

MINUTE ITEM  
This Calendar Item No. C07  
was approved as Minute Item  
No. 07 by the State Lands  
Commission by a vote of 3  
to 0 at its 2-5-01  
meeting.

**CALENDAR ITEM  
C07**

A 8  
S 4

02/05/01  
WP 3934.1  
L. Burks

**ASSIGNMENT OF LEASE**

**LESSEE/ASSIGNOR:**

Michael D. McGranahan  
Chapter 7 Trustee  
P. O. Box 5018  
Modesto, California 95352

**ASSIGNEE:**

Ronnie Green  
P. O. Box 1002  
Carmichael, California 95609

**AREA, LAND TYPE, AND LOCATION:**

3.43 acres, more or less, of tide and submerged lands in Three Mile Slough,  
adjacent to Sherman Island, near the city of Rio Vista, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing commercial marina which  
includes approximately 750 linear feet of open dockage, including a gas and  
accommodation dock, and six covered boatsheds which contain sixty-six berths.

**LEASE TERM:**

30 years, beginning April 25, 1983.

**CONSIDERATION:**

\$6,019.65 per year; with the State reserving the right at any time to fix a different  
rent periodically during the lease term, as provided in the lease.

**OTHER PERTINENT INFORMATION:**

1. Assignee owns the uplands adjoining the lease premises.

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2. On July 21, 1983, the Commission authorized issuance to Everette Lombardo-Nichols and Carol L. Reynolds, dba Outrigger Marina, a 30 year General Lease - Commercial Use, effective April 25, 1983, for a commercial marina located in Three Mile Slough, adjacent to Sherman Island, near the city of Rio Vista, Sacramento County.
3. In May, 1990, Ronnie Green acquired the marina under Chapter 11 Bankruptcy Case No. 987-03610-C-11. On January 6, 1996, Anthony and Nancy McAfee bought the marina from Ronnie Green. Subsequently, on April 17, 2000, Anthony and Nancy McAfee filed under Chapter 7 Bankruptcy Case No. 0091483-7 and Michael D. McGranahan was appointed as Trustee. Ronnie Green is currently working with the Trustee to acquire the Lease. Provided the sale can be resolved to the satisfaction of the Bankruptcy Court, the closing and assumption of the Lease is projected to occur within the next 120 days.
4. 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 because the activity is not a "project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

**EXHIBITS:**

- A. Site Plan
- B. Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

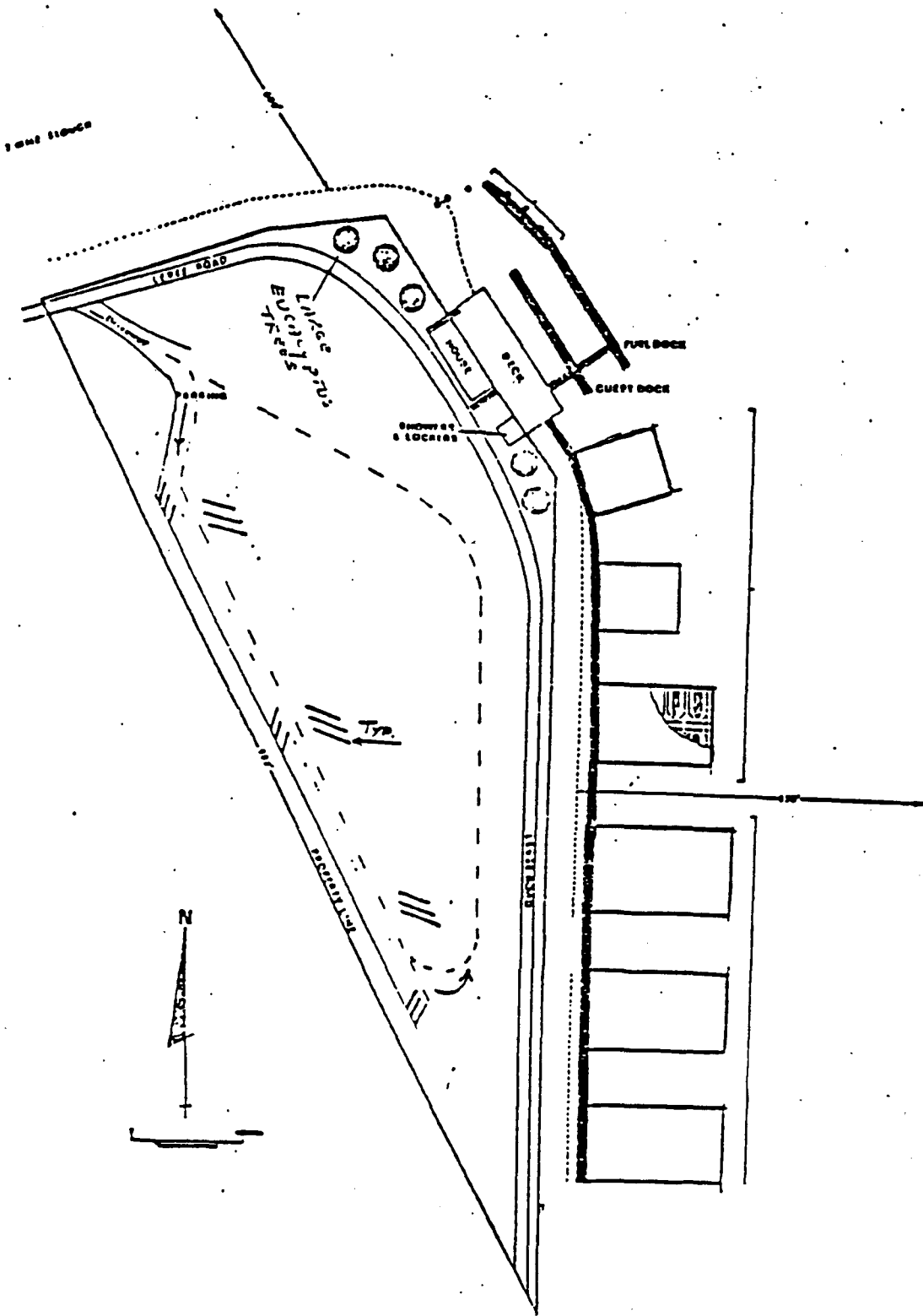
FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE

