

MINUTE ITEM

This Calendar Item No. C11
was approved as Minute Item
No. C11 by the State Lands
Commission by a vote of 2
to 0 at its 3/16/91
meeting.

CALENDAR ITEM

C 1 1

A 4

S 5

03/06/91
PRC 1987
Maricle

**ASSIGNMENT AND SHORT-TERM LEASEBACK
INDUSTRIAL LEASE**

ASSIGNOR/SUBLESSEE:

Rice Growers Association of
California
P. O. Box 958
Sacramento, California 95804

ASSIGNEE/SUBLESSOR:

Scanvik L.P., a California limited
partnership
c/o McCuen Properties, a California limited
partnership, its general partner
10969 Trade Center Drive, Suite 100
Rancho Cordova, California 95670

AREA, TYPE LAND AND LOCATION:

An approximate 0.38-acre parcel of tide and submerged land
in the Sacramento River, Mile 58.37, West Sacramento, Yolo
County.

LAND USE:

Existing wharfage.

TERMS OF EXISTING LEASE:

Initial period:

Thirty (30) years beginning August 21, 1982.

Surety bond:

\$5,000.

Public liability insurance:

Combined single limit coverage of \$500,000.

Consideration:

\$2,025 per annum; five-year rent review.

CALENDAR ITEM NO. C 1 1 (CONT'D)

TERMS OF PROPOSED LEASEBACK:

Sublessor: Scanvik L.P., a California limited partnership
Sublessee: Rice Growers Association of California

Sublease period:

One (1) year beginning October 2, 1990. The Assignee/Sublessor shall agree to be responsible for the performance of all lease terms and obligations. The Assignor/Sublessee shall also agree to perform all lease terms and shall pay rent due directly to State and shall comply with all bond and insurance requirements.

APPLICANT STATUS:

Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 2, Div. 3; Title 14, Div. 6.

AB 684:

N/A

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that his 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. Code Regs. 15378.

2. The pending Assignee acquired title to the upland property by a deed recorded October 2, 1990. The staff proposes that the assignment be effective as of that date.

CALENDAR ITEM NO. C 1 1 (CONT'D)

3. The proposed leaseback agreement is effective as of October 2, 1990. The staff recommends approval of the agreement by endorsement upon commitment by the Sublessee to lease performance, including payment of rent and the provision of a bond and insurance.

EXHIBIT:

- A. 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. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.
2. AUTHORIZE THE ASSIGNMENT OF LEASE PRC 1987 FROM RICE GROWERS ASSOCIATION OF CALIFORNIA, ASSIGNOR, TO SCANVIK L.P., A CALIFORNIA LIMITED PARTNERSHIP, ASSIGNEE, EFFECTIVE OCTOBER 2, 1990.
3. AUTHORIZE APPROVAL, BY ENDORSEMENT, OF A CONCURRENT ONE-YEAR SUBLEASE BY SCANVIK L.P., A CALIFORNIA LIMITED PARTNERSHIP, SUBLESSOR, TO THE RICE GROWERS ASSOCIATION OF CALIFORNIA, SUBLESSEE, OF THE STATE-OWNED PREMISES DESCRIBED IN LEASE PRC 1987, EFFECTIVE OCTOBER 2, 1990, UPON WRITTEN COMMITMENT BY RICE GROWERS TO PERFORM LEASE TERMS; ALL OTHER TERMS, CONDITIONS, AND USE AUTHORIZED WITHIN SAID LEASE REMAIN IN FULL FORCE AND EFFECT FOR BOTH ASSIGNOR AND ASSIGNEE.

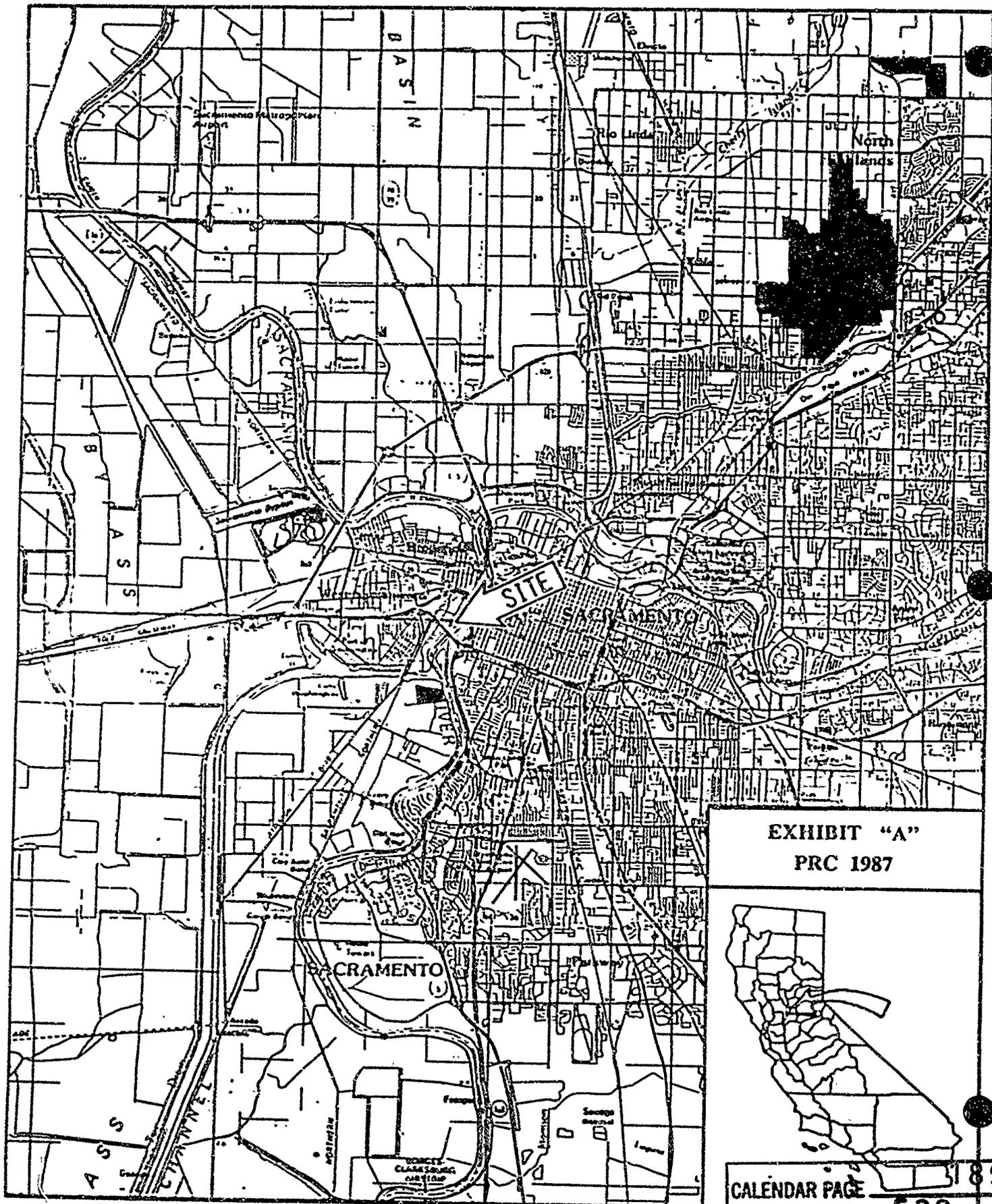


EXHIBIT "A"
PRC 1987



CALENDAR PAGE 189
MINUTE PAGE 530