MINUTE ITEM
This Calendar Item No. C03 was approved as Minute Item No. 03 by the California State Lands Commission by a vote of 3 to 0 at its 2/27/98 meeting.

CALENDAR ITEM
C03

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02/27/98
PRC5226 WP 5226.1
L. Burks

GENERAL LEASE - COMMERCIAL USE

LESSEE:
M. Earl Maben
dba Tunnel Trailer Park
1226 Astoria Drive
Fairfield, California 94533-4322

AREA, LAND TYPE, AND LOCATION:
0.18 acres, more or less, of tide and submerged lands in the Sacramento River, near the town of Ryde, Sacramento County.

AUTHORIZED USE:
8 foot x 180 foot floating dock, ramp and fixed walkway.

LEASE TERM:
15 years, beginning December 1, 1997.

CONSIDERATION:
$422 per year; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:
Insurance:
Liability insurance with coverage of no less than $1,000,000.
Bond:
$5,000.

OTHER PERTINENT INFORMATION:
1. Lessee owns the uplands adjoining the lease premises.

2. 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).

   Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

3. 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.

EXHIBITS:

A. Site Plan
B. Location Map

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:

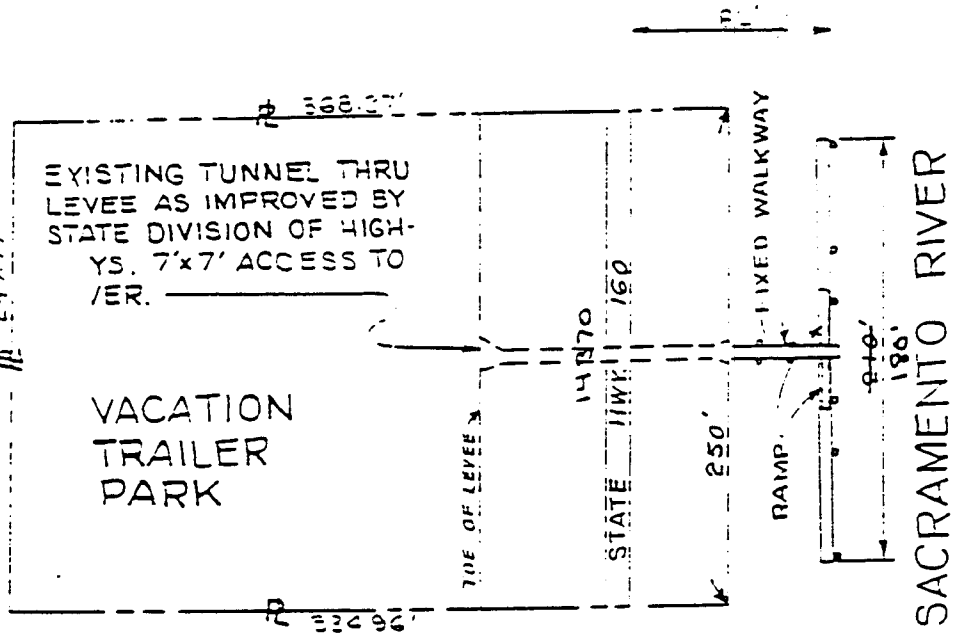
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO M. EARL MABEN, DBA TUNNEL TRAILER PARK OF A GENERAL LEASE - COMMERCIAL USE, BEGINNING DECEMBER 1, 1997, FOR A TERM OF FIFTEEN YEARS, FOR AN EXISTING FLOATING DOCK, RAMP AND FIXED WALKWAY ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF $422, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE WITH COVERAGE OF NO LESS THAN $1,000,000; AND SURETY BOND IN THE AMOUNT OF $5,000.

