

**STAFF REPORT
C53**

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02/04/19
PRC 4049.1
S. Evans

REVISION OF RENT

LESSEE:

Stockon Marina Properties, LLC

AREA, LAND TYPE, AND LOCATION:

8.57 acres, more or less, of sovereign land in Seven Mile Slough, adjacent to 1550 Twitchell Island Road, Isleton, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of commercial marina, known as Owl Harbor Marina, consisting of 10 docks with a total of eight covered boat berths, 135 uncovered boat berths, 20 end ties, 73 side ties; connecting walkways; 14 gangways; three restrooms; electrical and water hookups; 78 individual utility meters; and allow no more than 10 navigable vessels to be used as residences for security purposes only.

LEASE TERM:

21 years, beginning March 3, 2009.

CONSIDERATION:

This lease provides that the Commission may modify the minimum annual rent periodically during the lease term. Pursuant to this provision, staff reviewed the rent under this lease and recommends that the minimum annual rent be revised, effective March 3, 2019, from \$10,169 per year to \$15,198 per year, against 5 percent of the gross annual income derived from the commercial activities from berthing, docking, and mooring of boats; and 10 percent of all other gross income generated on the Lease Premises.

OTHER PERTINENT INFORMATION:

1. On January 29, 2009, the Commission authorized a General Lease – Commercial Use to Stockon Marina Properties, LLC, for a term of 21 years beginning March 3, 2009 ([Item C18, January 29, 2009](#)). The lease will expire on March 2, 2030.

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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.
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:

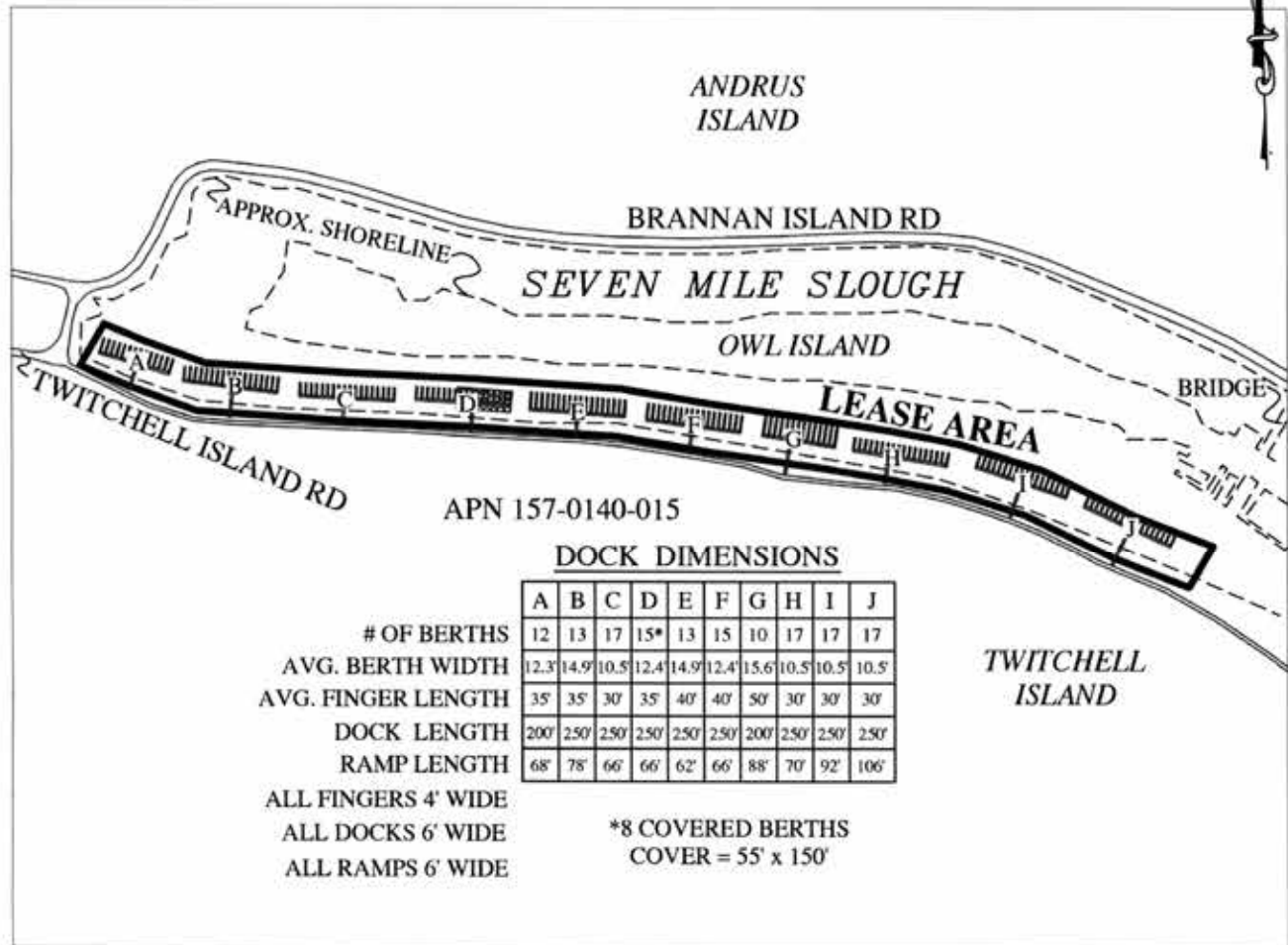
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of the minimum annual rent for Lease No. PRC 4049.1 from \$10,169 per year to \$15,198 per year, effective March 3, 2019.

NO SCALE

SITE



Owl Harbor Marina
1550 Twitchell Island Road

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 4049.1
 APN 157-0140-015
 STOCKON MARINA PROPERTIES
 LLC, DBA: OWL HARBOR
 GENERAL LEASE -
 COMMERCIAL USE
 SACRAMENTO 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.