

MINUTE ITEM

This Calendar Item No. C07 was approved as Minute Item No. 07 by the California State Lands Commission by a vote of 2 to 0 at its 7-11-97 meeting.

**CALENDAR ITEM
C07**

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07/11/97
PRC 2216 WP 2216.1
L. Burks

**ACCEPTANCE OF A LEASE QUITCLAIM DEED
AND ISSUANCE OF GENERAL LEASE - COMMERCIAL USE**

LESSEE:

Myron A. Sidie
d.b.a. Verona Village River Resort
6985 Garden Highway
Sacramento, California 95659

AREA, LAND TYPE, AND LOCATION:

1.04 acres, more or less, of submerged lands in the Sacramento River, at the intersection of Cross Canal near the town of Verona, Sutter County.

AUTHORIZED USE:

Operation and maintenance of approximately 600 feet of side tie floating docks with ramp.

LEASE TERM:

25 years, beginning September 16, 1996.

CONSIDERATION:

\$1,154 per year, with the State reserving the right to fix a different rent periodically during the lease term.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance: Combined single limit coverage of \$1,000,000.

Bond:

\$20,000

Other:

For the period September 16, 1996 through December 31, 1996, the rent owing shall be \$338. Commencing on January 1, 1997, and every year thereafter on each subsequent lease anniversary date, Lessee shall pay a minimum annual rent of \$1,154, subject, however, to modification by Lessor as specified in Paragraph 2(b) of Section 4 of the lease.

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OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. On April 28, 1988, the Commission approved assignment to Gary C. Matranga of a Twenty-year General Lease - Commercial Use (PRC 2216.1) for operation of a commercial boat docking facility. On September 26, 1994, a Harold Langerman took title to the property, however, staff was unable to negotiate assignment of the lease to him. On September 26, 1996, Myron A. Sidie took title to the property.
3. Gary C. Matranga executed a Lease Quitclaim Deed for termination of General Lease - Commercial Use (PRC 2216.1), effective September 25, 1994. A General Lease - Commercial Use (PRC 2216.1), effective September 26, 1996, has been negotiated with Myron A. Sidie for operation of the existing commercial boat dock facility.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905(a)(2).
5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 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.

APPROVALS OBTAINED:

County of Sutter, California State Reclamation Board, United States Army Corps of Engineers.

EXHIBITS:

- A. Site Map
- B. Location Map

CALENDAR ITEM NO. C07 (CONT'D)

