

MINUTE ITEM

This Calendar Item No. C55 was approved as Minute Item No. 55 by the California State Lands Commission by a vote of 2 to 0 at its 12-08-05 meeting.

CALENDAR ITEM
C55

A 6
S 3

PRC 6485

12/08/05
WP 6485.9
N. Quesada

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

Bolinas Community Public Utility District

AREA, LAND TYPE, AND LOCATION:

0.580 acres, more or less, of tide and submerged land, located in Bolinas Bay, adjacent to Stinson Beach, city of Bolinas, Marin County.

AUTHORIZED USE:

Continued use and maintenance of an existing groin.

LEASE TERM:

20 years, beginning January 6, 2006.

CONSIDERATION:

The public use and benefit; with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

SPECIFIC LEASE PROVISIONS:

Liability Insurance: Combined single limit coverage of no less than \$1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the uplands adjoining the lease premises.
2. On April 24, 1986, the State Lands Commission issued a General Permit-Protective Structure Use to the Bolinas Community Public Utility District and the Bolinas Beach and Cliff Association for the reconstruction of a 240-foot groin, and for dredging sand from Bolinas Bay onto Brighton Beach. That lease will expire January 5, 2006.
3. The Bolinas Community Public Utility District has applied to obtain a new General Lease – Public Agency Use lease for the continued use and

CALENDAR ITEM NO. C55 (CONT'D)

maintenance of the groin. No repairs or significant maintenance work have been required since its reconstruction in 1988. The Bolinas Community Public Utility District will continue to conduct periodic inspections of the groin, as well as perform maintenance and repair activities on an as-needed basis. The Bolinas Community Public Utility District has established a dedicated maintenance and repair fund for the groin in its annual budget.

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. Site Map
- B. Location Map

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).

CALENDAR ITEM NO. C55 (CONT'D)

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 THE BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING JANUARY 6, 2006 FOR A TERM OF 20 YEARS, FOR AN EXISTING GROIN AS REPRESENTED ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION BEING THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; LIABILITY INSURANCE: COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$1,000,000.

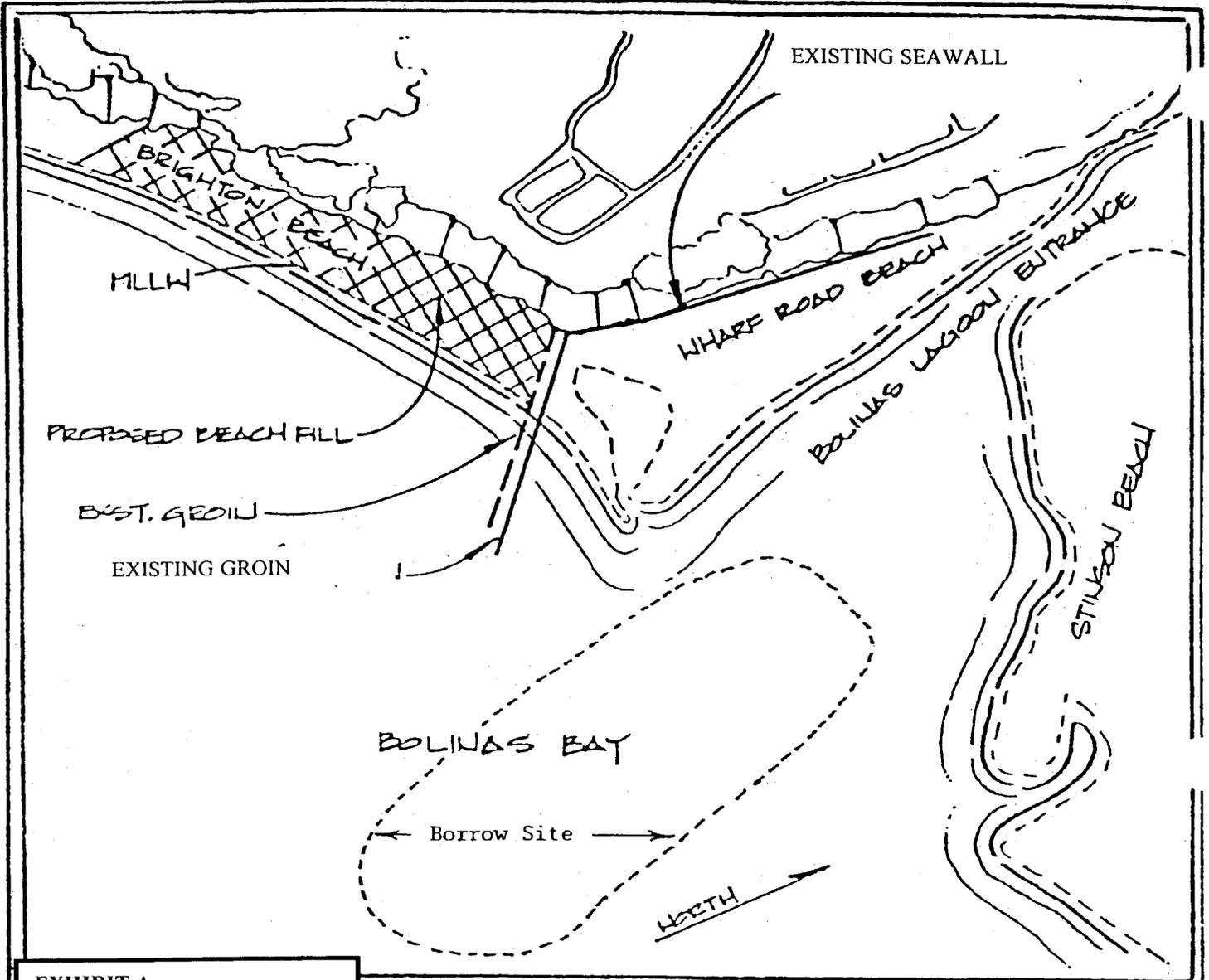
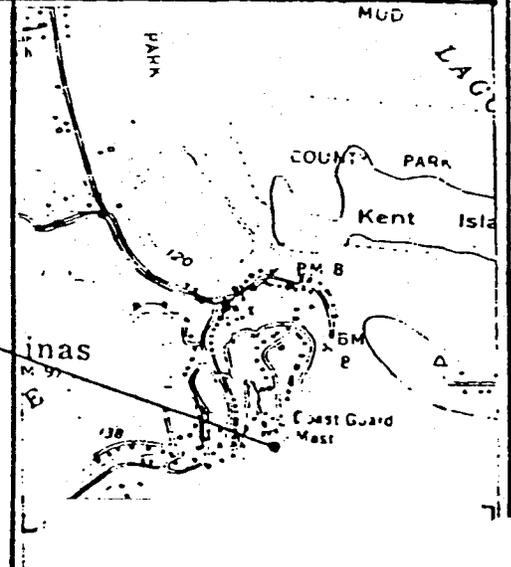


