

STAFF REPORT

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12/06/19

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PRC 2761.1
G. Asimakopoulos

REVISION OF RENT

LESSEE:

Hector Becerra, Juan Becerra, and Odulia Becerra

AREA, LAND TYPE, AND LOCATION:

0.23 acre, more or less, of sovereign land in the Sacramento River, adjacent to 14175 River Road, near Walnut Grove, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an existing uncovered accommodation dock, hinged walkway, support pilings, and a fixed platform.

LEASE TERM:

20 years, beginning January 16, 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 \$763 per year to \$802 per year, effective January 16, 2020.

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 August 24, 2006, the Commission authorized a General Lease – Commercial Use to Hector Becerra, Juan Becerra, and Odulia Becerra for a term of 20 years, for the continued use and maintenance of an existing uncovered accommodation dock, hinged walkway, support pilings, and a fixed platform ([Item C29, August 24, 2006](#)). The lease will expire on January 15, 2024. The accommodation dock is used in conjunction with

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the Lessee's upland commercial operation known as Boon Dox Liquor Store.

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:

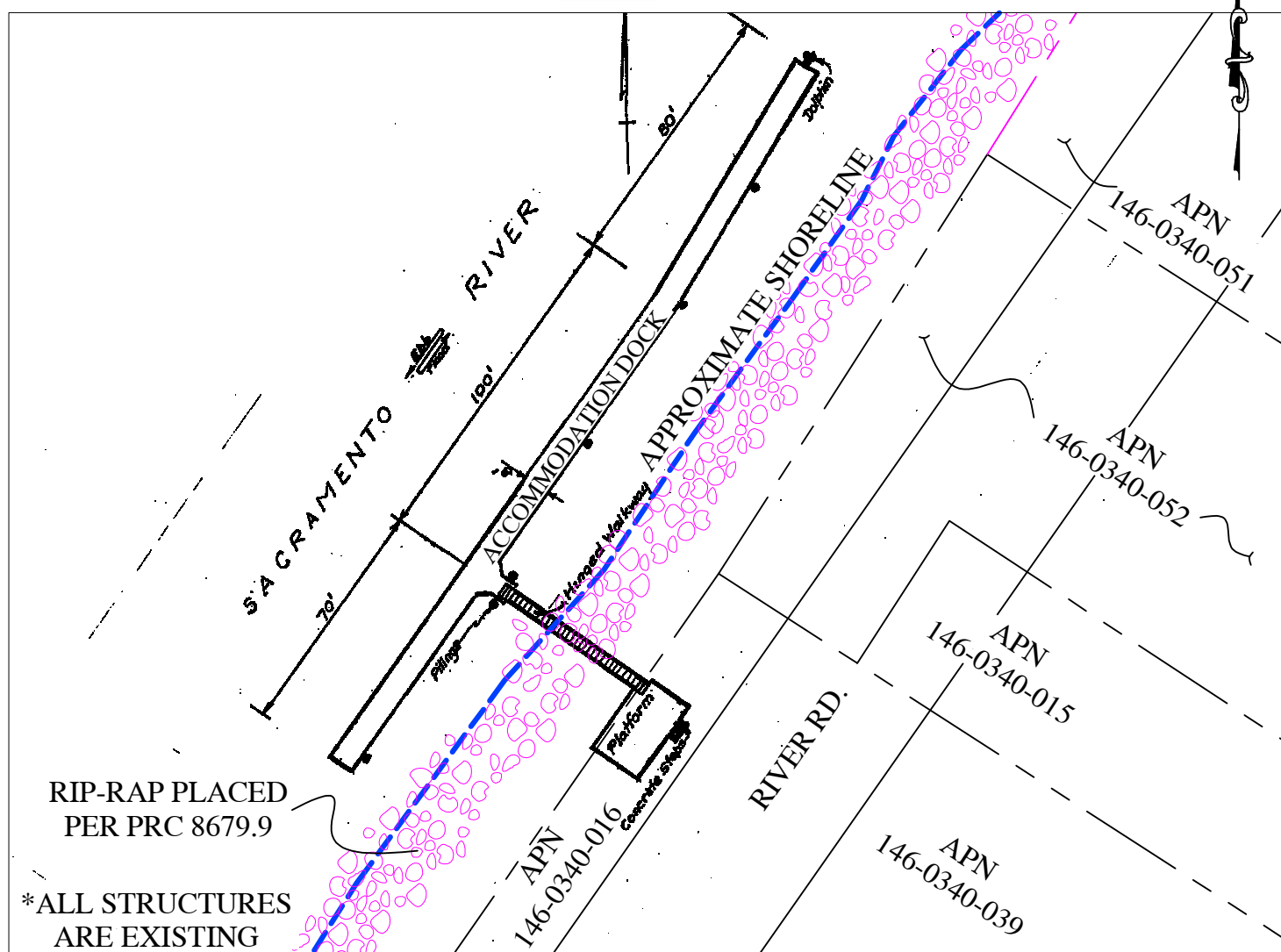
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 2761.1 from \$763 per year to \$802 per year, effective January 16, 2020.

NO SCALE

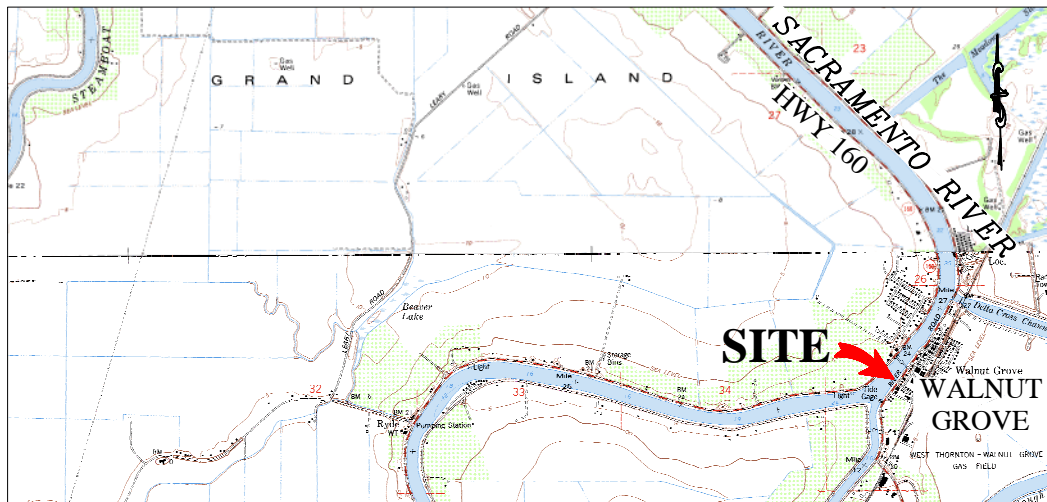
SITE



14175 River Rd, Walnut Grove

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit A

PRC 2761.1

BECERRA dba

BOON-DOX LIQUORS

APN 146-0340-016, 039

GENERAL LEASE -

COMMERCIAL USE

SACRAMENTO COUNTY



MJF 10/30/19