

Staff Report 24

PARTY:

California State Lands Commission

PROPOSED ACTION:

Approve the 2025 Category 1 Sacramento River and Delta Area Benchmark rental rates.

LAND TYPE AND LOCATION:

2025 Category 1 Sacramento River Benchmark: Sovereign land in Butte, Colusa, Glenn, Sacramento, Shasta, Sutter, and Tehama Counties

2025 Category 1 Delta Area Benchmark: Sovereign land in Contra Costa, Sacramento, San Joaquin, Solano, and Yolo Counties

STAFF ANALYSIS AND RECOMMENDATION:

AUTHORITY:

Public Resources Code sections 6005, 6216, 6301, 6501.1, 6503, 6503.5, and 6505.5; California Code of Regulations, title 2, sections 2000 and 2003.

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 for private benefit.

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 the appraised value of the leased land.
- 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.)

The Commission may consider the amount of rent the State would receive under various rental methods, and whether relevant, reliable, and comparable data are available concerning the value of the leased land in determining which rent method should apply (Cal. Code Regs., tit. 2, § 2003, subd. (d)(1), (2).) All leases are subject to a minimum rental value (Cal. Code Regs., tit. 2 § 2003, subd. (b). The current minimum rents for each category of leases are posted on the [Commission's website](#).

PUBLIC TRUST AND STATE'S BEST INTERESTS:

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).) The use of benchmarks improves consistency, transparency, and efficiency in how the Commission establishes rent for large numbers of similar leases, saving time, resources, and money for both the applicant and the State. Periodic benchmark adjustments ensure 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. Generally, staff recommends updates to the benchmarks every 5 years.

The Commission has two types of benchmarks for rental rates:

- Category 1, which is generally applied to water-dependent encroachments (e.g., private docks and piers).
- Category 2, which is generally applied to non-water dependent encroachments (e.g., shoreline protective structures and other residential-related improvements).

This staff report addresses the Category 1 benchmarks for the Sacramento River (in Butte, Colusa, Glenn, Sacramento, Shasta, Sutter, and Tehama Counties) and the Delta Area (in Contra Costa, Sacramento, San Joaquin, Solano, and Yolo Counties), which will inform recommended rents for leases authorizing the use and occupation of sovereign land in the Sacramento, San Joaquin, Tuolumne, and Mokelumne Rivers, and various sloughs throughout the Delta.

METHODOLOGY:

CATEGORY 1 SACRAMENTO RIVER AND DELTA AREA BENCHMARKS

Leases are issued by the Commission for private recreational facilities – such as docks and piers – located on sovereign lands. These facilities offer a substitute for the essential functions of a commercial marina, such as a place for the docking and mooring of boats and the loading and unloading of passengers and equipment. These private structures afford the upland owners guaranteed access to mooring facilities that they may not otherwise be able to obtain from commercial marinas. In this manner, these privately-owned facilities represent a substitute for a commercial marina slip. Accordingly, the method of valuation used in estimating a fair rental value in this analysis is based on what an individual would pay for a similar substitute site in a commercial marina. In other words, since a Commission-leased site for a privately-owned pier or dock substitutes for the essential functions of a marina slip, 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.

The first step in setting a Category 1 berthing rate benchmark is to survey local marinas to determine their rental rates. Marinas usually rent their berths on a per-linear-foot basis, based on the length of the berth or vessel. For benchmark purposes, the average rental rate surveyed 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 gross income,

which represents a comparable fair market compensation rate for the use of State-owned sovereign land. The State's rent is then converted to a per-square-foot basis using a table calculated by the California State Parks Division of Boating and Waterways 2005 publication titled "Layout and Design Guidelines for Marina Berthing Facilities" (DBW berthing publication). 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 account for the berth length, berth layout (single or double), and the type of vessel (powerboat or sailboat). The publication can be requested from the Department of Boating and Waterways through their website: dbw.parks.ca.gov.

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 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. While the Sacramento River Benchmark Area is considered to be the area along the Sacramento River approximately north of the Walnut Grove Bridge in Sacramento County and approximately south of the Keswick Dam in Shasta County.

