

MINUTE ITEM

This Calendar Item No. 24  
was approved as Minute Item  
No. 24 by the State Lands  
Commission by a vote of 2  
to 0 at its 10-24-81  
meeting. *One Abstention by  
Chairman Cory*

MINUTE ITEM

6/81  
W 20115  
Reese

24. GENERAL LEASE - COMMERCIAL USE

During consideration of Calendar Item 24 attached, Chairman  
Kenneth Cory relinquished the chair to Commission-Alternate  
David Ackerman who then became Acting Chairman.

Upon motion duly made and carried, the resolution as presented  
in Calendar Item 24 was approved by a vote of 2-0 with  
one abstention by Chairman Cory.

Attachment: Calendar Item 24.

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Reese  
PRC 6015

GENERAL LEASE - COMMERCIAL USE

APPLICANT: River View Marina  
1668 Grand Avenue  
San Rafael, California 94901

AREA, TYPE LAND AND LOCATION:  
3.85-acre parcel of tide and submerged  
land in the Sacramento River, Sacramento  
County.

LAND USE: Commercial marina.

TERMS OF PROPOSED LEASE:

Initial period: 30 years from May 18,  
1981.

Surety bond: \$5,000.

Public liability insurance: Combined single  
limit coverage of \$1,000,000.

CONSIDERATION: \$3500 per annum, or 5% of gross income  
derived from the rental of boat docks and  
moorings, 1% of the gross income derived  
from sources exclusive of boat dock rentals  
and mooring, whichever is greater, 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.

Filing fee has been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 & 2; Div. 13.

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

AB 884 DEADLINE:

6-21-82.

OTHER PERTINENT INFORMATION:

1. A Negative Declaration was prepared by the Sacramento County Environmental Impact Section, pursuant to CEQA and the State EIR Guidelines. A Notice of Determination has been filed with the Secretary of Resources.
2. 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 has coordinated this project with those agencies and organizations which nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

APPROVALS OBTAINED:

Natomas Community Planning Advisory Council,  
County of Sacramento Planning Commission,  
United States Army Corps of Engineers,  
State Department of Water Resources, State  
Reclamation District #1000.

EXHIBITS:

- A. Land Description.    B. Location Map.  
C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT A NEGATIVE DECLARATION HAS BEEN PREPARED FOR THIS PROJECT BY THE SACRAMENTO COUNTY ENVIRONMENTAL IMPACT SECTION.
2. CERTIFY THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NEGATIVE DECLARATION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

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4. 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.
  
5. AUTHORIZE ISSUANCE TO THE RIVER VIEW MARINA OF A 30-YEAR GENERAL LEASE - COMMERCIAL USE FROM MAY 18, 1981; IN CONSIDERATION OF A BASE ANNUAL RENT IN THE AMOUNT OF \$3500 OR 5% OF GROSS INCOME DERIVED FROM THE RENTAL OF BOAT DOCKS AND MOORING; 1% OF THE GROSS INCOME DERIVED FROM SOURCES EXCLUSIVE OF DOCK RENTALS AND MOORING, WHICHEVER IS GREATER, 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 \$1,000,000 FOR A COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

W 20115

A parcel of tide and submerged land in the bed of the Sacramento River, Sacramento County, California, situated in Section 27, T9N, R4E, MDM, being more particularly described as follows:

COMMENCING at a point on the northerly line of Reclamation District No. 1000 right of way as said right of way is shown on that map entitled "Map of Natomas Riverside Subdivision No. 1" recorded in Book 15 of Maps, Map No. 26, August 9, 1915, in the office of the county recorder of Sacramento County, said point being at the intersection with the west line of the east one-half of Lot 5 of said subdivision, said intersection being the northwest corner of Parcel 1 of that deed recorded January 12, 1981, in Book 4433, page 170 of Official Records of said county recorder; thence South 194 feet along said west line; thence East 160 feet to the TRUE POINT OF BEGINNING of this description; thence the following seven courses:

1. N 79° 55' E 539 feet;
2. N 89° 13' E 423 feet;
3. S 3° 36' E 177 feet;
4. S 86° 20' W 587 feet;
5. South 30 feet;
6. West 379 feet;
7. North 144 feet to the true point of beginning.

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

END OF DESCRIPTION

PREPARED MAY 27, 1981 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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EXHIBIT "C"

Contract No.: 78-UP-1754

## NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 7, Section 15083 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Impact Reports adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The Project described as follows:

1. Title and Short Description of Project:  
Western Water Ways Use Permit.

The proposed project is to obtain a Use permit for an 82 berth marina, parking for 66 vehicles, and related facilities. The property is currently vacant.

2. Location of Project and Assessor's Parcel Number: 4 11 79

The project is located on the south side of the Garden Highway, approximately 300 feet west of Orchard Lane.  
A.P. Nos. 274-021-02; 274-030-47, 50.

3. Project Proponent: Western Water Ways

4. Said project will not have a significant effect on the environment for the following reasons:

- It will not have a significant aesthetic effect.
- It does not affect a rare or endangered species of animal or plant, or habitat of such species.
- It does not interfere with the movement of any resident or migratory fish or wildlife species.
- It does not breach any published national, state or local standards relating to solid waste.
- It will not result in a significant effect on air or water quality, or on ambient noise levels for adjoining areas.
- It does not involve the possibility of contaminating a public water supply system or adversely affect groundwater.
- It could not cause substantial flooding, erosion, or siltation.
- It is not in an area subject to major geologic hazards.
- It is not in conflict with the goals of the Environmental Conservation and Resource Management Element of the Sacramento County General Plan.

5. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California) is not required.

6. An initial study has been performed by the Sacramento County Environmental Impact Section in support of this Negative Declaration. Further information may be obtained by contacting the Section at 827 Seventh Street, Room 101, Sacramento, California 95814, or phone (916) 440-7914.

ENDORSED:

Filed

DATED: March 20, 1979  
MAR. 20 1979

J.A. SIMPSON, CLERK  
BY: AL WOODS  
DEPUTY

Environmental Coordinator of  
Sacramento County, State of  
California

By: *Luiz W. Young*  
for Alcides Freitas  
Environmental Coordinator

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