

This Calendar Item No. C39 was approved as Minute Item No. 39 by the California State Lands Commission by a vote of 2 to 0 at its 12-08-05 meeting.

**CALENDAR ITEM
C39**

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12/08/05
PRC 3934.1
T. Lipscomb

**EXTENSION OF CLOSING DATE FOR THE
ASSIGNMENT AND AMENDMENT OF LEASE**

LESSEE/ASSIGNOR:
Ronnie Green

ASSIGNEES:
Charlie Streckfuss
Ruben Roncancio
Cindy Roncancio

AREA, LAND TYPE, AND LOCATION:
3.43 acres, more or less, of tide and submerged lands in Three Mile Slough, near the city of Rio Vista, adjacent to Sherman Island, 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 to fix a different rent periodically during the lease term, as provided in the lease.

OTHER PERTINENT INFORMATION:
1. On July 21, 1983, the Commission authorized issuance to Everette Lombardo-Nichols and Carol I. Reynolds, dba Outgrigger Marina, of 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.

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2. 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. 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 closed the sale and subsequently acquired the Lease by assignment on February 5, 2001.
3. Charlie Streckfuss, Ruben Roncancio, and Cindy Roncancio currently have a contract for the purchase of the Outrigger Marina from Ronnie Green.
4. On August 8, 2005, the Commission approved the assignment and amendment of the Lease, PRC 3934, from Ronnie Green to Charlie Streckfuss, Ruben Roncancio, and Cindy Roncancio with the provision that the closing date be no later than October 31, 2005. Because of difficulties in the lending process, the applicants are asking for an extension of the closing date to April 30, 2006.
5. The regulation and inspection of the above ground gasoline storage tanks is the responsibility of the Regional Water Quality Control Board. According to the Sacramento County Hazardous Materials Division, this storage facility was last inspected in 2001. No violations were noted.
6. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of the CEQA because it 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, sections 15060 (c)(3) and 15378.

EXHIBITS:

- A. Site Plan
- B. Location Map

CALENDAR ITEM NO. **C39** (CONT'D)

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

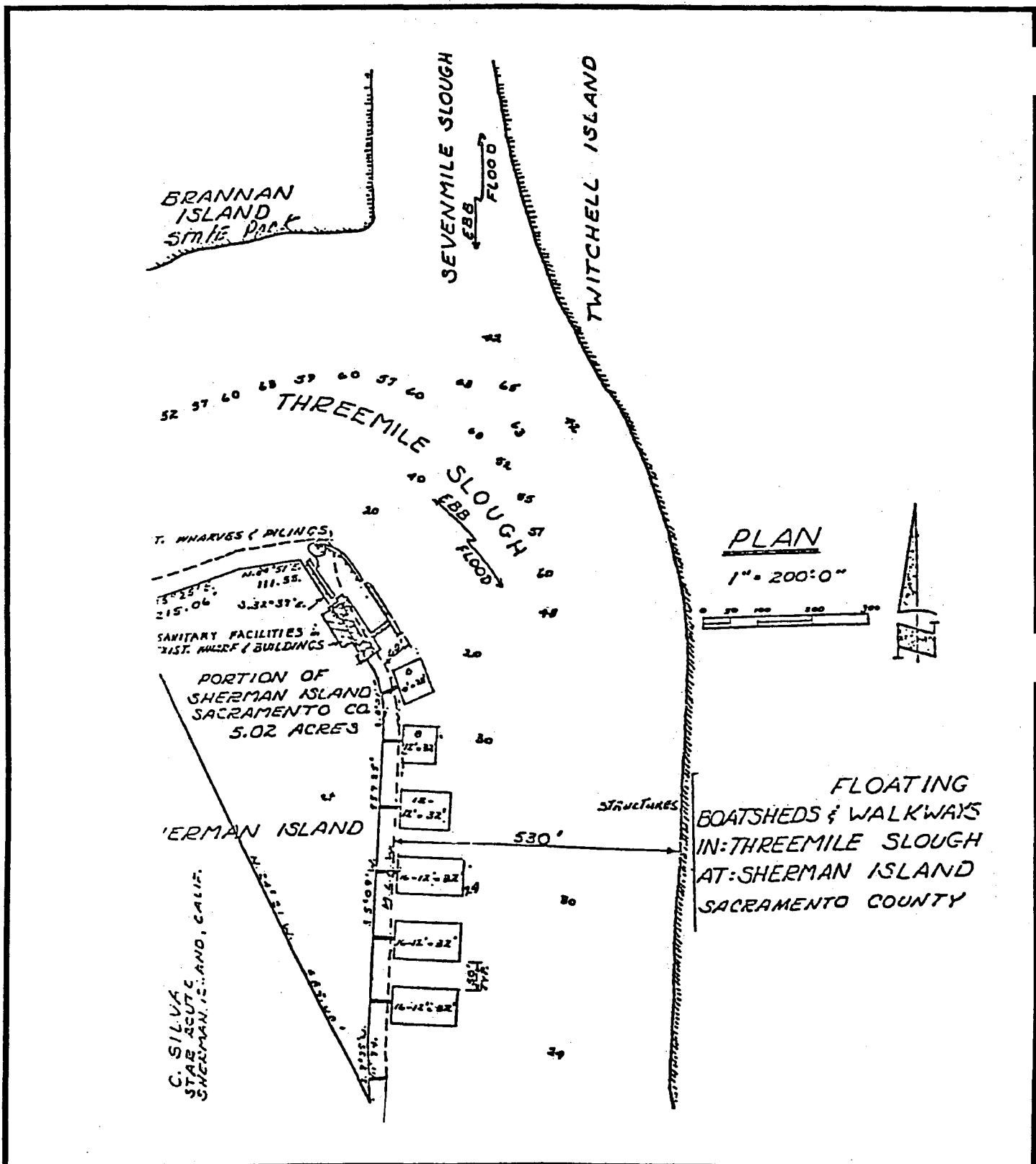
CEQA FINDING:

FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

AUTHORIZE EXTENSION OF THE PREVIOUSLY APPROVED CLOSING DATE FOR THE ASSIGNMENT AND AMENDMENT OF LEASE NO. PRC 3934.1, A GENERAL LEASE-COMMERCIAL USE, OF THE TIDE AND SUBMERGED LANDS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, FROM RONNIE GREEN TO CHARLIE STRECKFUSS, RUBEN RONCANCIO, AND CINDY RONCANCIO; EFFECTIVE ON THE CLOSE OF ESCROW BUT NO LATER THAN APRIL 30, 2006.

Site Plan



This exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by Lessee or other parties, 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 3934.1

Location Map

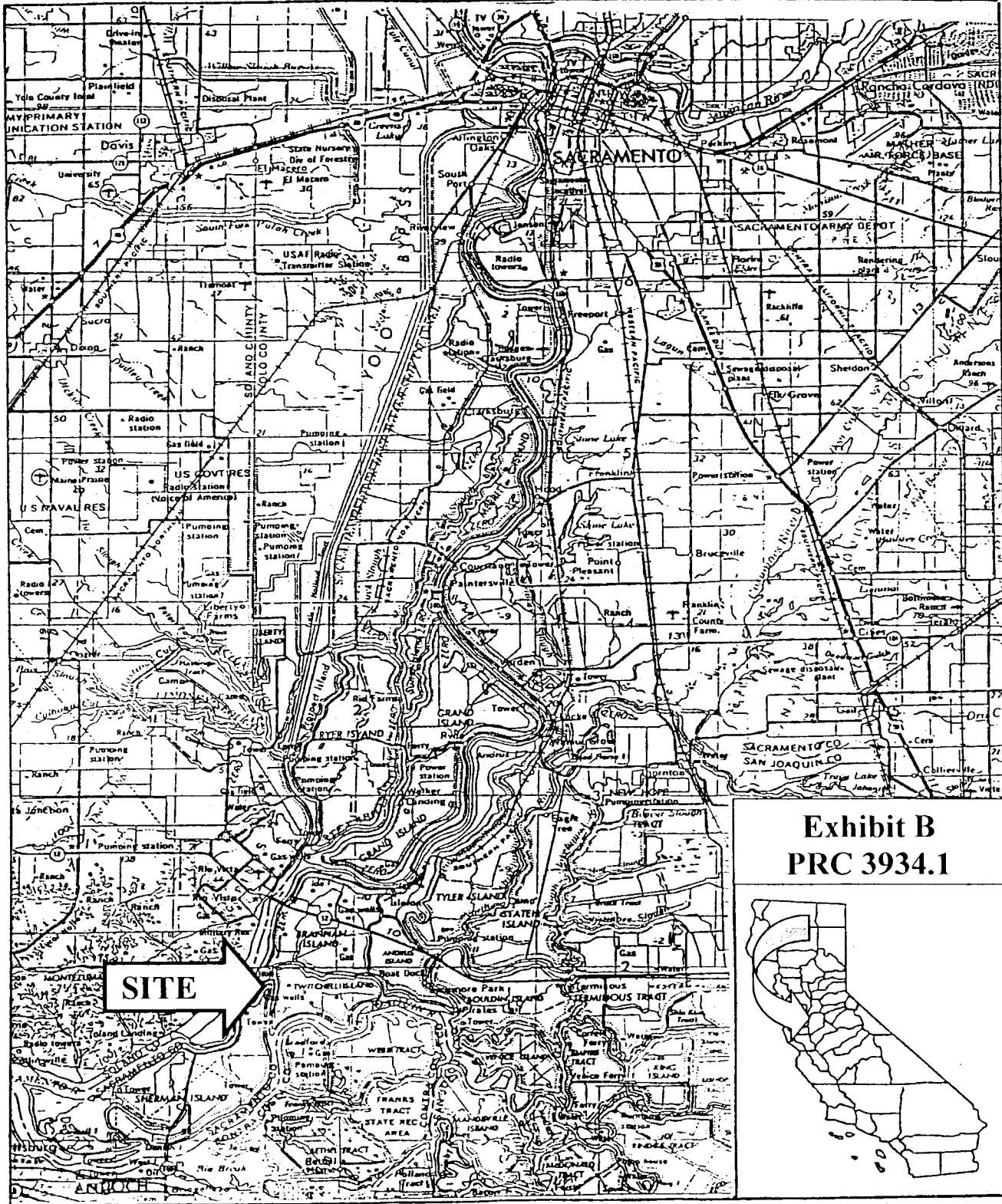


EXHIBIT CONSTRUCTED FROM USGS QUAD

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