

MINUTE ITEM

This Commission was held on 3/24/83 at its 3/24/83 meeting. C7 3 3

CALENDAR ITEM

MC 07

3/24/83  
WP 2952 PRC 2952  
Lipphardt

GENERAL LEASE - COMMERCIAL USE

APPLICANT: Harriet L. Morgan  
Route 1, Box 171  
Courtland, California 95615

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

LAND USE: Boat mooring facility.

TERMS OF PROPOSED LEASE:  
Initial period: Ten years from February 1,  
1983.  
Surety bond: \$2,000.  
Public liability insurance:  
Combined single limit  
coverage of \$200,000.

CONSIDERATION: \$250 per annum, with the State reserving  
the right to fix a different rental on  
each fifth anniversary of the lease.

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BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

Lessee has submitted the first year's rental payment of \$250 for the period of February 1, 1983, to January 31, 1984.

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.

OTHER PERTINENT INFORMATION:

1. Applicant has been extremely cooperative with staff in bringing the facility under lease. Due to applicant's cooperation and to facilitate the issuance of the lease, staff believes that it is in the best interest of the State not to charge for back rent, interest and/or penalties, if any, that may be owed to the State.
2. This project is exempt from CEQA because it involves an existing structure pursuant to 2 Cal. Adm. Code 2905, Class 1.
3. The project is situated on lands identified as possessing environmental values pursuant to PRC 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.

AB 884: N/A.

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

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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. AUTHORIZE ISSUANCE TO HARRIET L. MORGAN OF A TEN-YEAR GENERAL LEASE - COMMERCIAL USE, FROM FEBRUARY 1, 1983; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$250, 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; BACK RENT, INTEREST, AND/OR PENALTIES TO BE WAIVED; FOR OPERATION AND MAINTENANCE OF A BOAT MOORING FACILITY ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

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A parcel of tide and submerged land in the bed of the Sacramento River at the town of Courtland, Sacramento County, California, more particularly described as follows:

BEGINNING at the intersection of the south line of Swamp and Overflowed Lands Survey No. 270, Sacramento County, with the ordinary high water mark of the left bank of the Sacramento River; thence N 29° 08' E 149.00 feet, more or less, to the intersection of said ordinary high water mark with the northwest prolongation of the north line of the parcel of land described in the deed from B. E. Hart et ux. and G. H. Stephan et ux. to Frank A. DeLay et ux., dated October 31, 1936, recorded in Volume 604 of Official Records of Sacramento County at Page 416; thence on the prolongation of said north line N 60° 13' W 50.00 feet into the Sacramento River; thence southwesterly and parallel with said ordinary high water mark 175.00 feet; thence S 60° 13' E 50.00 feet to said ordinary high water mark; thence northeasterly along said ordinary high water mark 26.00 feet, more or less, to the point of beginning.

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

END OF DESCRIPTION

REVISED DEC. 14, 1982 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR

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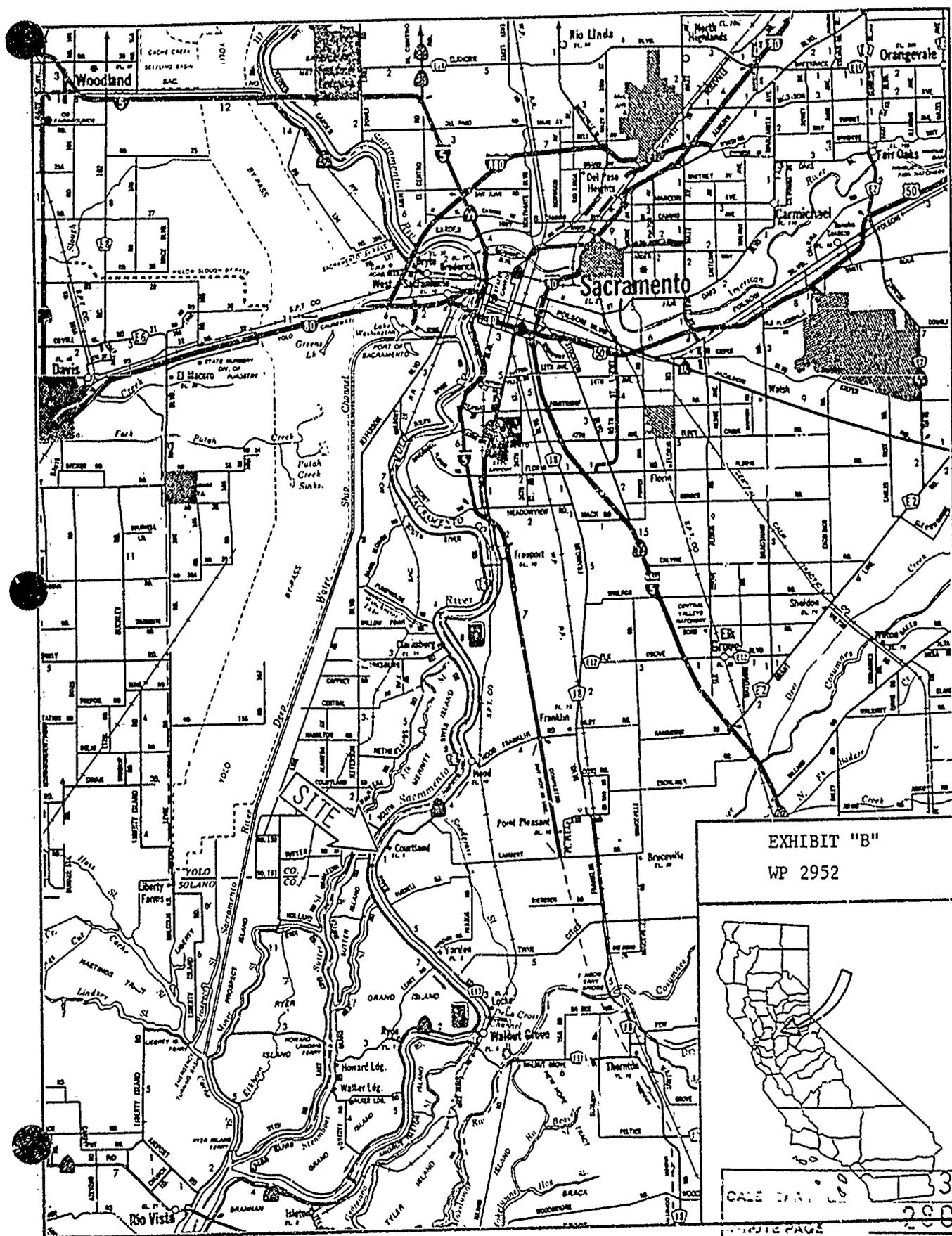


EXHIBIT "B"  
WP 2952



SCALE 1" = 1000'  
331  
200  
PHOTIC PAGE