

STAFF REPORT

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V. Caldwell

**CONSIDER APPROVAL OF THE 2020 CATEGORY 1
SACRAMENTO RIVER AND DELTA AREA
BENCHMARK RENTAL RATES**

PARTY:

California State Lands Commission

LAND TYPE AND LOCATION:

2020 CATEGORY 1 SACRAMENTO RIVER BENCHMARK

Sovereign land in Sacramento, Colusa, Shasta, Tehama, and Sutter Counties

2020 CATEGORY 1 DELTA AREA BENCHMARK

Sovereign land in San Joaquin, Solano, Contra Costa, and Yolo Counties

INTRODUCTION:

As described in this staff report, staff recommends the Commission approve the 2020 Category 1 Sacramento River Benchmark and 2020 Category 1 Delta Area Benchmark, which will inform recommended rents for leases authorizing the use and occupation of sovereign land in the Sacramento, San Joaquin, and Mokelumne, Rivers, and various sloughs throughout the Delta.

OVERVIEW OF BENCHMARKS FOR RENTAL RATES:

Benchmarks are used to establish uniform rental rates in specific geographic regions with large concentrations of similar facilities, mostly private recreational improvements within the Commission's jurisdiction. (Cal. Code Regs., tit. 2, § 2003, subd. (a)(5).) For proposed leases involving certain types of structures in regions where benchmarks have been approved, staff will recommend an annual rent based on the applicable benchmark rental rate and the lease area. Benchmark rental rates are based on an analysis of similar land uses or substitute facilities in the local area. Generally, staff updates the benchmarks for rental rates every 5 years. The use of benchmarks not only improves consistency and transparency throughout a geographic region, it also improves staff efficiency in setting and adjusting rent for large numbers of leases, saving time and money for both the applicant and the State.

The Commission has two types of benchmarks for rental rates:

- Category 1, which is generally applied to private docks, piers, and buoys.

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- Category 2, which is generally applied to cantilevered decks, sundecks, or other non-water dependent uses.

This item addresses only Category 1 benchmarks. A map showing all the Commission's current benchmark areas is attached as Exhibit A (Benchmark Map), and a list of all the Commission's current benchmark rental rates is attached as Exhibit B (Current Benchmark Rates).

Category 1 Benchmark Methodology

The Sacramento River and Delta Area Benchmarks have been used by the Commission since the early 1980s and were last updated in 2015. The current methodology for docks and piers is based on the principle of substitution. The first step in setting the Sacramento River and Delta Area Benchmarks is to survey local marinas to determine their rental rates. Marinas usually rent their slips on a per-linear-foot basis, based on the length of the slip or vessel. For benchmark purposes, the average surveyed rental rate is used. The rate is multiplied by the average or typical berth length as indicated in the survey data. Based on these inputs, the annual gross income is calculated. For Category 1 benchmarks the State's rent is based on a 5 percent rate of return of this annual income. It represents a fair market compensation for the use of State-owned submerged land. The State's rent is then converted to a per-square-foot basis using a table calculated by the Department of Boating and Waterways (now California State Park Division of Boating and Waterways) publication titled "Layout and Design Guidelines for Marina Berthing Facilities." ([Marina Guide](#))

Category 1 Sacramento River and Delta Area Benchmark

As shown in Exhibit B, the 2015 Category 1 Sacramento River Benchmark rate is \$0.214 per square foot and the 2015 Category 1 Delta Area Benchmark rate is \$0.165 per square foot. This rate is generally applied to facilities used for the docking and mooring of boats or other uses within the Sacramento River region where an individual appraisal of sovereign land is not cost effective to prepare.

Using the methodology described above, Commission appraisal staff surveyed 115 marinas in the Sacramento River and Delta Areas, and calculated a 2020 Category 1 Sacramento River Benchmark rate of \$0.214 per square foot and a 2020 Category 1 Delta Area Benchmark rate of \$0.168 per square foot.

