CALENDAR ITEM

C06

A 15 12/02/13

PRC 2610.1

S 5 R. Boggiano

REVISION OF RENT

LESSEE:

Palmero LLC, dba Delta Shores Resort and Marina

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in the Mokelumne River, adjacent to 601 Brannan Island Road, near the city of Isleton, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an existing recreational open berth accommodation dock with 43 berths serving the upland RV park located in the Mokelumne River, Andrus Island, near the city of Isleton, Sacramento County.

LEASE TERM:

25 years, beginning March 1, 2005.

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 $2,700 per year to $3,316 per year, effective March 1, 2014.

OTHER PERTINENT INFORMATION

1. On February 17, 2005, the Commission authorized a 25-year General Lease – Recreational Use to Palmero LLC, dba Delta Resort and Marina for the continued use of an existing recreational 323-foot by 55-foot open berth accommodation dock with 43 berths serving the upland RV park. The lease will expire on February 28, 2030. The Applicant is prohibited from using the lease premises for commercial purposes without the prior authorization of the Commission.

2. Staff conducted a rent review called for in the lease and recommends the rent be increased.

3. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

   Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBIT:

A. Site and Location Map

RECOMMENDED ACTION:

CEQA FINDING:

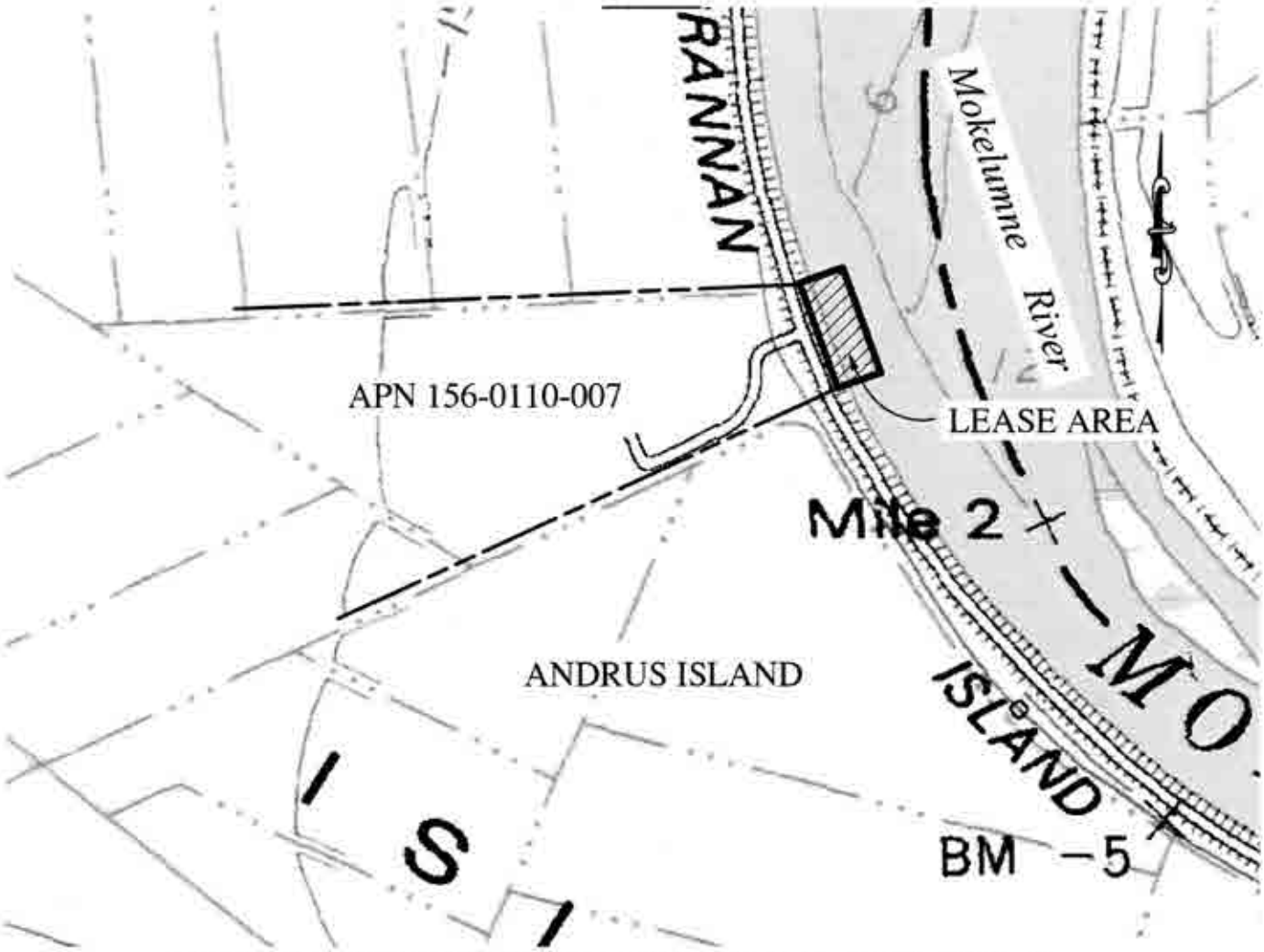
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 2610.1 from $2,700 per year to $3,316 per year, effective March 1, 2014.

NO SCALE

SITE



PALMERO LLC, DELTA SHORES RESORT AND MARINA
601 BRANNAN ISLAND ROAD, MOKELUMNE RIVER

NO SCALE

LOCATION

MAP SOURCE: USGS QUAD

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.

Exhibit A

PRC 2610.1
PALMERO LLC
GENERAL LEASE - RECREATIONAL USE
APN 156-0110-007
MOKELUMNE RIVER
SACRAMENTO CO.

MJ 09/27/2013