

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 11/26/77  
meeting.

CALENDAR ITEM

C11.

1/78  
PRC 2164.1  
W 2033i  
Reese

GENERAL LEASE  
COMMERCIAL USE

APPLICANT: P.S.P. Properties Corporation  
331 Pennsylvania Avenue  
San Francisco, California 94107

AREA, TYPE LAND AND LOCATION: A 1.286 acre parcel of tide and submerged  
land in the Albion River, Mendocino County.

LAND USE: Commercial marina.

TERMS OF ORIGINAL LEASE:

Initial period: 8 years from May 13,  
1958.

Renewal options: 2 successive periods  
of 10 years each. One  
period of 10 years has  
been exercised at an  
annual rental of \$157.50.

Surety bond: \$1,000.

Consideration: \$100 per annum.

TERMS OF PROPOSED AMENDMENT RENEWAL:

Initial period: 15 years from May 13,  
1976.

Renewal options: 3 successive periods  
of 10 years each.

Surety bond: \$3,000.

Public liability insurance: Combined single  
limit coverage \$300,000.

CONSIDERATION: \$880 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.

A 2 Replaced in kind 7/21/78 due to bad xerox copy.

S 2

CALENDAR ITEM NO. C11. (CONT'D)

**PREREQUISITE TERMS, FEES AND EXPENSES:**  
Applicant is owner of upland.

Filing fee and environmental costs have been received.

**STATUTORY AND OTHER REFERENCES:**

- A. Public Resources Code: Div. 6, Part 1 & 2.  
B. Administrative Code: Title 2, Div. 3,  
Aits. 1, 2, 6.5,  
10 & 11.

**OTHER PERTINENT INFORMATION:**

1. A Final EIR was prepared by the Staff of the Commission, pursuant to CEQA and implementing regulations.
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.
3. The preparation of the EIR and application for the lease was extensively coordinated with the following agencies listed below. All of the concerned agencies have reached consensus that development on the Albion River will be limited to existing areas and Albion Flat; because of the estuarine value of the waterway.

**APPROVALS OBTAINED:**

Coastal Zone Commission, United States  
Army Corps of Engineers, Regional Water  
Quality Control Board, Department of Navigation  
and Ocean Development, U. S. Fish and Wildlife,  
Department of Fish and Game.

**EXHIBITS:**

- A. Land Description.      B. Location Map.  
C. EIR.

**IT IS RECOMMENDED THAT THE COMMISSION:**

1. DETERMINE THAT A FINAL EIR HAS BEEN PREPARED FOR THIS PROJECT BY THE STAFF OF THE COMMISSION, FOLLOWING EVALUATION OF COMMENTS AND CONSULTATION WITH PUBLIC AGENCIES WHICH WILL ISSUE APPROVALS FOR THE PROJECT.

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2. CERTIFY THAT THE FINAL EIR #205 HAS BEEN COMPLETED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED, AND THE STATE GUIDELINES, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. DETERMINE THAT THE PROJECT IS CONSISTENT WITH THE PROVISIONS OF ARTICLE 6.5 OF TITLE 2 OF CALIFORNIA ADMINISTRATIVE CODE.
5. 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.
6. AUTHORIZE ISSUANCE TO P.S.P PROPERTIES CORPORATION OF A 15-YEAR GENERAL LEASE - COMMERCIAL USE FROM MAY 13, 1976, WITH THE LESSEE'S OPTION TO RENEW FOR 3 SUCCESSIVE PERIODS OF 10 YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$880, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISIONS OF A \$3,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE, COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR A COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

W 20331

A parcel of tide and submerged land, approximately 1650 feet long by 35 feet wide, in the bed and along the present right bank of the Albion River, situated in Section 28, T16N R17W, M21, Mendocino County, California, said parcel being adjacent to and southerly and easterly of Parcel 4, described in the deed recorded in Book 909, page 453, Mendocino County Records.

END OF DESCRIPTION

Prepared

*M.A. [Signature]*

Checked

*[Signature]*

Reviewed

*[Signature]*

Date

*1/19/77*