The table below summarizes the comparison between the 2015 and 2020 Category 1 benchmark rental rates, expressed on a per-square-foot (sf) basis.

Benchmark	2015	2020
Category 1 Sacramento River	\$0.214/sf	\$0.214/sf
Category 1 Delta Area	\$0.165/sf	\$0.168/sf

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As can be seen from the above table, the Category 1 Benchmark for the Sacramento River remains unchanged, while the Category 1 Benchmark for the Delta Area increased only slightly.

STAFF ANALYSIS AND RECOMMENDATION:

Authority:

Public Resources Code sections 6005, 6216, 6301, 6501.1, 6503, and 6503.5; California Code of Regulations, title 2, sections 2000 and 2003.

Public Trust and State's Best Interests Analysis:

The California Constitution specifically prohibits the Legislature from making or authorizing any gift of public money or thing of value to any individual, municipality, or corporation. (Cal. Const., art. XVI, § 6.) A "thing of value" includes the use of State-owned land, and to allow its use for private benefit with no rent or compensation for such use would constitute an impermissible gift.

The Commission has broad discretion in all aspects of leasing State lands, including the method or amount of rent that is most appropriate, and how rent should be adjusted during the term. (Pub. Resources Code, §§ 6501.1, 6503, 6503.5; Cal. Code Regs., tit. 2 § 2000, 2003.) Rents must be in the best interests of the State, and may be based on one or more of the following methods, including, but not limited to: 9 percent of appraised land value; a percentage of annual gross income, where the percentage is based on an analysis of the market for like uses and other relevant factors; a comparison to rents for other similar land or facilities; benchmarks for regions with large concentrations of similar facilities, with benchmark rental rates to be based on analysis of similar or substitute facilities in the local area; other such methods or information that are based on commonly accepted appraisal practices and principles; and for leases for recreational piers or buoys, rent shall be based on local conditions and local fair annual rental values. (Cal. Code Regs., tit. 2, § 2003; Pub. Resources Code, § 6503, 6503.5.)

In determining which rent method should apply, the Commission may consider the amount of rent the State would receive under various rental methods, and whether relevant, reliable, and comparable data is available concerning the value of the leased land. (Cal. Code Regs., tit. 2, § 2003, subd. (d)(1) and (2).)

Use of benchmarks improves the consistency and transparency of how the Commission establishes rent throughout a specific geographic region for a certain category of leases. It also improves staff efficiency in setting

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and adjusting rent for large numbers of leases and saves time and money for both the applicant and the State. Approval of the new benchmark rental rates will not result in a change in the use of, or impacts to, Public Trust resources, and considering the requirements discussed above, provides a reasonable method for determining rents in the geographic regions covered by the benchmarks. Adjustment of the benchmark assures that the people of the State are fairly compensated according to current market rates for the private use of State-owned land, consistent with the California Constitution. Staff believes approval of the new benchmarks will not substantially interfere with Public Trust uses and values and is in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. 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; and Strategy 2.2 to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.
2. Approval of the 2020 Category 1 Sacramento River and Delta Area Benchmark rental rates 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).

EXHIBITS:

- A. Benchmark Map
- B. Current Benchmark Rates
- C. 2020 Category 1 Sacramento River and Delta Area Benchmark Memorandum

RECOMMENDED ACTION:

It is recommended that the Commission:

PUBLIC TRUST AND STATE'S BEST INTERESTS:

Find that approval of the Benchmarks will not result in a change in the use of, or impacts to, Public Trust resources; will not substantially interfere with Public Trust uses and values; and is in the best interests of the State.

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AUTHORIZATION:

Approve the 2020 Category 1 Sacramento River Benchmark rental rate of \$0.214 per square foot and the 2020 Category 1 Delta Area Benchmark rate of \$0.168 per square foot; effective April 29, 2020.

