

MINUTE
This was a meeting
No. 17
Comm. to Q at 7/21/83
meeting.

CALENDAR ITEM

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7/21/83
WP 3934 PRC 3934
Reese

APPROVAL OF TERMINATION OF
ORIGINAL LEASE PRC 3934.1,
AND ISSUANCE OF A
GENERAL LEASE - COMMERCIAL USE

APPLICANTS: Evette Lombardo-Nichols
and Carol L. Reynolds,
dba Outrigger Marina
P. O. Box 429
Rio Vista, California 94571

AREA, TYPE LAND AND LOCATION:
A 3.43-acre parcel of tide and submerged
land in Three Mile Slough, near Rio Vista,
Sacramento County.

LAND USE: Commercial marina.

TERMS OF ORIGINAL LEASE:
Initial period: 49-years from April 25,
1968.
Surety bond: \$5,000.
Public liability insurance: \$800,000 per
occurrence for bodily
injury and \$100,000 for
property damage.
Consideration: \$3,320.24 per annum;
five-year rent review.

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CALENDAR ITEM NO. 17 (CONTD)

TERMS OF PROPOSED LEASE:

Initial period: 30 years from April 25, 1983.

Surety bond: \$5,000.

Public liability insurance: Combined single limit coverage of \$1,000,000.

CONSIDERATION: \$5,402.25 per annum for the period of April 25, 1983 thru April 24, 1985. \$6,019.65 per annum for the period April 25, 1985 thru April 24, 1988, with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS:

Applicant is owner of upland.

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. Lessee and staff agreed to a replacement lease reflecting the standard lease term, new insurance, new rental and currently approved lease format.

Termination of the old lease and issuance of a new replacement lease is for administrative convenience only. It does not expand the estate or use from that authorized under original lease PRC 3934.1.

2. This transaction is exempt from CEQA because it involves an existing facility.

Authority: 2 Cal. Adm. Code 2905, Class 1.

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CALENDAR ITEM NO. C 17 (CONT'D)

3. This transaction is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category "B" which authorizes Limited Use. This transaction will not have a significant effect upon the identified environmental values.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2905, AND FIND THAT THIS TRANSACTION IS CONSISTENT WITH ITS USE CLASSIFICATION.
2. AUTHORIZE TERMINATION OF ORIGINAL LEASE PRC 3934.1, DATED APRIL 25, 1968, EFFECTIVE APRIL 24, 1983; AND ISSUANCE TO EVETTE LOMBARDO-NICHOLS AND CAROL L. REYNOLDS, dba OUTRIGGER MARINA OF A 30-YEAR GENERAL LEASE - COMMERCIAL USE, FROM APRIL 25, 1983; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$5,402.25 FOR THE PERIOD APRIL 25, 1983 THRU APRIL 24, 1985 AND \$6,019.65 PER ANNUM FOR THE PERIOD APRIL 25, 1985 THRU APRIL 24, 1988, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR AN EXISTING COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREO

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EXHIBIT "A"

LAND DESCRIPTION

WP 3934

A parcel of tide and submerged land lying in Three Mile Slough, adjacent to Snerman Island, Sacramento County, State of California, being more particularly described as follows:

COMMENCING at the southwest corner of that certain parcel of land described in the Administrator Deed from R.L. Upham to Louis Patrick, filed on September 7, 1948, in Book 1541, page 513, Official Records of Sacramento County; thence N 36° 16' 04" E, 4792.36 feet to the TRUE POINT OF BEGINNING; thence along the following 11 courses:

1. S 32° 37' E 267.13 feet;
2. S 00° 01' E 70.00 feet;
3. S 05° 09' W 637.00 feet;
4. S 84° 51' E 175.00 feet;
5. N 05° 09' E 475.00 feet;
6. N 84° 51' W 30.00 feet;
7. N 05° 09' E 100.00 feet;
8. N 84° 51' W 50.00 feet;
9. N 05° 09' E 177.00 feet;
10. N 37° 20' W 350.00 feet;
11. S 32° 54' 00" W 104.217 feet to the point of beginning.