Within these identified boundaries, 15 marinas along the Sacramento River were surveyed with an average berth size of approximately 30 linear feet, while 32 marinas in the Delta Area were surveyed with an average berth size of approximately 33 linear feet. In comparison, a 32-foot length was used in the 2020 Benchmark for the Sacramento River; and a similar 33-foot length was used in the 2020 Benchmark for the Delta Area.

Berthing rates are reported on a per linear foot basis. For the Sacramento River, the average berthing rates, based on survey data collected within the coverage area, ranged from \$5.15 to \$22.54 per linear foot with an overall average of \$11.26 per linear foot, representing a 11.24 percent increase over the 2020 average of \$10.12. For the Delta Area, the average berthing rates, based on survey data collected within the coverage area, ranged from \$6.24 to \$15.99 per linear foot with an overall average of \$9.42 per linear foot, representing a 17.32 percent increase over the 2020 average of \$8.03. The benchmark rental rate for berths is calculated by multiplying the overall 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 then multiplied by 5 percent to arrive at the income attributable to the submerged land. That amount is then converted to a per square

foot basis for rent-setting purposes using the DBW berthing publication described above. The submerged land area used in this benchmark analysis is based on a double berth layout (on the premise that it represents the typical marina berth layout in the area and is the most economically efficient for the marina operator) and represents an average of the powerboat and sailboat areas.

From DBW berth publication data, a submerged area of 824 square feet is indicated as necessary to accommodate the 30-foot average slip length identified by the survey for the Sacramento River. While a submerged area of 947 square feet is indicated as necessary to accommodate the 33-foot average slip length identified by the survey for the Delta Area. Taking all the previously described inputs into account, the rental rates for the proposed Sacramento River and Delta Area Benchmarks are calculated as follows:

Sacramento River Benchmark Area:

Current Category 1 Sacramento River Benchmark Rental Rate = \$0.214

Average berth rate: \$11.26

Average boat length: 30 linear feet

Submerged land area necessary to accommodate a 30-foot boat slip: 824 sq. ft.

Percent of income attributable to the submerged land: 5 percent

$\$4,053.60/\text{berth}/\text{year} \times 5 \text{ percent of gross income} = \202.68

$\$202.68 \div 824 \text{ square feet} = \$0.246 \text{ square foot rounded}$

Proposed Category 1 Sacramento River Benchmark Rental Rate = \$0.246 per square foot

The indicated benchmark rental rate for the Sacramento River is \$0.246 per square foot. By comparison, the 2020 benchmark was \$0.214 per square foot. The new benchmark therefore represents an overall increase of \$0.032 per square foot.

Delta Benchmark Area:

Current Category 1 Delta Area Benchmark Rental Rate = \$0.168

Average berth rate: \$9.42

Average boat length: 33 linear feet

Submerged land area necessary to accommodate a 33-foot boat slip: 947 sq. ft.

Percent of income attributable to the submerged land: 5 percent

$\$3,730.32/\text{berth}/\text{year} \times 5 \text{ percent of gross income} = \186.52

$\$186.52 \div 947 \text{ square feet} = \$0.197 \text{ square foot rounded}$

Proposed Category 1 Delta Area Benchmark Rental Rate = \$0.197 per square foot

The indicated benchmark rental rate for the Delta Area is \$0.197 per square foot. By comparison, the 2020 benchmark was \$0.168 per square foot. The new benchmark therefore represents an overall increase of \$0.029 per square foot.

IMPACT AREA:

The impact area is an additional area, beyond the physical footprint of a structure, where a lessee seeks authorization to conduct activities. For recreational structures used for the docking and mooring of boats within the benchmark's coverage area, the impact area is generally a nine-foot-wide strip along the mooring areas or under a boat lift. Accordingly, these areas are included in a lease and rent is charged thereon. The Commission's leasing regulations explicitly allow for this. (Cal. Code Regs., tit. 2, § 2003, subd. (e) (2)).

CONCLUSION:

Staff's methodology for setting the proposed Category 1 Sacramento River and Delta Area Benchmark rental rates is consistent with the methodology used for the Commission's other similar benchmarks, as well as all the relevant statutes and regulations that govern the Commission's rent-setting authority. Staff's recommended benchmark rates represent fair and equitable rates for the type of use based on the most current and relevant data available.

