Meeting Date: 12/16/25 Lease Number: PRC 5691

Staff: V. Caldwell

Staff Report 78

LESSEE:

Bruce E. Leavitt and Lesley A. Guth

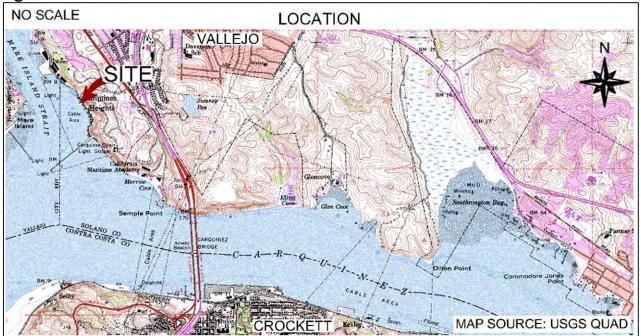
PROPOSED ACTION:

Revision of Rent.

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Mare Island Strait, adjacent to 8 Sandy Beach Road, near Vallejo, Solano County (as shown in Figure 1).

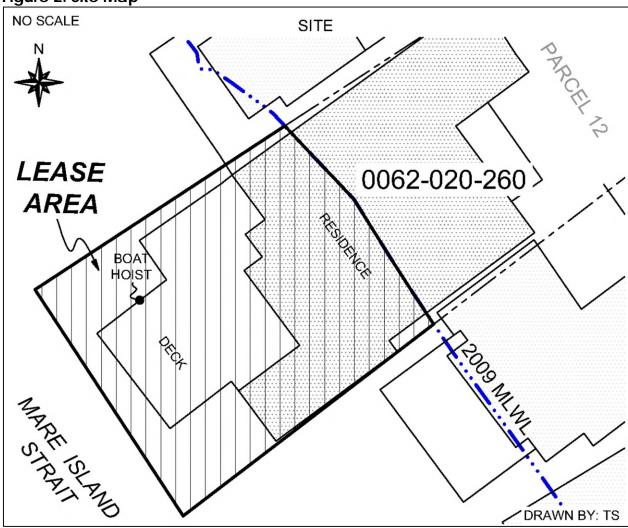
Figure 1. Location



AUTHORIZED USE:

Continued use and maintenance of a portion of residence, deck, and appurtenant facilities (as shown in Figure 2).

Figure 2. Site Map



NOTE: This depiction of the lease premises is based on unverified information provided by the Applicant or other parties and is not a waiver or limitation of any State interest in the subject or any other property.

TERM:

30 years, beginning February 9, 2016.

CONSIDERATION:

The lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, the staff has conducted a review of the rent under this lease and recommends that the rent be revised from \$3,201 per year to \$7,599 per year, effective February 9, 2026.

OTHER PERTINENT INFORMATION:

- 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 Lands as authorized by law. The Lessee has no right to a new lease or to renewal of any previous lease.
- 2. On February 9, 2016, the Commission authorized a 30-year General Lease Residential and Recreational Use (<u>Item 27, February 9, 2016</u>) to Bruce E. Leavitt and Lesley A. Guth for the use and maintenance of a portion of residence, deck, and appurtenant facilities in Mare Island Strait, adjacent to 8 Sandy Beach Road, near the city of Vallejo, Solano County. The lease expires February 8, 2046.
- 3. This action is consistent with the "efficient and effective management of the revenue generation portfolio" elements in the "Meeting Evolving Public Trust Needs" Strategic Focus Area of the Commission's 2021-25 Strategic Plan.
- 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, sections 15060, subdivision (c)(3), and 15378, subdivision (b)(5).

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease PRC 5691 from \$3,201 per year to \$7,599 per year, effective February 9, 2026.