



September 18, 2026

Sent via: USPS, Electronic mail, etc.

File Ref.: W 27247

To all Lessees and owners of improvements extending over or onto State-owned sovereign waterway of Tomales Bay, and interested parties:

Subject: Continuation of the 2020 Category 1 Tomales Bay Benchmark rental rate for berths and the minimum annual rent for buoys/mooring poles, Marin County

The purpose of this letter is to advise you of the continuation of the Category 1 Tomales Bay Benchmark rental rate for berths and the minimum annual rent for buoys, by the California State Lands Commission (Commission), which is tentatively scheduled for consideration at the Commission's October 21, 2026, public meeting. For the Category 1 Tomales Bay Berths Benchmark, a complete benchmark for this specific geographic region could not be established at this time, therefore, the rent per square foot of the water-dependent recreational facilities encroachment would remain at \$0.133 per square foot. For the Category 1 Tomales Bay Buoys/Mooring Poles Benchmark, it is estimated that the indicated mooring to berth ratios of the comparable marinas, identified in the 2020 benchmark report, have not significantly changed since when they were last surveyed back in 2015, therefore, the rent of the water-dependent recreational facilities encroachment would be based on the current minimum annual rent of \$167 per mooring. The 2020 Category 1 Tomales Bay benchmark report is posted on our website at www.slc.ca.gov/leases-permits/benchmarks/.

Benchmarks are used to establish uniform rental rates in specific geographic areas with large concentrations of similar facilities, mostly private recreational improvements. These benchmarks are generally updated every five years. Category 1 benchmarks are applied to water-dependent encroachments (e.g., docks, piers, and buoys).

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At any time prior to the Commission meeting, you may contact our office with questions, or to request a hard copy of the prior 2020 benchmark. Please contact Chaun Wong, Property Appraiser, at Chaun.Wong@slc.ca.gov or at 916.574.2006.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bugsch', with a stylized flourish at the end.

Brian Bugsch, Chief
Land Management Division