EXHIBIT A
 PRC 6485.9
 Bolinas Community
 Public Utility District

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.



37 54'20" N
 122 40'55" W



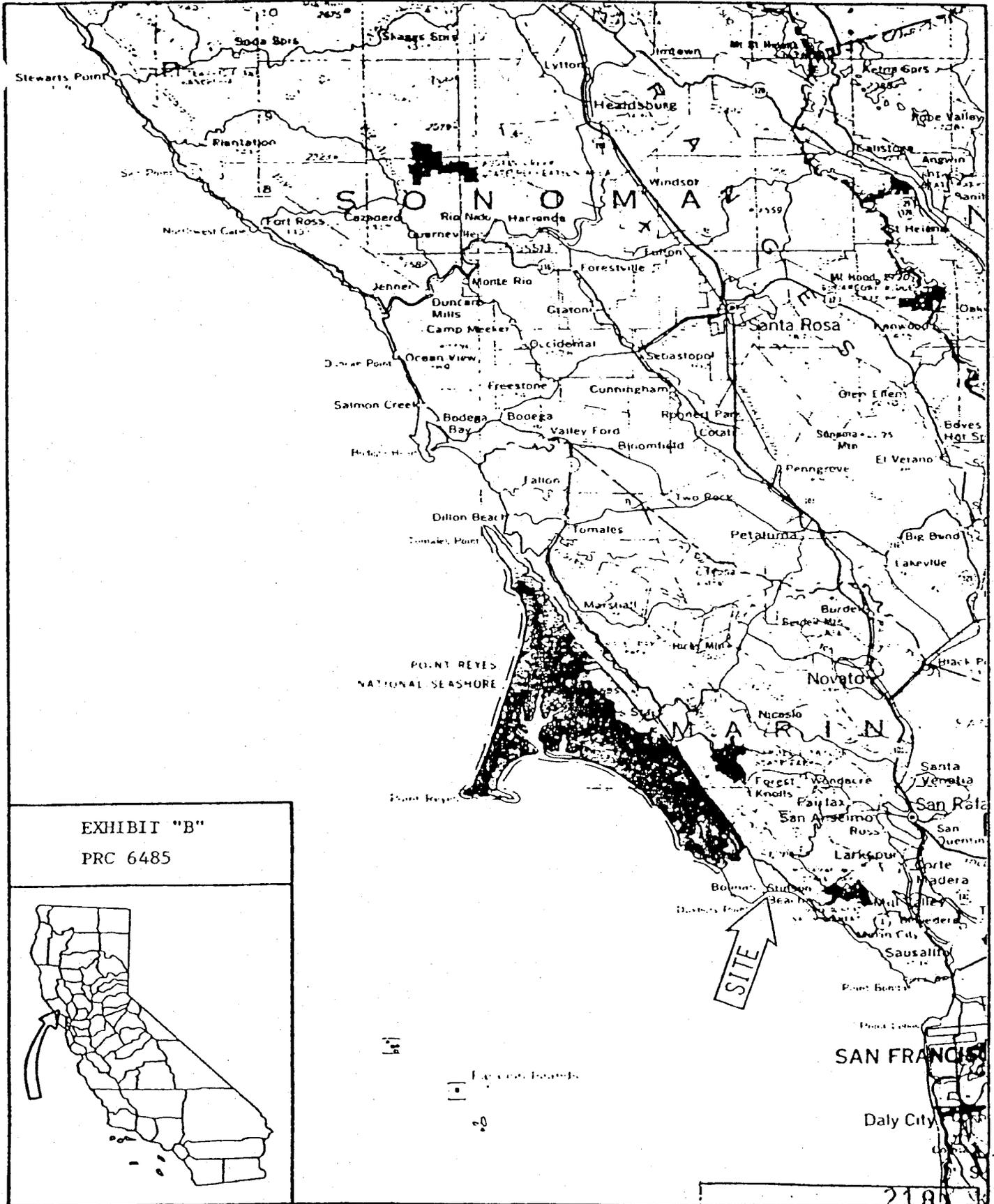


EXHIBIT "B"
 PRC 6485



CALENDAR PAGE 218
 MINUTE PAGE 1027

000274
 CALENDAR PAGE

002313
 MINUTE PAGE

NQ 11/07/05