

MINUTE ITEM

This Calendar Item No. C27 was approved as
Minute Item No. 27 by the California State Lands
Commission by a vote of 3 to 0 at its
12-3-99 meeting.

**CALENDAR ITEM
C27**

A 10
S 5

12/03/99
PRC 4194.1
D. Jones

SUBLEASE

LESSEE/SUBLESSOR:

Tower Park Marina Investors, L.P.,
a California Limited Partnership
16633 Ventura Boulevard, Sixth Floor
Encino, California 91436-1835

SUBLEESSEE:

Harrison's Boat Center, Inc.,
a California Corporation
14900 W. Highway 12
Lodi, California 95242

AREA, LAND TYPE, AND LOCATION:

LEASE: 13.93 acres, more or less, of sovereign lands in Little Potato
Slough, near the city of Stockton, San Joaquin County.

AUTHORIZED USE:

LEASE: A commercial marina which accommodates approximately
365 boats, a restaurant, sewage pumpout, boat elevator/launch
ramp, banquet room, canvas shop, six fuel pumps, offices, and
ancillary facilities.

SUBLEASE: A boat sales business.

TERM:

LEASE: 25 years, beginning January 1, 1999.

SUBLEASE: 2 years, 11 months, beginning June 1, 1999.

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CONSIDERATION:

LEASE: A minimum annual rental of \$40,172, against a percentage of gross receipts.

SUBLEASE: The sublessee will pay annual rent in the amount of \$3,048 per month to the lessee. The lease provides for the State to receive 0.5% of the total sales price from boat sales derived from or on the lease premises.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905(a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

2. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
3. On June 14, 1999, the Commission authorized a new General Lease - Commercial Use to Tower Park Marina Investors, L.P., for its commercial marina facility. The Lease requires that all subleases be approved by the Commission. Harrison's Boat Center, Inc., is operating a boat sales business utilizing existing facilities on the lease premises, and Tower Park Marina has submitted its sublease with Harrison's Boat Center for the Commission's approval.

EXHIBITS:

- A. Site Map
- B. Location Map

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PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

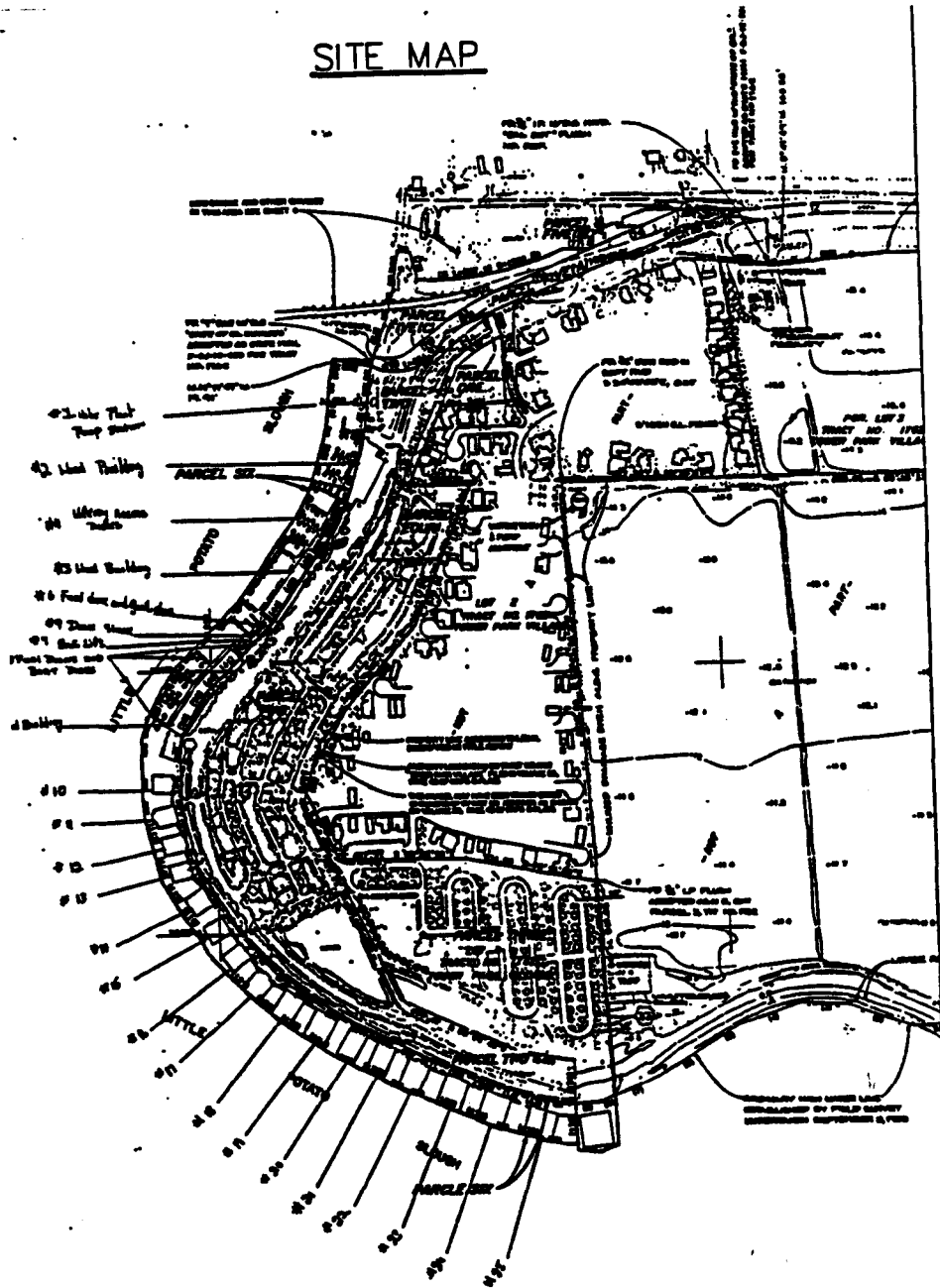
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE A SUBLEASE FROM TOWER PARK MARINA INVESTORS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO HARRISON'S BOAT CENTER, INC., A CALIFORNIA CORPORATION OF A PORTION OF THE LEASE NO. PRC 4194.1, MORE PARTICULARLY SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE JUNE 1, 1999, FOR A TERM OF 2 YEARS, 11 MONTHS, FOR A BOAT SALES FACILITY.

