

**CALENDAR ITEM
C32**

A 7
S 6

12/06/16
PRC 6015.1
J. Toy

REVISION OF RENT

LESSEE:

River View Marina, a Limited Partnership

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Sacramento River, adjacent to 1801 Garden Highway, near Sacramento, Sacramento County.

AUTHORIZED USE:

Use and maintenance of an existing commercial marina.

LEASE TERM:

48 years, beginning January 1, 1981.

CONSIDERATION:

This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under the lease and recommends that the minimum annual rent be revised from \$14,000 per year to \$15,475 per year paid quarterly against 5.5 percent berthing, 1.5 percent Restaurant/Bar Operation; 25 percent coin-operated Vending and Game Machines; 0.5 percent Yacht Sales; 1 percent Tour or Excursion Boats; and 10 percent of all Other Income, effective January 1, 2017.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On June 24, 1981, the Commission authorized a General Lease – Commercial Use to River View Marina, a Limited Partnership for a term of 48 years beginning January 1, 1981 ([Calendar Item C24, June 24, 1981](#)). The lease will expire on December 31, 2029.
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.

CALENDAR ITEM NO. **C32** (CONT'D)

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:

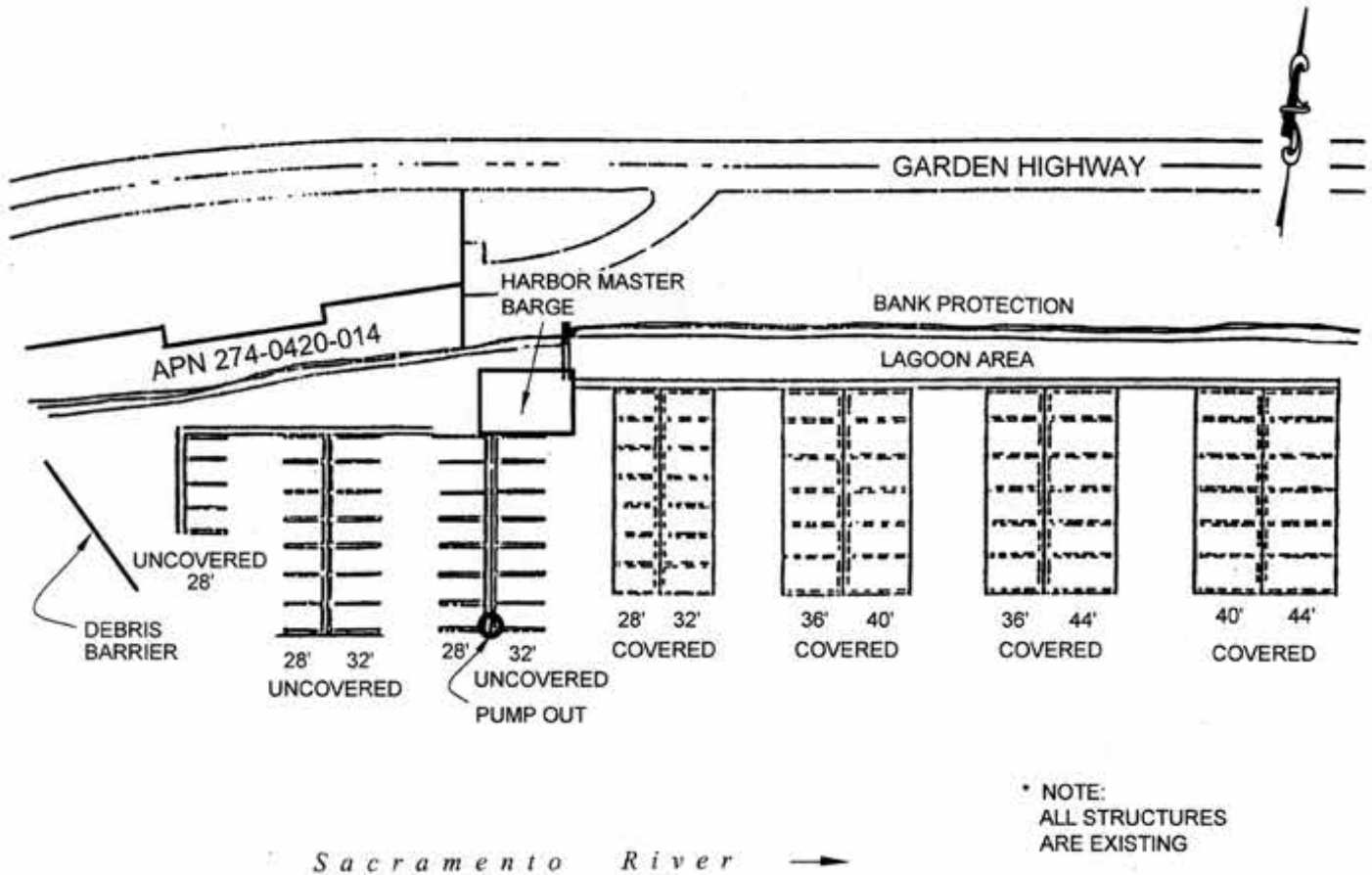
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of the minimum annual rent for Lease No. PRC 6015.1 from \$14,000 per year to \$15,475 per year, effective January 1, 2017.

NO SCALE

SITE



1801 GARDEN HIGHWAY, RIVER VIEW MARINA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

RIVER VIEW MARINA, LP.
 PRC 6015.1
 APN 274-0420-014
 GENERAL LEASE -
 COMMERCIAL USE
 SACRAMENTO CO.



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.