

**STAFF REPORT**

**30**

A 14, 13

S 7, 5

06/28/19  
PRC 2222.1  
N. Lavoie

**REVISION OF RENT**

**LESSEE:**

Coney Island Farms, Inc.

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

0.22 acres, more or less, of sovereign land in Old River, adjacent to Contra Costa County Assessor's Parcel Number (APN) 001-111-005 and San Joaquin County APN 189-250-007, Between Coney Island and Union Island, San Joaquin and Contra Costa counties.

**AUTHORIZED USE:**

Continued use and maintenance of wood bridge, boat dock, two pilings and gangway.

**LEASE TERM:**

20 years, beginning August 15, 2007.

**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 \$300 per year to \$450 per year, effective August 15, 2019.

**OTHER PERTINENT INFORMATION:**

1. Approval or denial of the revision of rent is a discretionary action by the Commission. Each time the Commission approves or rejects a revision of rent, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. Upon expiration or prior termination of the lease, the lessee has no right to a new lease or to renewal of any previous lease.
2. On April 23, 2014, the Commission authorized a General Lease – Right-of-Way Use to Coney Island Farms, Inc. for a term of 20 years beginning August 15, 2007 ([Item C53, April 23, 2014](#)). The lease will expire on August 14, 2027.

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3. 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.
4. 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:**

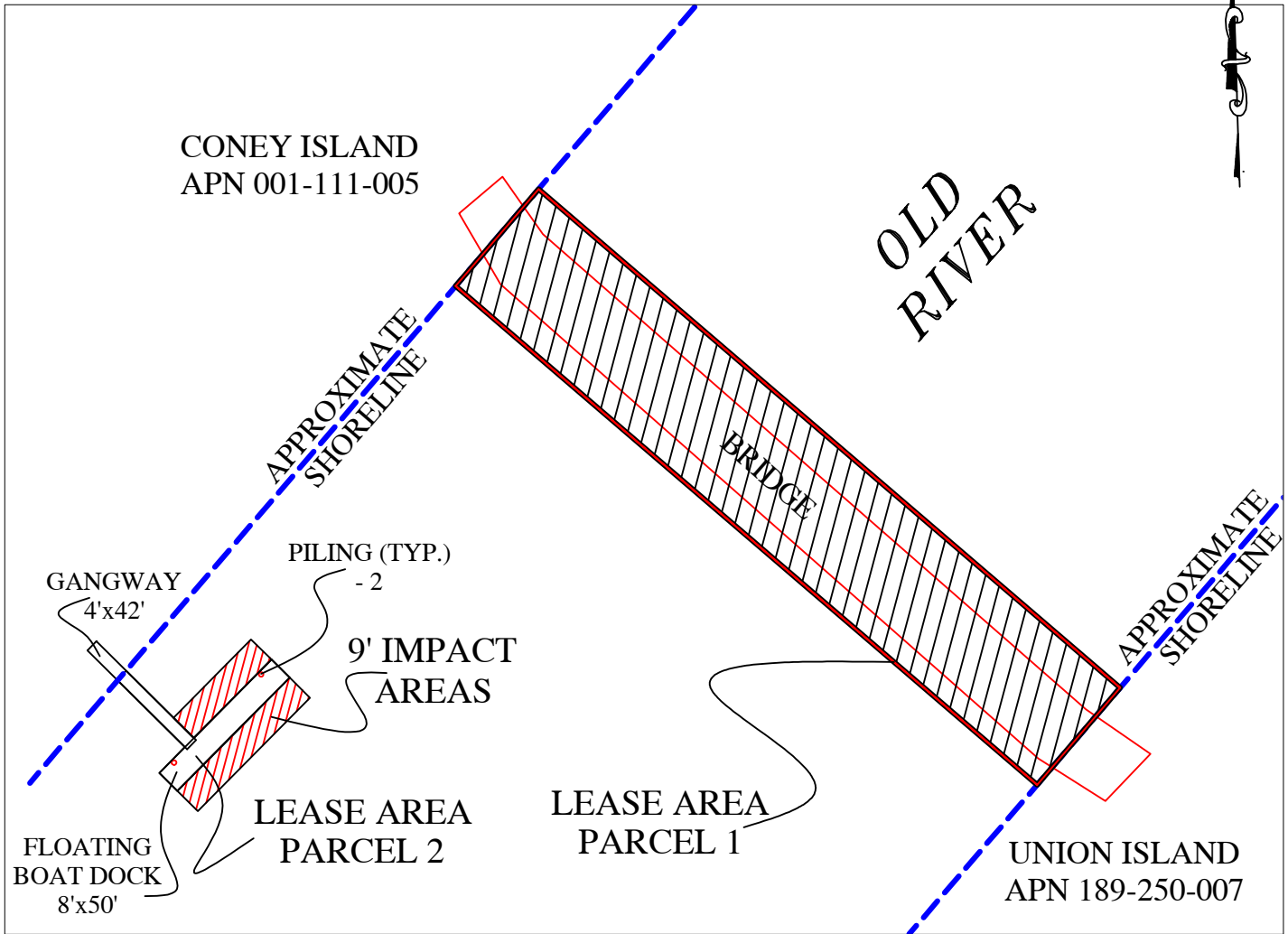
It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 2222.1 from \$300 per year to \$450 per year, effective August 15, 2019.

NO SCALE

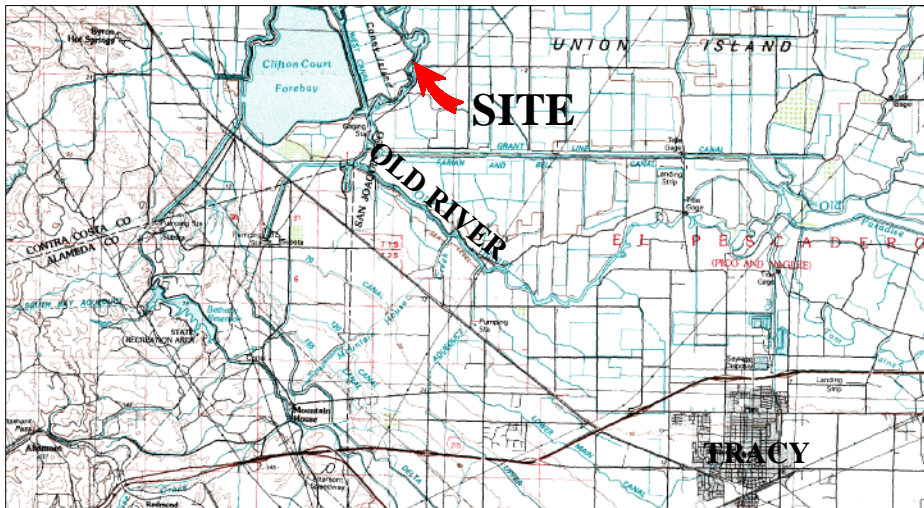
# SITE



OLD RIVER BETWEEN CONEY ISLAND & UNION ISLAND

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit A

PRC 2222.1  
 CONEY ISLAND FARMS, INC.  
 GENERAL LEASE -  
 RIGHT-OF-WAY &  
 RECREATIONAL USE  
 CONTRA COSTA & SAN  
 JOAQUIN COUNTIES



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.