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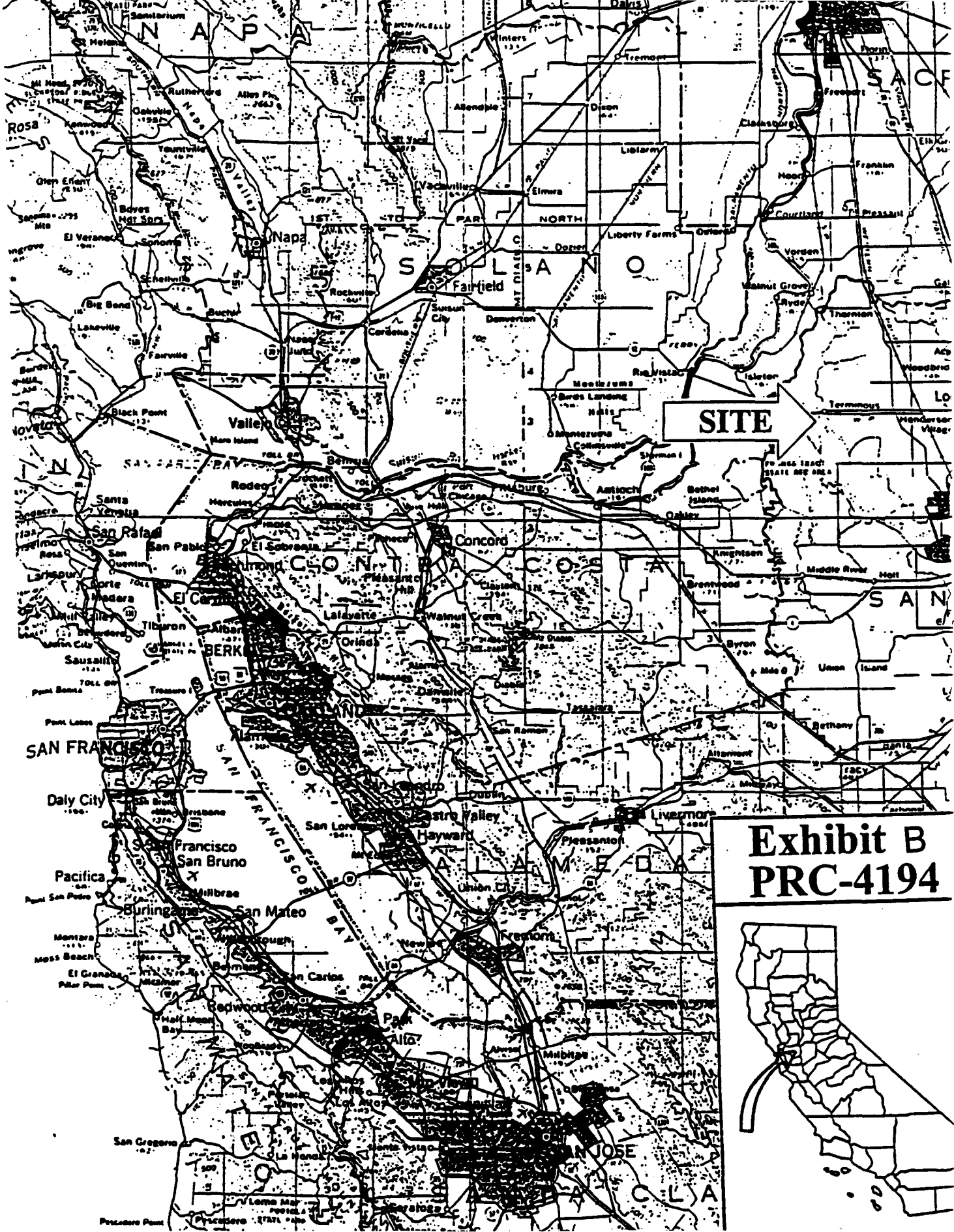
SITE MAP



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This exhibit is solely for purposes of generally defining the area to be leased, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or other property.

Exhibit A
PRC 4194.1



SITE →

**Exhibit B
PRC-4194**