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

END OF DESCRIPTION

REVIEWED APRIL 25, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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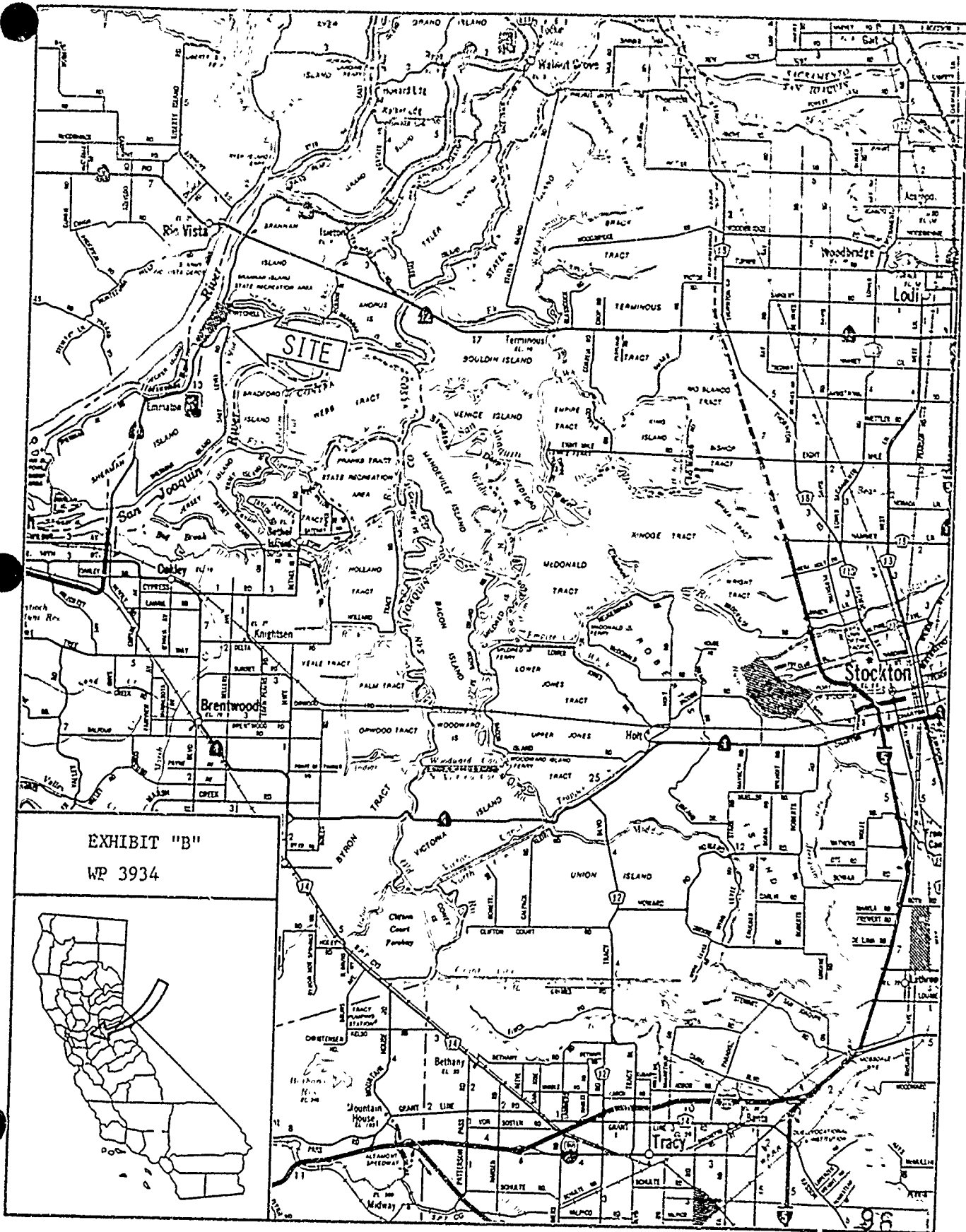


EXHIBIT "B"
 WP 3934

