

MINUTE ITEM
This Calendar Item No. C20
was approved as Minute Item
No. 20 by the State Lands
Commission by a vote of 2
to 0 at its 9/27/90
meeting.

CALENDAR ITEM

A 1
S 1

C 2 0

09/27/90
PRC 7165
J. Ludlow

ASSIGNMENT OF GRAZING LEASE PRC 7165

ASSIGNOR: Loyal E. Crownover and Lora H. Crownover
3687 South Wynn Road
Las Vegas, Nevada 89103

ASSIGNEE: Treasure Island Trailer Park,
a California limited partnership
24365 La Hermosa
Laguna Niguel, California 92667

AREA, TYPE LAND AND LOCATION:
A 5,428-acre parcel of sovereign land located
in the bed of Goose Lake, Modoc County.

LAND USE: Grazing cattle.

TERMS OF LEASE TO BE ASSIGNED:
Initial period: 25 years beginning October 1,
1987.

Renewal options: One successive period of ten
years.

Public liability insurance: Combined single
limit coverage of \$300,000.

CONSIDERATION: \$5,000 per annum; with the State reserving the
right to fix a different rental on each
fifth anniversary of the lease, providing no

CALENDAR ITEM NO. C 2 0 (CONT'D)

That modification shall exceed the cumulative rate of the Producer Price Index relative to the livestock industry.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code Regs. 2003.

ASSIGNEE STATUS: Assignee 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, Part 1 and ; Div. 13.
- B. Cal. Code Regs.: Titl. 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. Code Regs. 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. Code Regs. 15378.
2. By Calendar Item No. 55, at its January 21, 1988 meeting, the Commission approved the issuance of this lease to the Bank of America N.T. and S.A. subsequent to the adoption of EIR/ND 407 (SCH #86091509).
3. The bank's lease addendum provided that the bank was entitled to assign the lease to any person or entity without the Lessor's consent, provided the Assignee would be bound by the terms and conditions of the lease as modified by the addendum. By letter dated June 7, 1988, the bank advised

CALENDAR ITEM NO. C 20 (CONT'D)

Commission staff that the lease had been assigned to Loyal E. and Lora H. Crownover, the new purchasers of the property. On September 8, 1989, the Crownovers sold the property to the Treasure Island Trailer Park.

4. The assignment which has been executed by the Assignee was prepared and approved by State Lands Commission Staff Counsel.
5. All rent is current.

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. CODE REGS. 15061 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT [14 CAL. CODE REGS. 15061(b)(3)].
2. AUTHORIZE APPROVAL OF THE ASSIGNMENT OF LEASE 7165, GRAZING LEASE, FROM LOYAL E. CROWNOVER AND LORA H. CROWNOVER TO THE TREASURE ISLAND TRAILER PARK, A CALIFORNIA LIMITED PARTNERSHIP, EFFECTIVE SEPTEMBER 8, 1989; ALL OTHER CONDITIONS AND TERMS OF THE LEASE, AS APPROVED BY THE COMMISSION BY CALENDAR ITEM 55 ON JANUARY 21, 1988, SHALL REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

EXHIBIT "A"

PRC 7165.1

LAND DESCRIPTION

Those portions of the California State owned lakebed of Goose Lake, Modoc County, California, lying within the following projected sectional areas:

T45N, R13E, MDM.

Sections 1, 2, 5, 6, 7, 8, 11, 14, 15, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29 as shown on Township plat approved February 1, 1872.

T45N, R14E, MDM.

Section 6, as shown on Township plat approved April 30, 1872.

T46N, R13E, MDM.

Sections 28, 29, 32, 33, as shown on Township plat approved October 15, 1880.

T46N, R14E, MDM.

