

MINUTE ITEM  
This Calendar Item No. C9  
was approved as Minute Item  
No. 9 by the State Lands  
Commission by a vote of 3  
to 0 at its 8/10/88  
meeting

CALENDAR ITEM

A 4  
S 2

C09

08/10/88  
WP 6109 PRC 6109  
Bancroft

AMENDMENT OF GENERAL LEASE - COMMERCIAL USE

LESSEE: Donald G. Decker  
dba Snug Harbor Marina  
3356 Snug Harbor Drive  
Walnut Grove, California 95690

AREA, TYPE LAND AND LOCATION:  
A 0.944-acre parcel of tide and submerged land,  
located in Steamboat Slough at Martins Island,  
Solano County.

LAND USE: Marina facility.

TERMS OF ORIGINAL LEASE:

(1.01 Acre; lease issuance authorized  
February 9, 1982, Minute Item No. 26)

Initial period: 20 years beginning  
December 1, 1981.

Surety bond: \$3,000.

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

Consideration: \$1,360 per annum; five-year  
rent review.

TERMS OF PROPOSED AMENDMENT:

A. Reduction of lease area to 0.944 acre,  
effective December 1, 1986; and

B. Adjustment of annual rental to \$1,575 per  
annum, effective December 1, 1986, based  
upon the revised area and a new appraisal

CALENDAR ITEM NO. C 09 (CONT'D)

dated May 25, 1988.

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. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

- 2. Donald G. Decker, dba Snug Harbor Marina, Lessee, seeks to modify the acreage described in the lease to reflect actual use, and a proportionate adjustment in rental. Staff has examined the facts and supports the Lessee's request.

APPROVALS OBTAINED:

None.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

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

IT IS RECOMMENDED THAT THE COMMISSION:

- 1. FIND THAT THE ACTIVITY IS XEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.

CALENDAR ITEM NO. 09 (CONT'D)

2. AUTHORIZE AN AMENDMENT TO LEASE PRC 6109, EFFECTIVE DECEMBER 1, 1986, PROVIDING FOR:
  - A) ANNUAL RENTAL IN THE AMOUNT OF \$1,575, BEGINNING ON SAID EFFECTIVE DATE; AND
  - B) DELETION OF THE LAND DESCRIPTION DATED SEPTEMBER 11, 1981, IN SAID LEASE PRC 6109 AND REPLACING IT WITH THE LAND DESCRIPTION DATED FEBRUARY 11, 1988 IDENTIFIED AS EXHIBIT "A", ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.
3. DETERMINE THAT EXCEPT FOR THE CHANGES AUTHORIZED HEREIN, THAT ALL OTHER TERMS AND CONDITIONS OF SAID LEASE PRC 6109 SHALL REMAIN IN FULL FORCE AND EFFECT.

CALENDAR PAGE	56
MINUTE PAGE	2059

EXHIBIT "A"

LAND DESCRIPTION

WP 6109

Those parcels of tide and submerged land in the bed of Steamboat Slough, Solano County, State of California, more particularly described as follows:

All that tide and submerged land lying immediately beneath 12 docks and related facilities, said docks and related facilities lying within a strip of land of varying width 1410 feet in length adjacent to the easterly side of the southerly half of Martin's Island, being bounded on the west by the ordinary high water mark of Steamboat Slough and on the north by the southeasterly extension of that certain course identified as N 72°15'30" W 76.30 feet as said course is shown on that certain map entitled, "Resurvey of S&O 544" recorded in Book 7 of Surveys at Page 63, Solano County Recorder's Office; said strip containing those 12 existing or proposed docking facilities as shown on U.S. Corps of Engineer's Public Notice No. CE SAC 87-7451A TOGETHER WITH the necessary use areas extending 10 feet from the extremities of said docking facilities.

END OF DESCRIPTION

REVISED FEBRUARY 11, 1988 BY BIU 1.

0724b (2256C)

CALENDAR PAGE	57
MINUTE PAGE	2060

EXHIBIT "A"

LAND DESCRIPTION

WP 6109

Those parcels of tide and submerged land in the bed of Steamboat Slough, Solano County, State of California, more particularly described as follows:

All that tide and submerged land lying immediately beneath 12 docks and related facilities, said docks and related facilities lying within a strip of land of varying width 14.0 feet in length adjacent to the westerly side of the southerly half of Martin's Island, being bounded on the west by the ordinary high water mark of Steamboat Slough and on the north by the southeasterly extension of that certain course identified as N 72°15'30" W 76.30 feet as said course is shown on that certain map entitled, "Resurvey of S&O 544" recorded in Book 7 of Surveys at Page 63, Solano County Recorder's Office; said strip containing those 12 existing or proposed docking facilities as shown on U.S. Corps of Engineer's Public Notice No. CE SAC 87-7451A TOGETHER WITH the necessary use areas extending 10 feet from the extremities of said docking facilities.

