

**CALENDAR ITEM
C36**

A 11
S 3

04/05/16
PRC 8937.1
D. Tutov

REVISION OF RENT

LESSEE:

California Cellars LLC

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Sacramento River, adjacent to 15511 B Isleton Road, near the city of Isleton, Sacramento County.

AUTHORIZED USE:

The construction, use, and maintenance of an uncovered floating boat dock, gangway, two pilings, and one debris deflector.

LEASE TERM:

10 years, beginning September 1, 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 rent be revised from \$184 to \$193 per year, effective September 1, 2016.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On September 1, 2011, the Commission authorized a General Lease – Recreational Use to California Cellars LLC for a term of 10 years beginning September 1, 2011. The lease will expire on August 31, 2021.
3. This action is consistent with Strategy 2.1 of the Commission's Strategic Plan to optimize returns for the responsible development and use of State lands and resources, both onshore and offshore..
4. Staff conducted the rent review called for in the lease, and recommends annual rent be increased based on the 2015 Delta area benchmark.

CALENDAR ITEM NO. **C36** (CONT'D)

5. 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 8937.1 from \$184 per year, to \$193 per year, effective September 1, 2016.

NO SCALE

SITE

Sacramento River

EXISTING PILING & DEBRIS DEFLECTOR

EXISTING RIP RAP COVERED UNDER PRC 8679 RM 20.8

EXISTING GANGWAY 4'x40'

EXISTING DOCK

EXISTING PILINGS (3)

32'

10'

35'

SHORELINE

TOP OF LEVEE

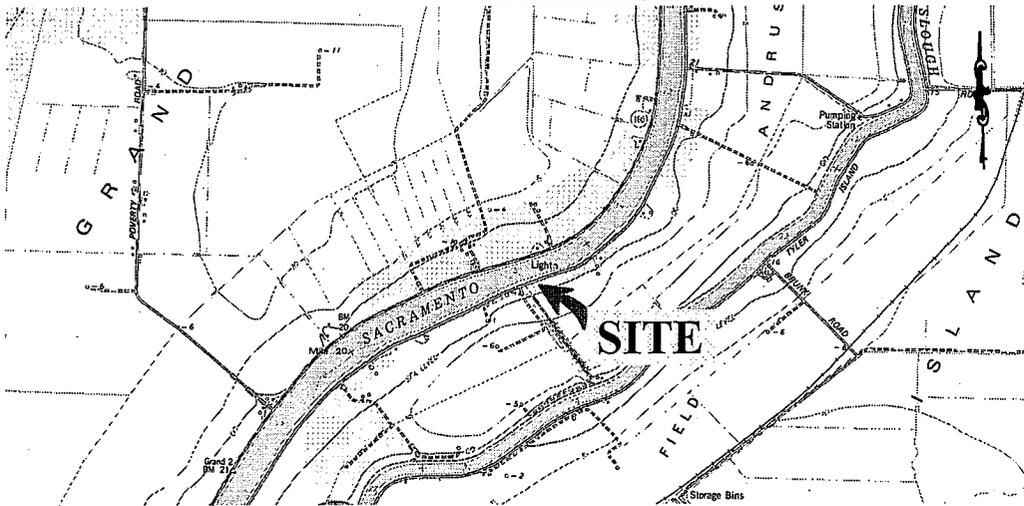
APN 156-0200-001

APPROXIMATE

15511 B ISLETON ROAD, NEAR ISLETON

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 8937.1
 CALIFORNIA CELLARS LLC
 APN 156-0200-001
 GENERAL LEASE-
 RECREATIONAL 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.

MJJ 3/17/2016