EXHIBIT A

CALIFORNIA STATE LANDS COMMISSION BENCHMARKS

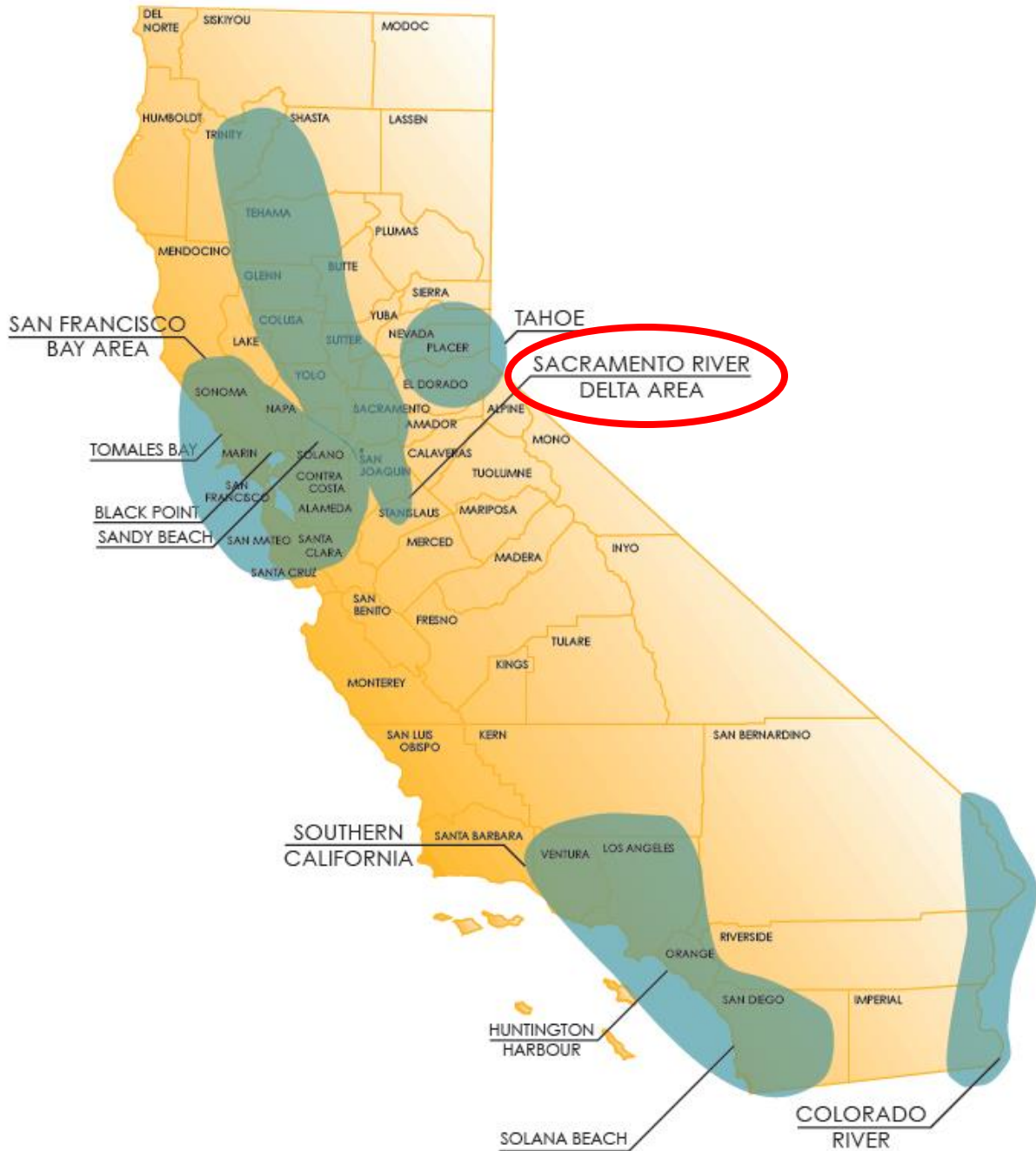


EXHIBIT B

Benchmarks

Category 1

Location	Rental Rate (\$/SF)	Last Updated	Proposed Update
Colorado River	\$0.171	February 2017	2022
San Francisco Bay Area	\$0.198	June 2016	2021
Lake Tahoe Berths	\$0.79	February 2018	2023
Lake Tahoe Buoys*	\$377	February 2018	2023
Sacramento River	\$0.214	February 2015	2020
Delta Area	\$0.165	February 2015	2020
Southern California	\$0.374	October 2016	2021
Tomales Bay Berths	\$0.114	December 2015	2020
Tomales Bay Buoys*	\$125	December 2015	2020

Category 2

Location	Rental Rate (\$/SF)	Last Updated	Proposed Update
Sandy Beach	\$3.69	August 2018	2023
Corte Madera	\$5.40	June 2019	2024
Black Point	\$0.35	May 2015	2020
Huntington Harbour	\$31.50	October 2016	2021
Solana Beach	\$46.80	October 2017	2022

*per buoy

** The Category 2 Benchmark may be discounted to reflect that the sovereign land being leased may not have the same utility as the upland property.

Note: Benchmarks are generally updated every 5 years.

EXHIBIT C

State of California

State Lands Commission

Memorandum

Date: February 12, 2020

To: Brian Bugsch, Chief *RBB*
Land Management Division

Grace Kato, Assistant Chief
Land Management Division

From: Chaun Wong, Associate Property Appraiser *CW*
Land Management Division

Subject: Delta Area and Sacramento River Category 1 Benchmarks 2020

As requested, I have updated the benchmarks for the Delta Area and the Sacramento River. The Delta Area and Sacramento River Category 1 Benchmarks were last updated in March 2015. The current update follows essentially the same methodology as used in the prior benchmark report.

The recommended benchmarks are summarized in the following table with the 2015 benchmarks.

DELTA AREA AND SACRAMENTO RIVER BENCHMARK SUMMARY		
Benchmark Date	2015	2020
Sacramento River		
Land Value (Per Acre)	\$103,576	\$103,576
Rental Rate (Per Square Foot)	\$0.214	\$0.214
Delta Area		
Land Value (Per Acre)	\$79,860	\$81,312
Rental Rate (Per Square Foot)	\$0.165	\$0.168