END OF DESCRIPTION

REVISED FEBRUARY 11, 1988 BY BIU 1.

0724b

CALENDAR PAGE	58
MINUTE PAGE	2061

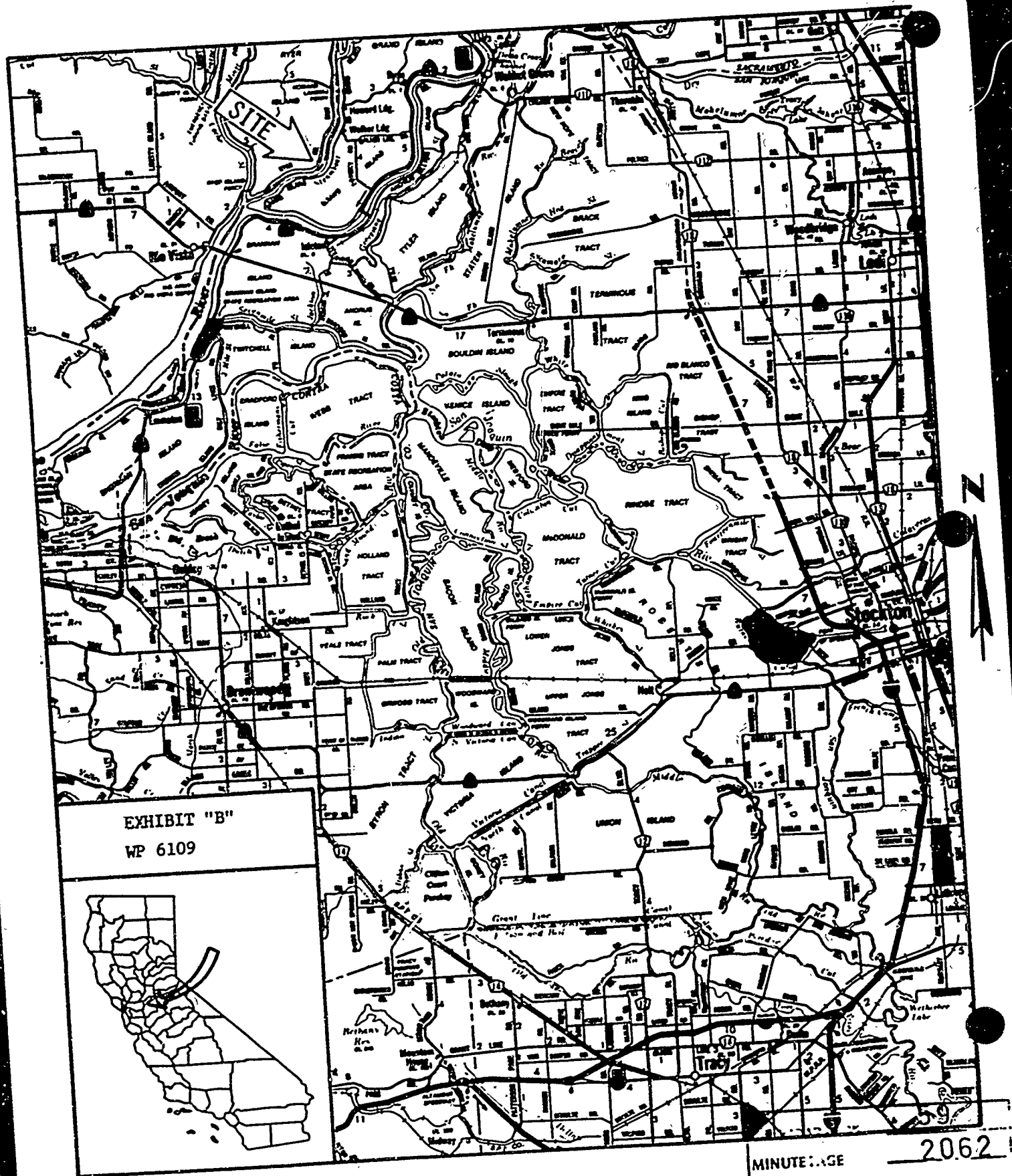


EXHIBIT "B"  
 WP 6109



MINUTE AGE 20.62