

MINUTE ITEM  
This Calendar Item No. 22  
was approved as Minute Item  
No. 22 by the State Lands  
Commission by a vote of 3  
to 0 at its 16-21-87  
meeting.

CALENDAR ITEM

10/21/87  
WP 6427 PRC 6427  
Maricle

A 10

S 6

22  
SUBLEASE APPROVAL

SUBLESSOR:

Riverbank Holding Company  
Attn: Mr. Thomas C. Westley  
General Manager  
1361 Garden Highway, Suite 200  
Sacramento, California 95830

SUBLESSEE:

Jeff and Rosie Aadnesen  
dba His n Hers Services  
103 McKiernan Drive  
Folsom, California 95630

ARCA, 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.

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

CALENDAR ITEM NO. 22 (CONT'D)

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 Jeff and Rosie Aadnesen, 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: Jeff and Rosie Aadnesen  
dba His n Hers Services

2. Terms of sublease:

TERM: One year beginning July 1, 1987

(REVISED 12/07/87)

-2-

CALENDAR PAGE	189
MINUTE PAGE	3647

CALENDAR ITEM NO. 22 (CONT'D)

RENT:

\$164.50 per month, and ten percent (10%) of Sublessee's gross off-site sales, to the extent that such ten percent (10%) exceeds the aforesaid rent.

AREA:

One berthing slip at the marina premises.

INSURANCE:

\$1,000,000: Liability

PURPOSE:

Occasional charter boat operation for small parties, doing business as His N Hers Services.

The staff has reviewed this sublease and finds it acceptable.

3. Compensation to State: Six percent (6%) of the amount paid by Jeff and Rosie Aadnesen to the Riverbank Holding Company.
4. Environmental Considerations
  - A. The Commission authorized the issuance of Lease PRC 6427 on July 12, 1984. At that time, the Commission found that an EIR was prepared and adopted for the Sublessor's marina project by the City of Sacramento Planning Department and that the Commission had reviewed and considered the information contained therein.
  - B. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that the activity covered herein is exempt from the requirements of the CEQA under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the

CALENDAR ITEM NO. 22 (CONT'D)

environment. The staff believes there is no possibility that this activity may have a significant effect on the environment.

Authority: 14 Cal. Adm.  
Code 15061(b)(3).

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 THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. (14 CAL. ADM. CODE 15061(b)(3))
2. APPROVE, BY ENDORSEMENT, EFFECTIVE JULY 1, 1987, THE SUBLEASE AGREEMENT BETWEEN RIVERBANK HOLDING COMPANY (SUBLESSOR) AND JEFF AND ROSIE AADNESEN (SUBLESSEE).

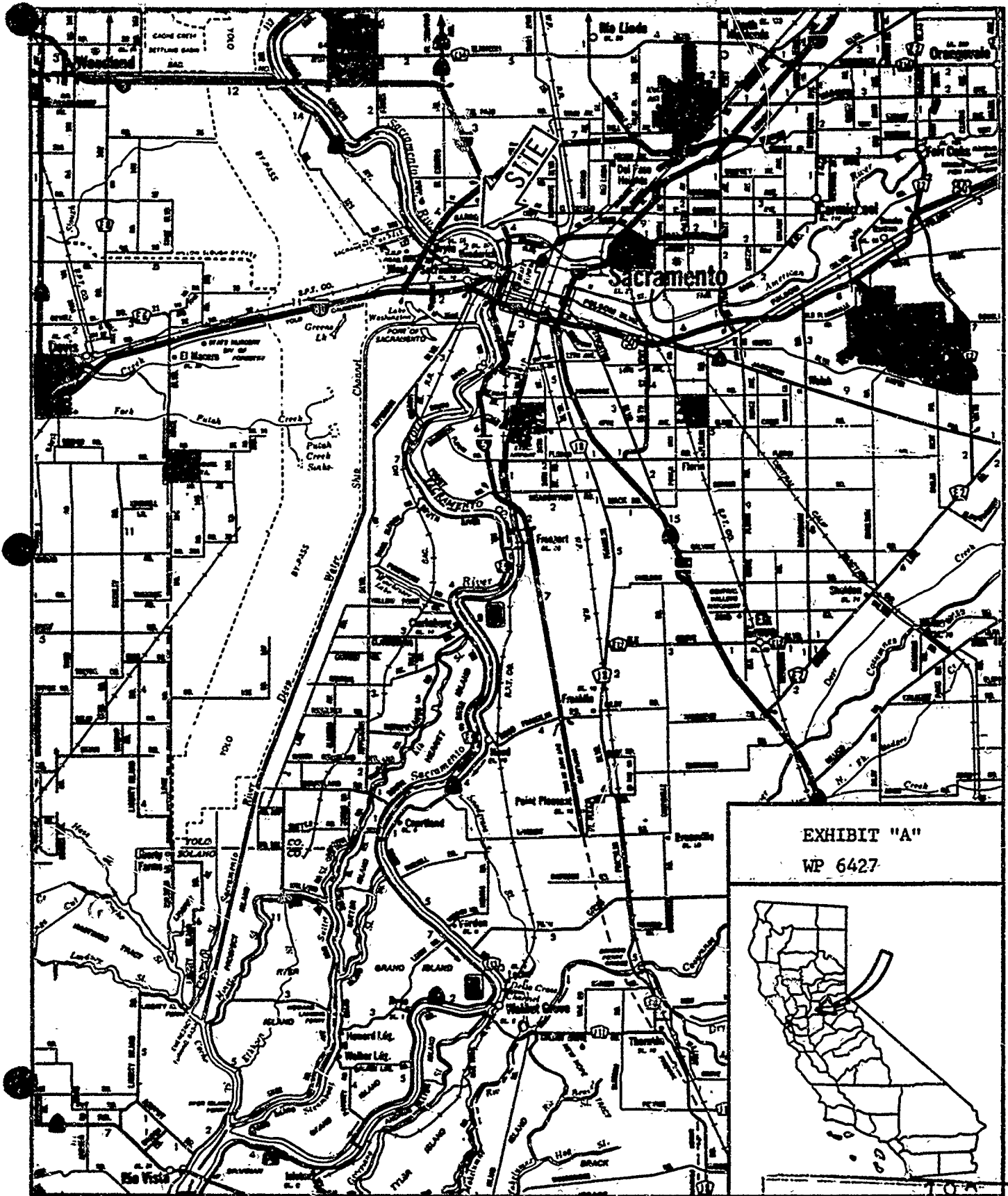


EXHIBIT "A"

WP 6427



CLEARER PAGE

MINUTE PAGE

10-2

3660