

**STAFF REPORT**

**23**

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10/24/19  
PRC 3935.1  
N. Lavoie

**REVISION OF RENT**

**LESSEE:**

Aspen Pines, LLC, a Nevada Limited Liability Company

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

0.23 acre, more or less, of sovereign land in Steamboat Slough, adjacent to 13415 Grand Island Road, near Walnut Grove, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing accommodation dock with an attached covered single berth dock with landing, nine pilings, and gangway.

**LEASE TERM:**

20 years, beginning December 1, 2004.

**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 \$985 per year to \$1,654 per year, effective December 1, 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 2005, the Commission authorized a General Lease - Commercial Use to Sandras Clark for the continued use and maintenance of an existing accommodation dock and walkway for the Grand Island Mansion Restaurant ([Item 21, February 17, 2005](#)). The lease will expire on November 30, 2024. On August 20, 2010, the Commission authorized an assignment to Aspen Pines, LLC, a Nevada Liability Company and consent to encumber the lease ([Item 10, August 20, 2010](#)).

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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:**

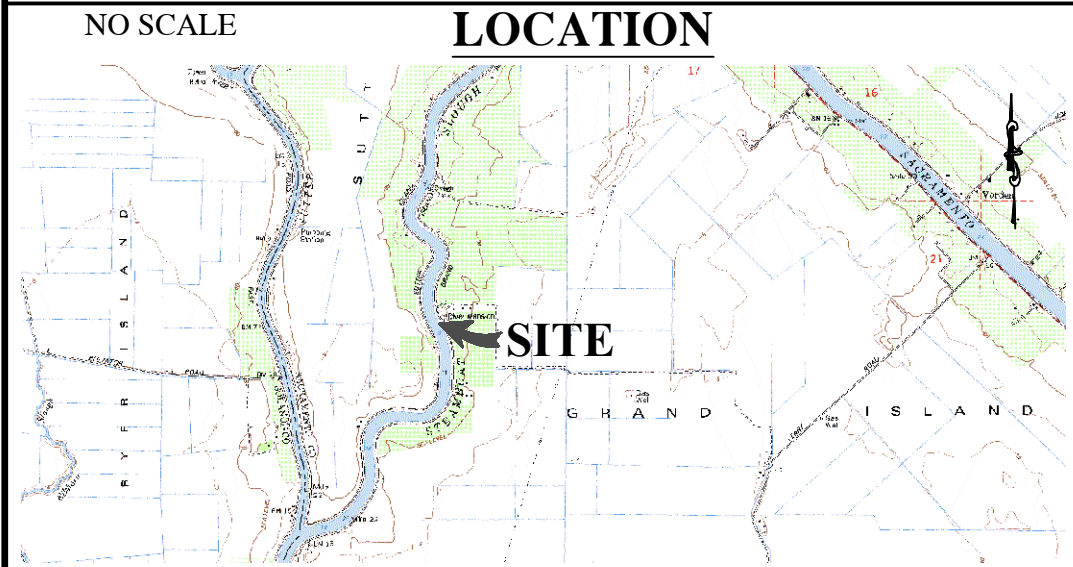
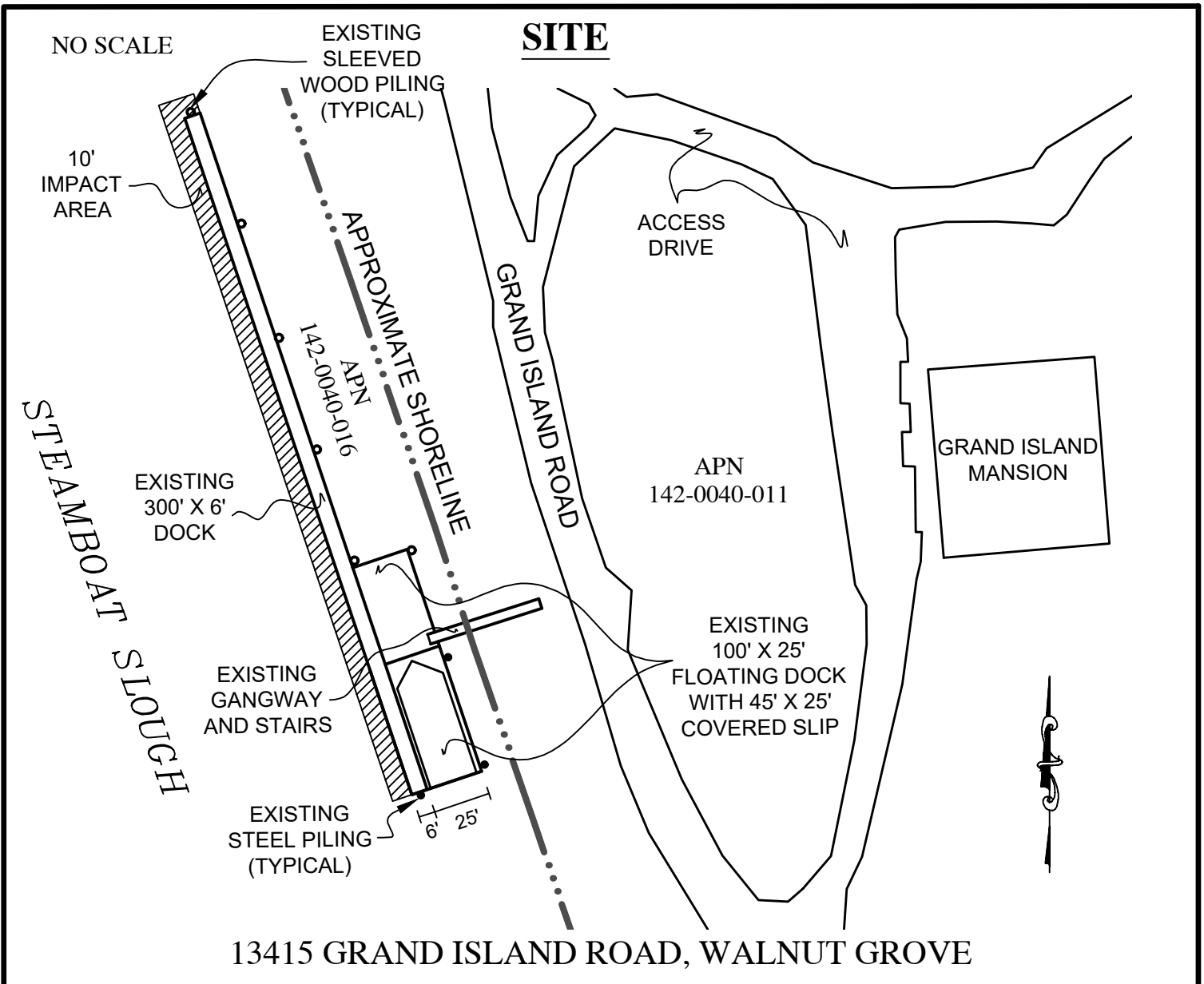
- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 3935.1 from \$985 per year to \$1,654 per year, effective December 1, 2019.



MAP SOURCE: USGS QUAD

**Exhibit A**  
 PRC 3935.1  
 ASPEN PINES, LLC  
 APNs 142-0040-011 &  
 142-0040-016  
 GENERAL LEASE -  
 COMMERCIAL 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.