

MINUTE ITEM

This Calendar Item No. C11
is approved as Minute Item
No. 11 by the State Lands
Commission by a vote of 3
to 0 at its 1/27/83
meeting.

CALENDAR ITEM

C 1 1.

1/27/83
W 320.280
Lipphardt
PRC 6372

GENERAL LEASE - COMMERCIAL USE

APPLICANT: Gary Lemmer,
dba Sherwood Harbor Marina
Route 1, Box 1045
West Sacramento, California 95691

AREA, TYPE LAND AND LOCATION:
A 0.20-acre parcel of tide and submerged
lands, located in the bed of the Sacramento
River, Yolo County.

LAND USE: Commercial marina.

TERMS OF PROPOSED LEASE:

Initial period: Six years from December 1,
1982.

Surety bond: \$3,000.

Public liability insurance: Combined single
limit coverage of \$300,000.

CONSIDERATION: \$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 2003.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is lessee of upland.

Filing fee has been received.

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Base rental of \$360 for the period of December 1, 1982 to November 30, 1983 and back rental of \$540 for the period of February 21, 1979 to November 30, 1982, will be received prior to execution of the lease.

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: 2/4/83.

OTHER PERTINENT INFORMATION:

1. This project is exempt from CEQA because this project concerns maintenance of existing facilities, 2 Cal. Adm. Code 2905, Class 1.
2. The project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category "B" which authorizes Limited Use. The project as proposed will not have a significant effect upon the identified environmental values.
- 3 Staff and the proposed lessee have agreed that as settlement for the occupation of State-owned tide and submerged land for the period of February 21, 1979 through November 30, 1982, lessee will pay the sum of \$540.

APPROVALS OBTAINED:

United State Army Corps of Engineers.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

- A. Land Description.
- B. Location Map.

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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 USE CLASSIFICATION.
2. ACCEPT THE SUM OF \$540 AS RENTAL FOR OCCUPATION OF THE PREMISES PRIOR TO COMMENCEMENT OF THIS LEASE.
3. AUTHORIZE ISSUANCE TO GARY LEMMER, dba SHERWOOD HARBOR MARINA OF NINE-YEAR GENERAL LEASE - COMMERCIAL USE, FROM DECEMBER 1, 1982; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$360, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$3,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR MAINTENANCE OF A COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

LAND DESCRIPTION

W 320.280

A parcel of tide and submerged land situated in the bed of the Sacramento River, T8N, R4E, MDM, Yolo County, California, being all that land lying immediately beneath the existing structures together with a use area, said parcel being more particularly described as follows:

BEGINNING at a point which bears N 55° 37' 39" E 1935.25 feet from USGS Horizontal Control Station Pier 20, Pier 20 being a USGS bench mark disk set in top of a large concrete block projecting 2.3 feet above the ground; thence from said point of beginning the following 24 courses:

1.	S 32° 21' 00" E	62.78 feet;
2.	S 57° 39' 00" W	10.25 feet;
3.	S 32° 21' 00" E	7.60 feet;
4.	S 57° 39' 00" W	16.25 feet;
5.	S 32° 21' 00" E	3.00 feet;
6.	S 57° 39' 00" W	112.20 feet;
7.	N 32° 21' 00" W	10.36 feet;
8.	S 57° 39' 00" W	2.35 feet;
9.	S 32° 21' 00" E	10.30 feet;
10.	S 57° 39' 00" W	281.05 feet;
11.	S 32° 21' 00" E	15.00 feet;
12.	N 57° 39' 00" E	425.55 feet;
13.	S 32° 21' 00" E	9.65 feet;
14.	N 57° 39' 00" E	31.30 feet;
15.	N 32° 21' 00" W	9.65 feet;
16.	N 57° 39' 00" E	85.65 feet;
17.	N 32° 21' 00" W	10.00 feet;
18.	S 57° 39' 00" W	85.70 feet;
19.	N 32° 21' 00" W	4.75 feet;
20.	S 57° 39' 00" W	9.00 feet;
21.	N 32° 21' 00" W	9.57 feet;
22.	S 57° 39' 00" W	22.00 feet;
23.	N 32° 21' 00" W	64.06 feet;
24.	S 57° 39' 00" W	4.70 feet to the point of

beginning.

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

This description is based upon the California Coordinate System, Zone 2.

END OF DESCRIPTION

PREPARED SEPTEMBER 16, 1982 BY BOUNDARY INVESTIGATION UNIT, ROY MINNICK.

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