

Calendar Item No. 211
was approved as a Minute Item
No. 11 by the State Lands
Commission by a vote of 3
to 0 at its 2/24/77
meeting.

CALENDAR ITEM

2/77
PRC 2546.1
EWC

CH1.

AMENDMENT TO SUBLEASE

APPLICANT: The Hayden Company
Crockett, California 94525

AREA, TYPE LAND AND LOCATION:
2,000 square feet of tide and submerged land,
Carquinez Strait at Crockett, Contra Costa County.

LAND USE. Restaurant and docks.

TERMS OF ORIGINAL SUB-LEASE:

Initial period: 5 years from September 18, 1972.

Renewal option: 1 successive period of 5 years.

Public liability insurance: \$1,000,000/\$3,000,000
per occurrence for bodily in-
jury and \$50,000 for property
damage.

Consideration: \$762 with 5-year review.

TERMS OF PROPOSED LEASE:

Initial period: 5 years from September 18, 1972.

Renewal options: 1 successive period of 5 years.

Public liability insurance: \$1,000,000 com-
bined single limit.

CONSIDERATION: \$762 per annum, with the State reserving the
right to fix a different rental on each fifth
anniversary of the lease.

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. The staff has verified that the sublessee cannot buy a \$3,000,000 insurance policy on his operation. According to his insurance agent, the usual amount for restaurant coverage is in the neighborhood of \$300,000 to \$500,000. In this instance \$1,000,000 is a reasonable limit, due to the proximity of water, for protecting the State since

CALENDAR ITEM NO. 11. (CONTD)

the master Lessor, C & H Sugar Company and the sublessor, Dowrelio Boat Company both have large coverage.

2. This action is exempt from CEQA because it is not a "project". Authority: PRC 21065, 14 Cal. Adm. Code 15037.

EXHIBIT: A. Site 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 21065, 14 CAL. ADM. CODE 15037.
2. AUTHORIZE ISSUANCE TO THE HAYDEN COMPANY OF AN AMENDMENT TO LEASE PRC 2546.1; CHANGING THE PROVISION OF PUBLIC LIABILITY INSURANCE FROM \$1,000,000/\$3,000,000 PER OCCURRENCE FOR BODILY INJURY AND \$50,000 FOR PROPERTY DAMAGE, TO \$1,000,000 COMBINED SINGLE LIMIT COVERAGE AND CHANGING THE NAME OF THE SUBLESSEE FROM THE HAYDEN COMPANY, A LIMITED PARTNERSHIP TO THE NANTUCKET FISH COMPANY.