

**CALENDAR ITEM
C25**

A 4
S 3

04/05/16
PRC 8710.1
B. Terry

REVISION OF RENT

LESSEE:

T H Grace LLC

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Sacramento River, adjacent to 36250 Riverview Drive, near Clarksburg, Yolo County.

AUTHORIZED USE:

Continued use and maintenance of an existing commercial marina known as Clarksburg Marina, consisting of an uncovered floating side-tie dock, boat hoist, walkway, pilings, dolphins, and concrete bank protection.

LEASE TERM:

20 years, beginning September 1, 2006.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease and recommends that rent be revised from \$2,406 per year to \$2,286 per year, payable bi-annually in the amount of \$1,143 on or before September 1 and March 1 of each lease year, effective September 1, 2016.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On August 24, 2006, the Commission authorized a General Lease – Commercial Use to Carl Clayton and Viki Clayton dba Clarksburg Marina, for a term of 20 years. On August 14, 2012, the Commission authorized a revision in rent from \$1,200 per year to \$2,406 per year. On October 19, 2012, the Commission authorized an assignment of General Lease – Commercial Use to T H Grace LLC. The lease will expire on August 31, 2026.

CALENDAR ITEM NO. **C25** (CONT'D)

3. This action is consistent with Strategy 2.1 of the Commission's Strategic Plan to optimize returns for the responsible development and use of State lands and resources, both onshore and offshore.
4. Staff conducted the rent review called for in the lease and recommends the rent be reduced based on the reported annual gross income.
5. Approving the revision of rent is not a project as defined by the California Environmental Quality Act (CEQA) because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378, subdivision (b)(5).

EXHIBIT:

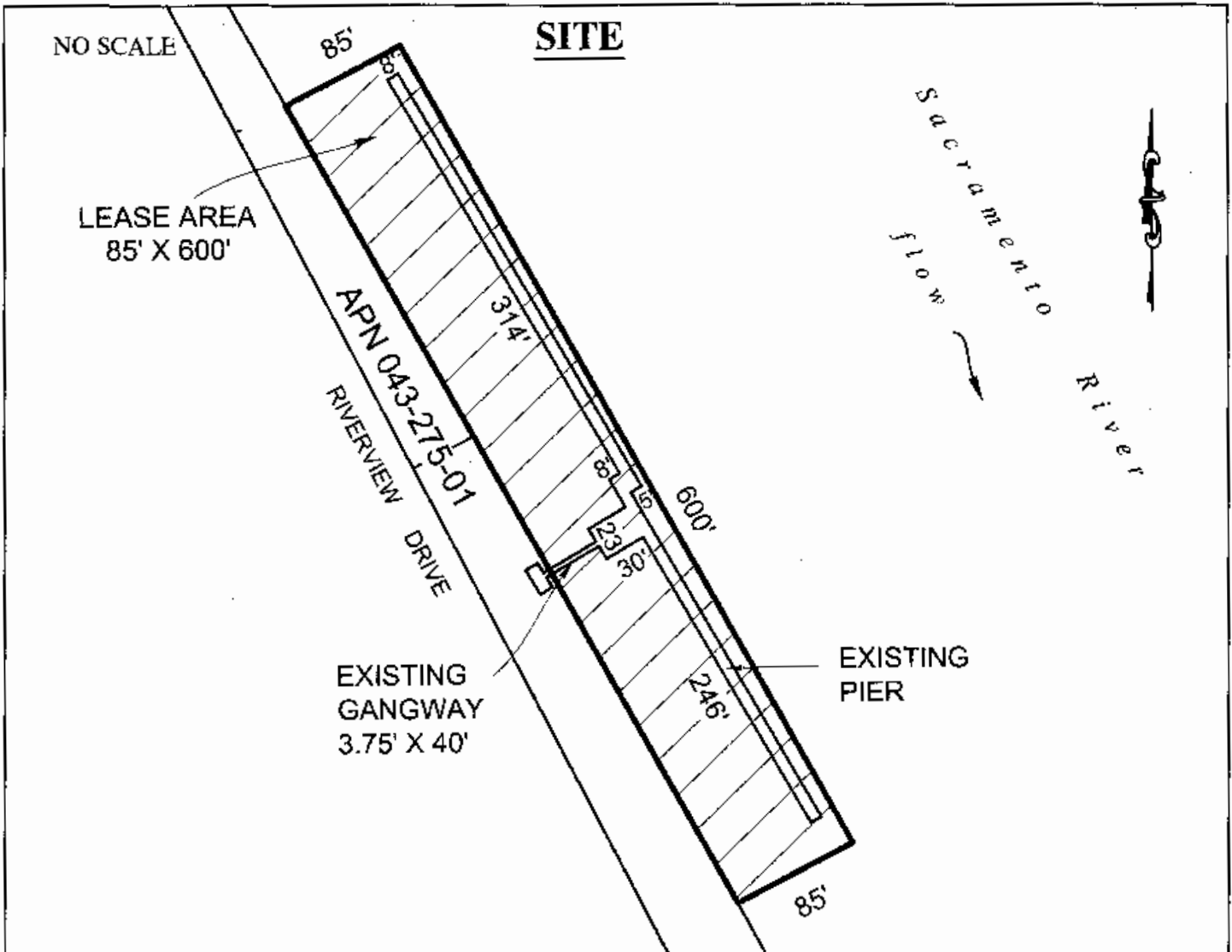
- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 8710.1 from \$2,406 per year to \$2,286 per year, payable bi-annually in the amount of \$1,143 on or before September 1 and March 1 of each lease year, effective September 1, 2016.



CLARKSBURG MARINA, SACRAMENTO RIVER



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit A
 PRC 8710.1
 T H GRACE LLC
 APN 043-275-01
 GENERAL LEASE -
 COMMERCIAL USE
 YOLO COUNTY

