

MINUTE ITEM

This Calendar Item No. C21 was approved as Minute Item No. 21 by the California State Lands Commission by a vote of 3 to 0 at its 04/05/04 meeting.

**CALENDAR ITEM
C21**

A 15
S 5

PRC 5383

04/05/04
WP 5383.1
T. Lipscomb

AUTHORIZE ACCEPTANCE OF A LEASE QUITCLAIM DEED, TERMINATION OF LEASE, AND ISSUANCE OF NEW GENERAL LEASE - RECREATIONAL USE

APPLICANT:

Delta Beach Properties, Inc., a California Non-Profit Mutual Benefit Corporation.

AREA, LAND TYPE, AND LOCATION:

0.10 acres, more or less, of tide and submerged lands in the Sacramento River, near Walnut Grove, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an existing boat launching ramp, two floating boat docks, and two walkways.

LEASE TERM:

Ten years, beginning December 1, 2003.

CONSIDERATION:

\$543 per year, with the State reserving the right to fix a different rent periodically during the lease period.

SPECIFIC LEASE PROVISIONS:

Combined single limit liability insurance coverage of no less than \$500,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.

CALENDAR ITEM NO. C21 (CONT'D)

2. On May 12, 1997, the Commission authorized a ten year General Lease - Recreational Use to Ralph O. and Joyce M. Meader, trustees of the Meader Living Trust. On December 1, 2003, a Grant Deed was recorded transferring the upland from Ralph O. and Joyce M. Meader, trustees of the Meader Living Trust to Delta Beach Properties, Inc., a California Non-Profit Mutual Benefit Corporation. Delta Beach Properties, Inc. has applied for a new General Lease - Recreational Use. The current lease expires in 2007; therefore, we are proposing to issue a new lease to Delta Beach Properties.

3. 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.

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 Plan.
- B. Location Map.

PERMIT STREAMLINING ACT DEADLINE:

N/A

CALENDAR ITEM NO. C21 (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).

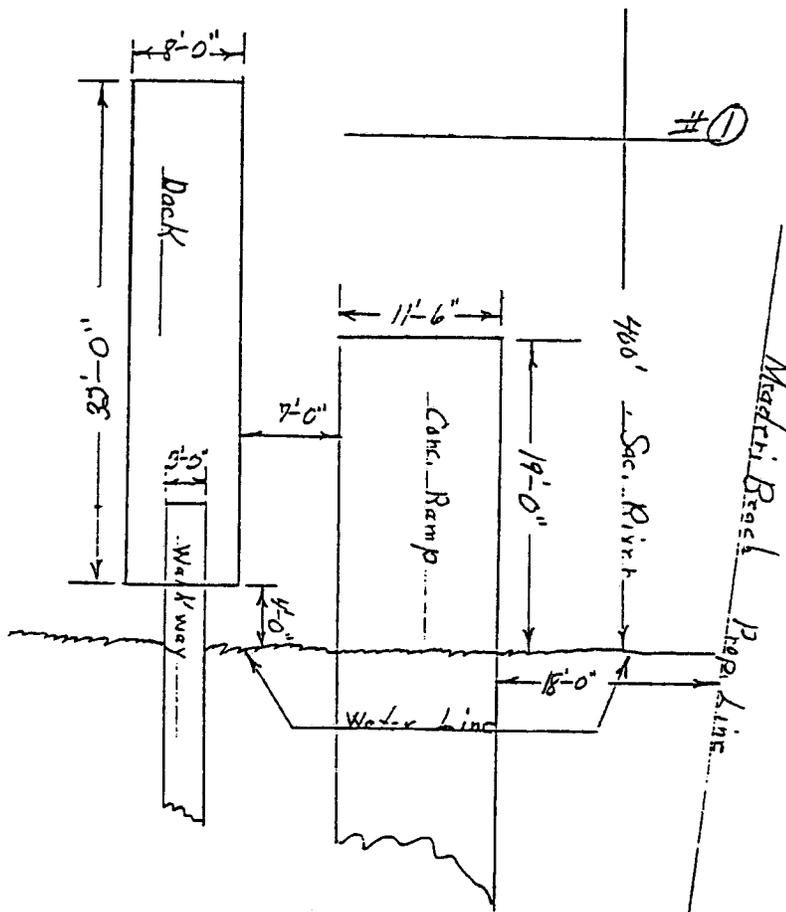
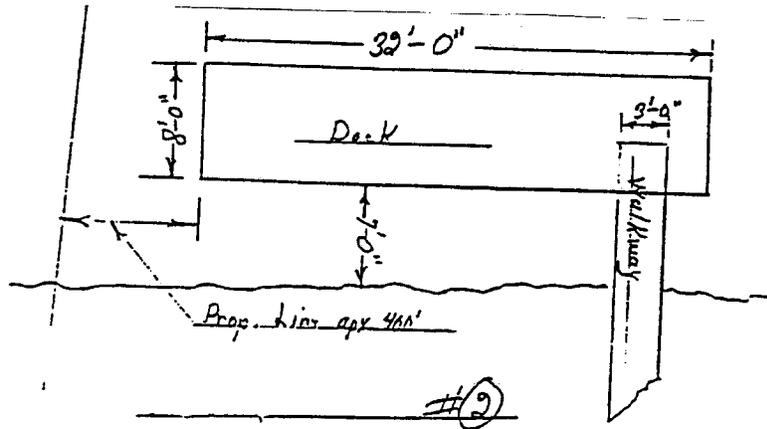
SIGNIFICANT LANDS INVENTORY FINDING:

