

MINUTE ITEM
This Calendar Item No. 19
was approved as Minute Item
No. 19 by the State Lands
Commission by a vote of 3
to 0 at its 10/2/88
meeting.

CALENDAR ITEM

A 10

19

10/07/88

S 6

WP 6427

PRC 6427

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SUBLEASE APPROVAL

SUBLESSOR: Riverbank Holding Company
Attn: Mr. Thomas C. Westley
General Manager
1561 Garden Highway, Suite 200
Sacramento, California 95833

SUBLESEE: Loren Moore
dba Archonics-Marina Planners
1401 Garden Highway, Suite 200
Sacramento, California 95833

AREA, TYPE, LAND AND LOCATION: LEASE PRC 6427, MASTER LEASE,
A 5.326-acre parcel of tide and submerged land,
Sacramento River, Sacramento County.

LAND USE: Commercial marina, floating restaurant, harbor
master office, boat sales office, debris
deflector, and all appurtenant facilities
related thereto.

TERMS OF EXISTING LEASE PRC 6427:

Initial period: 20 years beginning August 1, _____
1984.

Surety bond: \$10,000.

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

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CONSIDERATION: ANNUAL RENTAL:

Six percent of the gross income derived from the rental of boat docks and moorings. Three percent of the gross income derived from the operation of restaurant and bar. Twenty-five percent of the gross income derived from the operation of coin-operated vending and electronic game machines. A percentage of the gross income derived from boat sales (yacht brokerage). Ten percent of the gross income derived from sources exclusive of those described above. A minimum annual rental of \$4,000 for the period August 1, 1984 through July 31, 1985 and a minimum annual rental of \$15,000 thereafter.

PROPOSED ACTION: (SUBLEASE APPROVAL)

Validation of a tenancy between the Lessee and Mr. Loren Moore, covered below in Other Pertinent Information.

APPLICANT STATUS:

Applicant is owner of upland and the Master Lessee in PRC 6427.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee has been received.

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. Approve sublease by endorsement

Sublessor: Riverbank Holding Company

Sublessee: Loren Moore

2. Terms of sublease:

TERM: Five years, beginning August 1,

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1988, together with two (2) successive options to extend the agreement for an additional five (5) years.

RENT: \$1,350 per month.

AREA: 1,350 square foot area in the building designated as the existing harbor master's office.

INSURANCE:
\$1,000,000: - Liability

PURPOSE:
Marina Planning and Design Offices.

The staff has reviewed this sublease and finds it acceptable.

3. Compensation to State: Ten percent (10%) of the amount paid by Loren Moore to the Riverbank Holding Company.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 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 CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

APPROVALS OBTAINED:
None.

FURTHER APPROVALS REQUIRED:
None.

EXHIBIT: A. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF

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THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R. 21065 AND 14 CAL. ADM. CODE 15378.

2. APPROVE, BY ENDORSEMENT, EFFECTIVE AUGUST 1, 1988, THE SUBLEASE AGREEMENT BETWEEN RIVERBANK HOLDING COMPANY (SUBLESSOR) AND LOREN MOORE (SUBLESSEE).

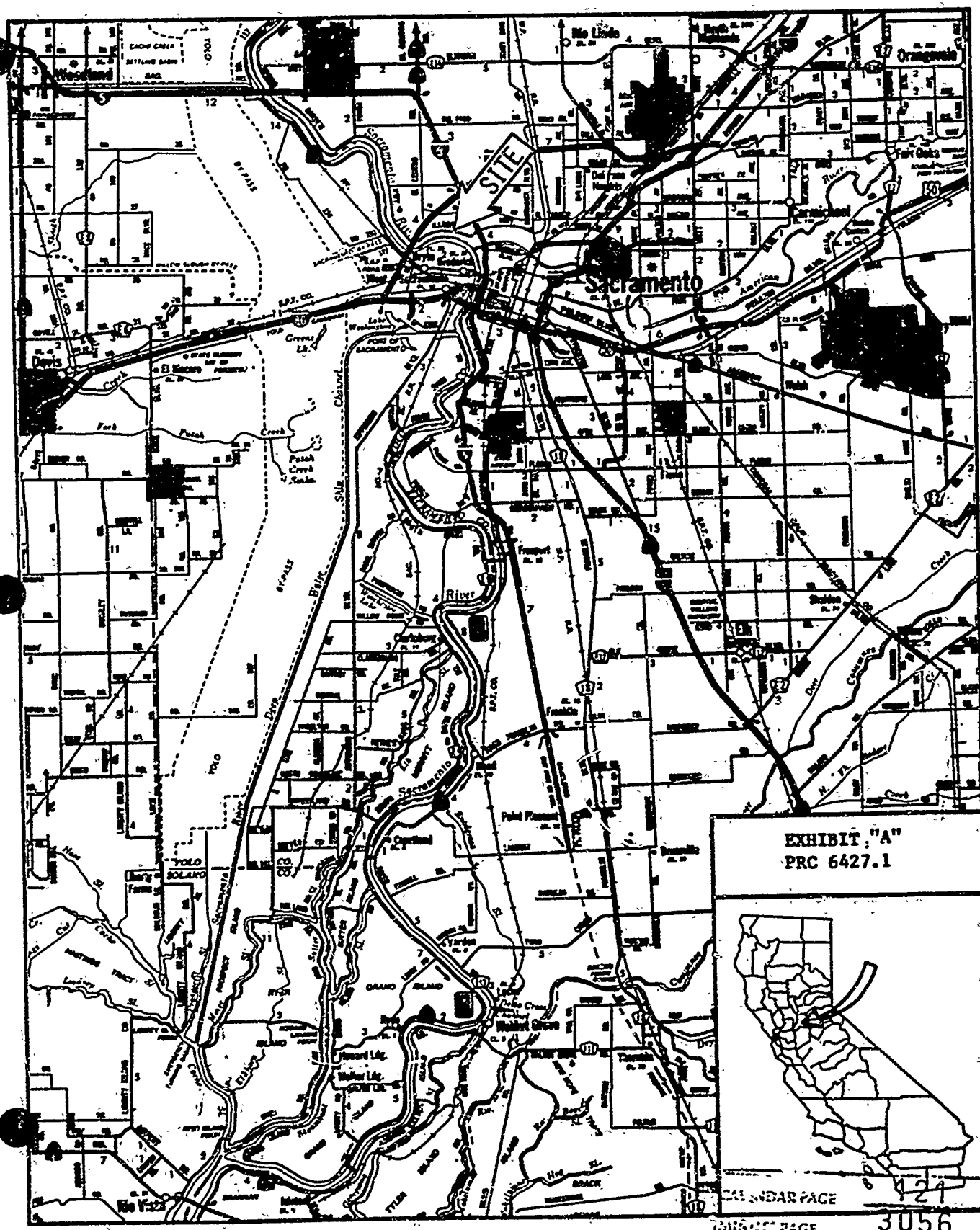


EXHIBIT "A"
 PRC 6427.1



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