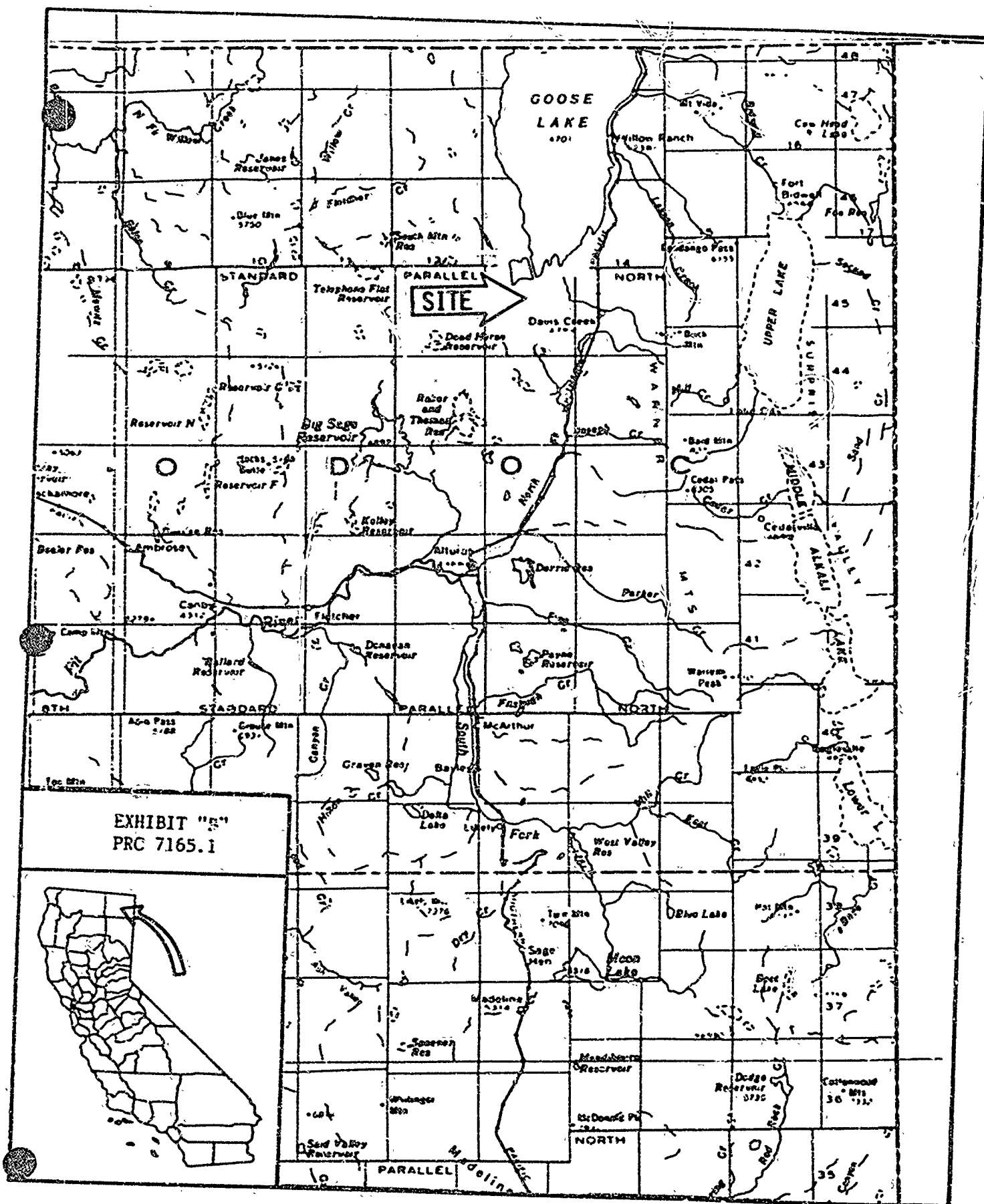
Sections 31, 32, as shown on Township plat approved April 30, 1872.

EXCEPTING THEREFROM, any portion thereof lying landward of the U. S. Meander Line around Goose Lake as that meander line is shown on the township plats referenced above, **ALSO EXCEPTING THEREFROM**, any portion thereof lying within State Lands Commission Lease PRC 6733, provided that said exception shall terminate upon the termination of said Lease PRC 6733. **ALSO EXCEPTING THEREFROM**, any portion thereof lying waterward of the water level as it exists from day to day.

END OF DESCRIPTION

PREPARED SEPTEMBER 24, 1990 BY LLB.

CALENDAR PAGE	2338.3
MINUTE PAGE	2338



CALENDAR PAGE 33.4
 MINUTE PAGE 2339