Approval of the new benchmark rental rates will not result in a change in the use of or substantially interfere with or impact Public Trust resources. Staff believes that the benchmark rates provide reasonable and consistent methods for determining rents in their respective geographic coverage areas and are in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. On January 1, 2012, Chapter 585, Statutes of 2011 became law and repealed Public Resources Code section 6503.5 that had allowed rent-free use of state land by certain private parties for their recreational piers. It replaced the former

section with a new section 6503.5 which provides that the Commission “shall charge rent for a private recreational pier constructed on state lands.”

2. In 2014, the Commission adopted amendments to Sections 1900, 2002, and 2003 under articles 1 and 2 of title 2, division 3, chapter 1 of the California Code of Regulations that included regulations on rent-setting methods approving the use of benchmarks and the application of the Consumer Price Index ([Item 5, January 23, 2014](#)).
3. This action is consistent with Goal 4 of the Commission’s 2021–2025 Strategic Plan “Meeting Evolving Public Trust Needs,” Section 3 – “Maintain fiscal integrity through transparency, accountability, and: a. Efficient and effective management of the revenue-generation portfolio.”
4. Approval of a benchmark rental rate 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, sections 15060, subdivision (c)(3), and 15378, subdivision (b)(5).

EXHIBIT:

A. 2025 Category 1 Sacramento and Delta Area Benchmarks 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; are consistent with the common law Public Trust Doctrine; and are in the best interests of the State.

AUTHORIZATION:

Approve the 2025 Category 1 Sacramento River Benchmark rental rate of \$0.246 per square foot and the 2025 Category 1 Delta Area Benchmark rental rate of \$0.197 per square foot, effective August 21, 2025.

MEMORANDUM

To: Brian Bugsch, Chief
Land Management Division

Date: August 21, 2025

File: W 27243

From: Chaun Wong, Associate Property Appraiser
Land Management Division

Subject: 2025 Category 1 Sacramento River and Delta Area Benchmarks

As requested, I have updated the benchmarks for the Sacramento River and Delta Area. The Sacramento River and Delta Area Category 1 Benchmarks were last updated in February 2020. The current updates follow essentially the same methodology as used in the prior benchmark report.

The recommended benchmarks are summarized in the following table with the 2020 benchmarks.

Table 1. Sacramento River Benchmark and Delta Area Benchmark Summary

Benchmark Area	2020	2025
Sacramento River		
Rental Rate (Per Square Foot)	\$0.214	\$0.246
Delta Area		
Rental Rate (Per Square Foot)	\$0.168	\$0.197

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.

Sacramento River and Delta Area Category 1 Benchmarks

Benchmarks establish uniform rental rates in specific geographic regions with concentrations of similar facilities within the Commission's jurisdiction. (Cal. Code Regs., tit. 2, § 2003, subd. (a)(5).) For proposed leases involving certain types of improvements or uses in regions where benchmarks have been approved, staff will recommend annual rent based on the applicable benchmark and the lease area. Benchmark rental rates are based on an analysis of similar uses or substitute facilities in the local area. Generally, staff recommend updates to the benchmarks every 5 years. The use of benchmarks improves consistency and transparency throughout a geographic region, improves staff efficiency in setting and adjusting rent for large numbers of leases, and saves time and money for both the applicant and the State.

Introduction

Leases are issued by the California State Lands Commission for private recreational facilities – such as docks and piers – located on sovereign lands. These facilities offer a substitute for the essential functions of a commercial marina, such as a place for the docking and mooring of boats and the loading and unloading of passengers and equipment. These private structures afford the upland owners guaranteed access to mooring facilities that they may not otherwise be able to obtain from commercial marinas. In this manner, these privately-owned facilities represent a substitute for a commercial marina slip. Accordingly, the method of valuation used in estimating 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 substitutes for the essential functions of a marina slip, 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 in the Delta Area and along the Sacramento River.
- Surveying the number and type of moorings at marinas (berths / slips), occupancy rate, mooring sizes, and rates.
- Compiling the survey results into averages for slip size and rate.

Sacramento River and Delta Area Category 1 Benchmarks

- 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 mooring size.
- Calculating the annual rental rate(s) using the above information and State valuation guidelines.

