

**CALENDAR ITEM
C28**

A 4
S 3

12/18/15
PRC 4405.1
B. Terry

REVISION OF RENT

LESSEE:

James Robert Uhl, dba Stan's Yolo Marina

AREA, LAND TYPE, AND LOCATION:

0.67-acre parcel, more or less, of sovereign land in the Sacramento River, adjacent to 31070 South River Road, near Clarksburg, Yolo County.

AUTHORIZED USE:

Operation, use, and maintenance of an existing commercial marina, known as Stan's Yolo Marina, consisting of two uncovered floating side-tie boat docks, electrical and water hookups, dolphins, pilings, gangway, launch ramp with dock, moveable debris diverter, four 5-mile speed buoys, one security vessel, and one liveaboard vessel.

LEASE TERM:

15 years, beginning February 8, 2011.

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 \$3,000 per year to \$1,658 per year, effective February 8, 2016.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On February 8, 2011, the Commission authorized a General Lease – Commercial Use to Thomas Weborg as Sole Trustee of the Stanley F. Rodriguez Revocable Trust, dba Stan's Yolo Marina, for a term of 15 years. On February 21, 2014, the Commission authorized an assignment and amendment of a General Lease - Commercial Use to James Robert Uhl, dba Stan's Yolo Marina. The lease will expire on February 7, 2026.

CALENDAR ITEM NO. **C28** (CONT'D)

3. Staff conducted the rent review called for in the lease and recommends the rent be reduced based on the reported annual gross income.
4. 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:

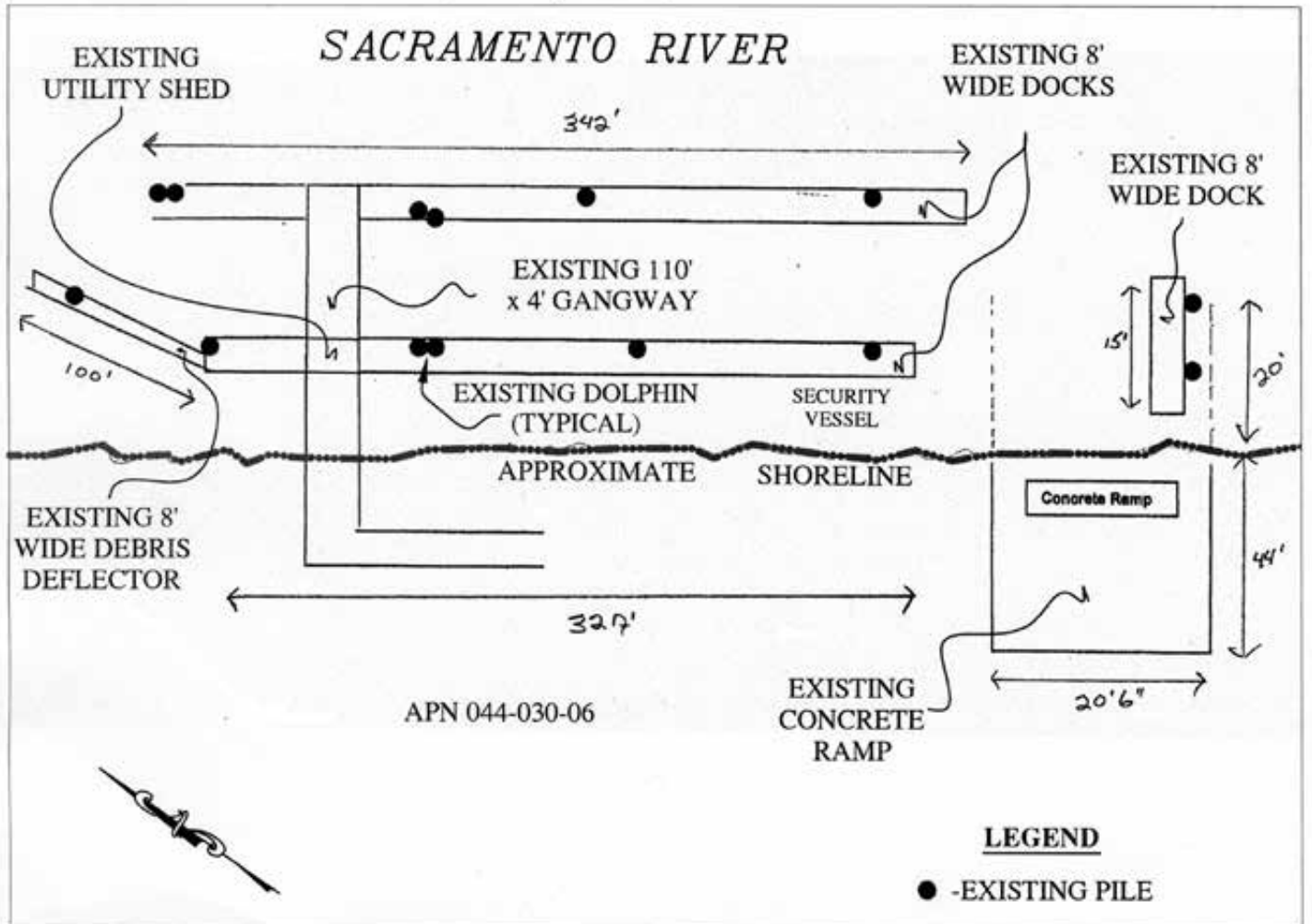
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 4405.1 from \$3,000 per year to \$1,658 per year, effective February 8, 2016.

NO SCALE

SITE



LEGEND

● -EXISTING PILE

STAN'S YOLO MARINA 31070 SOUTH RIVER RD., CLARKSBURG

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 4405.1
 UHL dba STAN'S YOLO MARINA
 APN 044-030-06
 GENERAL LEASE -
 COMMERCIAL USE
 YOLO 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.