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

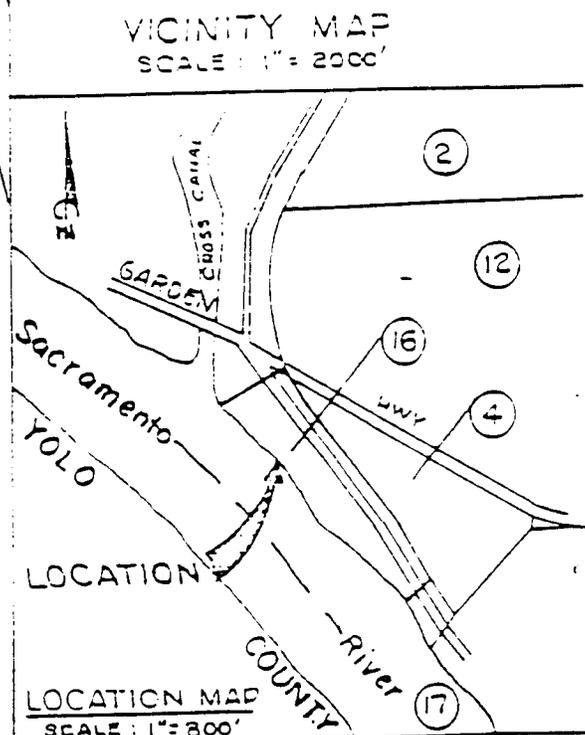
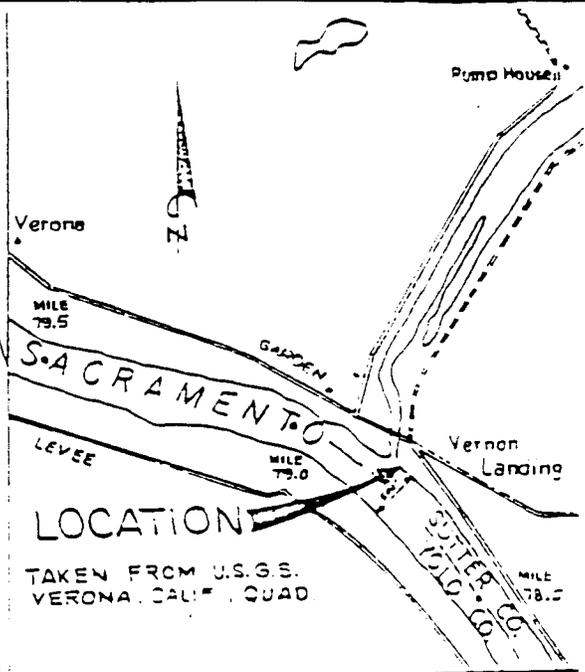
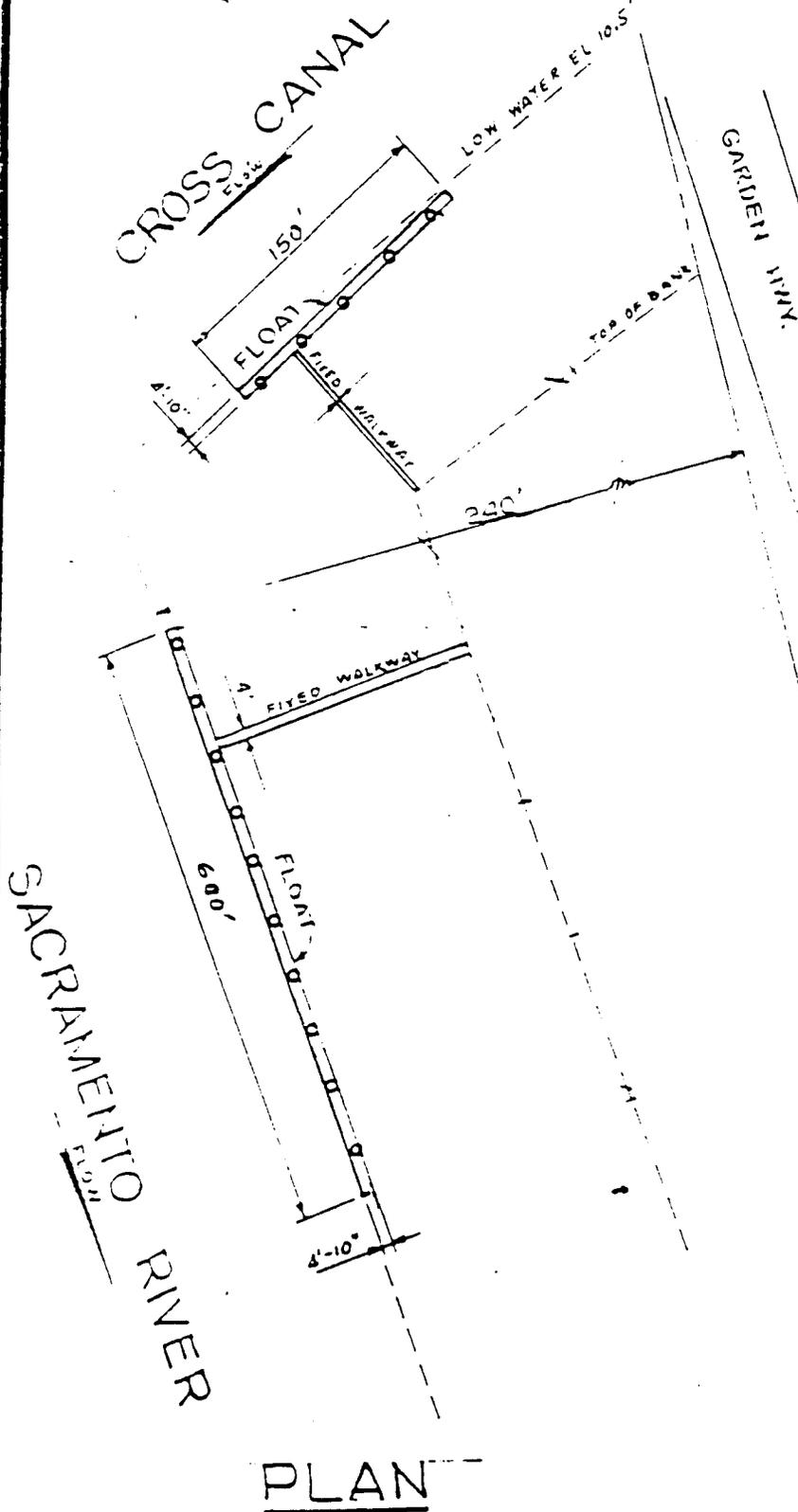
FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905(a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET. SEQ.

AUTHORIZATION:

1. AUTHORIZE ACCEPTANCE OF A LEASE QUITCLAIM DEED AND TERMINATION OF GENERAL LEASE - COMMERCIAL USE, PRC 2216.1, EFFECTIVE SEPTEMBER 25, 1994.
2. AUTHORIZE ISSUANCE TO MYRON A. SIDIE, D.B.A. VERONA VILLAGE RIVER RESORT, OF A GENERAL LEASE - COMMERCIAL USE, BEGINNING SEPTEMBER 16, 1996, FOR A TERM OF 25 YEARS, FOR OPERATION AND MAINTENANCE OF AN EXISTING COMMERCIAL BOAT DOCK FACILITY ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; IN CONSIDERATION OF \$1,154 PER YEAR, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL PERIODICALLY DURING THE LEASE TERM; PROVISION FOR LIABILITY INSURANCE WITH A COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; SURETY BOND IN THE AMOUNT OF \$20,000.



EXISTING MARINA

WATERWAY: SACRAMENTO R.
 LOCATION: PARCEL 35-010-16,
 SUTTER COUNTY

APPLICATION BY:
 WILLIAM C. KRUMLINDE
 STAR ROUTE
 NICOLAUS, CALIFORNIA