There are estimated to be 115 total marinas along the Sacramento River and in the Delta Area. 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. Other marinas contacted during the course of the survey do not rent their berths on a long-term basis. As of June 2, 2025, a total of 47 marinas responded to the survey. Each of these marinas cooperated with 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 benchmark rent for a leased area (pier, dock, etc.), it is necessary to determine the income that can typically be generated by a commercial marina; the area occupied by the average or typical marina slip in a well-designed marina; and the rent for that average or typical sized boat. An annual rate of return is then applied to the product of the above.

The Commission typically charges 5 percent of gross income for boat berthing for sites leased to commercial marina operators.

Berth / Slip 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 River Benchmark 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

Sacramento River and Delta Area Category 1 Benchmarks

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 Keswick Dam, northwest of Redding, in Shasta County.

Within these identified boundaries, the survey found that the average berth size for the Sacramento River was approximately 30 linear feet, while the average berth size for the Delta Area was approximately 33 linear feet. In comparison, a 32-foot length was used in the 2020 Benchmark for the Sacramento River; and a similar 33-foot length was used in the 2020 Benchmark for the Delta Area. For disclosure, the discrepancy of the average berth sizes reported along the Sacramento River 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 2020. The discrepancy may also be attributed to the different marinas surveyed in 2020.

The responding marinas located along the Sacramento River reported a total of 1,221 slips, or an average of 81 slips per marina. The average occupancy was reported to be 68 percent. While the responding marinas located in the Delta Area reported a total of 4,800 slips, or an average of 150 slips per marina. The average occupancy was reported to be 76 percent.

Berthing rates are reported on a per lineal foot basis for both covered and uncovered slips/berths. A combined average of covered and uncovered berth rates was used to establish final average rates for all berths. For the Sacramento River, the berthing rates, based on data collected, ranged from \$5.15 to \$22.54 per lineal foot and had an average of \$11.26 per lineal foot, representing a 11.24 percent increase over the 2020 average of \$10.12. For the Delta Area, the berthing rates, based on data collected, ranged from \$6.24 to \$15.99 and had an average of \$9.42 per lineal foot, representing a 17.32 percent increase over the 2020 average of \$8.03. As previously indicated, the discrepancies may be

Sacramento River and Delta Area Category 1 Benchmarks

attributed to the accuracy of data received from marina operators or the different marinas surveyed in 2020.

The benchmark rental rate for berths is calculated by multiplying the average berth length by the overall average monthly 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 percent 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 Small Craft and Berthing Facilities" by the California Department of Boating and Waterways last updated in 2005. The publication can be requested from the Department of Boating and Waterways through their website at dbw.parks.ca.gov/pages/28702/files/Guide05.pdf. 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 these benchmark analyses are based on a double berth layout (on the premise that it represents the typical marina berth layout in the area and is the most economically efficient for the marina operator) and represents an average of the powerboat and sailboat areas.

From the tables in the publication, a submerged area of 824 square feet is shown as being necessary to accommodate the 30-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 and Delta Area Category 1 Benchmarks

Sacramento River Benchmark Area:

- Average berth rate: \$11.26
- Average boat length: 30 linear feet
- Submerged land area necessary to accommodate a 30-foot boat slip: 824 sq. ft.
- Percent of income attributable to the submerged land: 5 percent

Benchmark Rental Rate = \$0.246 per sq. ft.

The indicated benchmark rental rate for the Sacramento River is \$0.246 per square foot. By comparison, the 2020 benchmark was \$0.214 per square foot. The new benchmark therefore represents an overall increase of \$0.032 per square foot between the two benchmarks.

Delta Benchmark Area:

- Average berth rate: \$9.42
- Average boat length: 33 linear feet
- Submerged land area necessary to accommodate a 33-foot boat slip: 947 sq. ft.
- Percent of income attributable to the submerged land: 5 percent

Benchmark Rental Rate = \$0.197 per sq. ft.

The indicated benchmark rental rate for the Delta Area is \$0.197 per square foot. By comparison, the 2020 benchmark was \$0.168 per square foot. The new benchmark therefore represents an overall increase of \$0.029 per square foot between the two benchmarks.

