

This Calendar Item No. C25 was approved as Minute Item No. 25 by the California State Lands Commission by a vote of 3 to 0 at its 04.05.04 meeting.

**CALENDAR ITEM  
C25**

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PRC 4898

04/05/04  
WP 4898.1  
N. Quesada

**GENERAL LEASE - RECREATIONAL USE**

**APPLICANT:**

Belardo Co., L.P.  
50 Bon Air Center, Ste. 200  
Greenbrae, CA 94904

**AREA, LAND TYPE, AND LOCATION:**

0.04 acres, of sovereign lands in the Corte Madera Creek, Larkspur, Marin County.

**AUTHORIZED USE:**

Continued use and maintenance of a ramp, walkway, and a floating boat dock.

**LEASE TERM:**

Ten years, beginning May 1, 2004.

**CONSIDERATION:**

\$242.00 per annum; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

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

Bond: \$3,000

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.
2. On January 23, 1984, the Commission authorized a General Permit - Recreational Use with Belardo Co., L.P. That lease expires on April 30, 2004. Belardo Co., L.P., is now applying for a new General Lease - Recreational Use. The boat dock is used as an accommodation

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to the ten-unit apartment building on the adjoining upland, located in Larkspur, Marin County.

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.

**EXHIBIT:**

- A. Site Map and 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:**

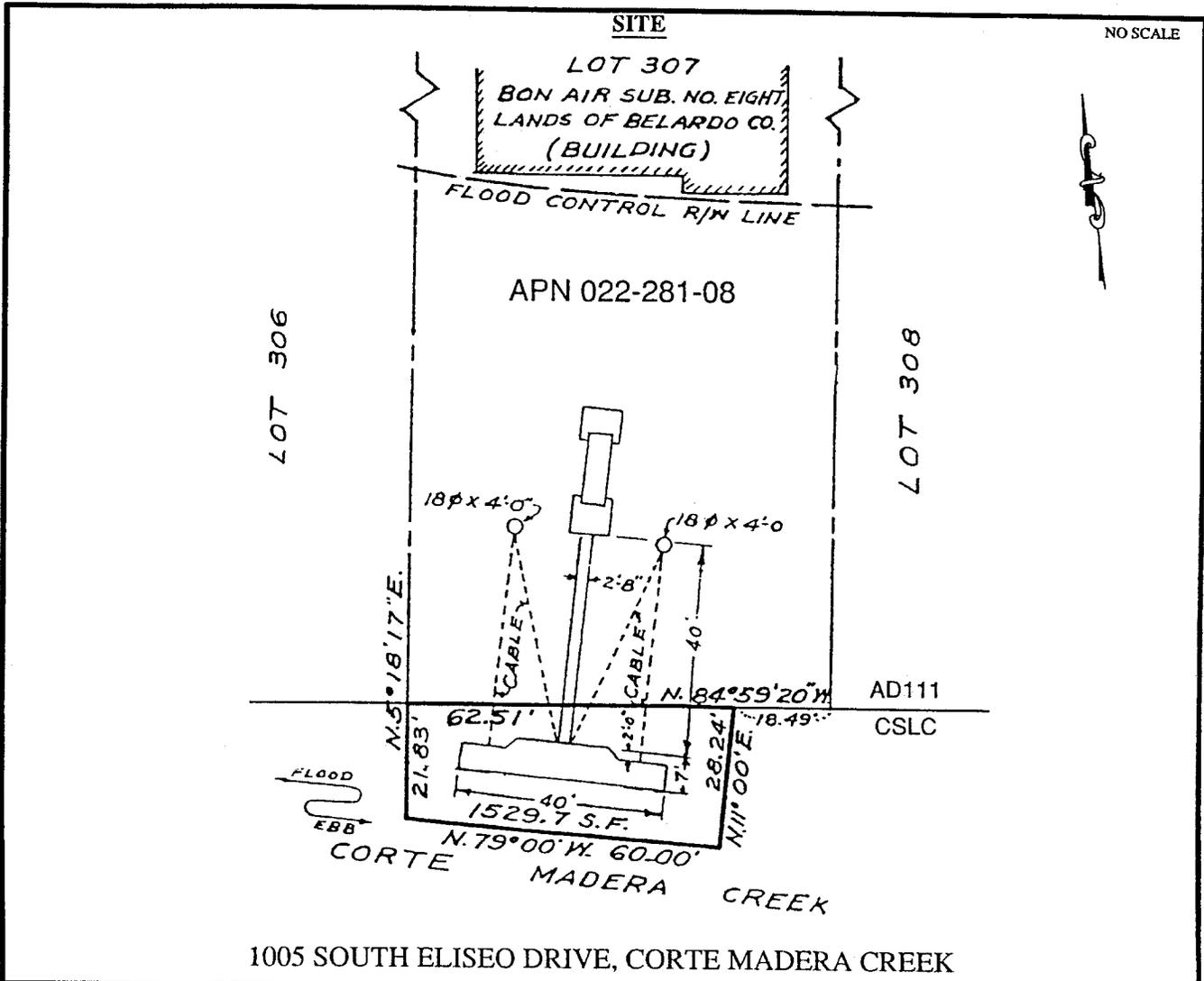
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE

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LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370,  
ET SEQ.

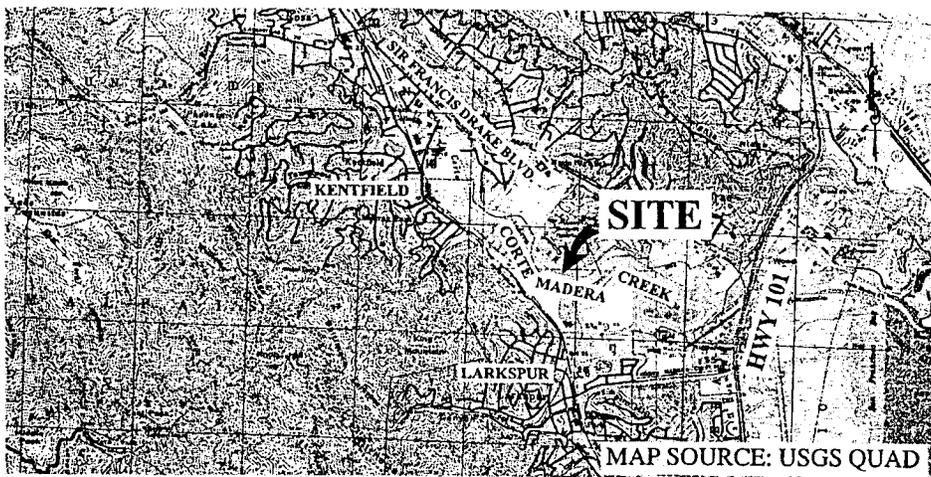
**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO BELARDO CO., L.P., OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING MAY 1, 2004, FOR A TERM OF TEN YEARS, FOR AN EXISTING RAMP, WALKWAY, AND A FLOATING BOAT DOCK, AS REPRESENTED ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION BEING \$242.00 PER ANNUM; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE: COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$500,000; SURETY BOND IN THE AMOUNT OF \$3,000.



NO SCALE

**LOCATION**



**Exhibit A**

PRC 4898.1  
BELARDO CO., L.P.  
APN 022-281-08  
GENERAL LEASE- RECREATIONAL USE  
MARIN COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the 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 any other property.

MJ 03/04

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