

MINUTE ITEM

This Calendar Item No. C1
was approved as Minute Item
No. 1 by the State Lands
Commission by a vote of 2
to 0 at its 8/20/81
meeting.

CALENDAR ITEM

C 0 1

8/20/81
W 22092
Lane
PRC 6043

GENERAL LEASE -- COMMERCIAL USE

APPLICANT: Gerald Morton
P. O. Box 33
Newport, Oregon 97365

AREA, TYPE LAND AND LOCATION:
A 0.092-acre parcel of tide and submerged
land located in the Klamath River, one-fourth
mile west of the Highway 101 Bridge,
Del Norte County.

LAND USE: Seasonal boat marina and routine maintenance
dredging.

TERMS OF PROPOSED LEASE:
Initial period: 20 years from November 12,
1980.
Surety bond: \$2,000.
Public liability insurance: Combined single
limit coverage of \$200,000.

CONSIDERATION: \$225 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.
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
B. Cal. Adm. Codes: Title 2, Div. 3; Title 14,
Div. 6.

AB 884: 7/9/82.

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OTHER PERTINENT INFORMATION:

1. The 0.092-acre parcel of tide and submerged land in the Klamath River contains seasonal floating docks to accommodate the Sportsman RV Park consisting of 72 recreational vehicle parking sites purchased by Gerald Morton, the applicant, in August, 1980. The lease also calls for routine maintenance dredging of the channel connecting the boat marina with the mainstream of the Klamath River. A previous permit for dredging was issued effective through December 31, 1980.
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 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 and by Class 4(D) which permits minor periodic maintenance dredging for existing docks and marinas.
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 A, which authorizes Restricted Use. Staff has coordinated this project with those agencies and organizations who nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

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.

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2. DETERMINE THAT THE PROJECT IS CONSISTENT WITH THE PROVISIONS OF ARTICLE 6.5, OF TITLE 2, OF THE CAL. ADM. CODE.
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 GERALD MORTON OF A 20-YEAR GENERAL LEASE - COMMERCIAL USE FROM NOVEMBER 12, 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 \$2,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$200,000; FOR A SEASONAL BOAT MARINA OPERATION AND ROUTINE MAINTENANCE DREDGING ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT A

W 22092

A .092 acre parcel of tide and submerged land located within the bed of the Klamath River, approximately $\frac{1}{2}$ mile west of U. S. Highway 101 and adjacent to that upland parcel designated as Lot 5 in Section 15, Township 13 North, Range 1 East, Humboldt Meridian, Del Norte County.

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