

MINUTE ITEM

This Calendar Item No. C11  
was approved as Minute Item  
No. 11 by the State Lands  
Commission by a vote of 3  
to 0 at its 7/26/77  
meeting.

CALENDAR ITEM

C11.

7/77  
W 320.692  
DR  
PRC 5345

GENERAL LEASE - COMMERCIAL USE

APPLICANT: Edward T. Lippstreu Jr. and  
Susan G. Lippstreu  
1245 Travis Boulevard  
Fairfield, California 94533

AREA, TYPE LAND AND LOCATION:  
An 0.301-acre parcel of tide and submerged  
land in Suisun Slough, near Suisun City,  
Solano County.

LAND USE: Small boat harbor and boat repair shop.

TERMS OF PROPOSED LEASE:

Initial period: 15 years from January 1, 1977.

Renewal options: 3 successive periods of 10  
years each.

Surety bond: \$2,000.

Public liability insurance: \$250,000 per  
occurrence for bodily injury  
and \$50,000 for property  
damage; or combined single  
limit of \$300,000.

CONSIDERATION: \$420 per annum, with the State reserving the  
right to fix a different rental on each fifth  
anniversary of the lease.

BASIS FOR CONSIDERATION:

8% of appraised value of land.

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  
required. This transaction is within the  
purview of 2 Cal. Adm. Code 2907(a) which

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exempts an existing structure or facility that is in an acceptable state of repair 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 6370.1, and is classified in a use category, Class B which authorizes Limited Use.

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.

3. Applicant has received permits from U.S. Corps of Engineers, City of Suisun, and San Francisco Bay Conservation and Development Commission.

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 LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE PUBLIC RESOURCES CODE.
3. AUTHORIZE ISSUANCE TO EDWARD T. LIPPSTREU, JR. AND SUSAN G. LIPPSTREU OF A 15-YEAR GENERAL LEASE - COMMERCIAL USE FROM JANUARY 1, 1977, WITH LESSEE'S OPTION TO RENEW FOR 3 SUCCESSIVE PERIODS OF 10-YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$420 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$2,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$250,000 PER OCCURRENCE FOR BODILY INJURY AND \$50,000 FOR PROPERTY DAMAGE; OF COMBINED SINGLE LIMIT OF \$300,000 FOR SMALL BOAT HARBOR AND BOAT REPAIR FACILITY ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

W 320,692

Two parcels of tide and submerged land in the bed of Suisun Slough, Solano County, California, said parcels lying adjacent to that certain Parcel "C" described in the deed recorded in Book 1590, page 516, Official Records of Solano County, said parcels bounded by the following numbered courses:

Parcel 1

1. On the north by the easterly extension of the north line of said parcel "C";
2. On the south, by a line parallel with and 116 feet southerly of the easterly extension of said north line of said parcel "C";
3. On the east by a line parallel with and 10 feet easterly of the most easterly edge of an existing boat storage structure;
4. On the west by the westerly line of said parcel "C".

Parcel 2

1. On the north by a line parallel with and 83 feet northerly of the easterly extension of the south line of said parcel "C";
2. On the south by a line parallel with and 23 feet northerly of the easterly extension of the south line of said parcel "C";
3. On the east by a line parallel with and 10 feet easterly of the most easterly edge of an existing wooden dock;
4. On the west by the westerly line of said parcel "C".

EXCEPTING THEREFROM any portion of the 2 above described parcels lying landward of the ordinary high water mark of the Suisun Slough.

ALSO

A parcel of tide and submerged land in the bed of Suisun Slough, Solano County, California, said parcel lying adjacent to that certain land described in the Grant Deed recorded October 4, 1960, in Book 1046, page 460, Official Records of Solano County, said parcel bounded by the

following numbered courses:

1. On the north by the easterly extension of the centerline of Line Street;
2. On the south by a line parallel with and 75 feet southerly of the centerline of Line Street;
3. On the east by a line parallel with and 10 feet easterly of the most easterly edge of an existing boat shed;
4. On the west by the easterly line of Kellogg Street,

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the Suisun Slough.

END OF DESCRIPTION

Prepared M. L. Swan

Checked F. W. Hoff

Reviewed J. J. Sumner

Date 2/23/77