

MINUTE ITEM

This Calendar Item No. C-2  
was approved as Minute Item  
No. 2 by the State Lands  
Commission by a vote of 2  
to 0 at its 2-22-76  
meeting

CALENDAR ITEM

C2.

COMMERCIAL LEASE

7/76  
W 20269  
SJS  
PRC 5133

APPLICANT:

Blackwelders Corporation  
P. O. Box 127  
101 Blackwelders Drive  
Rio Vista, California 94571

AREA, TYPE LAND AND LOCATION:

An 0.26 acre of tide and submerged land in the  
Sacramento River, Solano County near Rio Vista.

LAND USE:

Maintenance of a commercial pier and docking  
facilities.

TERMS OF PROPOSED LEASE:

Initial period: 15 years, from August 6, 1974.  
Renewal options: 2 successive periods of 10 years  
each.  
Surety bond: \$3,000.  
Public liability insurance: \$100,000 - \$300,000  
per occurrence for bodily in-  
jury and \$50,000 for property  
damage.

CONSIDERATION:

\$450 per annum, with the State reserving the  
right to fix a different rental on each fifth  
anniversary of the lease.

BASIS FOR CONSIDERATION:

\$450 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.  
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:

- A. Public Resources Code: Div. 6, Parts 1 & 2.
- B. Administrative Code: Title 2, Div. 3,  
Arts. 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION:

- 1. An Environmental Impact Report is not re-  
quired. This transaction is within the  
purview of 2 Cal. Adm. Code 2907 which  
exempts an existing structure or facility  
that is in an acceptable state of repair

A 4

S 4

CALENDAR ITEM NO. C2. (CONTD)

and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.

2. This project is situated on State land identified as possessing significant environmental values, pursuant to Public Resources Code 5360.1, and is classified in a significant use category, Class B.

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

EXHIBITS:    A. Land Description.    B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE APPLICATION WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 ET SEQ. OF THE PUBLIC RESOURCES CODE.
3. AUTHORIZE ISSUANCE TO BLACKWELDERS CORPORATION OF A 15-YEAR COMMERCIAL LEASE FROM AUGUST 6, 1974; WITH LESSEE'S OPTION TO RENEW FOR 2 SUCCESSIVE PERIODS OF 10 YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$450 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$100,000 - \$300,000 PER OCCURRENCE FOR BODILY INJURY AND \$50,000 FOR PROPERTY DAMAGE; FOR MAINTENANCE OF A COMMERCIAL PIER AND DOCKING FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

W 20269

A parcel of tide and submerged land lying in the bed of the Sacramento River at mile 12.6 in the vicinity of the City of Rio Vista, Solano County, State of California, being more particularly described as follows:

BEGINNING at a point which lies N 32° 27' 30" E a distance of 20.00 feet, and S 57° 20' 46" E a distance of 63.55 feet from the southeasterly corner of Parcel 2 as shown on the Record of Survey of the Block between Old Front Street and New Front Street, Rio Vista as recorded in Book 10 of Surveys, page 37, City of Rio Vista, dated April 15, 1967 and as recorded in the Official Records for Solano County, Book 1445, page 323, dated March 20, 1967; thence S 57° 20' 46" E 70.00 feet; thence S 33° 53' 55" W 190.00 feet; thence N 57° 20' 46" W 70.00 feet; thence N 33° 53' 55" E 190.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying landward of the ordinary high water mark.

END OF DESCRIPTION

Prepared J. Colvin Checked Law  
Reviewed Leroy F. Weed Date 8/27/74

