MINUTE ITEM
This Calendar Item No. C07
was approved as Minute Item
No. 07 by the State Lands
Commission by a vote of 3
to 0 at its 7-19-93
meeting.

CALENDAR ITEM

C07

A 8

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07/19/93
W 24676
Grimmett
PRC 7699

ISSUANCE OF A GENERAL LEASE - COMMERCIAL USE

APPLICANT:
Joe M. Cantrell and Iris Cantrell
dba Easy C's Boat Sales
413 West Willow
Isleton, California 95641

AREA, TYPE LAND AND LOCATION:
0.62 acres of tide and submerged lands located in the San Joaquin River, Sacramento County.

LAND USE:
Boat sales facility.

PROPOSED LEASE TERMS:
Lease period:
Twenty years beginning July 19, 1993.

Surety bond:
$5,000.

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

Special:

1. The lease premises shall be used as a boat sales facility only; any rental of the berths for a "marina" use will require the express written approval of Lessor.

   The charging of monthly berthing fees on boats available for sale on a consignment basis does not constitute a "marina" usage under the terms of this lease.

2. Lessee shall submit evidence of the disposal of sewage and waste from the office houseboat to either a landside septic field or other pumpout service/facility.

3. No disturbance or removal of the existing vegetation on the waterside of the levee shall result from the construction and installation of the boat sales facility and docks.

4. No placement of fill shall occur on the waterside of the levee without the express written approval of Lessor.

5. Lessee shall submit income/expense data annually and open accounting records to SLC staff.

   Lessee agrees that amount and method of rent may be reset after the first two year anniversary and on each fifth anniversary.

CONSIDERATION:
$1,674 per annum; with the State reserving the right to fix a different rental after second lease year and on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fees and the processing expense deposit have been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:
09/15/93

OTHER PERTINENT INFORMATION:

1. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

2. A Negative Declaration was prepared and adopted for this project by County of Sacramento. The State Lands Commission's staff has reviewed such documents.

3. A Mitigation Monitoring plan was not adopted by the County of Sacramento.

APPROVALS OBTAINED:

United States Army Corps of Engineers, Brannon-Andrus Levee Maintenance District, County of Sacramento, Reclamation Board.

FURTHER APPROVALS REQUIRED:

State Lands Commission.

EXHIBITS:

A. Land Description
B. Location Map

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE COUNTY OF SACRAMENTO AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

3. AUTHORIZE ISSUANCE TO JOE M. CANTRELL AND IRIS CANTRELL OF A TWENTY-YEAR GENERAL LEASE - COMMERCIAL USE BEGINNING JULY 19, 1993; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $1,674, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A $5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $500,000; FOR A BOAT SALES FACILITY ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT 'A'

W24676

LAND DESCRIPTION

A parcel of tide and submerged land situate in the State owned bed of the San Joaquin River, adjacent to Andrus Island, in projected Section 13, T3N, R3E, M.D.M., Sacramento County, California, more particularly described as follows:

BEGINNING at the southeasterly corner of Lot 31 as shown on Plat of San Andreas Park recorded November 21, 1946 in Book 24 of Maps, Map 44 , records of Sacramento County; thence southwesterly along the southwesterly extension of the easterly line of said Lot 31 South 32°39' West 166.00 feet; thence North 54°13'31" West 198.82 feet to a point on the southwesterly extension of the westerly line of Lot 34 of said San Andreas Park; thence northeasterly along the said southwesterly extension North 32°39' East 160.00 feet to the southwesterly corner of said lot 34; thence South 51°34'00" East 141.24 feet; thence South 66°33'00" East 58.76 feet to the true point of beginning.

