

MINUTE ITEM

5/28/81
Reese
WP 301

18. CONTINUATION OF LEASE RENTAL AFTER ROUTINE REVIEW

Calendar Item C18 was taken off the consent calendar and considered during the regular agenda.

Mr. Harold McCabe, the applicant, appeared in opposition to the increase in his annual rental. He contended that his marina was unique in that it was on the open river and not protected like other marinas in the area and was therefore not prime property. He also pointed out an error in the amount of acreage. Mr. McCabe stated his area was .470 acre while the staff of the Commission computed it to be .584 acre.

Mr. Leslie H. Grimes, Deputy Chief, Division of Land Management and Conservation, explained this item was a five-year rent review. He indicated the rate increase resulted from 1) revision of the Commission's regulations which changed the basis on which the rental was being calculated from 6% to 8% of the fair market value and 2) increase in market values. He agreed that the acreage should be recalculated since there was a discrepancy in the amount.

At the conclusion of the discussion, the Commission deferred the item and directed the staff to re-review the amount of acreage involved and to make sure the appraisal conforms to the actual acreage.

Attachment:
Calendar Item 18

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5018

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Reese

CONTINUATION OF LEASE RENTAL
AFTER ROUTINE REVIEW

LESSEE: Harold M. and Rebecca A. McCabe
dba Rancho Marina
Route 1, Box 57
Isleton, California 95641

This is a Commercial Lease for a term of 15 years from January 8, 1976 with an existing annual rent of \$432 covering a 0.584-acre parcel of tide and submerged land in the bed of the Mokelumne River, Sacramento County, for a commercial marina.

The lease provides that the State may adjust the annual rental at a different amount for the 4-year term following the sixth anniversary of the lease, effective on such anniversary date.

This activity is except from CEQA because it is not a project as defined within the State EIR Guidelines.

Authority: 14 Cal. Adm. Code 15037 and 15060.

BASIS FOR ADJUSTED RENTAL:
8% of appraised value of land.

The lessee was notified of the amount within the time constraints set by this lease.

EXHIBIT: A. Site 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 PROVISION OF P.R.C. 21065, 14 CAL. ADM. CODE 15037 AND 15060 AND 2 CAL. ADM. CODE 2903(d).
2. APPROVE SETTING THE NEW ANNUAL RENTAL FOR PRC 301.1 AT \$1,240 FOR THE 4-YEAR PERIOD BEGINNING JANUARY 8, 1982.

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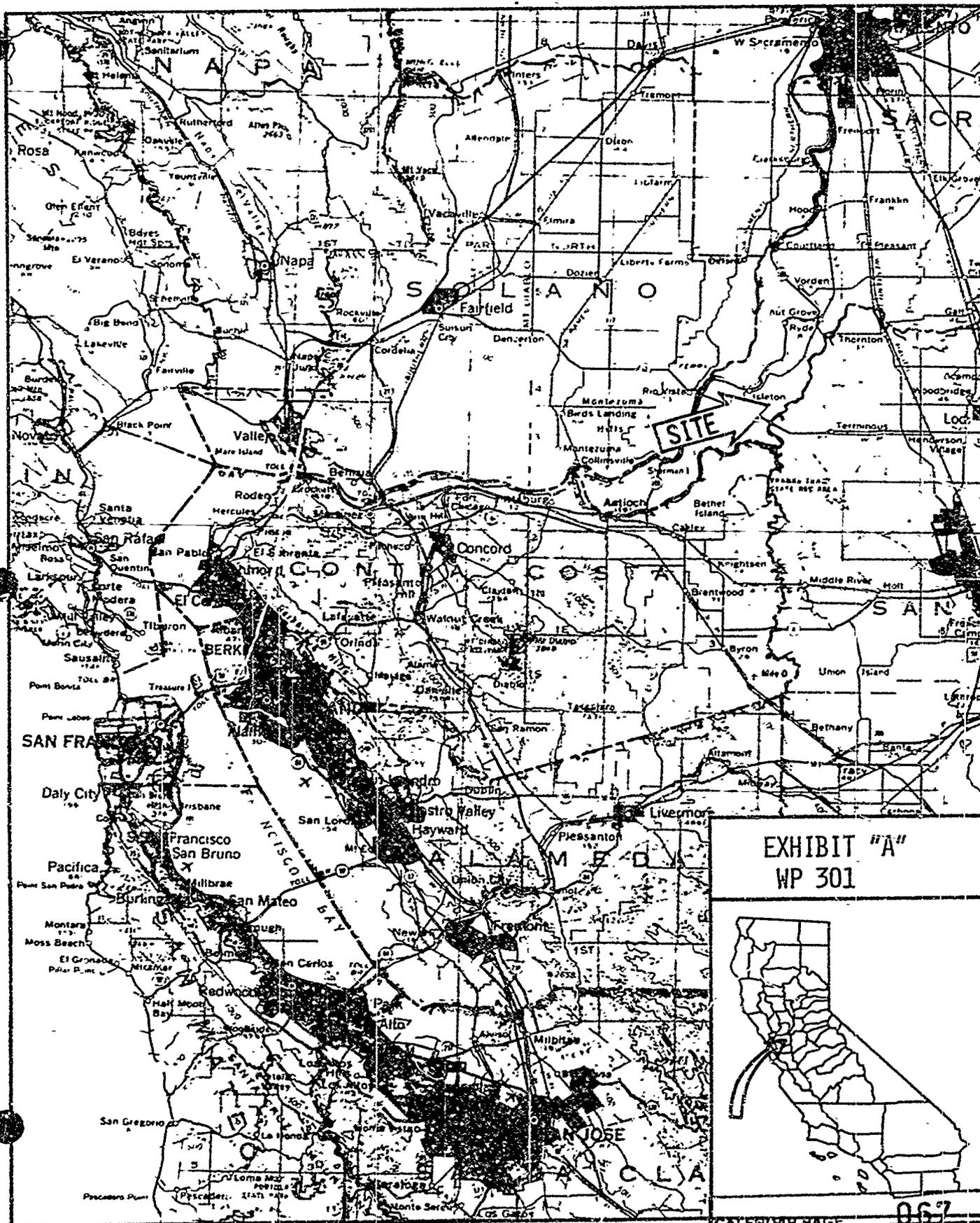


EXHIBIT "A"
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