

MINUTE ITEM

14

08/28/86
PRC 5167
Maricle

APPROVAL OF PARTIAL SUBLEASE -
RIVERBANK HOLDING COMPANY AND VIRGIN STURGEON, INC.

Calendar Item 14, attached, was pulled from the agenda prior to the meeting.

Attachment: Calendar Item 14.

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CALENDAR ITEM

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08/28/86
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APPROVAL BY ENDORSEMENT OF A COMMERCIAL SUBLEASE,
PORTION OF LEASE PRC 5167

LESSEE: The Virgin Sturgeon, Inc.
330 24th Street
Sacramento, California 95816
and
The Virgin Sturgeon, Inc.
1577 Garden Highway
Sacramento, California 95833

PROPOSED SUBLESSEE:
Riverbank Holding Company
1361 Garden Highway
Sacramento, California 95833

AREA, TYPE LAND AND LOCATION, TOTAL LEASE AREA:
A 1.02-acre parcel of tide and submerged land,
located in the Sacramento River, Sacramento
County.

LAND USE: Commercial marina, restaurant and bar.

AREA, TYPE LAND AND LOCATION, SUBLEASE AREA:
A portion of the 1.02-acre parcel above,
consisting of the easterly 200 feet thereof.

LAND USE: Existing commercial slips for boats.

TERMS OF CURRENT LEASE, PRC 5167: (State Lands Commission to
The Virgin Sturgeon)

Initial period: 15 years beginning June 18,
1976.

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Renewal options: One successive period of ten years each.

Surety bond: \$2,000.

Public liability insurance: Combined single limit coverage of \$300,000.

Consideration: \$1,600 per annum; sublease consideration \$6,000 per annum; five-year rent review.

TERMS OF PROPOSED SUBLEASE: (The Virgin Sturgeon to Riverbank Holding Company)

Initial period: Six years, seven months and 17 days, beginning November 1, 1984, and ending June 17, 1991, and extended for an additional ten years, if Lease PRC 5167 is so extended, to then end on June 17, 2001.

Rental: Minimum, \$1,000 per month.

Public liability insurance: Combined single limit coverage of \$500,000, with The Virgin Sturgeon to be specifically covered as an insured party, in certificate of insurance to be provided by Riverbank Holding Company.

APPLICANT STATUS:

Applicant is lessee of upland.

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.

CALENDAR ITEM NO. 14 (CONT'D)

OTHER PERTINENT INFORMATION:

1. 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 as a categorical exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Adm. Code 2905(a)(2).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.

2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
3. Riverbank Holding Company, in its construction of marina docks (PRC 6427), built beyond of its own lease area and extended into unpermitted sovereign lands, and also into the sovereign lands leased to The Virgin Sturgeon, Inc. The sublease proposal presented herewith represents an agreement, between The Virgin Sturgeon and Riverbank, to allow the latter party's use of the easterly 200 feet of Lease PRC 5167. The State of California, its officers, agents and employees will be named as additional insured on certificates of coverage to be provided to the Commission by the sublessee.
4. The use of unpermitted lands by Riverbank, located between Lease PRC 5167 and and Lease PRC 6427, is covered under the Companion Calendar Item.

APPROVALS OBTAINED:

None.

DATE FILED	108
APPROPRIATE PRICE	1002

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 THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. ADM. CODE 2905(a)(2).
2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
3. APPROVE, BY ENDORSEMENT, THE SUBLEASE AGREEMENT BETWEEN THE VIRGIN STURGEON, INC. (SUBLESSOR) AND RIVERBANK HOLDING COMPANY (SUBLESSEE), PROVIDED THAT THE STATE OF CALIFORNIA IS NAMED AS ADDITIONAL INSURED ON CERTIFICATES OF LIABILITY INSURANCE COVERAGE TO BE PROVIDED TO THE COMMISSION BY SAID SUBLESSEE.

