

MINUTE ITEM

This Calendar Item No. C13
was approved as Minute Item
No. 13 by the State Lands
Commission by a vote of 3
to 0 at its 9/28/83
meeting.

9/28/83
WP 5167
PRC 5167
Reese

MINUTE ITEM
13.

ASSIGNMENT OF A GENERAL LEASE - COMMERCIAL USE

Calendar Item C13 was moved to the regular agenda for consideration. During consideration of Calendar Item 13, attached, Walter M. Harvey appeared to ask the Commission to withhold approval of this item pending approvals of local agencies. Chief Counsel Robert C. Hight stated the matter before the Commission was merely an assignment of an existing lease which did not require approvals of any local agencies. The lease itself did not expire until 1991.

There being no further discussion and upon motion duly made and carried, the resolution in Calendar Item 13 was approved as presented by a vote of 3-0.

Attachment: Calendar Item 13.

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9/22/83
WP 5167
Reese
PRC 5167

ASSIGNMENT OF A GENERAL LEASE - COMMERCIAL USE

ASSIGNOR: John K. Johnson, Laraine C. Patching,
John D. Cox
dba Virgin Sturgeon
330 - 24th Street
Sacramento, California 95816

Assignee: The Virgin Sturgeon, Inc.
330 - 24th Street
Sacramento, California 95816

AREA, TYPE LAND AND LOCATION:
1.02-acre parcel of tide and submerged
land in the Sacramento River, Sacramento
County.

LAND USE: Commercial marina.

TERMS OF CURRENT LEASE:
Initial period: 15 years from June 18,
1976.
Renewal option: One successive period
of ten years.
Surety bond: \$2,000.
Public liability insurance: Combined single
limit coverage of \$300,000.
Consideration: \$1,600 per annum; five-year
rent review.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS:
Assignee is lessee of upland.

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.

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AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. This lease is being assigned in order to reflect the current partnership relationship and to comply with the Small Business Administration's (SBA) rules and regulations in regard to SBA's loan policy.
2. This transaction is exempt from CEQA because it is not a project which will have a potential for causing a significant effect on the environment.

Authority: 14 Cal. Adm. Code 15061(b)(3).

3. This transaction is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1 and is classified in a use category "B" which authorizes Limited Use. This transaction will not have a significant effect upon the identified environmental values.

EXHIBITS: A. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS, 14 CAL. ADM. CODE 15061(b)(3), AND FIND THAT THIS TRANSACTION IS CONSISTENT WITH ITS USE CLASSIFICATION.
2. AUTHORIZE APPROVAL OF THE ASSIGNMENT FROM JOHN K. JOHNSON, LARAINÉ C. PATCHING, JOHN D. COX dba VIRGIN STURGEON TO THE VIRGIN STURGEON, INC., OF A 15-YEAR GENERAL LEASE - COMMERCIAL USE, FROM JUNE 18, 1976, WITH LESSEE'S OPTION TO RENEW FOR ONE SUCCESSIVE PERIOD OF TEN YEARS; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,600, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$2,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR AN EXISTING COMMERCIAL MARINA ON THE LAND SHOWN ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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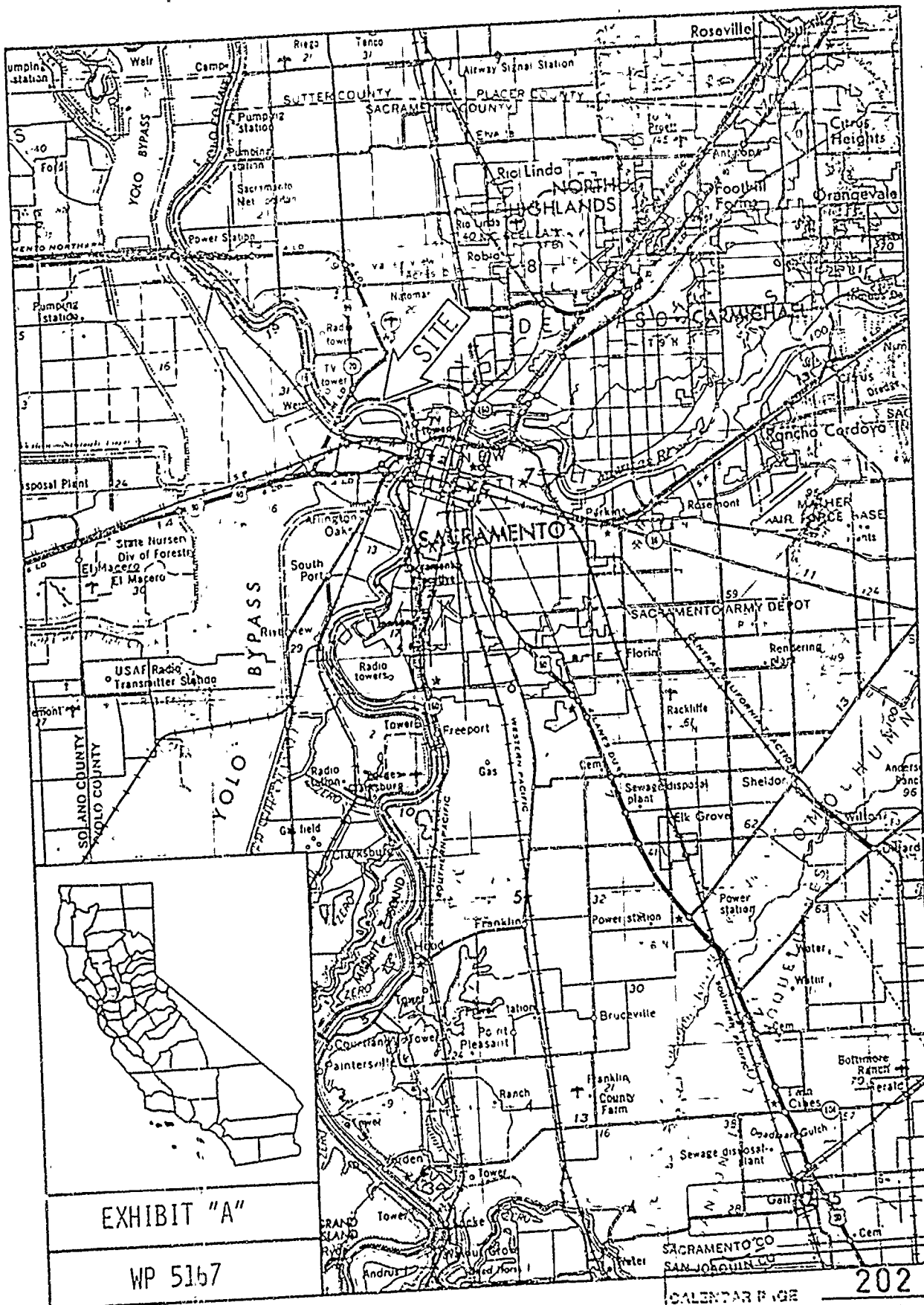


EXHIBIT "A"

WP 5167

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