

MINUTE ITEM

Calendar Item No. 26
was approved as Minute Item
No. 26 by the State Lands
Commission by a vote of 2
to 0 at its 2/9/82
meeting.

CALENDAR ITEM

26

1/28/82
W 22717
Lane
PRC 6109

GENERAL LEASE - COMMERCIAL USE

APPLICANT: Donald G. Decker
dba Snug Harbor Marina
Route 1, Box 70
Walnut Grove, California 95690

AREA, TYPE LAND AND LOCATION:
A 1.01-acre parcel of tide and submerged
land located in Steamboat Slough at Martin's
Island, Solano County.

LAND USE: For operation and maintenance of marina
facilities.

TERMS OF PROPOSED LEASE:
Initial period: 20 years from December 1,
1981.
Surety bond: \$3,000.
Public liability insurance: Combined single
limit coverage of \$300,000.

CONSIDERATION: \$1,360 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, FEE 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. Code: Title 2, Div. 3; Title 14,
Div. 6.

AB 884: 7/22/82.

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OTHER PERTINENT INFORMATION:

1. The subject tide and submerged land covered by the proposed lease is an existing marina located on Martin's Island near Rio Vista. A unique RV and mobile home park has been developed on the upland which is owned in fee by the applicant. The proposed project consists of placement or replacement of 12 floating docks. It has been approved and permitted by the United States Army Corps of Engineers and conforms to the provisions of the Delta Master Recreational Plan.
2. Staff believes that it is in the best interest of the State not to charge for back rent, interest and/or penalties.
3. This project is exempt from CEQA because it involves reconstruction of existing facilities (14 Cal. Adm. Code, Div. 6, Section 15102), and construction of new small structures (14 Cal. Adm. Code, Div. 6, Section 15103).
4. Lease was requested and executed by the applicant prior to December 31, 1981 and thus complies with Cal. Adm. Code Articles in effect as of that date.
5. The project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in use category "B" which authorizes Limited Use. The project as proposed will not have a significant effect upon the identified environmental values.

APPROVALS OBTAINED:

United States Army Corps of Engineers and
Department of Boating and Waterways.

FURTHER APPROVALS OBTAINED:

None.

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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 2905, AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS LAND USE CLASSIFICATION.
2. AUTHORIZE ISSUANCE TO DONALD G. DECKER OF A 20-YEAR GENERAL LEASE - COMMERCIAL USE FROM DECEMBER 1, 1981; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,360, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; BACK RENT, INTEREST AND/OR PENALTIES TO BE WAIVED; PROVISION OF A \$3,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR OPERATION AND MAINTENANCE OF MARINA FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

W 22717

A parcel of tide and submerged land in the bed of Steamboat Slough, Solano County, State of California, more particularly described as follows:

A strip of land of varying width 1410 feet in length adjacent to the easterly side of the southerly half of Martin's Island being bounded on the west by the ordinary high water mark of Steamboat Slough and on the north by the southeasterly extension of that certain course identified as N 72° 15' 30" W 76.30 feet as said course is shown on that certain map entitled, "Resurvey of S&O 544" recorded in Book 7 of Surveys at Page 63, Solano County Recorder's Office; said strip containing those 13 certain existing or proposed docking facilities as shown on U. S. Corps of Engineer's Public Notice No. CE SAC 81-7451. TOGETHER WITH the necessary use areas extending 10 feet from the extremities of said docking facilities.

END OF DESCRIPTION

PREPARED SEPTEMBER 11, 1981 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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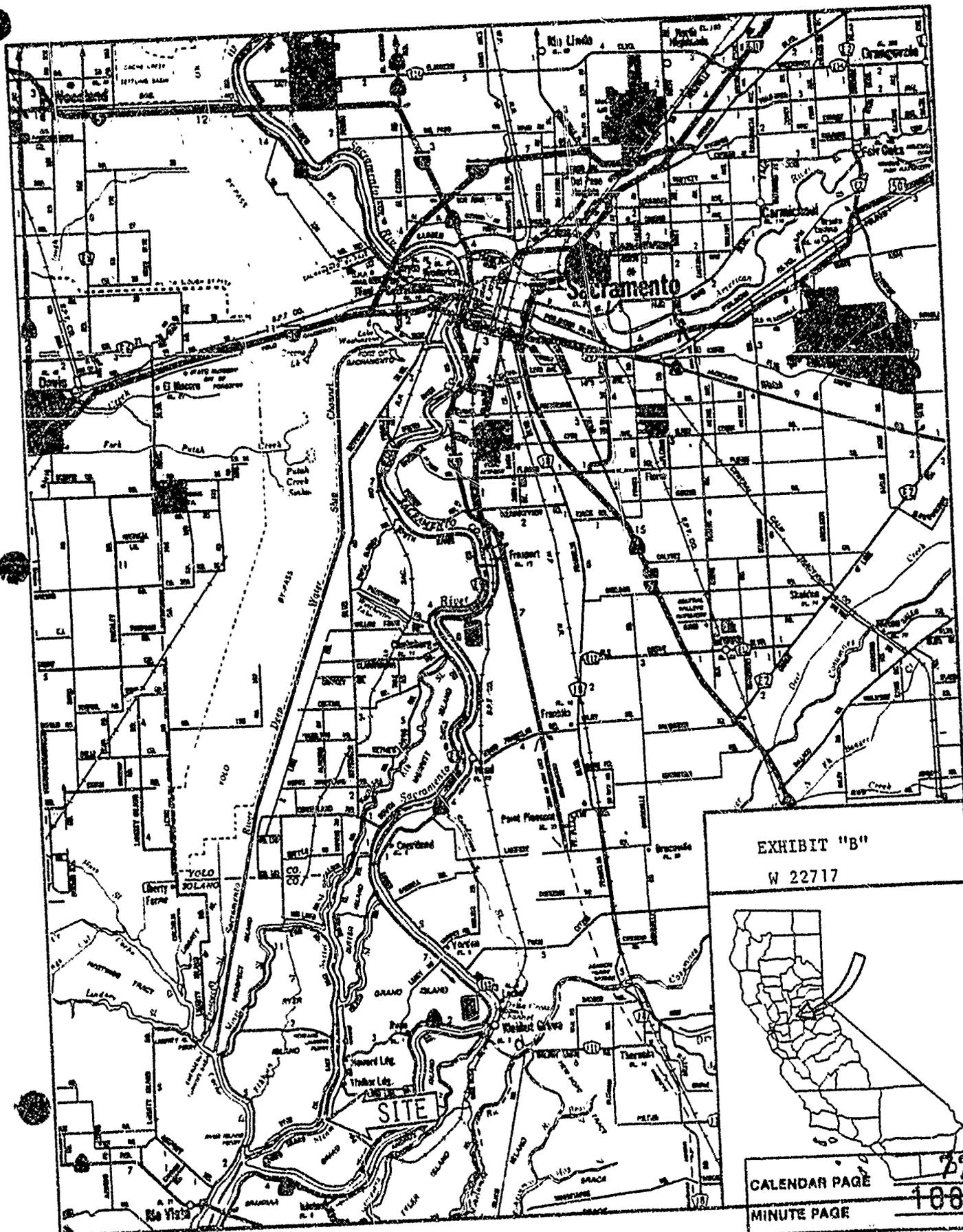


EXHIBIT "B"
W 22717



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