CALENDAR ITEM NO. C07 (CONT'D)

SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

**AUTHORIZATION:**

1. AUTHORIZE THE ASSIGNMENT OF LEASE NO. PRC 3934.1, A GENERAL LEASE - COMMERCIAL USE, OF TIDE AND SUBMERGED LANDS DESCRIBED ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, FROM MICHAEL D. MCGRANAHAN, TRUSTEE FOR THE ESTATE OF ANTHONY G. MCAFEE AND NANCY L. MCAFEE UNDER CHAPTER 7 BANKRUPTCY CASE NO. 00-91483-7 FILED ON APRIL 17, 2000, TO RONNIE GREEN.
  
2. PROVIDE THAT THE AUTHORIZATION CONTAINED IN PARAGRAPH 1 ABOVE SHALL BE CONTINGENT UPON AND SUBJECT TO THE CONDITION PRECEDENT THAT FINAL APPROVAL OF THE BANKRUPTCY COURT OCCURS WITHIN 120 DAYS FOLLOWING COMMISSION APPROVAL.



**OUTRIGGER MARINA**  
 SHERMAN ISLAND  
 SACRAMENTO COUNTY, CALIFORNIA

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

Exhibit A

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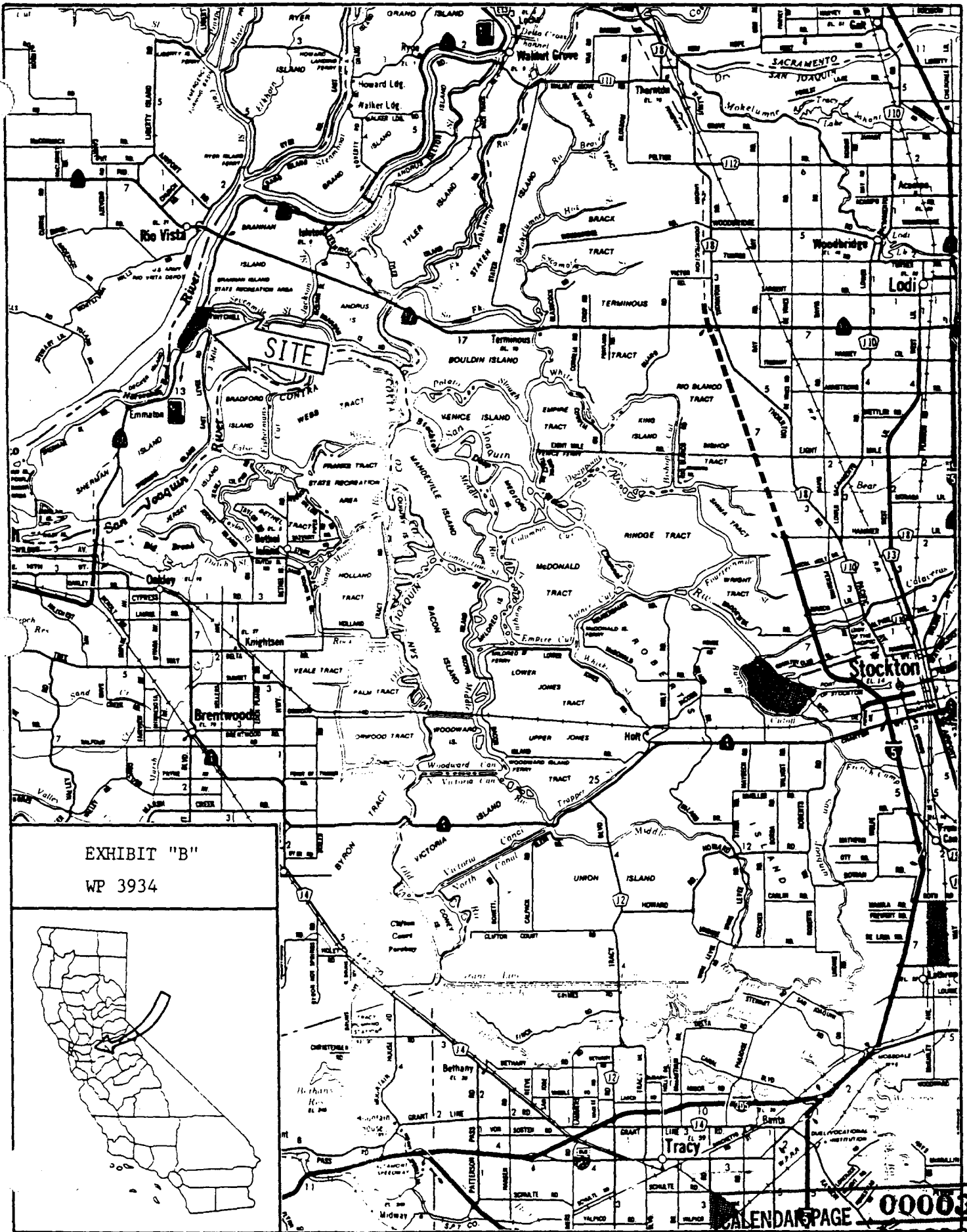


EXHIBIT "B"  
WP 3934

