

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 9-19-00
meeting.

CALENDAR ITEM
C07

A 8
S 4

09/19/00
WP 6445.1
L. Burks

**AMENDMENT OF GENERAL LEASE – COMMERCIAL USE
TO EXTEND LEASE TERM**

LESSEES:

Sadie Ashley, d.b.a. The Spot Resort, and
Mary Ashley, as Joint Tenants
16912 Highway 160
Rio Vista, California 94571

AREA, LAND TYPE, AND LOCATION:

1.17 acres, more or less, of filled tide and submerged lands in the Sacramento River at Brannan Island, near the city of Rio Vista, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an existing residential mobilehome site, eight spaces for trailers or recreational vehicles and 16 parking spaces.

LEASE TERM:

20 years, beginning January 1, 1980.

CONSIDERATION:

\$3,627.39 per year; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

PROPOSED AMENDMENT:

1. The expiration date of this lease shall be extended from December 31, 1999, to October 9, 2002.
2. All other terms and conditions of the lease shall remain in effect without amendment.

OTHER PERTINENT INFORMATION:

1. Applicant has a right to use the uplands adjoining the lease premises.

CALENDAR ITEM NO. C07 (CONT'D)

2. General Lease – Commercial Use Lease No. PRC 6445.1, currently authorizes a residential mobilehome site, eight RV sites for trailers or recreational vehicles and 16 parking spaces, with the sewer, water and electrical facilities located on the adjacent parcel owned by Harry and Ida Weber. The Lessee currently has a signed agreement with the Weber's for the use of these utilities. Effective October 9, 2002, this agreement will expire and the Lessee will no longer have the use of these utilities.
3. Staff of the Commission is recommending that the existing lease be amended to extend the term of the lease to coincide with the Weber's agreement which will expire on October 9, 2002. In the interim, Lessee will submit a revised plan proposing the use of the lease area without the use of these utilities.
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).

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

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.

EXHIBITS:

- A. Land Description
- B. Location Map

PERMIT STREAMLINING ACT DEADLINE:

N/A

CALENDAR ITEM NO. **C07** (CONT'D)

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 THE AMENDMENT OF LEASE NO. PRC 6445.1, A GENERAL LEASE - COMMERCIAL USE, OF LANDS DESCRIBED ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE JANUARY 1, 2000, TO EXTEND THE LEASE TERM TO OCTOBER 9, 2002; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

EXHIBIT A
PRC 6445.1

A parcel of tide and submerged land lying in the bed of the Sacramento River, Sacramento County, State of California, more particularly described as follows:

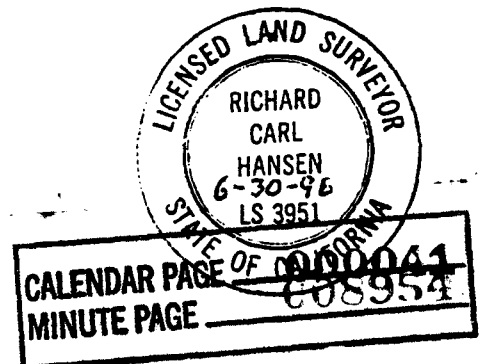
COMMENCING at a northwesterly corner of the exception to the Grant Deed from Herman H. Weber and Ida P. Weber, his wife, to Everett Wilcox, recorded January 15, 1971, in Book 71-01-15, Page 528, in the Office of the Recorder of Sacramento County; thence along the southwesterly line of said exception S 33° 13' 30" E 40.68 feet (N 33° 08' W per Book 71-01-15 Page 538), to the Project Channel Line of the Sacramento River Flood Control Project, said Project Channel Line being the easterly line of that parcel described in the exception to the Joint Tenancy Grant Deed from David N. Patch to Herman H. Weber and Ida Weber, his wife, recorded August 16, 1967 in Book 67-08-16, Page 199, in the Office of the Recorder of Sacramento County; thence along said Project Channel Line, S 15° 02' W 654.68 feet to the POINT OF BEGINNING: thence continuing along said line, also being a portion of the agreed line in Boundary Settlement Agreement B.L.A. No. 198 between Herman H. Weber, et al., and the State of California, recorded Jan. 12, 1981 in Book 810112P1030 Official Records, Sacramento County S 15° 02' W 108.00 feet; thence S 37° 24' E 242.97 feet; thence leaving said agreed line the following fourteen (8) courses:

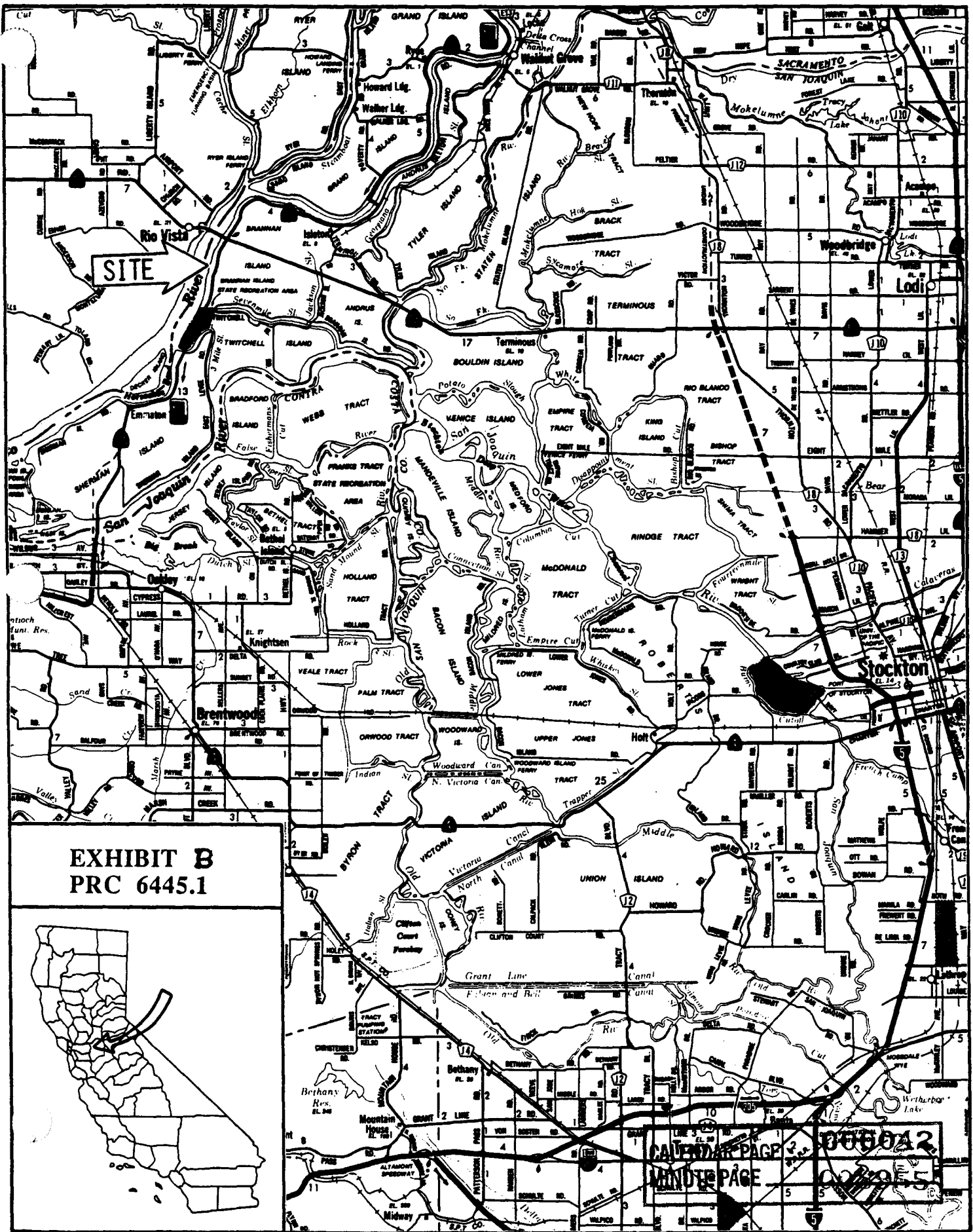
S 25° 53' W	237.00 feet;
N 30° 30' W	164.06 feet;
N 03° 00' W	70.00 feet;
N 01° 00' E	130.00 feet;
N 10° 00' E	88.00 feet;
N 11° 19' 32" E	16.24 feet;
N 10° 00' E	70.00 feet;
S 86° 39' 25" E	38.00 feet to the point of beginning.

END OF DESCRIPTION

PREPARED BY: Richard Hansen

DATE: June 24, 1994





SITE

EXHIBIT B
PRC 6445.1



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