

**CALIFORNIA STATE LANDS COMMISSION**

100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825-8202



*Established in 1938*

**NOTICE OF EXEMPTION**

JENNIFER LUCCHESI, *Executive Officer*  
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File Ref: Lease 3934  
Item: 27

**Title:** Consider Waiver of Rent, Penalty, and Interest; Termination of a General Lease – Commercial Use; Issuance of a General Lease – Commercial Use; Endorsement of a Sublease; and Authorization of an Agreement and Consent to Encumber Lease – Lease 3934

**Location:** Sovereign land located in Three Mile Slough at Sherman Island, adjacent to 17641 Sherman Island East Levee Road, near Rio Vista, Sacramento County.

**Description:** Authorize termination, effective October 21, 2020, of Lease No. PRC 3934, a General Lease – Commercial Use; authorize issuance of a General Lease – Commercial Use beginning October 22, 2020, for a term of 20 years, for the continued use, maintenance, and operation of an existing commercial marina known as Paradise Outrigger Marina, consisting of six covered sheds with approximately 76 berths of various lengths with electrical and water hookups, one uncovered guest dock with approximately 1,000 feet of side-ties, gas dock, with one marine fuel dispenser and hose reel, two restrooms with showers, laundry room, patio, a portion of a restaurant and bar, and bank protection previously authorized by the Commission; and one-time maintenance dredging of up to a maximum of 12,000 cubic yards not previously authorized by the Commission.

**Name of Approving Public Agency:** California State Lands Commission

**Name of Proponent (Person or Agency):** LESSEE: Dennis Morton Oikle and Hildegarde Heidi OliverOikle, dba Heidi's Outrigger Marina and Saloon; APPLICANT/SUBLESSOR: Paradise Investment Properties Group, LLC

**Exempt Status:**

[] Categorical Exemptions:

CLASS 1, EXISTING FACILITIES (Cal. Code Regs., tit. 2, § 2905, subd. (a)(2))

CLASS 4, MINOR ALTERATIONS TO LAND (Cal. Code Regs., tit. 14, § 15304, example (g))

**Reasons for exemption:**

Issuance of a 20-year General Lease – Commercial Use for the above-mentioned structure(s)/activity will cause only a minor physical change in the environment and will not change existing activities in the area. There is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Therefore, the project will not have a significant effect on the environment and the above categorical exemption(s) apply(ies).

**DATE RECEIVED FOR FILING AND POSTING BY THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH**

A handwritten signature in blue ink, appearing to read 'Eric Gillies', is written over a horizontal line.

ERIC GILLIES, Acting Chief  
Environmental Planning and Management Division

Contact Person: Marlene Schroeder (916) 574-1900