MINUTE ITEM
This Calendar Item No. C54 was approved as Minute Item No. 54 by the California State Lands Commission by a vote of 3 to 0 at its 05/10/07 meeting.

CALENDAR ITEM
C54

A 11

S 7

PRC 659

05/10/07
WP 659.1
N. Smith

GENERAL LEASE - RECREATIONAL USE

APPLICANT:

Crockett Striped Bass Club
PO Box 58
Crockett, California 94525

AREA, LAND TYPE, AND LOCATION:

1.09 acres, more or less, of sovereign lands in Carquinez Strait, town of Crockett, Contra Costa County.

AUTHORIZED USE:

Continued use and maintenance of existing piers, dock, float and buildings (portion of clubhouse and locker room) as shown on Exhibit A.

LEASE TERM:

20 years, beginning July 19, 2007.

CONSIDERATION:

$5,350 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:

Combined single limit coverage of $3,000,000

Bond:

$20,000

Other:

Inclusion of Best Management Practices for Marina Owners and Operators

OTHER PERTINENT INFORMATION:

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

2. On February 23, 1978, the Commission authorized a General Permit - Recreational Use to Crockett Striped Bass Club; that permit expired July 18, 2002. The Applicant is now applying for a new General Lease - Recreational Use. During the interim period, between July 19, 2002, and July 18, 2007, the lease has been in holdover status. The rent is current; no changes have been made to the lease premises.

3. During the summer of 2006, a beam supporting a portion of the fishing pier failed due to deterioration. Repairs to the pier have been completed. However, access decks to the mooring facilities on the eastern side of the Club have deteriorated to a point where they are unusable. For safety reasons, the Applicant will be removing the decking, joists and beams during the spring and summer of 2007. At this time, the Applicant's plan for the eastern moorings are to leave the piers that are in good shape in place for possible reconstruction of the moorings. The existing piers do not represent a safety hazard because the waters in the area are so shallow they are not navigable except by rowboat during mid to high tides.

4. The lease contains provisions that require the Applicant to implement the Commission's "Best Management Practices for Marina Owners/Operators" and incorporate the Commission's "Best Management Practices for Berth Holders and Boaters", including additional Best Management Practices (BMPs) the Commission subsequently deems appropriate for either of the above categories. In addition, the Applicant shall post the BMPs for Berth Holders and Boaters publication in prominent places within the lease premises. The Applicant must also provide the Commission, on the first anniversary of the lease and tri-ennially thereafter, a report on compliance with all BMPs.

5. **For Areas in Good Repair:**
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.

6. **For Areas Under Repair or Recently Repaired:**
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 2, Replacement or Reconstruction; Title 2, California Code of Regulations, section 2905 (b).

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

7. **For Areas Needing Future Repair:**
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 14, California Code of Regulations, section 15301.

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

8. 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. Land Description

RECOMMENDED ACTION:
IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FOR AREAS IN GOOD REPAIR:
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).

FOR AREAS UNDER REPAIR OR RECENTLY REPAIRED:
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 2, REPLACEMENT OR RECONSTRUCTION; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (b).

FOR AREAS NEEDING FUTURE REPAIR:
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 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15301.

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:

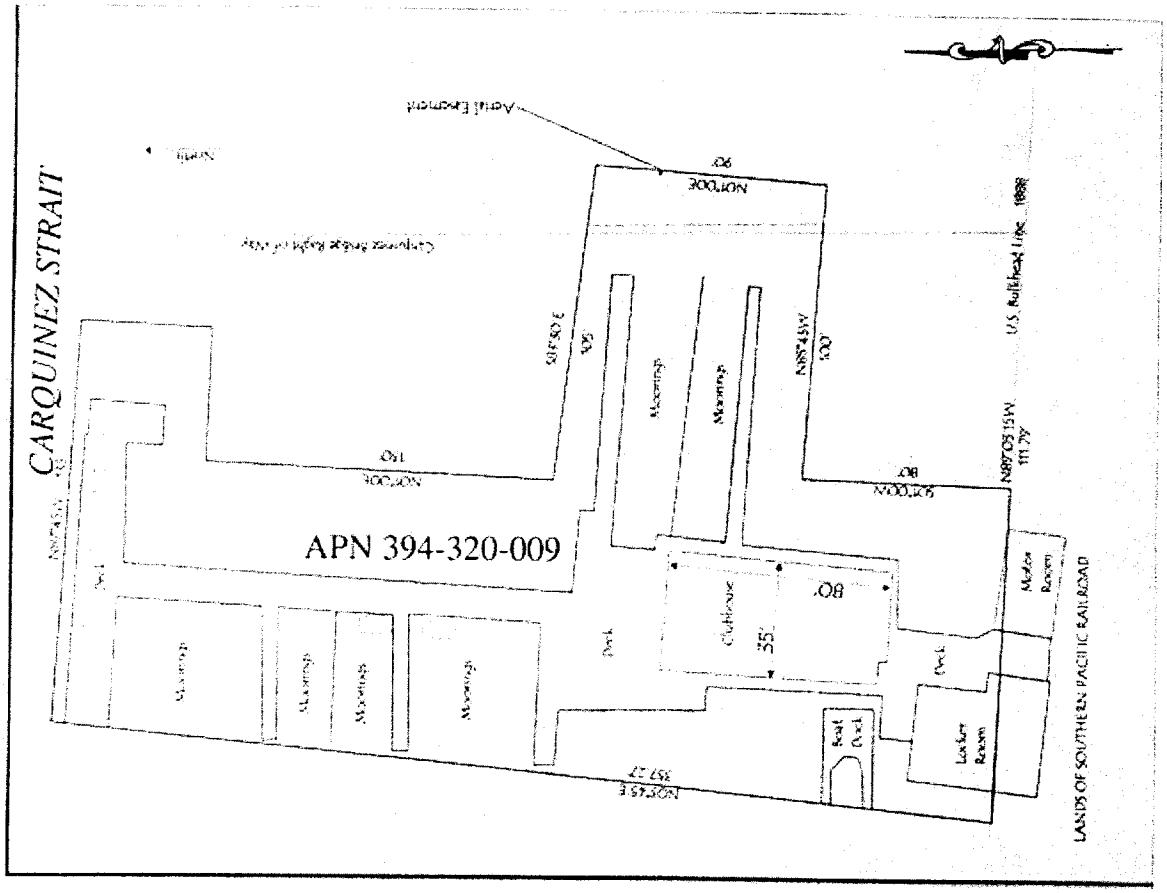
1. ACCEPT $11,250 AS PAYMENT IN FULL FOR RENT FOR THE PERIOD OF JULY 19, 2002, TO JULY 18, 2007; AT THE PREVIOUSLY APPROVED ANNUAL RENT OF $2,250.

