

MINUTE ITEM

This Calendar Item No. C21
was approved as Minute Item
C21 by the State Lands
Commission by a vote of 3
to 0 at its 10/28/82
meeting.

CALENDAR ITEM

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10/28/82
PRC 3934
Reese

ASSIGNMENT OF
GENERAL LEASE - COMMERCIAL USE

ASSIGNOR: Peter and Maria Karabinis
15434 August Avenue
Delhi, California 95315

ASSIGNEE: Evette Lombardo-Nichols and
Carol L. Reynolds
1042 Country Club Drive
Moraga, California 94556

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.

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Consideration: \$3,320.24 per annum;
five-year rent review.

PREREQUISITE TERMS:

Assignee is in the process of purchasing the upland parcel. Escrow should close on or about December 1, 1982.

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. This assignment is conditioned upon assignees' completed purchase of the upland parcel.
2. This transaction is exempt from CEQA because it does not constitute a project.

Authority: P.R.C. 21065, 14 Cal. Adm. Code 15037 and 15060.

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.

EXHIBIT: A. 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. 21065, 14 CAL. ADM. CODE 15037 AND 15060; AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.

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2. AUTHORIZE THE ASSIGNMENT TO EVETTE LOMBARDO-NICHOLS AND CAROL L. REYNOLDS (CONDITIONAL UPON THE COMPLETED PURCHASE OF THE UPLAND) OF LEASE PRC 3934.1; ALL TERMS AND CONDITIONS OF THE LEASE REMAIN UNCHANGED.

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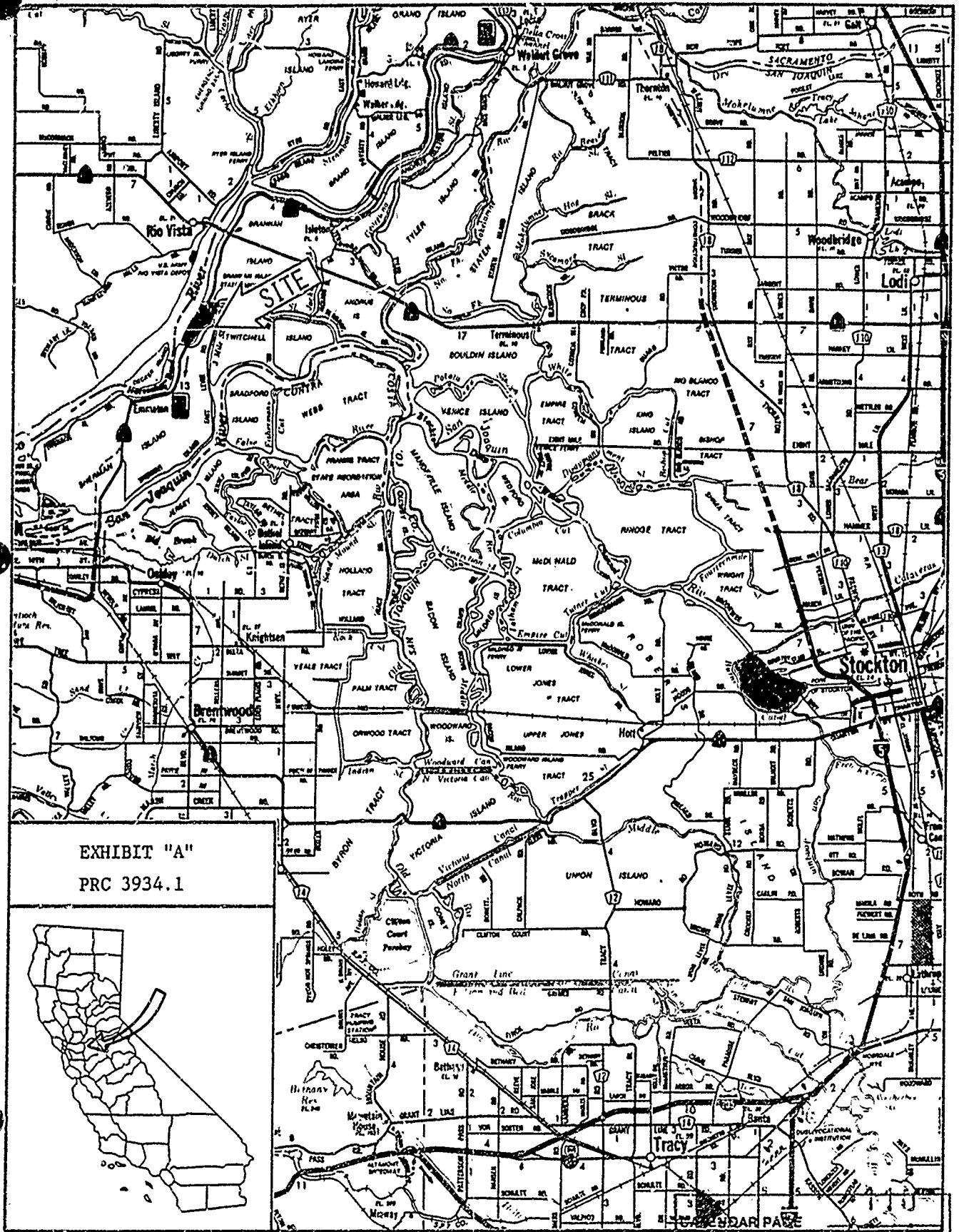


EXHIBIT "A"
 PRC 3934.1

