

MINUTE ITEM

This Calendar Item No. C63 was approved as Minute Item No. 63 by the California State Lands Commission by a vote of 3 to 0 at its 12/16/98 meeting.

CALENDAR ITEM

C63

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PRC 4899 12/16/98
WP 4899.1
J. Lam

GENERAL LEASE - RECREATIONAL USE

APPLICANT:

Teachers Beach Association, a California non-profit corporation
60 Hayfields Road
Portola Valley, California 94028

AREA, LAND TYPE, AND LOCATION:

0.07 acres, more or less, of sovereign lands in Tomales Bay, near the town of Inverness, Marin County.

AUTHORIZED USE:

Use and maintenance of an existing pier, hoist, float, boathouse, deck and groin as shown on attached Exhibit A.

LEASE TERM:

Ten years, beginning July 15, 1998.

CONSIDERATION:

\$365 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: Combined single limit coverage of no less than \$500,000.

Bond:

\$2,000 surety bond.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. The previous lease issued on July 15, 1988, covers the use and maintenance of an existing pier, float, boathouse, deck and groin at the lease premises. This office was notified by the information provided by the

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applicant that a small hand-operated hoist has been installed near the outer end of the pier.

3. As for the pier, float, boathouse, deck and groin, 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.

As for the hoist, 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 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905 (c).

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

4. 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 Map
B. Location Map

PERMIT STREAMLINING ACT DEADLINE:

N/A

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RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

AS FOR THE PIER, FLOAT, BOATHOUSE, DECK AND GROIN, 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).

AS FOR THE HOIST, 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 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (c).

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 TEACHERS BEACH ASSOCIATION, A CALIFORNIA NON-PROFIT CORPORATION, OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING JULY 15, 1998, FOR A TERM OF TEN YEARS, FOR THE USE AND MAINTENANCE OF AN EXISTING PIER, HOIST, FLOAT, BOATHOUSE, DECK AND GROIN ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$365, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$500,000; SURETY IN THE AMOUNT OF \$2,000.