An appraisal is the act or process of developing an opinion of value that must be numerically expressed as a specific amount, as a range of numbers, or as a relationship to a previous value opinion or numerical benchmark. This report constitutes an appraisal as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). Accordingly, this appraisal has been performed and the report has been prepared in substantial compliance with USPAP. The compiled research, analyses, and conclusions presented in this appraisal represent a correlation of market rents into benchmark rental rates for private recreational facilities (e.g. docks and piers) located within the Delta Area and along the Sacramento River. The benchmarks are intended to be used by Commission staff for rent setting purposes.

Introduction

Leases are issued by the California State Lands Commission for private recreational facilities such as docks and piers. These facilities offer many of the same amenities as a commercial marina, such as a place for the docking and berthing of boats and the loading and unloading of passengers and equipment. In this manner, these privately-owned facilities represent a substitute for a commercial marina slip/berth. Accordingly, the method of valuation used in estimating a fair return and a fair rental value in this analysis is based on what an individual would pay for a similar substitute site in a commercial marina.

Since a Commission-leased site for a privately-owned pier or dock is a fairly good substitute for a marina slip/berth, a lessee of the state land should pay a similar amount for the leased site as the state would receive for leasing the land to a commercial marina.

Scope

The scope of the research included the following:

- Identifying marinas with boat slips/berths in the Delta Area and Sacramento River Area.
- Surveying the marinas as to the number and type of slips/berths, occupancy rate, berthing sizes and rates.
- Compiling the survey results into averages for slip/berth size and rate.
- Using the "Layout and Design Guidelines for Marina Berthing Facilities" publication (last updated July 2005) from the State Department of Boating and Waterways to determine the amount of submerged land area necessary to accommodate a given berthing size.
- Calculating the annual rental rate(s) using the above information and State valuation guidelines.