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:

1. AUTHORIZE ACCEPTANCE OF LEASE QUITCLAIM DEED FROM RALPH O. AND JOYCE M. MEADER, TRUSTEES OF THE MEADER LIVING TRUST AND TERMINATION OF GENERAL LEASE - RECREATIONAL USE, PRC 5383.1, EFFECTIVE NOVEMBER 30, 2003.
2. AUTHORIZE ISSUANCE TO DELTA BEACH PROPERTIES, INC., A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION OF A NEW GENERAL LEASE-RECREATIONAL USE, BEGINNING DECEMBER 1, 2003, FOR A TERM OF TEN YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF A BOAT LAUNCHING RAMP, TWO FLOATING BOAT DOCKS, AND TWO WALKWAYS AS REPRESENTED ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION BEING: OF \$543 PER YEAR WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM; LIABILITY INSURANCE WITH A COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$500,000.

Site Plan



This exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by Lessee or other parties, and is not intended to be, nor shall it be construed as, a waiver or limitation of any state interest in the subject or other property.

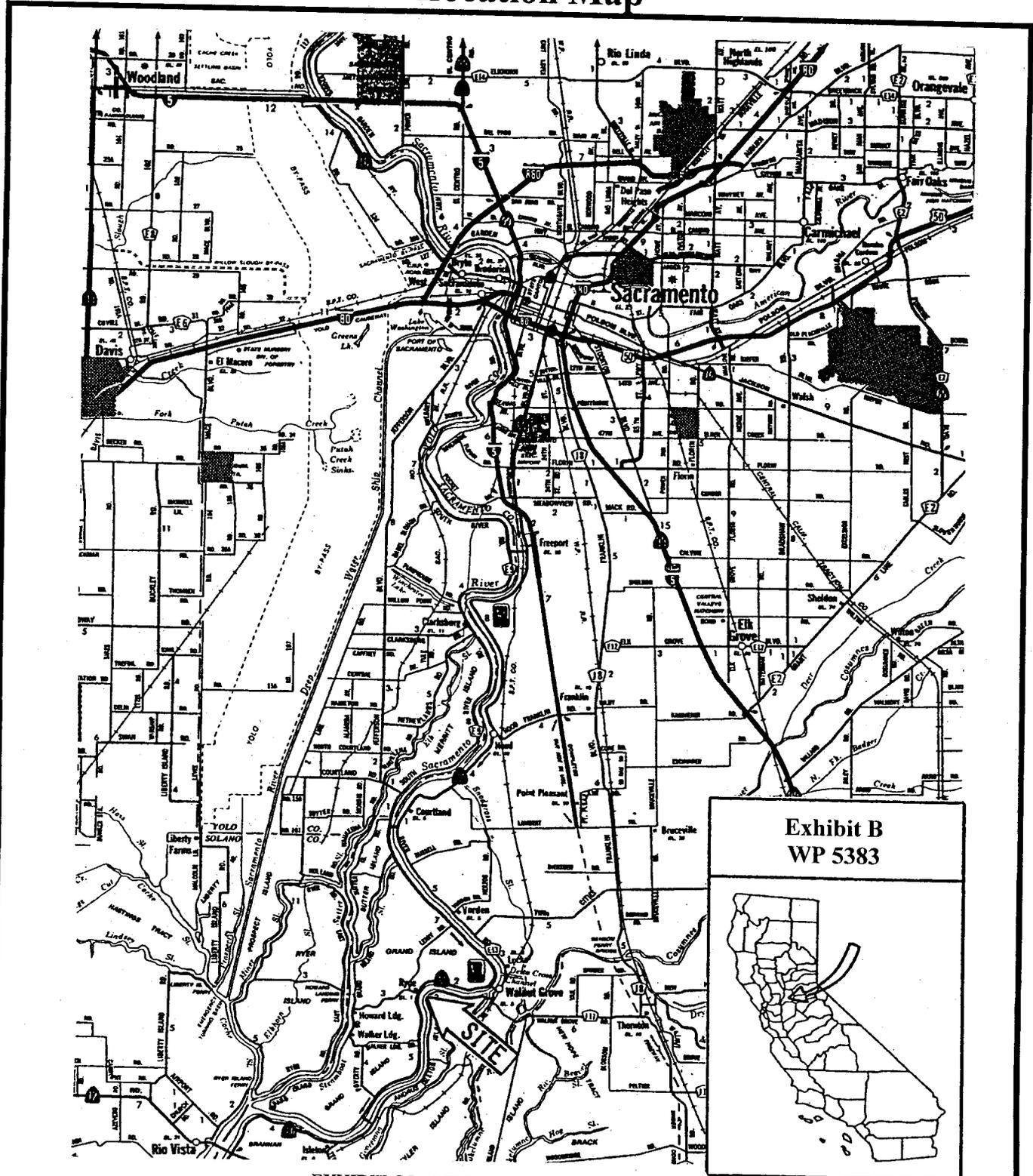
Exhibit A
WP 5383

TKL 02/4/2004

000102
CALENDAR PAGE

000423
MINUTE PAGE

Location Map



**Exhibit B
WP 5383**

EXHIBIT CONSTRUCTED FROM USGS QUAD

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TKL 2/4/2004

000103
CALENDAR PAGE

000424
MINUTE PAGE