Sacramento River and Delta Area Category 1 Benchmarks

Table 2. Marina Survey – Sacramento River

Name	Total Slips	Average Slip Length	2020		2025		Amount Change		% Change	
			Open Slips	Covered Slips	Open Slips	Covered Slips	Open Slips	Covered Slips	Open Slips	Covered Slips
Alamar Marina	25	30	\$8.33	\$8.83	\$8.33	\$9.83	\$0.00	\$1.00	0.00%	11.33%
Boathouse Marina	62	30	\$9.66	\$9.70	\$9.66	\$10.71	\$0.00	\$1.01	0.00%	10.41%
Clarksburg Marina	20	24	\$9.00	N/A	\$10.00	N/A	\$1.00	N/A	11.11%	N/A
Cliff's New Marina	65	25	\$8.50	\$7.59	N/A	\$9.07	N/A	\$1.48	N/A	19.50%
Deckhand's Marine Supplies	15	35	\$8.00	N/A	\$7.14	N/A	-\$0.86	N/A	-10.75%	N/A
Freeport Marina	162	31	\$9.00	\$9.00	\$10.00	\$10.00	\$1.00	\$1.00	11.11%	11.11%
Grimes Boat Landing	30	19	\$6.50	N/A	\$8.00	N/A	\$1.50	N/A	23.08%	N/A
Lovey's Landing	14	26	\$6.25	N/A	\$5.15	N/A	-\$1.10	N/A	-17.60%	N/A
Metro Marina	12	28	\$9.00	\$8.93	N/A	\$8.33	N/A	-\$0.60	N/A	-6.72%
Riverbank Marina	179	30	\$20.91	\$21.04	\$22.51	\$22.54	\$1.60	\$1.50	7.65%	7.13%
Riverview Marina	93	36	\$11.18	\$16.60	\$11.87	\$17.68	\$0.69	\$1.08	6.17%	6.51%
Sacramento Marina	475	32	\$8.72	\$11.33	\$8.84	\$11.50	\$0.12	\$0.17	1.38%	1.50%
Sherwood Harbor Marina and RV Park	24	40	\$10.00	N/A	\$10.75	N/A	\$0.75	N/A	7.50%	N/A

Sacramento River and Delta Area Category 1 Benchmarks

Name	Total Slips	Average Slip Length	2020		2025		Amount Change		% Change	
			Open Slips	Covered Slips	Open Slips	Covered Slips	Open Slips	Covered Slips	Open Slips	Covered Slips
Stan's Yolo Marina	35	30	\$9.00	N/A	\$10.50	N/A	\$1.50	N/A	16.67%	N/A
Virgin Sturgeon	10	40	\$5.75	N/A	\$8.00	N/A	\$2.25	N/A	39.13%	N/A
Averages	81	30	\$9.32	\$11.63	\$10.06	\$12.46	\$0.74	\$0.83	7.92%	7.14%

Sacramento River and Delta Area Category 1 Benchmarks

Table 3. Marina Survey – Delta Area

Name	Total Slips	Average Slip Length	2020		2025		Amount Change		% Change	
			Open Slips	Covered Slips	Open Slips	Covered Slips	Open Slips	Covered Slips	Open Slips	Covered Slips
Arrowhead Harbor	100	35	N/A	N/A	\$12.29	\$12.29	N/A	N/A	N/A	N/A
Anthem Yacht Club & Marina (formerly Lauritzen Yacht Harbor)	158	28	\$6.26	\$7.45	\$7.27	\$9.10	\$1.01	\$1.65	16.13%	22.15%
B&W Resort	69	30	N/A	\$7.71	N/A	\$8.29	N/A	\$0.58	N/A	7.52%
Bethel Harbor	80	29	N/A	\$8.23	N/A	\$8.84	N/A	\$0.61	N/A	7.41%
Brother's Island Marina	90	40	\$7.00	N/A	\$9.00	N/A	\$2.00	N/A	28.57%	N/A
Bullfrog Landing Marina	20	18	\$4.17	\$7.00	N/A	\$7.43	N/A	\$0.43	N/A	6.14%
Dagmar's Landing	30	35	N/A	N/A	N/A	\$8.64	N/A	N/A	N/A	N/A
Delta Marina Yacht Harbor	247	30	\$7.46	\$9.24	\$8.81	\$10.90	\$1.35	\$1.66	18.10%	17.97%
Delta Paradise Island (formerly Perry's Boat Harbor)	126	32	\$7.50	\$8.89	\$7.50	\$8.89	\$0.00	\$0.00	0.00%	0.00%
Discovery Bay Marina	268	35	\$8.00	\$9.00	\$11.05	\$11.99	\$3.05	\$2.99	38.13%	33.22%
Emerald Point Marina	45	26	N/A	\$7.85	N/A	\$7.94	N/A	\$0.09	N/A	1.15%

