MINUTE ITEM
This Calendar Item No. C9
was approved as Minute Item
No. 9 by the State Lands
Commission by a vote of 3
to 0 at its 10-21-87
meeting.

CALENDAR ITEM

A 10 C 09 10/21/87
WP 5210 PRC 5210
S 5 Maricle

ASSIGNMENT OF GENERAL LEASE - COMMERCIAL USE

APPLICANT: Quality Resorts of California, Inc., as successor to Lighthouse Marina and Resort Association, a California general partnership
6916 Sunrise Boulevard, Unit 1
Citrus Heights, California 95610

ASSIGNEE: West Coast Real Estate Corporation
6916 Sunrise Boulevard, Unit 1
Citrus Heights, California 95610

AREA, TYPE LAND AND LOCATION:
A 1.685-acre parcel of tide and submerged land in the Mokelumne River, Andrus Island, Sacramento County.

LAND USE: Commercial marina.

TERMS OF ORIGINAL LEASE:
(Authorization; Minute Item No. 10, November 21, 1983)

Initial period: 30 years beginning August 1, 1983.

Surety bond: $2,000.

Public liability insurance: Combined single limit coverage of $500,000.

Consideration: $3,033 per annum; five-year rent review.

TERMS OF SUBSEQUENT LEASE AMENDMENT:
(Authorization: Minute Item No. 5, May 24, 1984)

(a) Land Description revised to allow the improvements covered below.

(b) Improvements to be allowed within the premises, as re-described, included three speed buoys.

APPLICANT STATUS:
Applicant is permittee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Processing costs have been received.

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.

AB 884: N/A.

OTHER PERTINENT INFORMATION:
1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

   Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

2. At its meeting of November 21, 1983, the Commission authorized the issuance of Commercial Lease PRC 5210, Lighthouse Marina and Resort Associates, a General Partnership. Prior to the meeting, that organization was wholly acquired by Advanced Resort Systems, Inc., A Nevada Corporation, by an agreement dated April 19, 1983.

3. On May 24, 1984, the Commission authorized an amendment of Lease PRC 5210, to revise the land description and to allow the placement of speed buoys. The executed amendment was transmitted to Advanced Resort Systems, a Nevada Corporation.

4. Advanced Resort Systems, Inc., was later merged into Quality Resorts of California, Inc., a California corporation, by document dated January 23, 1985.

5. Quality Resorts of California, Inc., now wishes to assign its interests in Lease PRC 5210, effective August 31, 1987, to the West Coast Real Estate Corporation. Staff has no objection to this proposal.

APPROVALS OBTAINED:
None.

FURTHER APPROVALS REQUIRED:
None.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.

2. GIVE RETROACTIVE CONSENT, BY MINUTE ITEM PUBLICATION, TO THE PRIOR TRANSFERS OF LEASE PRC 5210, FROM A-) LIGHTHOUSE MARINA AND RESORT ASSOCIATION, A CALIFORNIA GENERAL PARTNERSHIP TO ADVANCED RESORT SYSTEMS, INC., AND SUBSEQUENTLY, FROM B-) ADVANCED RESORT SYSTEMS, INC., TO QUALITY RESORTS OF CALIFORNIA, INC., A CALIFORNIA CORPORATION.

3. AUTHORIZE THE ASSIGNMENT OF LEASE PRC 5210, EFFECTIVE AUGUST 31, 1987, FROM QUALITY RESORTS OF CALIFORNIA, INC., ASSIGNOR TO THE WEST COAST REAL ESTATE CORPORATION, ASSIGNEE, FOR A CONTINUED MARINA OPERATION ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

WP 5210

A parcel of tide and submerged land in the Mokelumne River, near the south end of Andrus Island, Sacramento County, California, described as follows:

COMMENCING at USC&GS triangulation station "Andrus Island SW Steel Pole" having California Zone 2 Coordinates of X=2,124,486.96, Y=157,457.15; thence N 08°25' W, 2083.50 feet to an iron pipe monument as shown on that parcel map filed for record in Book 8, Page 18 of Parcel Maps, Sacramento County Official Records; thence along the southeasterly line of Parcel A of said map N 31°33' E, 121.28 feet; thence along the northeasterly line of said Parcel "A", N 36°50' W, 489.68 feet to the TRUE POINT OF BEGINNING; thence continuing along said northeasterly line N 45°57' W 455.25 feet; thence N 55°14' W, 255.5 feet; thence leaving said northeasterly line and running into the Mokelumne River the following nine courses:

1. N 33°36' E, 75 feet;
2. S 56°24' E, 240 feet;
3. S 33°36' W, 30 feet;
4. S 56°24' E, 102 feet;
5. N 35°45' E, 45 feet;
6. S 55°29' E, 342 feet;
7. S 38°13' W, 102 feet;
8. S 31°13' E, 39 feet;
9. S 43°45' W, 55 feet to the true point of beginning.

TOGETHER WITH three parcels of submerged land lying immediately beneath speed limit buoys located 20 feet waterward of the docks enclosed in the above described parcel.

