
Commission by a vote of 2  
to 0 at its 12-16-80  
meeting.

CALENDAR ITEM

C19

12/80  
WP 3915  
Reese  
PRC 3915

TERMINATION OF ORIGINAL LEASE PRC 3915.1  
AND APPROVAL OF A GENERAL LEASE - COMMERCIAL USE

APPLICANT: Larn H. and Colleen M. Wolter  
8140 Freeport Blvd.  
Sacramento, California 95832

AREA, TYPE LAND AND LOCATION:  
0.30-acre parcel of tide and submerged  
land in the bed of the Sacramento River  
situated near Freeport, Sacramento County.

LAND USE: Operation of a commercial boating facility.

TERMS OF ORIGINAL LEASE:

Initial period: 5 years from October 1,  
1965.

Renewal options: 3 successive periods  
of 10 years each.

Surety bond: \$2,000.

Public liability insurance: \$100,000/  
300,000 per occurrence  
for bodily injury and  
\$5,000 for property damage.

Consideration: \$150.

TERMS OF PROPOSED REPLACEMENT LEASE:

Initial period: 20 years from October 1,  
1980.

Surety bond: \$5,000.

Public liability insurance: Combined  
single limit coverage  
of \$500,000.

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CALENDAR ITEM NO. C 19 (CONTD)

CONSIDERATION: \$400 per annum with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2005.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 & 2; Div. 19.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

OTHER PERTINENT INFORMATION:

1. The original lease is being terminated, effective September 30, 1980, and a replacement lease is being issued, effective October 1, 1980, which reflects 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.

CALENDAR ITEM NO. 3019 (CONTD)

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT APPROVAL OF TERMINATION OF THE ORIGINAL LEASE AND GRANTING OF THE REPLACEMENT LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
3. AUTHORIZE TERMINATION OF LEASE PRC 3915.1, EFFECTIVE SEPTEMBER 30, 1980, AND AUTHORIZE ISSUANCE TO LAURN H. AND COLLEEN M. WOLTER OF A 20-YEAR GENERAL LEASE - COMMERCIAL USE FROM OCTOBER 1, 1980; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$400, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000; FOR OPERATION OF A COMMERCIAL BOATING FACILITY ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"  
LAND DESCRIPTION

WP 3915

A parcel of tide and submerged land in the bed of the Sacramento River situate near Freeport, Sacramento County, California; more particularly described as follows:

COMMENCING at an iron pipe monument stamped "R.E. 46" located at the southwest corner of Freeport Acres Subdivision and shown on page 20, Book 15 of maps of Sacramento County; said iron pipe bears N 5° 12' 26" W 7,182.26 feet more or less from U.S.C. & G.S. triangulation station "Content 1931" said triangulation station has California Zone 2 coordinates of  $x = 2,143,415.21$   $y = 283,752.09$ ; thence from said iron pipe S 77° 40' W 22.01 feet to the center line of State Highway 24 (Freeport Blvd.), thence along the center line of Highway 24, N 12° 18' W, 1,121.42 feet; thence S 76° 29' 10" W 237.61 feet to the TRUE POINT OF BEGINNING; thence S 76° 29' 10" W 68.75 feet; thence S 13° 53' 20" E 315.21 feet to an intersection with the waterward projection of the southerly property line of the L. D. Johnson property; thence N 76° 32' 10" E along said property line extension 70 feet; thence northwesterly 315 feet more or less to the point of beginning.

EXCEPTING THEREFROM the northerly 50 feet and the westerly 20 feet thereof.

END OF DESCRIPTION

PREPARED AUGUST 4, 1980 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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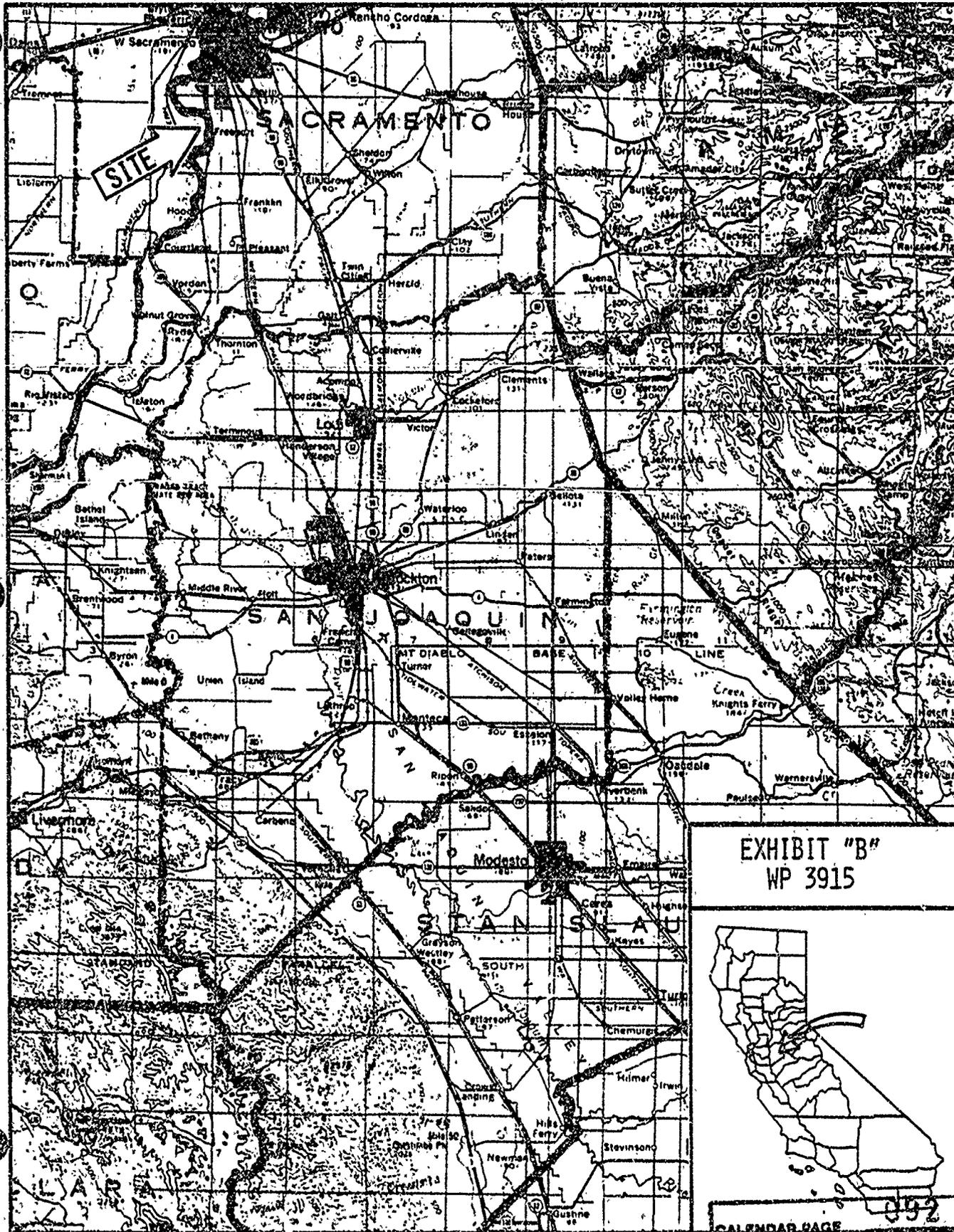


EXHIBIT "B"  
WP 3915



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