There are estimated to be 115 total marinas in the Sacramento River and Delta Areas. In statistics, for very large populations, a random sampling method provides the best chance of an unbiased representative sample. Random marinas throughout the regions were contacted during the course of the survey. Marinas were contacted via phone, email, and/or site visits. Some marina operators did not want to participate in the survey. Some marina operators did not provide a clear breakdown of their berthing rental rates and/or berth sizes. While other marinas contacted during the course of the survey do not rent their berths on a long-term basis. As of February 12, 2020, a total of 46 marinas responded to the survey. Each of these marinas cooperated to varying degrees and provided relevant information for study purposes. A deliberate effort was made to make the samples representative of each target population. While not comprehensive, this survey is believed to be representative of the total marinas within each study area.

Methodology

In order to determine the value of the leased area (pier, dock, or other similar private recreational facilities), it will be necessary to determine: what income can typically be generated by a commercial marina; the area occupied by a marina slip/berth in a well-designed marina; what the rental charge would be for a typical sized boat; and the rate of return the state should receive for the use of its land.

The Commission typically charges 5% to 6% of gross income for boat berthing for sites leased to commercial marina operators, with most of the leases set at 5% of gross income.

The Commission has a set rate of return of 9% of the appraised value of the leased land.¹

Slip/Berth Rent

Slip/berth rental rates vary throughout the Sacramento – San Joaquin River Delta Area, therefore analysis of collected data is broken up into two distinct areas: the Sacramento Benchmark River Area and the Delta Benchmark Area. The Delta Benchmark Area is considered to be the area formed at the western edge of the Central Valley by the confluence of the Sacramento and San Joaquin Rivers which lies just east of where the rivers enter Suisun Bay. The southwestern side of the Delta Benchmark Area lies at the foothills of the California Coast Ranges, while to the northwest sit the lower Montezuma Hills. The Delta Benchmark Area is considered to be the area consisting of multiple islands and tracts surrounded by natural and man-made channels and sloughs within Contra Costa, Sacramento, San Joaquin, Solano and Yolo Counties. Although a portion of the Sacramento River is part of the Delta, for purposes of this study, the Sacramento River Benchmark Area is considered to be the area along the Sacramento River approximately north of the Walnut Grove Bridge. To note, the Walnut Grove Bridge is considered an approximate boundary only because it is the nearest identifiable crossing between the two distinct datasets. It should not be considered an absolute boundary for determining rent. The northern boundary of the Sacramento River Benchmark Area is considered to be approximately near the Keswick Dam, northwest of Redding, in Shasta County.

The survey found that the average berth size for the Sacramento River Benchmark Area was approximately 32 linear feet, while the average berth size for the Delta Benchmark Area was approximately 33 linear feet. In comparison, a 31-foot length was used in the 2015 Benchmark Update for the Sacramento River Area; and a 32-foot length was used in the 2015 Benchmark Update for the Delta Area. The discrepancy of average berth sizes may be attributed to the accuracy of the data provided by the marina operators because it is believed that marinas have not significantly changed since 2015. The discrepancy may also be attributed to the different marinas surveyed in 2015.

¹ Per the California Code of Regulations, Title 2, Division 3, Chapter 1, Article 2, Section 2003 Rental.

Berthing rates are reported on a per lineal foot basis for both covered and uncovered slips/berths. A combined average of covered and uncovered berthing rates was used to establish final average rates for all berths. For the Sacramento River Benchmark Area, the berthing rates based on data collected ranged from \$5.00 to \$21.04 per lineal foot and had an average of \$10.12 per lineal foot, representing a 1.81% increase over the 2015 average of \$9.94. For the Delta Benchmark Area, the berthing rates based on data collected ranged from \$4.17 to \$13.62 and had an average of \$8.03 per lineal foot, representing a 3.27% increase over the 2015 average of \$7.78. As previously indicated, the discrepancies may be attributed to the accuracy of data from marina operators or the different marinas surveyed in 2015.