Tomales Bay

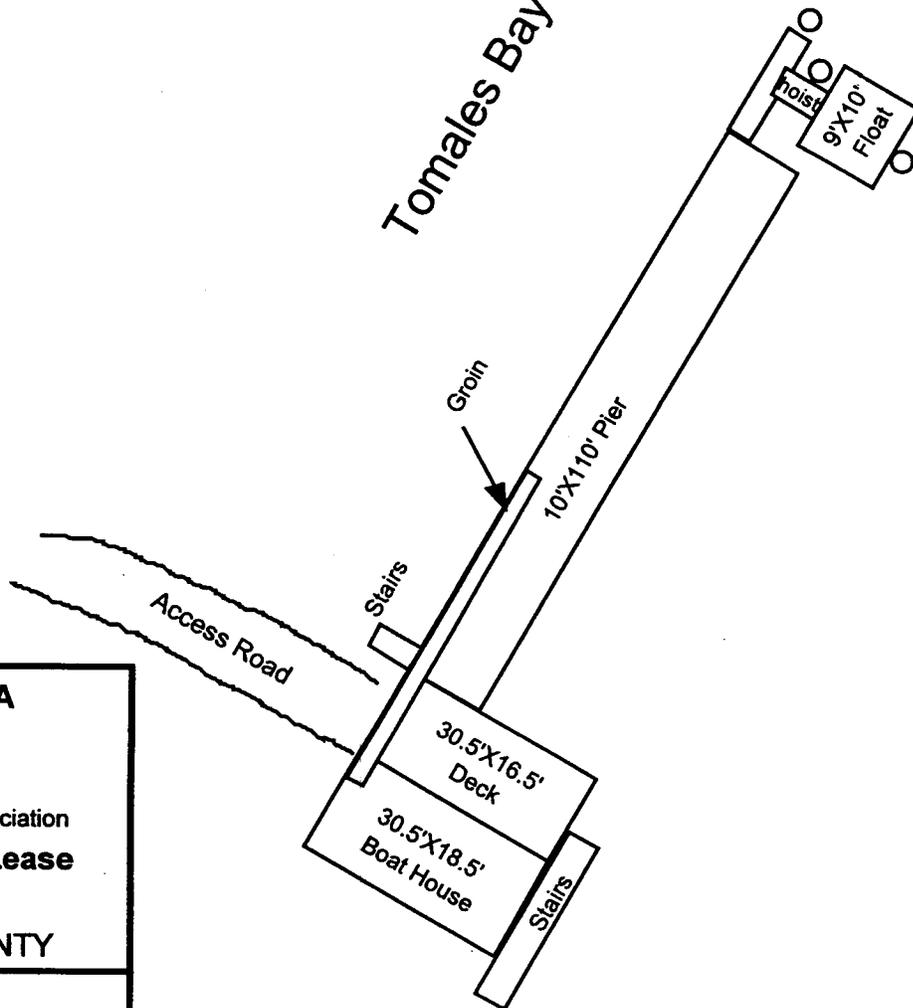


EXHIBIT A

Site Map

WP 4899

Teachers Beach Association

Recreational Lease

Tomales Bay

MARIN COUNTY



This Exhibit 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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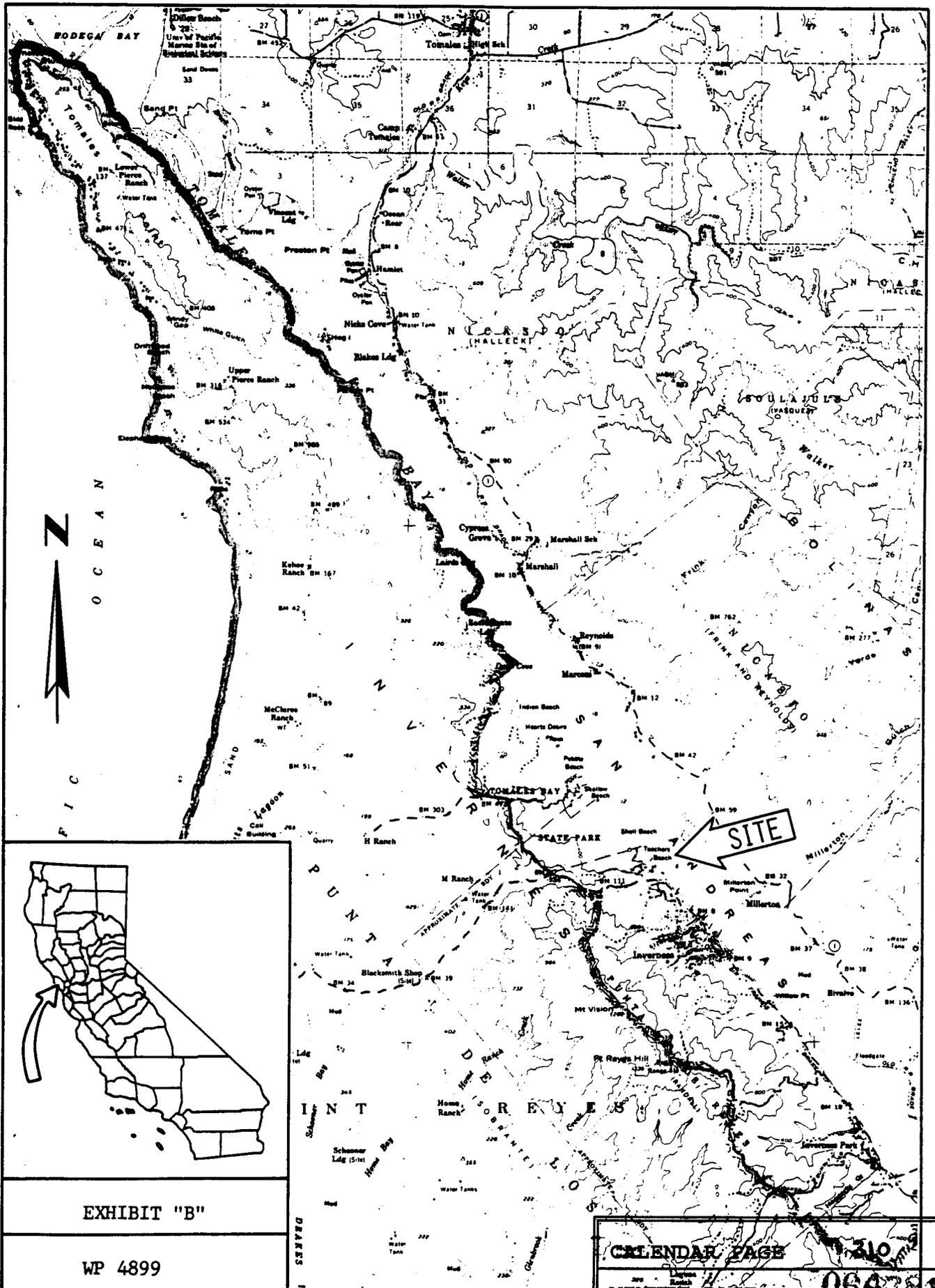


EXHIBIT "B"

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