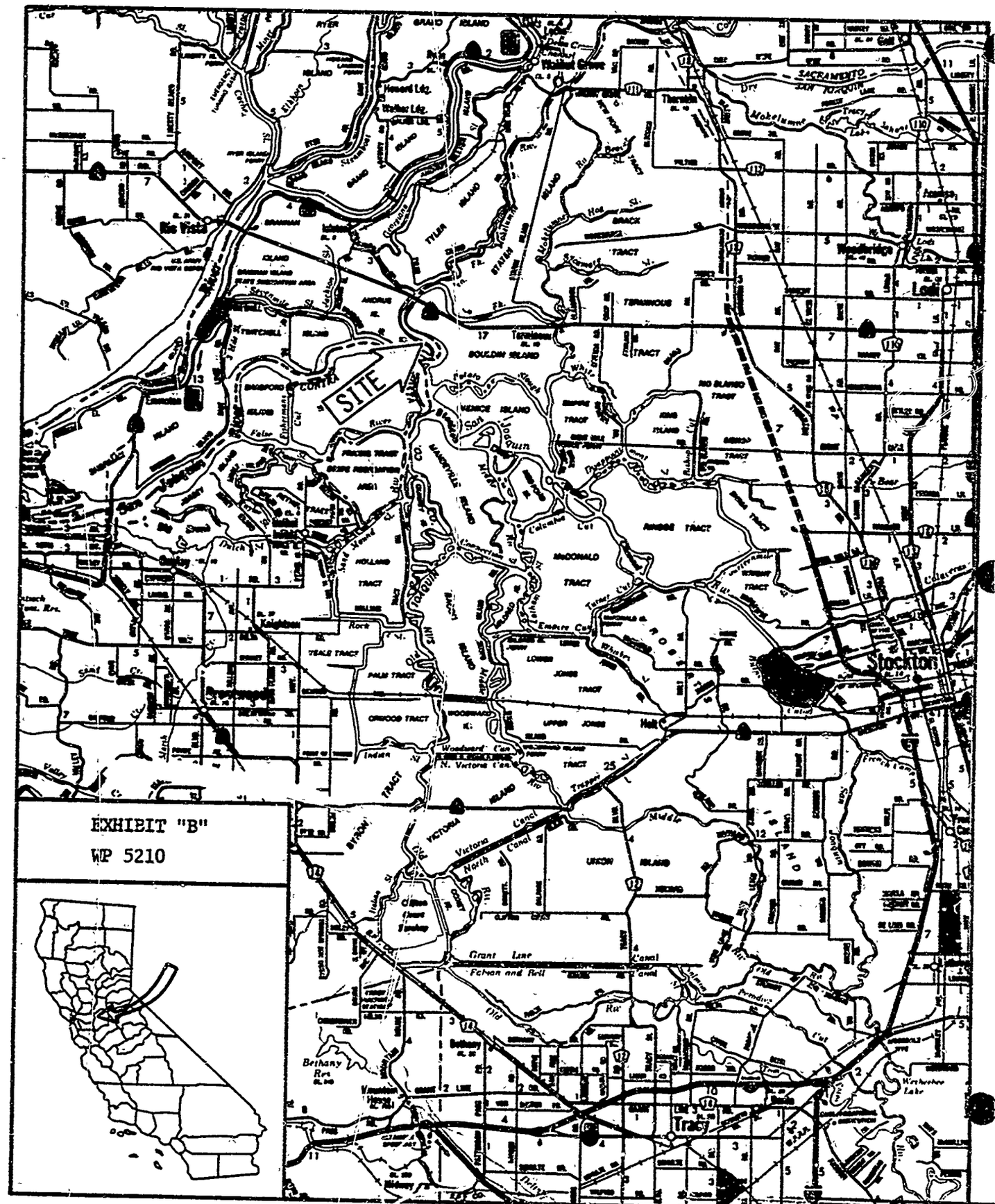
EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

Bearings and distances in the above description are based on the California Coordinate System of 1927, Zone 2.

END OF DESCRIPTION

REVIEWED SEPTEMBER 25, 1987 BY BIU 1

0591b


SITE
EXHIBIT "B"
WP 5210
Stockton
Tracy
Lodi
Rio Vista
Walnut Grove
Thornton
Woodbridge
Terminous
Tyler Island
Bouldin Island
Venice Island
Rio Blanco Tract
King Island
McDonald Tract
Holland Tract
Jones Tract
Upper Jones
Union Island
Grant Line Canal
Bethany Res.
Weberstown Lake
Sacramento
San Joaquin
Mokelumne
Cosumnes
Mokelumne Hwy
Stockton Ship Canal
Old Mokelumne
Pendleton
Old Tracy
Tracy Blvd.
Victoria Canal
North Victoria Canal
Middle River
Trapper Canal
Woodward Can
Empire Cut
Turner Cut
Colombe Cut
Dutch Slough
Sand Mound Slough
Rock Slough
Indian Slough
Old River
Mokelumne River
Cosumnes River
Grand Island
Tyler Island
Staten Island
Brack Tract
Terminous Tract
Rio Blanco Tract
Rindge Tract
Roberts Island
Bacon Island
Bethany
Vernalis
Ripon
Lathrop
Manteca
Escalon
Oakley
Knightsen
Brentwood
Byron
Clifton Court Forebay
Tracy Pumping Plant
Delta Mendota Canal
Old Tracy Blvd.
Pendleton
Mokelumne River
Cosumnes River
Stockton Ship Canal
Old Mokelumne
Tracy Blvd.
Victoria Canal
North Victoria Canal
Middle River
Trapper Canal
Woodward Can
Empire Cut
Turner Cut
Colombe Cut
Dutch Slough
Sand Mound Slough
Rock Slough
Indian Slough
Old River
Grant Line Canal
Fishon and Bell Canal
Bethany Res.
Weberstown Lake
Stockton Ship Canal
Old Mokelumne
Pendleton
Old Tracy
Tracy Blvd.
Victoria Canal
North Victoria Canal
Middle River
Trapper Canal
Woodward Can
Empire Cut
Turner Cut
Colombe Cut
Dutch Slough
Sand Mound Slough
Rock Slough
Indian Slough
Old River
Grant Line Canal
Fishon and Bell Canal
Bethany Res.
Weberstown Lake