Using the average berthing rates discussed above, the benchmark rental rate for berths is calculated by multiplying the average berth length by the average rental rate. This product is then multiplied by 12 months to arrive at the gross annual income. The gross annual income is multiplied by 5% to get the income attributable to the submerged land. The income attributable to the submerged land is then divided by the amount of submerged land needed to accommodate the average berth length within a marina.

The submerged land area needed to accommodate an average berth is found in a publication entitled "Layout and Design Guidelines for Marina Berthing Facilities" published by the State Department of Boating and Waterways. This publication provides formulas and tables for calculating the submerged land area needed to accommodate various sizes and layouts of berths in marinas. Among other variables, the formulas take into account the berth length, berth layout (single vs. double), and the type of vessel (powerboat vs. sailboat). The submerged land area used in this benchmark analysis is based on a double berth layout (on the premise that it was the most economically efficient for the marina operator) and represents an average of the powerboat and sailboat berths.

From the tables in the publication, a submerged area of 906 square feet is shown as being necessary to accommodate the 32-foot average slip/berth length indicated by the survey for the Sacramento River Benchmark Area and 947 square feet is shown as being necessary to accommodate the 33-foot average slip/berth length indicated by the survey for the Delta Benchmark Area. Taking all of the aforementioned inputs into account, the current benchmark rental rate and land value for both the Sacramento River Benchmark Area and Delta Benchmark Area are calculated as follows:

Sacramento River Benchmark Area:

- Average berth rate: \$10.12/linear foot
- Average Sacramento River Benchmark Area boat length: 32 linear feet
- Submerged land area necessary to accommodate a typical boat slip/berth: 906 sq. ft.
- CSLC administratively set rate of return: nine percent (9%)

$$32' \times \$10.12/\text{linear foot} \times 12 \text{ months} = \$3,886.08$$

$$\$3,886.08 \times 5\% \text{ of gross income} = \$194.30$$

$$\$194.30 \div 906 \text{ square feet} = \$0.214 \text{ per square foot rental rate}$$

$$\$0.214/\text{square foot} \times 43,560 \text{ square feet} = \$9,321.84 \text{ rent/acre}$$

$$\$9,321.84 \div 9\% = \$103,576/\text{acre or } \$2.38/\text{square foot value}$$

Benchmark Rental Rate = **\$0.214/sq. ft.**

Benchmark Land Value = **\$103,576 per acre**

The indicated benchmark rental rate for the Sacramento River Benchmark Area is \$0.214 per square foot. By comparison, the 2015 benchmark was also \$0.214 per square foot. The new benchmark therefore represents no change from the previous benchmark.

Delta Benchmark Area:

- Average berth rate: \$8.03/linear foot
- Average Delta Benchmark Area boat length: 33 linear feet
- Submerged land area necessary to accommodate a typical boat slip/berth: 947 sq. ft.
- CSLC administratively set rate of return: nine percent (9%)

$$33' \times \$8.03/\text{linear foot} \times 12 \text{ months} = \$3,179.88$$

$$\$3,179.88 \times 5\% \text{ of gross income} = \$158.99$$

$$\$158.99 \div 947 \text{ square feet} = \$0.168 \text{ per square foot rental rate}$$

$$\$0.168/\text{square foot} \times 43,560 \text{ square feet} = \$7,318.08 \text{ rent/acre}$$

$$\$7,318.08 \div 9\% = \$81,312/\text{acre or } \$1.87/\text{square foot value}$$

Benchmark Rental Rate = **\$0.168/sq. ft.**

Benchmark Land Value = **\$81,312 per acre**

The indicated benchmark rental rate for the Delta Benchmark Area is \$0.168 per square foot. By comparison, the 2015 benchmark was \$0.165 per square foot. The new benchmark therefore represents an overall increase of less than 1 cent (\$0.003) per square foot between the two benchmarks.

