

**STAFF REPORT  
C34**

A 13, 14  
S 5, 7

11/29/17  
PRC 6846.1  
D. Simpkin

**REVISION OF RENT**

**LESSEE:**

Investors of King Island, Inc.

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land located in the Old River at King Island, near Byron, San Joaquin and Contra Costa counties.

**AUTHORIZED USE:**

Continued use and maintenance of 10 floating boat docks, a bridge, roadway, fill, bank protection, and a removable water intake float.

**LEASE TERM:**

20 years, beginning January 1, 2013.

**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 this lease and recommends that rent be revised from \$2,940 per year to \$3,617 per year, effective January 1, 2018.

**OTHER PERTINENT INFORMATION:**

1. On April 26, 2013, the Commission authorized a 20-year General Lease – Commercial, Right-of-Way, and Protective Structure Use to Investors of King Island, Inc., for the continued use and maintenance of seven existing floating boat docks, a bridge, roadway, fill, and bank protection previously authorized by the Commission, and use and maintenance of three existing floating boat docks, a removable water intake float, and additional bank protection not previously authorized by the Commission ([Item C73, April 26, 2013](#)). That lease will expire on December 31, 2032.
2. 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.

STAFF REPORT NO. **C34** (CONT'D)

3. Approving the revision of the 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:

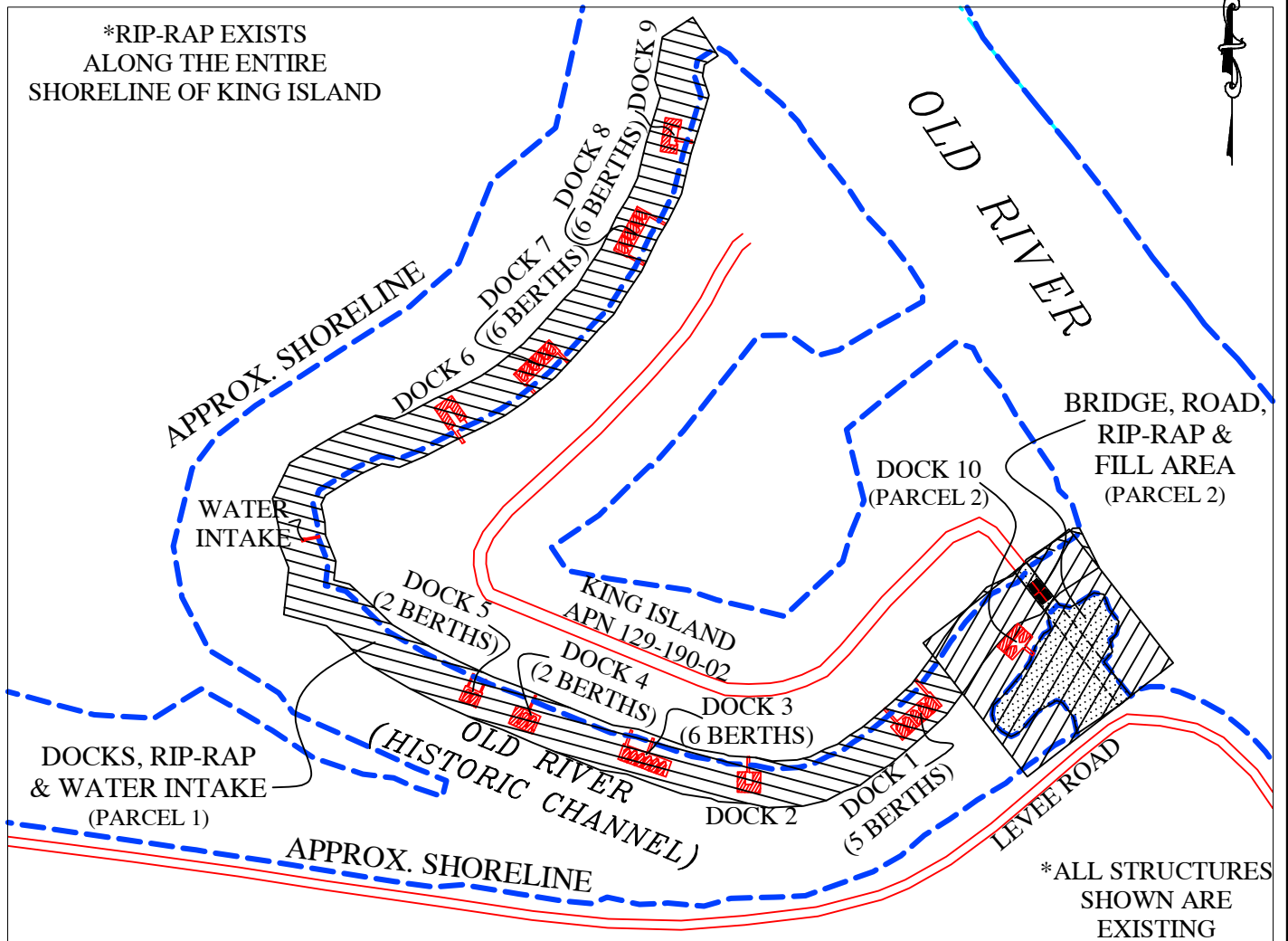
**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 6846.1 from \$2,940 per year to \$3,617 per year, effective January 1, 2018.

NO SCALE

### SITE

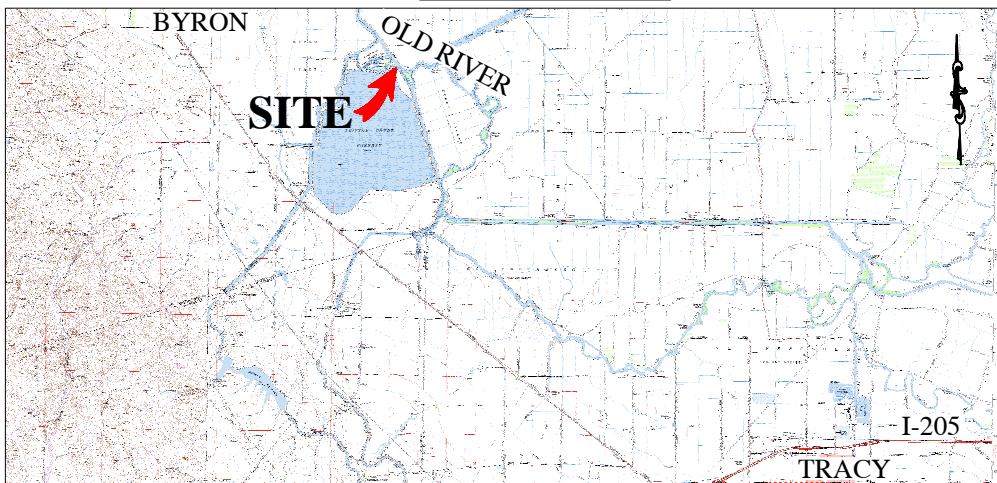
\*RIP-RAP EXISTS  
ALONG THE ENTIRE  
SHORELINE OF KING ISLAND



Old River at King Island, near Byron

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit A

PRC 6846.1  
 INVESTORS OF KING ISLAND, INC.  
 APN 129-190-02  
 GENERAL LEASE -  
 COMMERCIAL, RIGHT-OF-WAY &  
 PROTECTIVE STRUCTURE USE  
 CONTRA COSTA AND SAN JOAQUIN  
 COUNTIES



MJF 9/28/17

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.