

MINUTE ITEM

This Calendar Item No. C 7
was approved as Minute Item
No. 7 by the State Lands
Commission by a vote of 3
to 2 at its 8/26/82
meeting.

CALENDAR ITEM

SLC 07

8/26/82
W 22572
WP 3820
Reese
Lipphardt
PRC 3820

TERMINATION OF ORIGINAL LEASE PRC 3820.1
AND APPROVAL OF A REPLACEMENT GENERAL PERMIT -
RECREATIONAL USE

APPLICANT: Bridge Marina Yacht Club
Route 1, Box 524
Antioch, California 94509

AREA, TYPE LAND AND LOCATION:
Parcel A-1, a 0.200-acre parcel of tide
and submerged land in the San Joaquin River,
Contra Costa County, and Parcel A-2, a
0.03-acre parcel of tide and submerged
land in Dutch Slough, Contra Costa County.

LAND USE: Maintenance and operation of a yacht club
building, mooring facilities and accommodation
dock.

TERMS OF ORIGINAL LEASE:
Initial period: 15 years from September 25,
1967.

Renewal options: Three successive periods
of ten years each.

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Surety bond: \$5,000.

Public liability insurance: \$200,000/600,000
per occurrence for bodily
injury and \$10,000 for
property damage.

Consideration: \$463.40 per annum.

TERMS OF PROPOSED PERMIT:

Initial period: 30 years from September 24,
1982.

Surety bond: \$5,000.

Public liability insurance: Combined single
limit coverage of \$1,000,000.

Consideration: \$590 per annum: \$540 per annum for Parcel
A-1; \$50 per annum for Parcel A-2, with
the State reserving the right to fix a
different rental on each fifth anniversary
of the permit.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is permittee of upland.

Lessee has submitted rental payment of
\$590 for the period of September 25, 1982
to September 24, 1983.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14,
Div. 6.

AB 884:

N/A.

OTHER PERTINENT INFORMATION:

1. Staff contacted the lessee with the
suggestion to consolidate the three
ten-year renewal options into one term
of thirty years, to have the proposed
replacement lease reflect the current
lease format and to place a newly acquired
dock under lease. Lessee has agreed
with the Commission staff's recommendations
and has executed the proposed replacement

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document. The original lease, authorized by the Commission and effective on September 25, 1967, is therefore being terminated, effective September 24, 1982.

2. This project is exempt from CEQA because it involves maintenance of existing facilities, pursuant to 2 Cal. Adm. Code 2905, Class 1.
3. The project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1 and is classified in use categories "A" and "B" which authorize Restricted and Limited Use. The project, as proposed, will not have a significant effect upon the identified environmental values.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2905; AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.
2. AUTHORIZE TERMINATION OF ORIGINAL LEASE PRC 3820.1, EFFECTIVE SEPTEMBER 23, 1982, AND ISSUANCE TO BRIDGE MARINA YACHT CLUB OF A 30-YEAR GENERAL PERMIT - RECREATIONAL USE, FROM SEPTEMBER 24, 1982; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$590 PER ANNUM, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR MAINTENANCE AND OPERATION OF AN EXISTING YACHT CLUB BUILDING, MOORING FACILITIES AND AN EXISTING ACCOMMODATION DOCK ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

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Two parcels of State-owned land in Contra Costa County, California, described as Parcel A-1 and A-2 below:

PARCEL A-1

A parcel of tide and submerged land along the left bank of the San Joaquin River, Contra Costa County, being approximately 650 feet west of the Antioch Bridge (State Highway Route 24) described as follows:

COMMENCING at a point on the left bank of the San Joaquin River, said point being the southwest corner of that certain lease agreement between the California State Lands Commission, as party of the first part, and Carl Newbury and L. W. Mehaffey, as parties of the second part, issued under the Public Resources Code of the State of California on April 28, 1960, and on file with the California State Lands Commission as PRC 2569.1; thence from said point of beginning N 82° 20' 16" W 76.22 feet and N 87° 49' 06" W 77.29 feet to the point of beginning; thence the following five courses:

1. N 87° 49' 06" W 58.89 feet;
2. S 83° 47' 42" W 47.39 feet, to the southwest corner of Tideland Location 236 as same was patented to W. W. Douglass on March 25, 1904; thence along said boundary
3. N 00° 08' 54" E 86.71 feet;
4. S 89° 23' E 105.00 feet; and
5. S 00° 31' E 82.70 feet to the point of beginning.

PARCEL A-2

A parcel of tide and submerged land situated in Dutch Slough, Contra Costa County, California, approximately one mile upstream from the San Joaquin River, and being more particularly described as follows:

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EXHIBIT "A"

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A strip of land 17 feet wide situated under an existing concrete dock, said dock being adjacent to and easterly of an unnamed island in Dutch Slough, said island being shown by the Contra Costa Assessor as Parcel No. 37-191-16 on the 1980-81 tax rolls; said strip lying 7 feet westerly and 16 feet easterly of the following described line:

BEGINNING at a point 10 feet southerly of the south-east corner of said dock, and being on the southerly extension of the easterly line of said dock; thence northerly along said extension 10 feet to the south-east corner of said dock; thence along the easterly side of said dock 60 feet to the northeast corner of said dock; thence northerly along the northerly extension of the easterly line of said dock, 10 feet to the end of this line.

END OF DESCRIPTION

REVISED MAY 14, 1982 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