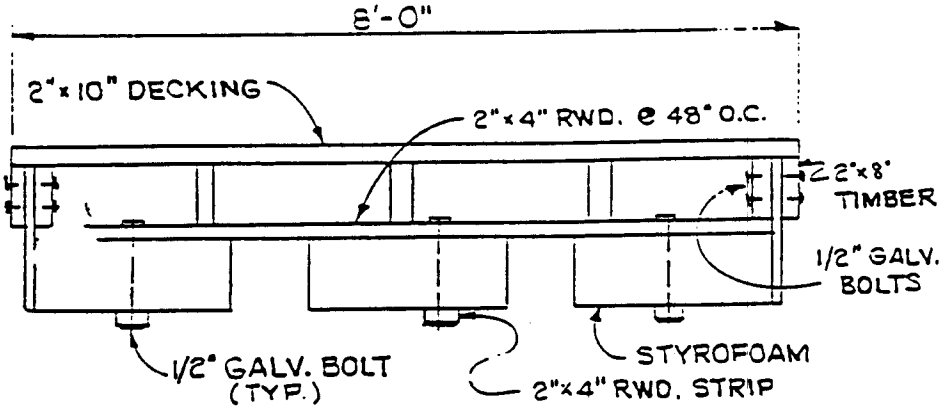
NOTES:

1. TOPS OF PILING TO BE 3' ABOVE FLOOD PLANE ELEVATION.
2. BOTTOM OF MAIN WALKWAY TO BE 2' ABOVE FLOOD PLANE ELEVATION.
3. DOCK TO BE SECURED TO PILING WITH METAL SLIP-RINGS.
4. NO FLOATING HOMES OR WATERSIDE RESIDENCES AUTHORIZED AT THESE FACILITIES.

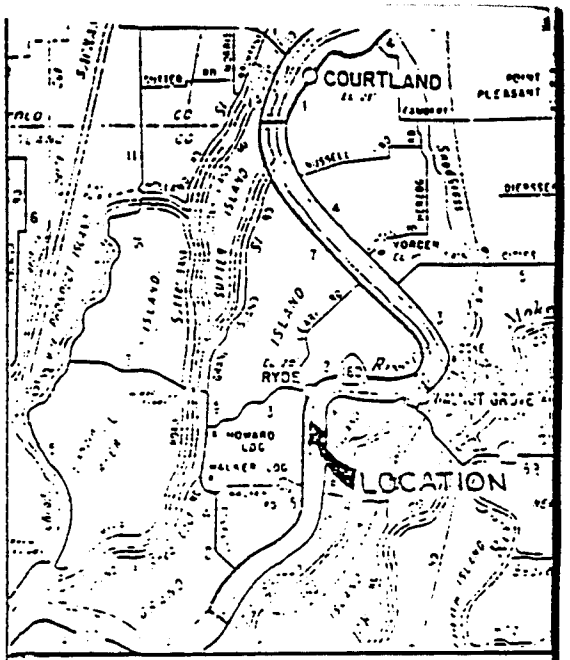


PLAN

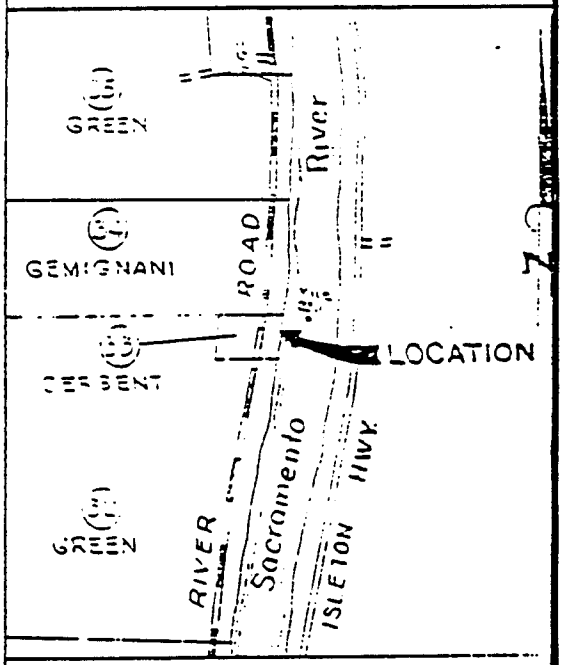
SCALE: 1"=100'



FLOAT DETAIL SCALE: 1/2"=1'-0"



VICINITY MAP



LOCATION MAP

SCALE: 1" = 1200'

~~PROPOSED 210'~~ DOCK
EXISTING 180'

