

MINUTE ITEM
This Calendar Item No. C08 was approved as
Minute Item No. 08 by the California State Lands
Commission by a vote of 3 to 0 at its
4/20/00 meeting.

**CALENDAR ITEM
C08**

A 17
S 5

04/20/00
PRC 2832.1 WP 2832.1
L. Burks

**THIRD RENEWAL OF
GENERAL LEASE – RECREATIONAL USE**

APPLICANT:

Scannavino Properties I, A Limited Partnership
5463 Cherokee Road
Stockton, California 95215-1128

AREA, LAND TYPE, AND LOCATION:

24.94 acres, more or less, of partially filled tide and submerged lands in the historic bed of the San Joaquin River, adjacent to Hog Island, Rindge Tract, near the city of Stockton, San Joaquin County.

AUTHORIZED USE:

Continued use and maintenance of an existing 12 foot by 50 foot floating boat dock and filled tide and submerged land utilized for recreational purposes.

LEASE TERM:

Ten years, beginning January 22, 1997.

CONSIDERATION:

\$3,220 per year; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance: Combined single limit coverage of \$100,000.

Other:

The renewal is conditioned on the rights of the United States of America to place spoil material on the premises, and to perform all other rights previously conveyed by the State of California for the San Joaquin River and Stockton Channel Project.

CALENDAR ITEM NO. C08 (CONT'D)

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. On January 22, 1962, the Commission issued to Al Scannavino a 15 year General Lease – Recreational Use, Lease No. PRC 2832.1 with two ten-year renewal periods.
3. On October 29, 1979, the Commission issued to Al Scannavino an amendment and renewal of General Lease – Recreational Use Lease No. PRC 2832.1 to bring said agreement into conformance with present lease standards of Lessor and to increase the total number of renewal options to three ten-year periods.
4. On December 23, 1986, the Commission issued to Madaline Scannavino, successor in interest to Al Scannavino, the second ten-year renewal option of General Lease – Recreational Use, Lease No. PRC 2832.1.
5. This is an application to exercise the third ten-year renewal option of the subject lease. The terms of the lease amendment dated May 15, 1981, waived the standard five-year rent review. The partially filled tide and submerged land continues to be utilized for recreational purposes.
6. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

7. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

CALENDAR ITEM NO. C08 (CONT'D)

EXHIBITS:

- A. Land Description
- B. Location Map

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO SCANNAVINO PROPERTIES I, A LIMITED PARTNERSHIP OF A THIRD RENEWAL OF GENERAL LEASE - RECREATIONAL USE, LEASE NO. PRC 2832.1, BEGINNING JANUARY 22, 1997, FOR A TERM OF TEN YEARS, FOR CONTINUED USE OF AN EXISTING FLOATING BOAT DOCK AND PARTIALLY FILLED TIDE AND SUBMERGED LAND FOR RECREATIONAL PURPOSES ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$3,220; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$100,000.

EXHIBIT "A"

LAND DESCRIPTION

WP 2832

Two parcels of land in the bed of the San Joaquin River, adjoining Hog Island, San Joaquin County, California, said parcels being more particularly described as follows:

PARCEL A

All of Parcel 17-C-S as shown upon U. S. Engineer's parcel map entitled "Property to be acquired from State of California for Use on the Stockton Deep Water Channel".

PARCEL B

That portion of Parcel 17-A-S as shown upon the aforementioned U. S. Engineer's parcel map, described as follows:

BEGINNING at a point on the left bank of the San Joaquin River which bears S69°21'02"W, 1897.83 feet from U.S.E.D. Mon. No. 154 D.W.; thence along said left bank the following courses and distances:

- N89°15'E, 282.03 feet,
- S67°19'E, 338.00 feet,
- S33°20'E, 337.82 feet,
- S 4°41'E, 472.70 feet,
- S 5°57'W, 390.06 feet,
- S26°03'W, 433.82 feet,
- S43°58'W, 403.84 feet, and
- S41°13'W, 519.27 feet to a point on

the northerly boundary line of the 750-foot Stockton Deep Water Channel right of way strip (said point being on the arc of a circular curve concave northeasterly, the center of which curve bears N54°43'08"E, 4625 feet); thence southeasterly along said right of way strip 185.96 feet; thence leaving said right of way strip and along the following courses and distances:

- N45°18'E, 505.00 feet,
- N40°33'E, 615.00 feet,
- N21°00'E, 490.00 feet,
- N 3°42'E, 340.00 feet,
- N 4°14'W, 619.69 feet,
- N42°30'W, 450.00 feet,
- N73°52'W, 390.00 feet, and
- S77°55'W, 401.21 feet to a point on

the northerly boundary line of said Parcel 17-C-S; thence along said Parcel 17-C-S, S40°08'E, 135.53 feet to the point of beginning.

END OF DESCRIPTION

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REVIEWED SEPTEMBER 4, 1986 BY BOUNDARY SERVICE SUPERVISOR.

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EXHIBIT "B"
LOCATION MAP