Delta Area and Sacramento River Category 1 Benchmarks 2020

MARINAS											
Sacramento River Area											
Name	2015		2020		Amount Change		% Change		Total Berths	Average Slip Length	
	Open	Covered	Open	Covered	Open	Covered	Open	Covered			
	Slips	Slips	Slips	Slips	Slips	Slips	Slips	Slips			
Alamar Marina	\$8.00	\$8.21	\$8.33	\$8.83	\$0.33	\$0.62	4.13%	7.55%	25	30	
Boathouse Marina	\$8.87	\$9.19	\$9.66	\$9.70	\$0.79	\$0.51	8.91%	5.55%	62	30	
Clarksburg Marina	N/A	N/A	\$9.00	N/A	N/A	N/A	N/A	N/A	15	40	
Cliff's Marina	\$8.55	\$8.47	\$8.60	\$7.59	-\$0.05	-\$0.88	-0.58%	-10.39%	109	28	
Deokhand's Marine Supplies	\$8.00	N/A	\$8.00	N/A	\$0.00	N/A	0.00%	N/A	20	35	
Freeport Marina	\$7.00	\$9.00	\$9.00	\$9.00	\$2.00	\$0.00	28.57%	0.00%	144	31	
Grimes Boat Landing	N/A	N/A	\$6.50	N/A	N/A	N/A	N/A	N/A	20	22	
Metro Marina	\$9.00	\$8.04	\$9.00	\$8.93	\$0.00	\$0.89	0.00%	11.07%	12	28	
Riverbank Marina	\$19.48	\$19.14	\$20.91	\$21.04	\$1.43	\$1.90	7.34%	9.93%	179	30	
Riverview Marina	\$9.52	\$14.20	\$11.18	\$18.80	\$1.66	\$2.40	17.44%	16.90%	93	36	
Rocco's on the River	N/A	N/A	\$5.00	N/A	N/A	N/A	N/A	N/A	42	20	
Sacramento Marina	\$8.48	\$11.02	\$8.72	\$11.33	\$0.24	\$0.31	2.83%	2.81%	475	32	
Sheerwood Harbor Marina and RV Park	N/A	N/A	\$10.00	N/A	N/A	N/A	N/A	N/A	74	40	
Star's Yolo Marina	N/A	N/A	\$9.00	N/A	N/A	N/A	N/A	N/A	28	40	
Lovey's Landing	N/A	N/A	\$6.25	N/A	N/A	N/A	N/A	N/A	24	22	
Verona Marina	N/A	\$8.00	\$8.00	\$8.24	N/A	\$0.24	N/A	3.00%	31	38	
Virgin Sturgeon	N/A	N/A	\$5.75	N/A	N/A	N/A	N/A	N/A	10	40	
Averages	\$9.66	\$10.59	\$8.99	\$11.25	-\$0.67	\$0.67	-6.91%	6.29%	80	32	

