

# Staff Report 29

## **APPLICANT:**

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Riverside LTD, A Limited Partnership

## **PROPOSED ACTION:**

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Revision of Rent

## **AREA, LAND TYPE, AND LOCATION:**

0.554 acre of filled and unfilled State sovereign land in the Sacramento River, adjacent to 14712 State Highway 160, near Isleton, Sacramento County.

## **AUTHORIZED USE:**

Continued use and maintenance of one existing two-pile dolphin, two five-pile dolphins, one four-pile dolphin, belt conveyor and wharf.

## **TERM:**

20 years, beginning November 20, 2010.

## **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 \$2,971 per year to \$7,058 per year, effective November 20, 2020.

## **OTHER PERTINENT INFORMATION:**

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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 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 December 5, 2012, the Commission authorized a General Lease – Industrial Use to Riverside LTD, a limited partnership, for the use and maintenance of dolphins, belt conveyor and wharf ([Item 16, December, 5, 2010](#)). The lease will expire on November 19, 2030.
3. The 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:**

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- A. Site and Location Map

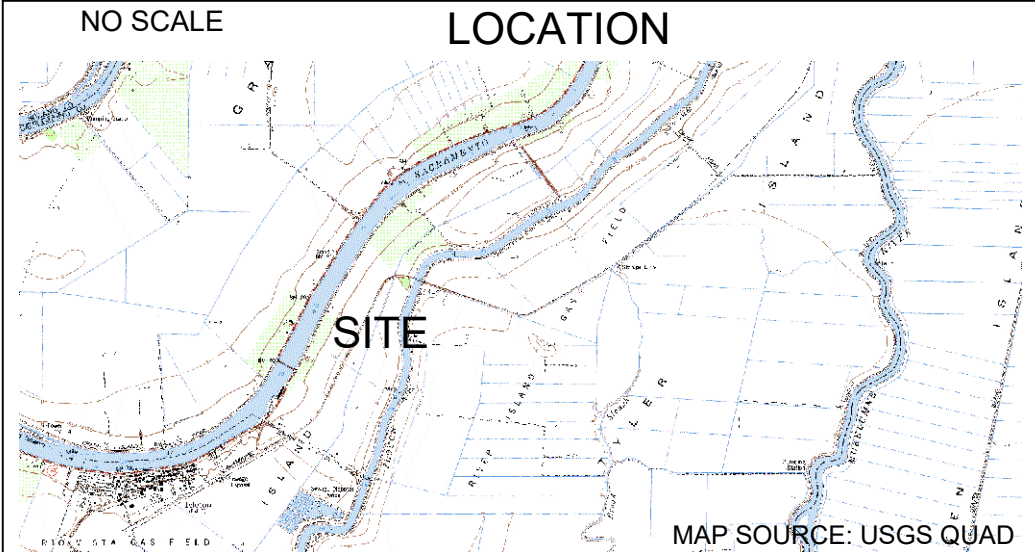
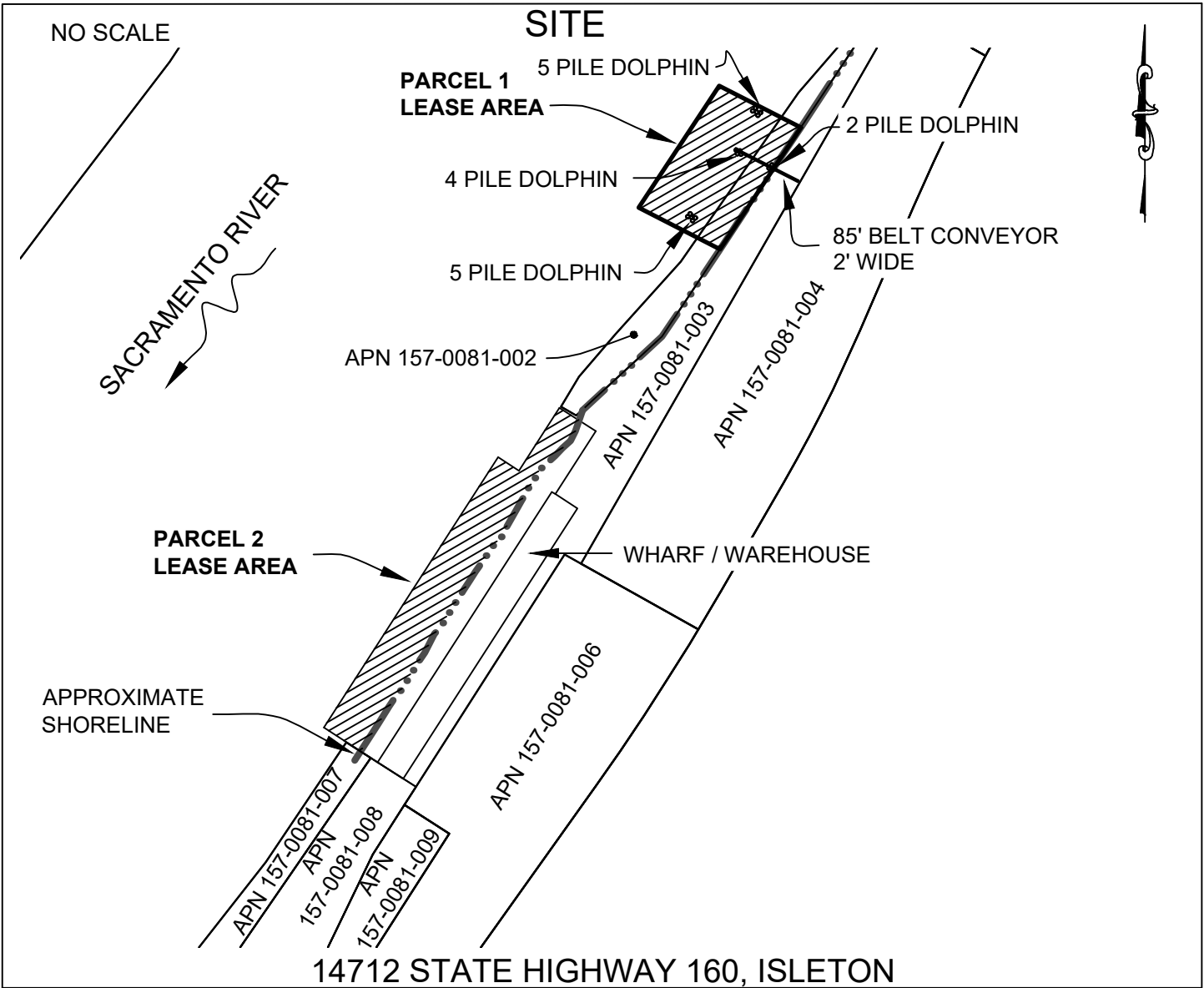
## **RECOMMENDED ACTION:**

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It is recommended that the Commission:

### **AUTHORIZATION:**

1. Approve the revision of rent for Lease No. PRC 562 from \$2,971 per year to \$7,058 per year, effective November 20, 2020.



**EXHIBIT A**

PRC 562  
RIVERSIDE LTD.  
GENERAL LEASE -  
INDUSTRIAL USE  
SACRAMENTO COUNTY



DJF 9/14/2020

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.