

STAFF REPORT

18

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08/23/19
PRC 3820.1
N. Lavoie

REVISION OF RENT

LESSEE:

Bridge Marina Yacht Club

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in the San Joaquin River, adjacent to 20 Fleming Lane, in Antioch (Parcel A-1), and in Dutch Slough adjacent to an unnamed island identified as Assessor Parcel Number 037-191-016 (Parcel A-2), Contra Costa County.

AUTHORIZED USE:

Continued use and maintenance of an existing yacht club house, boat dock, and covered platform.

LEASE TERM:

10 years, beginning September 24, 2014.

CONSIDERATION:

This lease provides that the Commission 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 \$3,870 per year to \$4,286 per year, effective September 24, 2019.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the revision of rent is a discretionary action by the Commission. Each time the Commission approves or rejects a revision of rent, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. Upon expiration or prior termination of the lease, the Lessee has no right to a new lease or to renewal of any previous lease.
2. On February 21, 2014, the Commission authorized a General Lease – Recreational Use to Bridge Marina Yacht Club for a term of 10 years beginning on September 24, 2014 ([Item C42, February 21, 2014](#)). The lease will expire on September 23, 2024.

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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.
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:

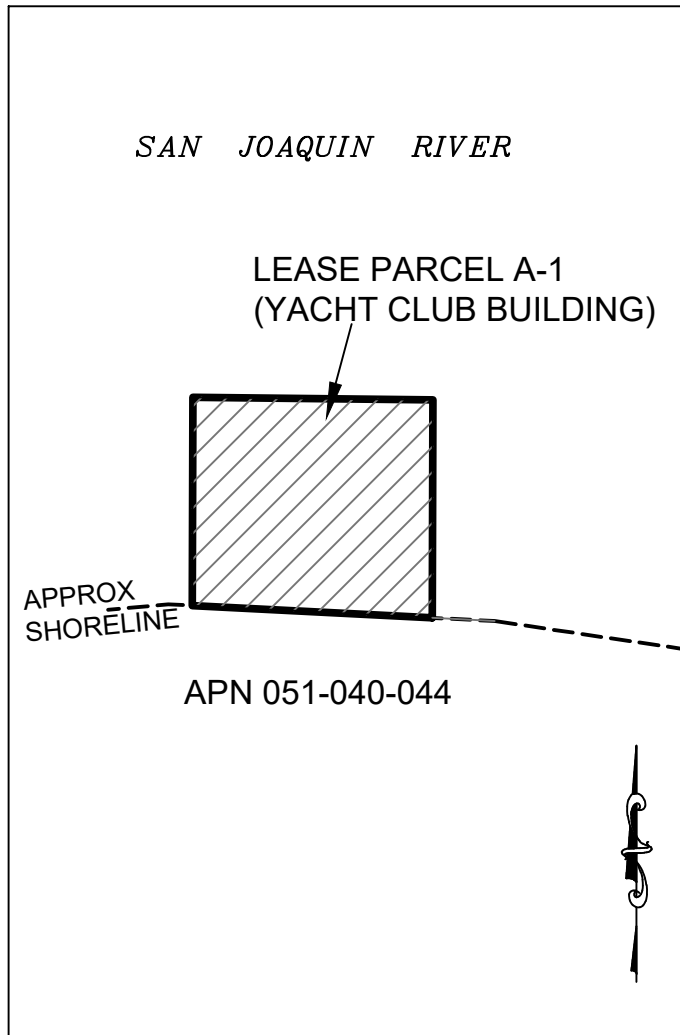
It is recommended that the Commission:

AUTHORIZATION:

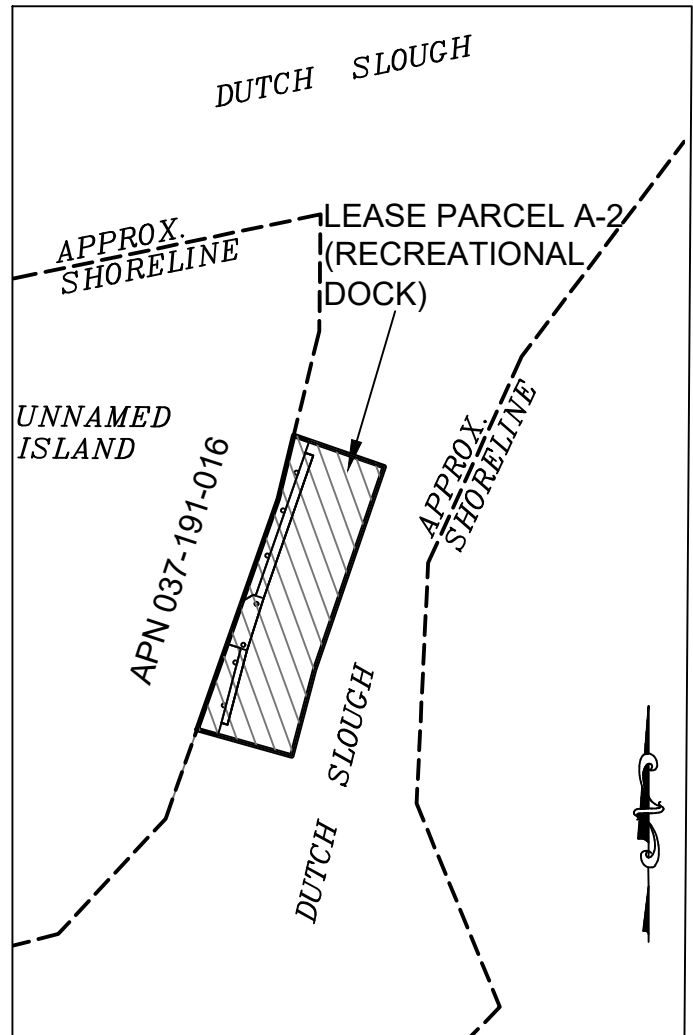
Approve the revision of rent for Lease No. PRC 3820.1 from \$3,870 per year to \$4,286 per year, effective September 24, 2019.

NO SCALE

SITE



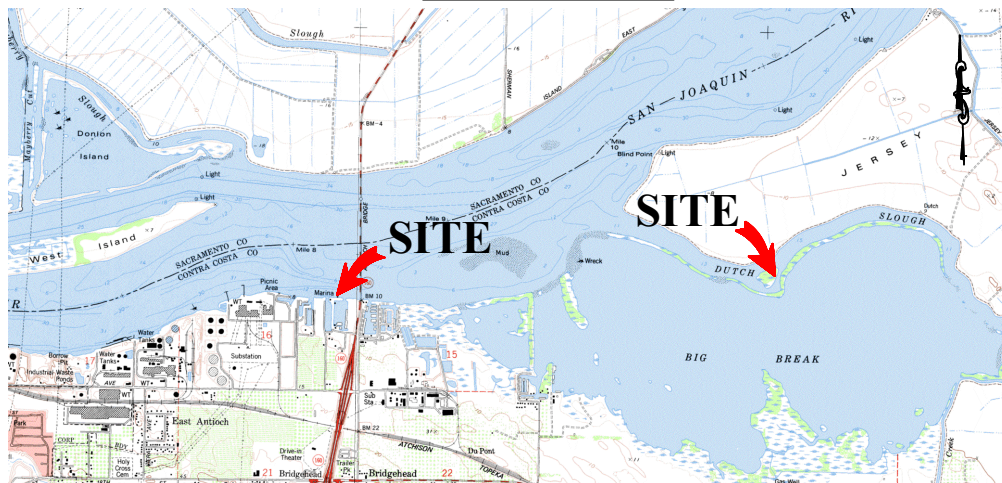
20 FLEMING LANE, ANTIOCH



DUTCH SLOUGH, ANTIOCH

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 3820.1

BRIDGE MARINA

YACHT CLUB

APNs 051-040-044 & 037-191-016

GENERAL LEASE -

RECREATIONAL USE

CONTRA COSTA COUNTY



TS 07/22/19