

MINUTE ITEM

This Calendar Item No. 08  
was approved as Minute Item  
No. 8 by the State Lands  
Commission by a vote of 2  
to 0 at its 12/19/77  
meeting.

CALENDAR ITEM

08.

12/77  
WP 4847  
Maricle  
PRC 4847

ASSIGNMENT AND AMENDMENT OF  
RIGHT-OF-WAY LEASE PRC 4847.1

ASSIGNOR: Napa Valley Cablevision, Inc.,  
c/o American Cable TV  
P. O. Box 3741  
Phoenix, Arizona 85002

ASSIGNEE: Tele-Vue Systems, Inc.  
1211 Avenue of the Americas  
New York, New York 10036

AREA, TYPE LAND AND LOCATION:  
A 0.064 acre parcel of tide and submerged  
land in Napa River, Napa County.

LAND USE: Maintenance of two existing TV cables.

TERMS OF ORIGINAL LEASE:  
Initial period: 10 years from December 1,  
1973.

Consideration: \$20, with 5-year review.

TERMS OF PROPOSED LEASE:  
Special: Substitution of current  
Standard Covenants; legal  
description remains unchanged.

CONSIDERATION: \$100 per annum for remainder of lease term.

BASIS FOR CONSIDERATION:  
\$100 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:  
Assignee is permittee 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.

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CALENDAR ITEM NO. 08. (CONTD)

OTHER PERTINENT INFORMATION:

1. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1B, which 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. The assignee has purchased all the assets and rights of the State's lessee.

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 TELE-VUE SYSTEMS, INC. OF AN ASSIGNMENT AND AMENDMENT TO LEASE PRC 4847.1, EFFECTIVE NOVEMBER 1, 1977; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$100 FOR THE REMAINDER OF THE LEASE TERM, AND SUBSTITUTION OF CURRENT STANDARD COVENANTS; FOR MAINTENANCE OF TWO EXISTING TV CABLES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

Lessee: Napa Valley Cablevision

WP 4847

A strip of tide and submerged land 10 feet wide extending across the Napa River, approximately 45 feet northerly of and parallel with the Maxwell Bridge lift span on Imola Ave West, Napa, Napa County, California, said strip lying 5 feet on each side of the following described centerline:

COMMENCING at S.L.C. Monument "IMOLA", having coordinates  $x = 1,919,077.75$ ,  $y = 224,021.00$ ; thence  $S 06^{\circ} 08' W 14.5$  feet, to the TRUE POINT OF BEGINNING; thence  $N 85^{\circ} 52' W 800$  feet across the Napa River and the end of the herein described centerline.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark.

The basis of bearings of this description is the California Coordinate System, Zone 2.

END OF DESCRIPTION

Prepared

*John W. Gering*

Checked

*T. J. M. L.*

Reviewed