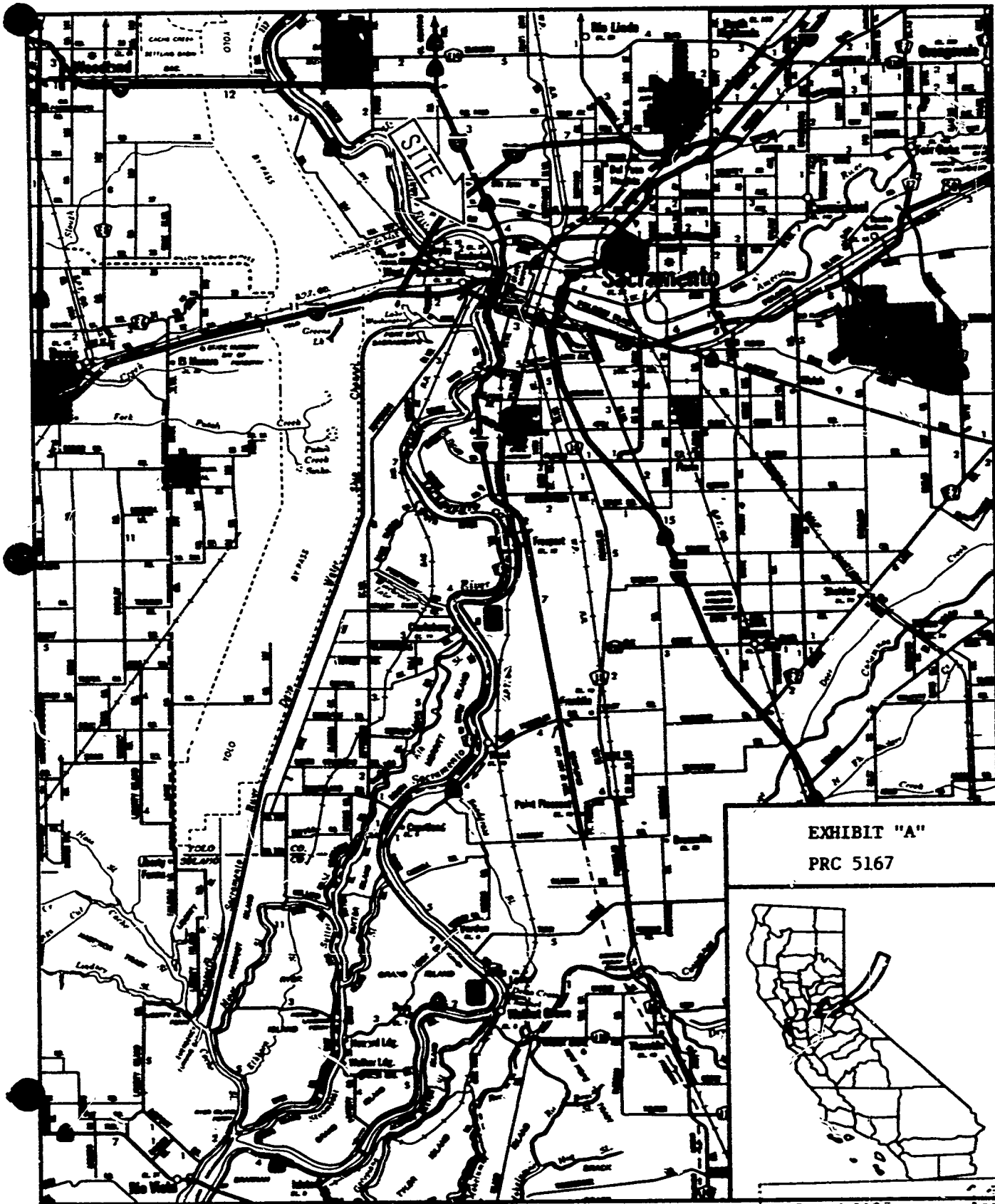


EXHIBIT "A"
 PRC 5167

