

MINUTE ITEM

This Calendar Item No. C10
was approved as Minute Item
No. 10 by the State Lands
Commission by a vote of 3
2 at its 9/20/76
meeting.

CALENDAR ITEM
C10.

9/76
WP 2216
DR
PRC 2216

ASSIGNMENT OF COMMERCIAL LEASE

ASSIGNOR: H.I.D.E., Inc., a California Corporation
P. O. Box 21
Olivehain, California 92024

ASSIGNEE: Richard J. Houk and Anne L. Houk
6985 Garden Highway
Nicolaus, California 95659

AREA, TYPE LAND AND LOCATION: An 0.902-acre parcel of submerged land in the
Sacramento River, near Verona, Sutter County.

LAND USE: Maintenance of two existing floating docks.

TERMS OF ORIGINAL LEASE: Initial period: 15 years, from August 8, 1958.

Renewal options: 2 successive periods of 10
years each.

Surety bond: \$1,000.

Consideration: \$100 per annum.

TERMS OF ASSIGNED LEASE: First Renewal Period: 10 years, from August
8, 1973.

Renewal options: One remaining period of 10
years.

Surety bond: \$2,000.

Public liability insurance: \$300,000 per
occurrence for bodily injury
and \$25,000 for property damage.

CONSIDERATION: \$880 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.

Filing fee has been received.

A 3
B 1

1193

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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.

OTHER PERTINENT INFORMATION:

1. By Minute Item 16, dated February 28, 1974, the Commission authorized the issuance to Lorraine Krumlinde of a 10-year renewal of Commercial Lease PRC 2216.1, from August 8, 1973; in consideration of annual rental in the amount of \$131.07, with the State reserving the right to fix a different rental on May 26, 1976, and on each fifth anniversary of the lease thereafter; provision of public liability insurance in amounts of \$300,000 combined single limit for personal injury and \$25,000 for property damage; provision of \$2,000 surety bond.

By Minute Item 11, dated December 19, 1974, the Commission authorized the assignment of Lease PRC 2216.1, from Lorraine Krumlinde to H.I.D.E., Inc. a California Corporation, By letter dated February 23, 1976, Lessor was advised of new rental of \$880 per annum, effective May 26, 1976.

2. 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.

3. 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 significant use category, Class B.

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.

EXHIBITS: A. Location Map.

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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 21065, 14 CAL. ADM. CODE 15037.
2. DETERMINE THE PROJECT WILL NOT HAVE AN ADVERSE IMPACT ON THE ENVIRONMENT.
3. FIND THAT APPROVAL OF THE PROJECT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 ET SEQ., OF THE PUBLIC RESOURCES CODE.
4. APPROVE THE ASSIGNMENT OF LEASE PRC 2216.1, FROM H.I.D.E., INC., A CALIFORNIA CORPORATION, TO RICHARD J. HOUK AND ANNE L. HOUK, COVERING TWO FLOATING DOCKS OCCUPYING A 0.902-ACRE PARCEL OF SUBMERGED LAND IN THE SACRAMENTO RIVER NEAR VERONA, SUTTER COUNTY, ON THE LAND DESCRIBED ON EXHIBIT "A" ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION AND BY REFERENCE MADE A PART HEREOF.