

MINUTE ITEM

This Calendar Item No. C6  
was approved as Land Item  
No. 6 by the State Lands  
Commission by a vote of 2  
to 0 at its 3/30/78  
meeting.

CALENDAR ITEM

C6.

GENERAL LEASE  
COMMERCIAL USE

3/78  
WP 2954  
Atkins  
PRC 2954

APPLICANT: Marriott Corporation  
5161 River Road  
Washington, D. C. 20016

AREA, TYPE LAND AND LOCATION:  
A 0.41 acre parcel of tide and submerged  
land in the Pacific Ocean near Montecito,  
Santa Barbara County.

LAND USE: Operation and maintenance of a pier.

TERMS OF ORIGINAL LEASE:

Initial period: 15 years from October 25,  
1962.

Renewal options: 3 successive periods  
of 10 years each.

Surety Bond: \$3,000.

Consideration: \$820.38.

TERMS OF PROPOSED LEASE:

Initial period: 10 years from October 25,  
1977.

Renewal options: 2 successive periods  
of 10 years each.

Surety bond: \$3,000.

CONSIDERATION: \$2,928 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.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

A 35

S 18

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

OTHER PERTINENT INFORMATION:

1. The lease was originally issued to Allied Properties in 1962, and was assigned to the Marriott Corporation May 27, 1976.
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. This facility was an existing structure as of April 11, 1977 and is not considered a development within the meaning of Article 6.5 of Title 2 of the California Administrative Code.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR 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. DETERMINE THAT THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF ARTICLE 6.5 OF TITLE 2, OF THE CALIFORNIA ADMINISTRATIVE CODE, BECAUSE THIS PROJECT IS NOT A DEVELOPMENT WITHIN THE MEANING OF SECTION 2503 OF TITLE 2, OF THE CALIFORNIA ADMINISTRATIVE CODE, AND SECTION 30105 OF THE PUBLIC RESOURCES CODE.
3. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE PUBLIC RESOURCES

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CODE.

4. AUTHORIZE ISSUANCE TO MARRIOTT CORPORATION OF A 10-YEAR GENERAL LEASE - COMMERCIAL USE FROM OCTOBER 25, 1977, WITH LESSEE'S OPTION TO RENEW FOR 2 SUCCESSIVE PERIODS OF 10 YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$2,928, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$3,000 SURETY BOND; COMBINED SINGLE LIMIT COVERAGE \$1,000,000; FOR THE OPERATION AND MAINTENANCE OF A PIER ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

WP 2954

A parcel of tide and submerged land 30 feet wide in the Santa Barbara Channel, Santa Barbara County, California, lying 15 feet on each side of the following described centerline:

BEGINNING at the most easterly corner of Lot 31, Block 6 of the lands of the Montecito Land Company, as shown on the map thereof, filed in the office of the County Recorder of Santa Barbara County on December 31, 1887; thence from said point of beginning southerly on a line parallel with the westerly line of Lot 40, Block 6 of said lands, 130 feet more or less to the mean high water mark of the Santa Barbara Channel, and a point herein after described as Point A; thence S 15° 54' W, 600 feet more or less to the end of the herein described centerline.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the Santa Barbara Channel.

END OF DESCRIPTION

Prepared M. L. Shafer Checked R. N. Hoff  
Reviewed W. W. Kunnecke Date 7/21/77  
Revised 3/27/78 *WJ*