2. AUTHORIZE ISSUANCE TO CROCKETT STRIPED BASS CLUB OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING JULY 19, 2007, FOR A TERM OF 20 YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF EXISTING PIERS,

DOCK, FLOAT AND BUILDINGS (PORTION OF CLUBHOUSE AND LOCKER ROOM) AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF $5,350, 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 $3,000,000; SURETY IN THE AMOUNT OF $20,000.

NO SCALE

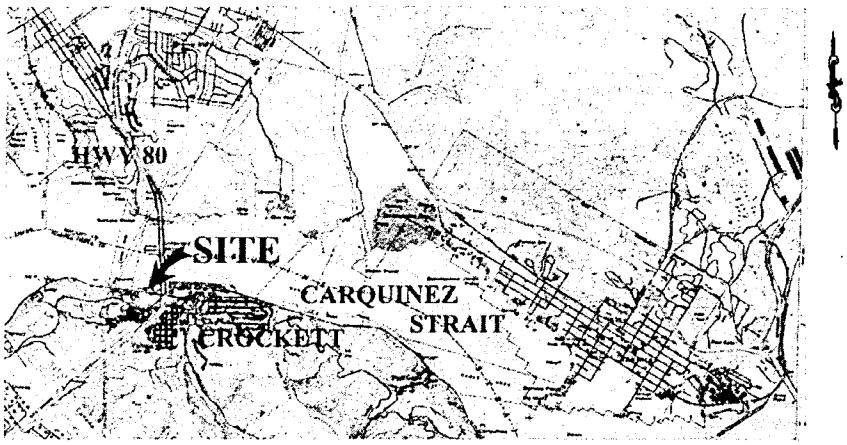
SITE



CARQUINEZ STRAIT NEAR CARQUINEZ BRIDGE, CROCKETT

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit A

WP 659
CROCKETT BASS CLUB
GENERAL LEASE
RECREATIONAL USE
CARQUINEZ STRAIT
CONTRA COSTA COUNTY

MJF 12/14/06

EXHIBIT B

WP 659

A parcel of submerged land lying in Carquinez Strait, Contra Costa County, California, said parcel described as follows:

COMMENCING at United States Army Engineers Harbor line monument number 33, as shown on sheet 6 of that map entitled "Harbor lines for Carquinez Strait, California" dated June 10, 1924; thence N 83° 15' 30" W, 255.96 feet; thence North 145.66 feet to a point on the U. S. Bulkhead line of 1888; thence along said bulkhead line of 1888, N 89° 03' 15" W, 388.19 feet to the POINT OF BEGINNING; thence N 01° 00' E, 80 feet; thence S 85° 45' E, 100 feet; thence N 01° 00' E, 90 feet; thence N 83° 30' W, 105 feet; thence N 01° 00' E, 130 feet; thence S 88° 15' E, 45 feet; thence N 01° 00' E, 50 feet; thence N 87° 45' W, 135 feet; thence S 03° 45' W, 357.27 feet to a point on the U. S. Bulkhead Line of 1888, thence continuing S 03° 45' W, to an intersection with the southerly Railroad Right of Way line of the Southern Pacific Transportation Company as said Right of Way is described in Parcel No. 1 of that Quitclaim Deed from the Southern Pacific Transportation Company, Grantor to the California Hawaiian Sugar Company Grantee, recorded July 21, 1975 in Book 7570, Page 761, Official Records of Contra Costa County, thence along said Right of Way line S 81° 06' 01" E, 122 feet more or less to a point which bears S 01° 00' W from the point of beginning, thence N 01° 00' E to the point of beginning.

EXCEPTING THEREFROM those lands granted for railroad purposes to the Northern Railway Company by Document dated August 25, 1891 recorded August 27, 1891 in Book 60 of Deeds, Page 297, Contra Costa County Recorder's Office.

END OF DESCRIPTION

Prepared W. W. Kunnecke Checked [signature]

Reviewed John K. Heinz Date 8-8-77

DJB.

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CALENDAR PAGE

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