

**STAFF REPORT  
C27**

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S 3

08/23/18  
PRC 7214.1  
S. Evans

**REVISION OF RENT**

**LESSEE:**

James M. Talcott and Patricia Dykema, Trustees of the James M. Talcott Revocable Trust, Dated March 16, 2006

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in the Napa River, adjacent to 1576 Milton Road, near Napa, Napa County.

**AUTHORIZED USE:**

Continued use and maintenance of uncovered floating boat dock, pier, walkway, gangway and two pilings.

**LEASE TERM:**

10 years, beginning August 23, 2013.

**CONSIDERATION:**

This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff reviewed the rent under this lease and recommends that rent be revised from \$212 per year to \$252 per year, effective August 23, 2018.

**OTHER PERTINENT INFORMATION:**

1. On September 20, 2013, the Commission authorized a General Lease – Recreational Use to James M. Talcott and Patricia Dykema, Trustees of the James M. Talcott Revocable Trust, Dated March 16, 2006 for a term of 10 years beginning August 23, 2013 ([Item C7, September 20, 2013](#)). The lease will expire on August 22, 2023.
2. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.

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3. Approving the revision of rent is not a project as defined by the California Environmental Quality Act 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:**

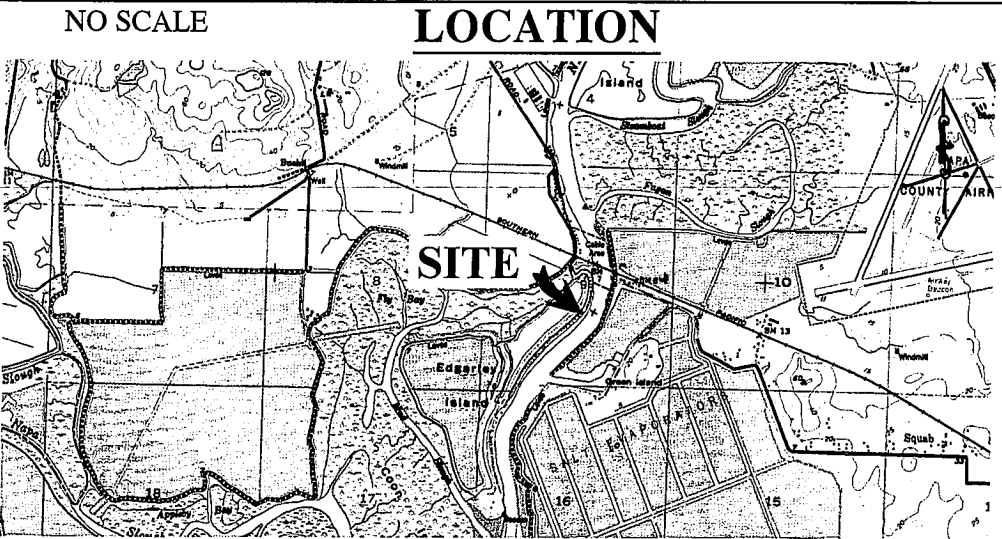
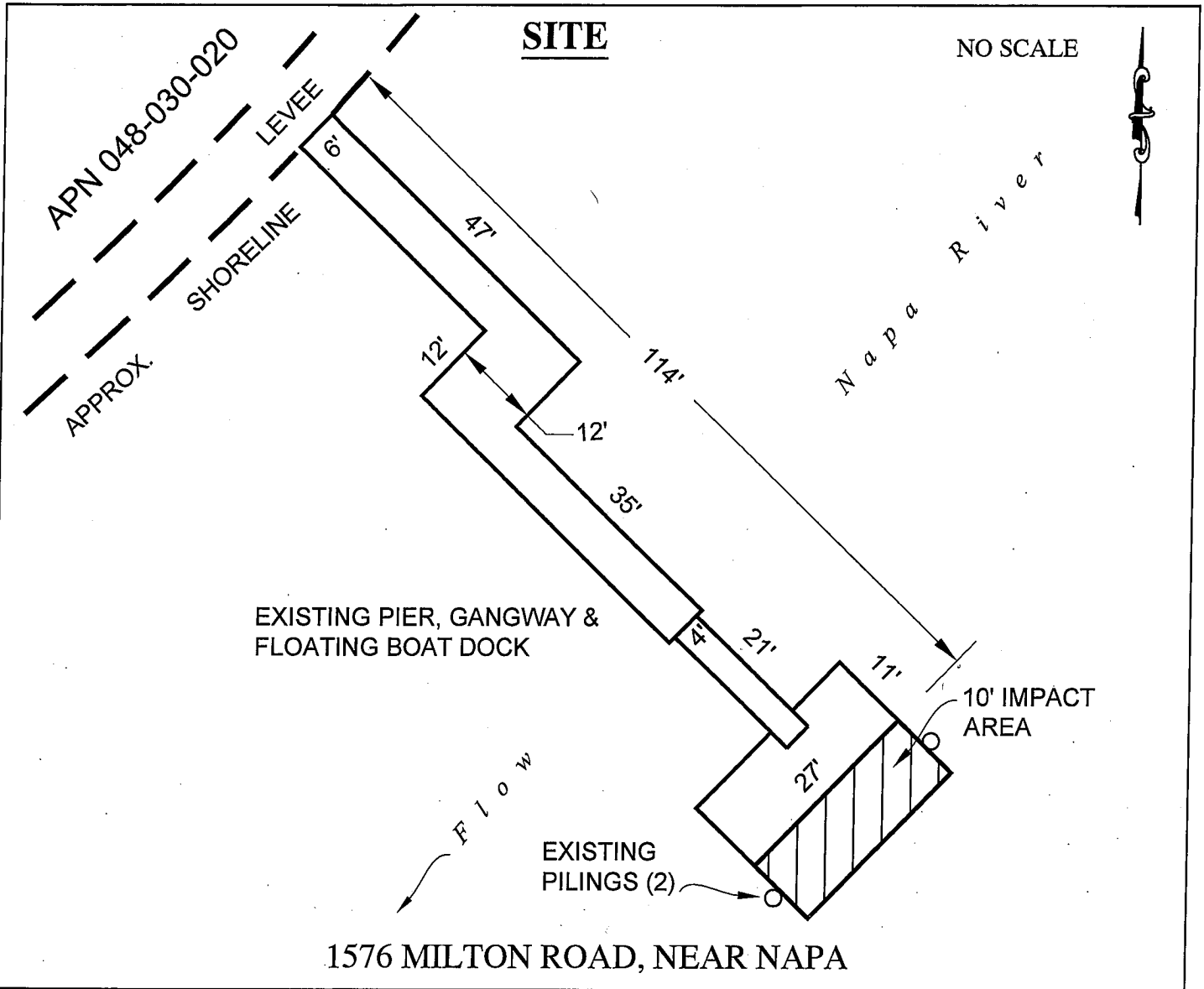
- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 7214.1 from \$212 per year to \$252 per year, effective August 23, 2018.



**Exhibit A**  
 PRC 7214.1  
 TALCOTT / DYKEMA  
 APN 048-030-020  
 GENERAL LEASE  
 RECREATIONAL USE  
 NAPA COUNTY



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.