

**STAFF REPORT
C24**

A 10
S 2

10/18/18
PRC 9096.1
S. Evans

REVISION OF RENT

LESSEE:

23240 Highway 1, LLC

AREA, LAND TYPE, AND LOCATION:

4,092.78 square feet, more or less, of sovereign land in Tomales Bay, adjacent to 23115 and 23240 Highway 1, near Marshall, Marin County.

AUTHORIZED USE:

Continued use and maintenance of pier, boat slip, boathouse and deck.

LEASE TERM:

10 years, beginning December 2, 2013.

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 \$729 per year to \$467 per year, effective December 2, 2018.

OTHER PERTINENT INFORMATION:

1. On December 2, 2013, the Commission authorized a General Lease – Recreational Use to 23240 Highway 1, LLC for a term of 10 years beginning December 2, 2013 ([Item C12, December 2, 2013](#)). The lease will expire on December 1, 2023.
2. In December 2015, as part of the regular update process, the Tomales Bay benchmark was revised from \$0.178 per square foot to \$0.114 per square foot. The proposed rent revision is based on the updated benchmark.
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.

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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:

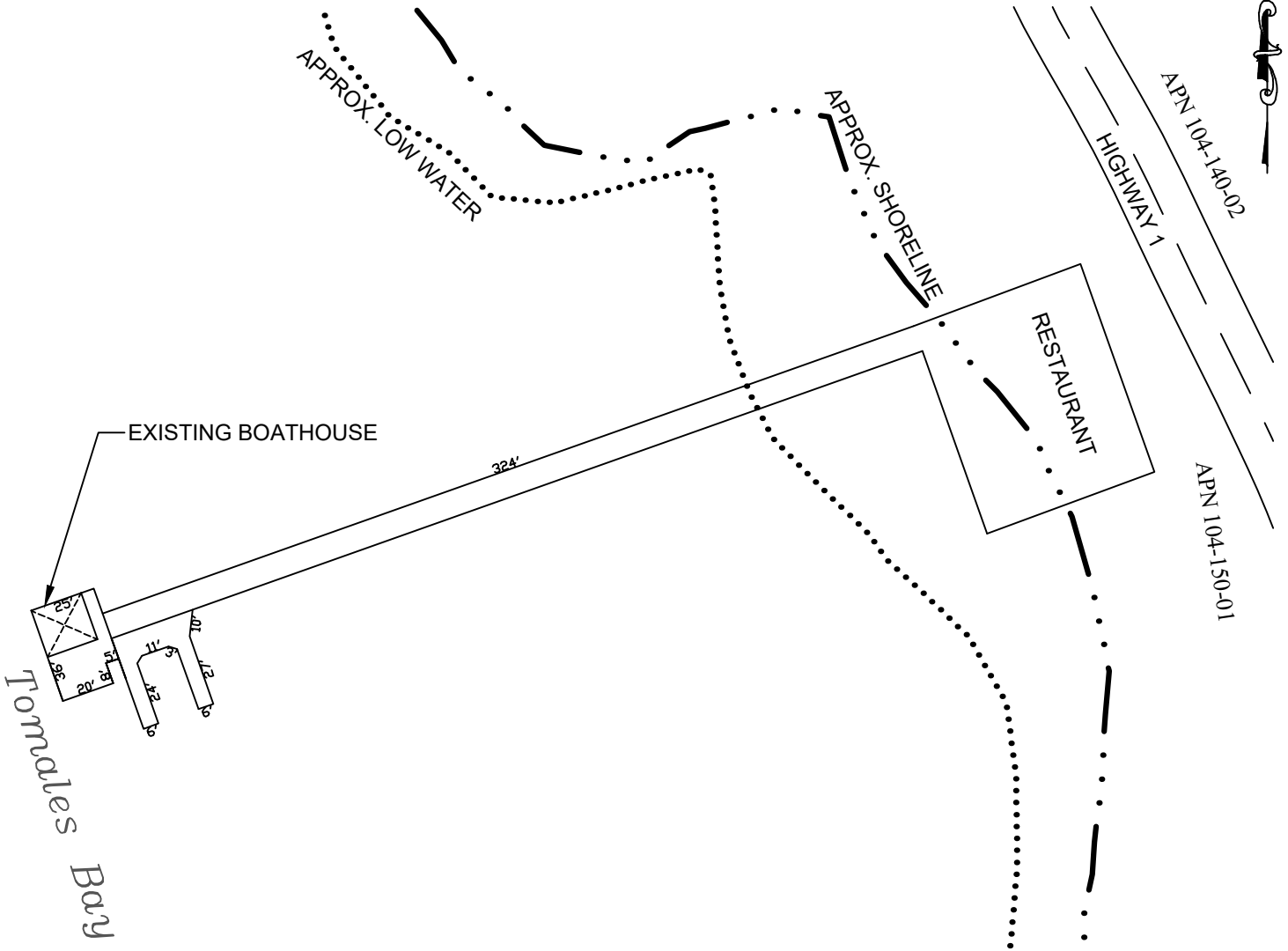
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 9096.1 from \$729 per year to \$467 per year, effective December 2, 2018.

NO SCALE

SITE



23240 HIGHWAY 1, NEAR MARSHALL

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 9096.1

23240 HIGHWAY 1 LLC
APN 104-140-02, 104-150-01

GENERAL LEASE -
RECREATIONAL USE
MARIN COUNTY



JAK 08/18

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.