

MINUTE ITEM

This Calendar Item No. C6
was approved as a Minute Item
No. 6 at the meeting of the Lands
Committee on 3/24/83
to O at its 3/24/83
meeting.

CALENDAR ITEM

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3/24/83
WP 6108
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ASSIGNMENT OF LEASE NO. PRC 6108.1,
GENERAL LEASE - COMMERCIAL USE

ASSIGNOR: Vernon O. Bradshaw and
Caroline M. Bradshaw
4530 Burgundy Way
Oakley, California 94561

ASSIGNEE: Allan Martin and Peggy Luc Martin
Star Route, Box 218A
Rio Vista, California 94571

AREA, TYPE LAND AND LOCATION:
A 0.587-acre parcel of tide and submerged
land, located in Mayberry Slough, Sacramento
County.

LAND USE: Operation and maintenance of a commercial
marina.

TERMS OF ORIGINAL LEASE:

Initial period: 20 years from April 1,
1981.

Surety bond: \$5,000.

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

Consideration: \$680 per annum; five-year
rent review.

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CALENDAR ITEM NO. C 0 6 (CONTD)

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is lessee of upland.

Processing costs have 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:

N/A.

OTHER PERTINENT INFORMATION:

1. On January 28, 1982, the Commission approved a lease with Vernon O. Bradshaw and Caroline M. Bradshaw to operate a commercial marina on the subject tide and submerged land with a beginning date of April 1, 1981. In December 1982, Allan Martin and Peggy Lue Martin negotiated a ten-year lease with the upland owner. In January 1983, the Martins purchased the marina facilities from the Bradshaws. The original lease stipulates that the Lessee shall obtain and keep a valid lease or other agreement for the use of the upland parcel.

2. This activity is exempt from CEQA because it is not a project pursuant to CEQA and the State CEQA Guidelines.

Authority: 14 Cal. Adm. Code 15037.

3. 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.

EXHIBITS:

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

CALENDAR ITEM NO. C 0 6 (CONTD)

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. 21065, 14 CAL. ADM. CODE 15037 AND 15060; AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.
2. AUTHORIZE APPROVAL OF AN ASSIGNMENT OF LEASE PRC 6108.1, GENERAL LEASE - COMMERCIAL USE, FROM VERNON O. BRADSHAW AND CAROLINE M. BRADSHAW TO ALLAN MARTIN AND PEGGY LUE MARTIN.
3. ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN UNCHANGED.

EXHIBIT "A"

LAND DESCRIPTION

WP 6108

A parcel of tide and submerged land in the bed of Mayberry Slough approximately three miles easterly of the confluence of the Sacramento and San Joaquin Rivers, Sacramento County, State of California, described as follows:

COMMENCING at the northeast corner of Swamp Land Survey No. 537 as said Survey No. 537 is described in Book 70-10-09 of Deeds, page 1506, Official Records of Sacramento County; thence from said northeast corner and along the south bank of the Sacramento River at low water the following seven courses:

1. S 60° 52' W 935 feet;
2. S 63° 32' W 588.4 feet;
3. S 60° 12' W 303 feet;
4. S 59° 48' W 414 feet;
5. S 59° 01' W 377.6 feet;
6. S 54° 23' W 255.6 feet, and
7. S 49° W 98.4 feet; thence across Sherman

Island S 01° 55' E 3320 feet to a point on the north bank of Mayberry Slough and the POINT OF BEGINNING; thence the following four courses:

8. N 51° 43' E 300 feet;
9. S 38° 16' E 244 feet;
10. S 51° 43' W 300 feet, and
11. N 38° 16' W 244 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying above the ordinary high water mark of Mayberry Slough.

END OF DESCRIPTION

PREPARED AUGUST 25, 1981 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

CALIFORNIA	25
PLATE NO.	274

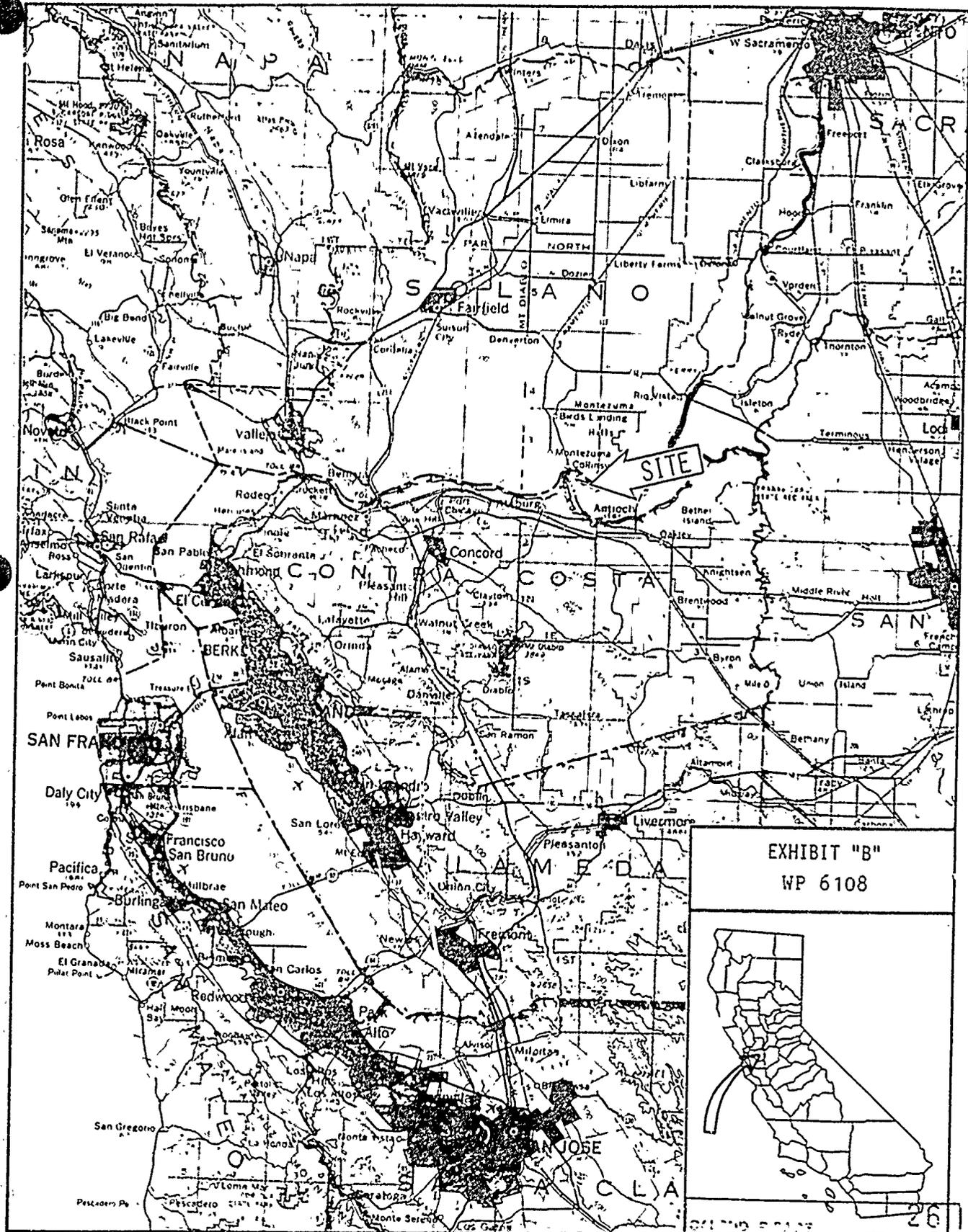


EXHIBIT "B"
WP 6108

26

275