

MINUTE ITEM

15.

10/26/83
W 22304
PRC 5210
Reese

APPROVAL OF TERMINATION OF
ORIGINAL LEASE PRC 5210.1 AND ISSUANCE OF A
GENERAL LEASE - COMMERCIAL USE

Calendar Item C15, attached, was pulled from the agenda
prior to the meeting.

Attachment: Calendar Item C15.

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CALENDAR ITEM

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10/26/83
W 22304
PRC 5210
Reese

APPROVAL OF TERMINATION OF ORIGINAL LEASE PRC 5210.1 AND
ISSUANCE OF A GENERAL LEASE - COMMERCIAL USE

APPLICANT: Lighthouse Marina and Resort Associates,
a General Partnership
151 Brannan Island Road
Isleton, California 95641

AREA, TYPE LAND AND LOCATION:
A 1.685-acre parcel of tide and submerged
land in the bed of the Mokelumne River
adjacent to Andrus Island, Sacramento County.

LAND USE: Commercial marina.

TERMS OF ORIGINAL LEASE:

Initial period: 15 years from August 1,
1976.

Renewal options: Two successive periods
of ten years each.

Surety bond: \$2,000.

Public liability insurance: Combined single
limit coverage of \$500,000.

Consideration: \$1,600 per annum; five-year
rent review.

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CALENDAR ITEM NO. 15 (CONTD)

TERMS OF PROPOSED REPLACEMENT LEASE:

Initial period: 30 years from August 1, 1983.

Surety bond: \$2,000.

Public liability insurance: Combined single limit coverage of \$500,000.

CONSIDERATION: \$3,033 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 owner of upland.

First year rental 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: N/A.

OTHER PERTINENT INFORMATION:

1. The original lease is being terminated and a replacement lease is being issued to reflect the following:

- a. Revised description.
- b. New rental.
- c. Currently approved lease format.
- d. Change of lessee from Gile, Hustler and Associates, Inc. (dissolved November 18, 1980) to Lighthouse Marina and Resort Associates.

CALENDAR ITEM NO. C 15 (CONTD)

2. This project is exempt from CEQA because it involves an existing facility.

Authority: 2 Cal. Adm. Code 2905,
Class 1.

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.

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 15300 ET SEQ., AND 2 CAL. ADM. CODE 2905; AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.
2. AUTHORIZE TERMINATION OF ORIGINAL LEASE PRC 5210.1 DATED FEBRUARY 7, 1977, EFFECTIVE JULY 31, 1983; AND ISSUANCE TO LIGHTHOUSE MARINA AND RESORT ASSOCIATES, A GENERAL PARTNERSHIP OF A 30-YEAR GENERAL LEASE - COMMERCIAL USE, FROM AUGUST 1, 1983; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$3,033, 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 \$500,000; FOR AN EXISTING COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

WP 5210

A parcel of tide and submerged land in the Mokelumne River, near the south end of Andrus Island, Sacramento County, California, described as follows:

COMMENCING at USC&GS triangulation station "Andrus Island SW Steel Pole" having California Zone 2 Coordinates of $X = 2,124,486.96$, $Y = 157,457.15$; thence $N 08^{\circ} 25' W$ 2083.60 feet to an iron pipe monument as show on that parcel map filed for record in Book 8, Page 18 of Parcel Maps, Sacramento County Official Records; thence along the southeasterly line of Parcel A of said map $N 31^{\circ} 33' E$ 121.28 feet; thence along the northeasterly line of said Parcel A $N 36^{\circ} 50' W$ 489.68 feet to the TRUE POINT OF BEGINNING; thence continuing along said northeasterly line $N 45^{\circ} 57' W$ 455.25 feet; thence $N. 55^{\circ} 14' W$ 255.5 feet; thence leaving said northeasterly line and running into the Mokelumne River the following nine courses:

1. $N 33^{\circ} 36' E$ 75 feet;
2. $S 56^{\circ} 24' E$ 240 feet;
3. $S 33^{\circ} 36' W$ 30 feet;
4. $S 56^{\circ} 24' E$ 102 feet;
5. $N 35^{\circ} 45' E$ 45 feet;
6. $S 55^{\circ} 29' E$ 342 feet;
7. $S 38^{\circ} 13' W$ 102 feet;
8. $S 31^{\circ} 13' E$ 39 feet;
9. $S 43^{\circ} 45' W$ 55 feet to the true point of beginning.

