

MINUTE ITEM

This Calendar Item No. 66  
was approved by Minute Item  
No. 6 by the State Lands  
Commission by a vote of 3  
to 0 at its 12/15/76  
meeting.

CALENDAR ITEM

12/76  
WP 2856  
ACS

66.

ASSIGNMENT OF A COMMERCIAL LEASE

ASSIGNOR: Windmill Cove Corporation  
P. O. Box 421  
Stockton, California

ASSIGNEE: Raymond Everitt  
1320 East Harney Lane  
Stockton, California

AREA, TYPE LAND AND LOCATION: A 5.43 acre parcel of tide and submerged  
land in the bed of the old channel of the  
San Joaquin River, San Joaquin County.

LAND USE: Continued maintenance of existing small boat  
marina facilities.

TERMS OF ORIGINAL LEASE:  
Initial period: 15 years from February 27, 1962.  
Renewal options: 2 successive periods of 10-  
years each.  
Surety bond: \$1,000.

TERMS OF PROPOSED ASSIGNMENT:  
Initial period: 15 years from February 27, 1962.  
Renewal options: 2 successive periods of 10-  
years each.  
Surety bond: \$1,000.

CONSIDERATION: \$681.86 per annum.

BASIS FOR CONSIDERATION:  
6.62% of appraised value of land.

PREREQUISITE TERMS, FEES AND EXPENSES:  
Applicant is owner of upland.

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.

CALENDAR ITEM NO. C6. (CONTD)

OTHER PERTINENT INFORMATION:

1. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907(a) 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 environmentally significant values, pursuant to Public Resources Code 6370.1, and is classified in 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. No processing fees have been requested, as would be the normal procedure. This assignment is a preliminary step leading to a renewal of this lease. The renewal of this lease will be completed in the near future. Annual rental for this lease is paid through the termination date.

EXHIBIT: A. 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 APPLICATION WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 ET SEQ., OF THE PUBLIC RESOURCES CODE.
3. AUTHORIZE APPROVAL OF AN ASSIGNMENT BETWEEN WINDMILL COVE CORPORATION, ASSIGNOR, AND RAYMOND EVERITT, ASSIGNEE, OF LEASE PRC 2856.1; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$681.86; PROVISION OF A \$1,000 SURETY BOND; FOR THE CONTINUED OPERATION AND MAINTENANCE OF AN EXISTING SMALL BOAT MARINA ON THE LAND SHOWN ON EXHIBIT "A", ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION AND BY REFERENCE MADE A PART HEREOF.