Sacramento River and Delta Area Category 1 Benchmarks

Name	Total Slips	Average Slip Length	2020		2025		Amount Change		% Change	
			Open Slips	Covered Slips	Open Slips	Covered Slips	Open Slips	Covered Slips	Open Slips	Covered Slips
Hidden Harbor Marina	106	28	N/A	N/A	\$6.90	N/A	N/A	N/A	N/A	N/A
Korth's Pirates' Lair Marina	212	28	N/A	\$9.87	N/A	\$11.43	N/A	\$1.56	N/A	15.81%
New Bridge Marina	200	40	N/A	\$6.50	N/A	\$6.50	N/A	\$0.00	N/A	0.00%
Owl Harbor Marina	143	35	\$8.65	\$9.70	\$11.10	\$12.75	\$2.45	\$3.05	28.32%	31.44%
Oxbow Marina	423	34	\$10.00	\$10.34	\$12.00	\$12.11	\$2.00	\$1.77	20.00%	17.12%
Pacific Boat Services (formerly Ladd's Stockton Marina)	90	22	N/A	N/A	\$8.72	\$8.72	N/A	N/A	N/A	N/A
Paradise Point Marina	170	26	\$6.32	\$6.43	\$6.24	\$6.58	-\$0.08	\$0.15	-1.27%	2.33%
Riverboat Marina	83	39	\$8.00	\$10.71	\$8.31	\$11.25	\$0.31	\$0.54	3.88%	5.04%
RiverPoint Landing	134	43	\$10.54	\$12.71	\$11.48	\$13.66	\$0.94	\$0.95	8.92%	7.47%
Russo's Marina	45	25	N/A	N/A	N/A	\$6.61	N/A	N/A	N/A	N/A
Sacramento Delta Bay Marina	125	41	\$8.00	\$8.00	\$8.00	\$8.00	\$0.00	\$0.00	0.00%	0.00%
Spindrift Marina	117	31	\$7.00	\$8.44	\$7.00	\$8.48	\$0.00	\$0.04	0.00%	0.47%

Sacramento River and Delta Area Category 1 Benchmarks

Name	Total Slips	Average Slip Length	2020		2025		Amount Change		% Change	
			Open Slips	Covered Slips	Open Slips	Covered Slips	Open Slips	Covered Slips	Open Slips	Covered Slips
Sugar Barge RV Resort and Marina	38	29	N/A	\$6.83	N/A	\$6.83	N/A	\$0.00	N/A	0.00%
Tiki Lagun Resort Marina	172	39	N/A	\$8.08	N/A	\$8.08	N/A	\$0.00	N/A	0.00%
Tower Park Marina	185	36	N/A	\$9.97	N/A	\$12.21	N/A	\$2.24	N/A	22.47%
Turner Cut Resort	125	31	\$5.50	\$6.25	\$6.50	\$6.50	\$1.00	\$0.25	18.18%	4.00%
Vieira's Resort	96	26	N/A	\$6.79	N/A	\$7.56	N/A	\$0.77	N/A	11.34%
Village West Marina	615	35	\$8.77	\$8.72	\$10.77	\$10.50	\$2.00	\$1.78	22.81%	20.41%
Walnut Grove Marina	141	40	\$6.87	\$8.76	\$8.00	\$10.00	\$1.13	\$1.24	16.45%	14.16%
Willow Berm Marina	330	41	\$13.13	\$13.62	\$14.88	\$15.99	\$1.75	\$2.37	13.33%	17.40%
Windmill Cove Resort and Marina	17	40	\$6.88	\$6.88	\$9.38	\$9.38	\$2.50	\$2.50	36.34%	36.34%
Averages	150	33	\$7.78	\$8.61	\$9.26	\$9.58	\$1.48	\$0.97	19.01%	11.23%