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

Bearings and distances in the above description are based on the California Coordinate System, Zone 2.

END OF DESCRIPTION

REVISED JULY 9, 1982 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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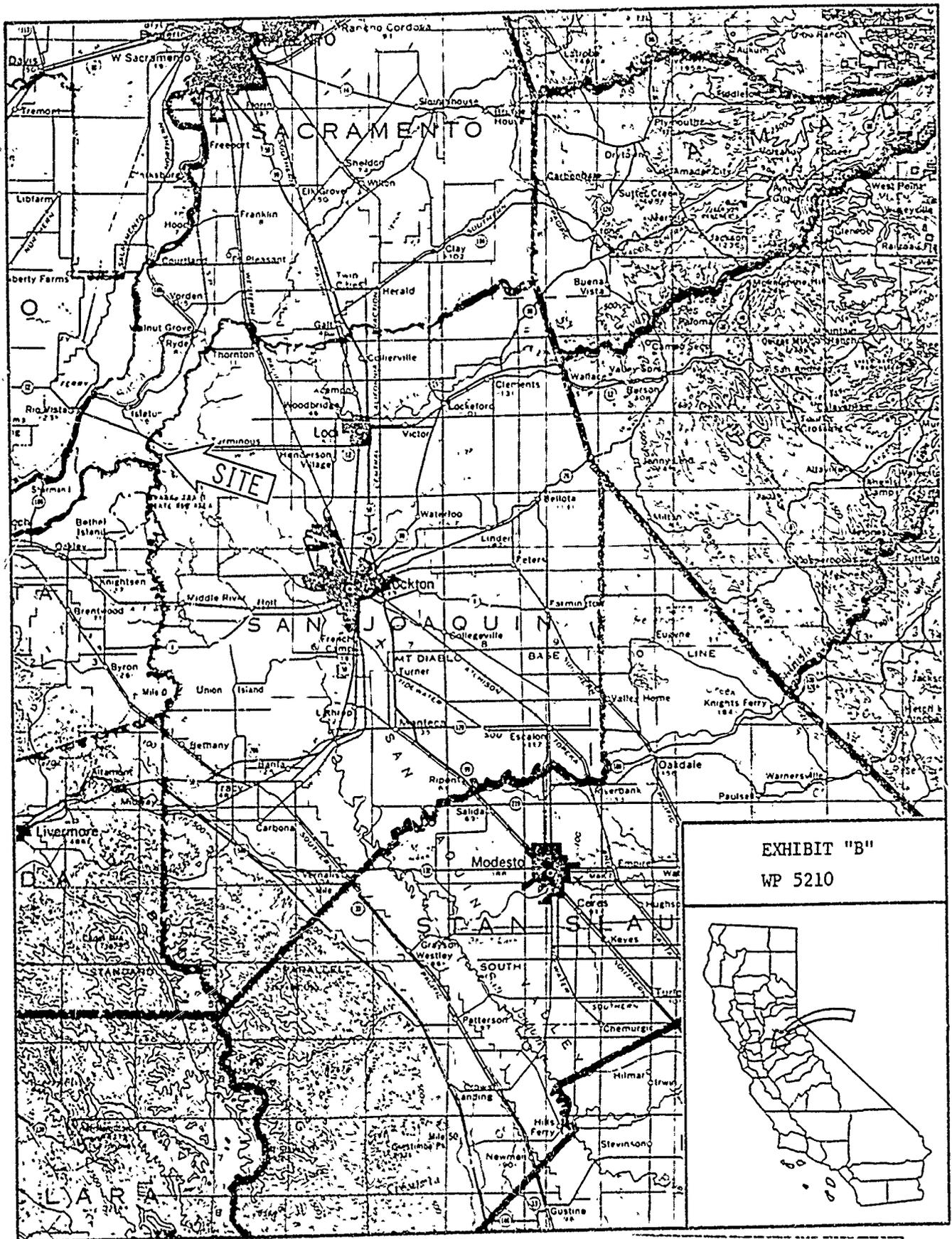


EXHIBIT "B"
 WP 5210



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