LOCATION: IN THE SACRAMENTO RIVER AT ASSESSOR'S PARCEL NO. 142-100-33, SACRAMENTO COUNTY, CALIFORNIA

APPLICATION BY:
HARRY A. & JENNIE E. SERGENT
WARREN E. & KAREN S. SERGENT
12514 HERRICK AVENUE
SYLMAR, CALIFORNIA

DATE: 8 FEB 73

This Land description is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

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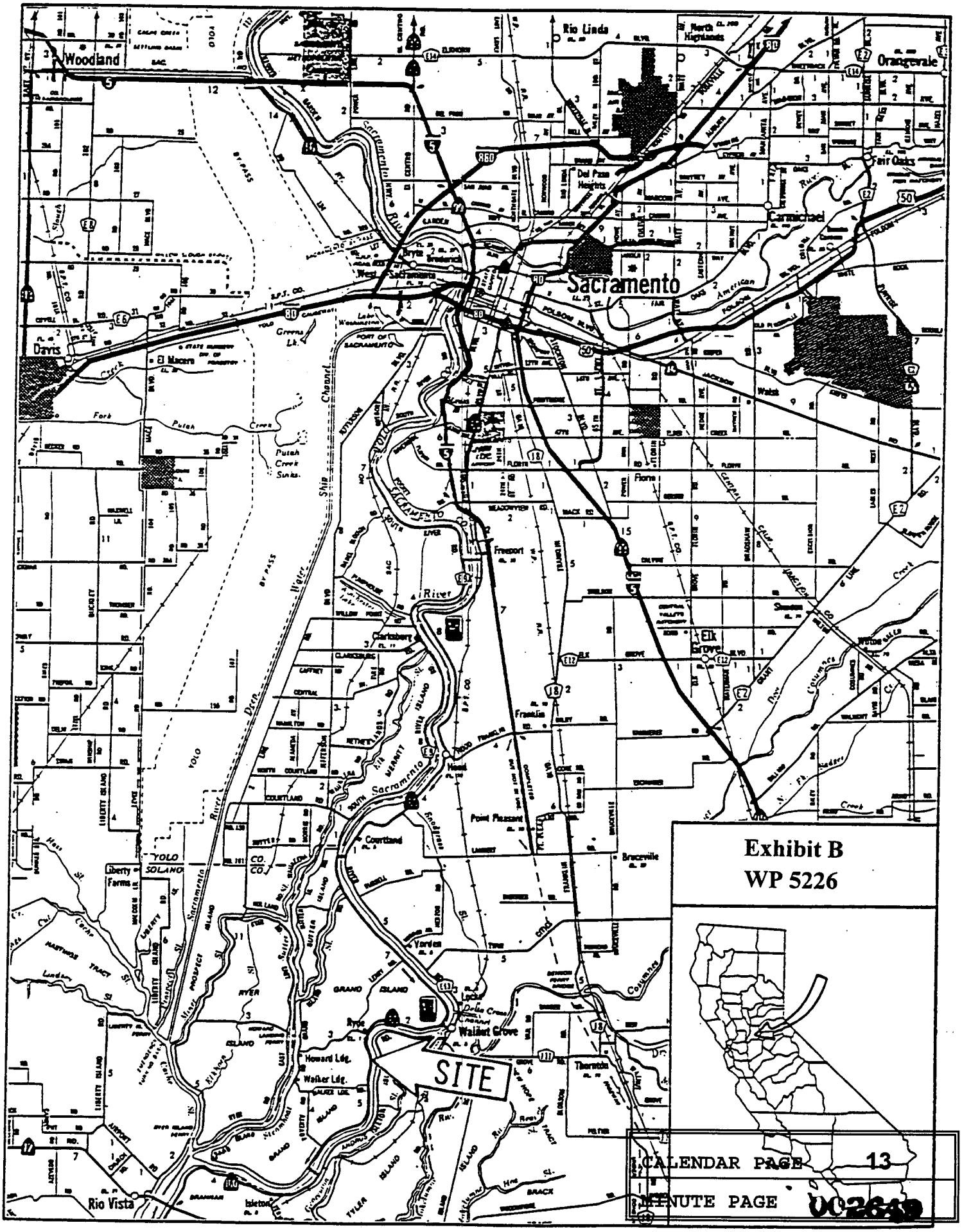
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Thornton
Rio Vista
Isleton
SITE
Exhibit B
WP 5226