MARINAS											
Delta Area											
Name	2015		2020		Amount Change		% Change		Total Berths	Average Slip Length	
	Open	Covered	Open	Covered	Open	Covered	Open	Covered			
	Slips	Slips	Slips	Slips	Slips	Slips	Slips	Slips			
B&W Resort	N/A	\$7.71	N/A	\$7.71	N/A	\$0.00	N/A	0.00%	69	30	
Bethel Harbor	N/A	N/A	N/A	\$8.23	N/A	N/A	N/A	N/A	80	29	
Brother's Island Marina	\$6.50	N/A	\$7.00	N/A	\$0.50	N/A	7.69%	N/A	130	35	
Bullfrog Landing Marina	N/A	N/A	\$4.17	\$7.00	N/A	N/A	N/A	N/A	42	28	
Delta Marina Yacht Harbor	\$6.77	\$8.39	\$7.46	\$9.24	\$0.69	\$0.85	10.19%	10.13%	245	30	
Discovery Bay Yacht Harbor	\$8.00	\$9.00	\$8.00	\$9.00	\$0.00	\$0.00	0.00%	0.00%	264	38	
Emerald Point Marina	N/A	\$7.85	N/A	\$7.85	N/A	\$0.00	N/A	0.00%	47	26	
King Island Resort	N/A	N/A	\$5.75	\$7.00	N/A	N/A	N/A	N/A	213	40	
Kothi's Pirates' Lair Marina	N/A	\$9.28	N/A	\$9.87	N/A	\$0.59	N/A	6.36%	212	28	
Lauritzen Yacht Harbor	\$6.26	\$7.08	\$6.26	\$7.45	\$0.00	\$0.37	0.00%	5.23%	158	27	
New Bridge Marina	N/A	\$6.55	N/A	\$6.50	N/A	-\$0.05	N/A	-0.76%	240	40	
Owl Harbor Marina	\$7.00	\$8.00	\$8.65	\$9.70	\$1.65	\$1.70	23.57%	21.25%	143	35	
Oxbow Marina	\$9.00	\$9.48	\$10.00	\$10.34	\$1.00	\$0.86	11.11%	9.07%	423	34	
Paradise Point Marina	\$8.32	\$8.57	\$8.32	\$8.43	\$0.00	-\$0.14	0.00%	-2.13%	124	27	
Perry's Boat Harbor	\$8.25	\$8.43	\$7.50	\$8.89	-\$0.75	\$0.48	-9.09%	5.46%	126	32	
Riverboat Marina	\$7.00	\$10.34	\$8.00	\$10.71	\$1.00	\$0.37	14.29%	3.58%	83	39	
RiverPoint Landing	\$9.59	\$11.06	\$10.54	\$12.71	\$0.85	\$1.65	9.91%	14.92%	127	44	
Sacramento Delta Bay Marina	\$6.66	\$8.27	\$8.00	\$8.00	\$1.44	-\$0.27	21.95%	-3.26%	125	41	
Sprindfr Marina	\$7.00	\$8.44	\$7.00	\$8.44	\$0.00	\$0.00	0.00%	0.00%	117	31	
Sugar Barge RV Resort and Marina	N/A	\$8.25	N/A	\$8.83	N/A	-\$1.42	N/A	-17.21%	38	29	
Tiki Lagoon Resort Marina	N/A	\$7.40	N/A	\$8.08	N/A	\$0.68	N/A	9.19%	172	39	
Tower Park Marina	N/A	\$9.02	N/A	\$9.97	N/A	\$0.95	N/A	10.53%	185	36	
Turner Cut Resort	\$8.85	\$8.00	\$5.50	\$8.25	-\$3.15	\$0.25	-36.42%	4.17%	125	31	
Vieira's Resort	N/A	\$6.61	N/A	\$6.79	N/A	\$0.18	N/A	2.72%	127	24	
Village West Marina	\$8.00	\$8.63	\$8.77	\$8.72	\$0.77	\$0.09	9.62%	1.04%	624	35	
Walnut Grove Marina	N/A	N/A	\$6.87	\$8.76	N/A	N/A	N/A	N/A	141	40	
Willow Bend Marina	\$10.26	\$13.62	\$13.13	\$13.62	\$2.87	\$0.00	27.97%	0.00%	339	41	
Wimpy's Marina	\$4.50	N/A	\$4.50	N/A	\$0.00	N/A	0.00%	N/A	20	20	
Windmill Cove Resort and Marina	N/A	N/A	\$6.88	\$6.88	N/A	N/A	N/A	N/A	18	40	
Averages	\$7.48	\$8.45	\$7.52	\$8.55	\$0.04	\$0.10	0.48%	1.19%	164	33	