END OF DESCRIPTION

PREPARED APRIL 21, 1993 BY ROBERT LEA, DELTA TEAM BOUNDARY OFFICER

LICENSED LAND SURVEYOR
ROBERT ERNEST LEA
Exp. 9/30/94
No. 4589
STATE OF CALIFORNIA

CALENDAR PAGE	114
MINUTE PAGE	1270

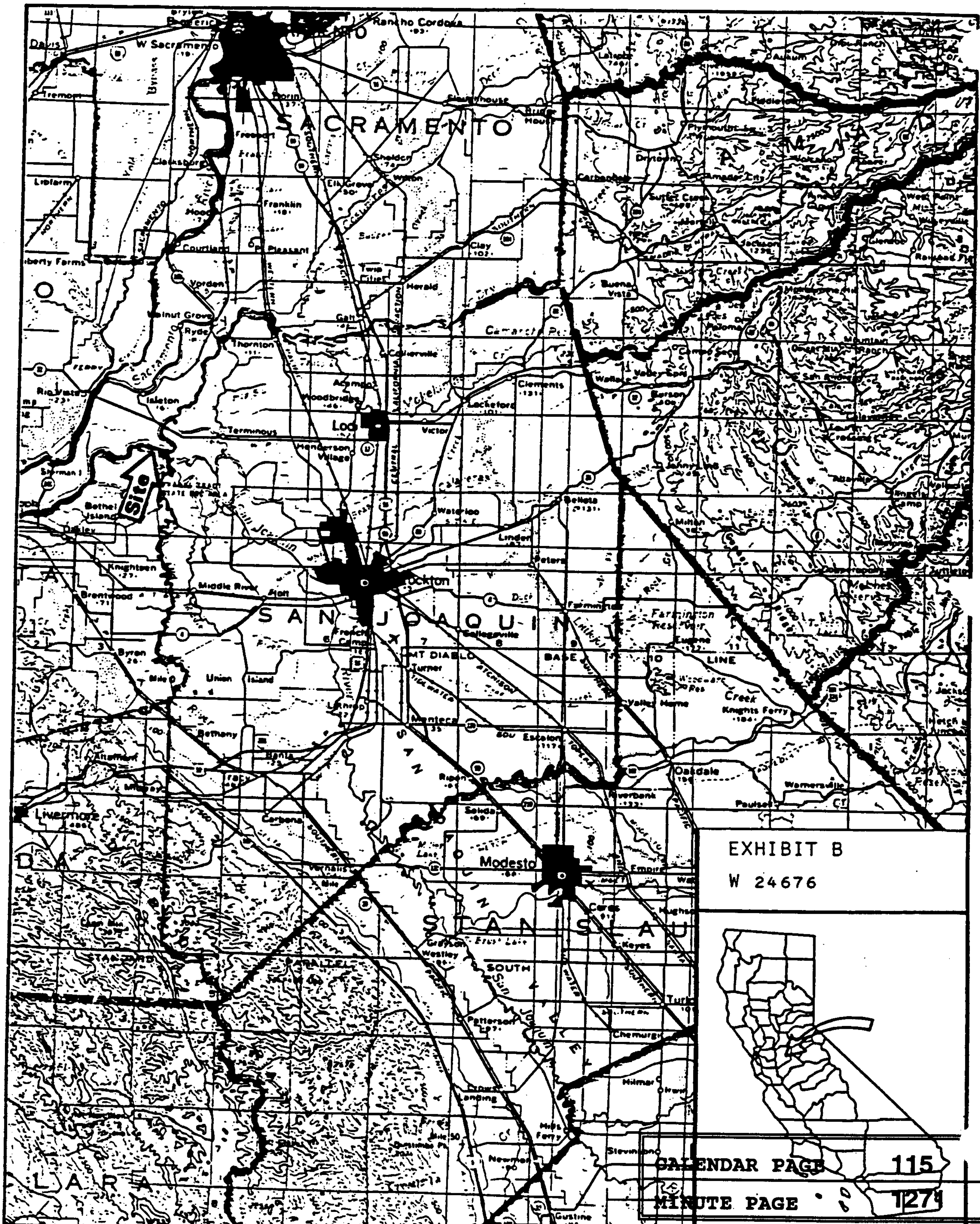

EXHIBIT B

W 24676

CALENDAR PAGE 115

MINUTE PAGE 1271