

Staff Report 84

LESSEE:

Ruperto V. Ouano and Grace S. Mercado

PROPOSED ACTION:

Revision of Rent.

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Mare Island Strait, adjacent to 40 Sandy Beach Road, near Vallejo, Solano County (as shown in Figure 1).

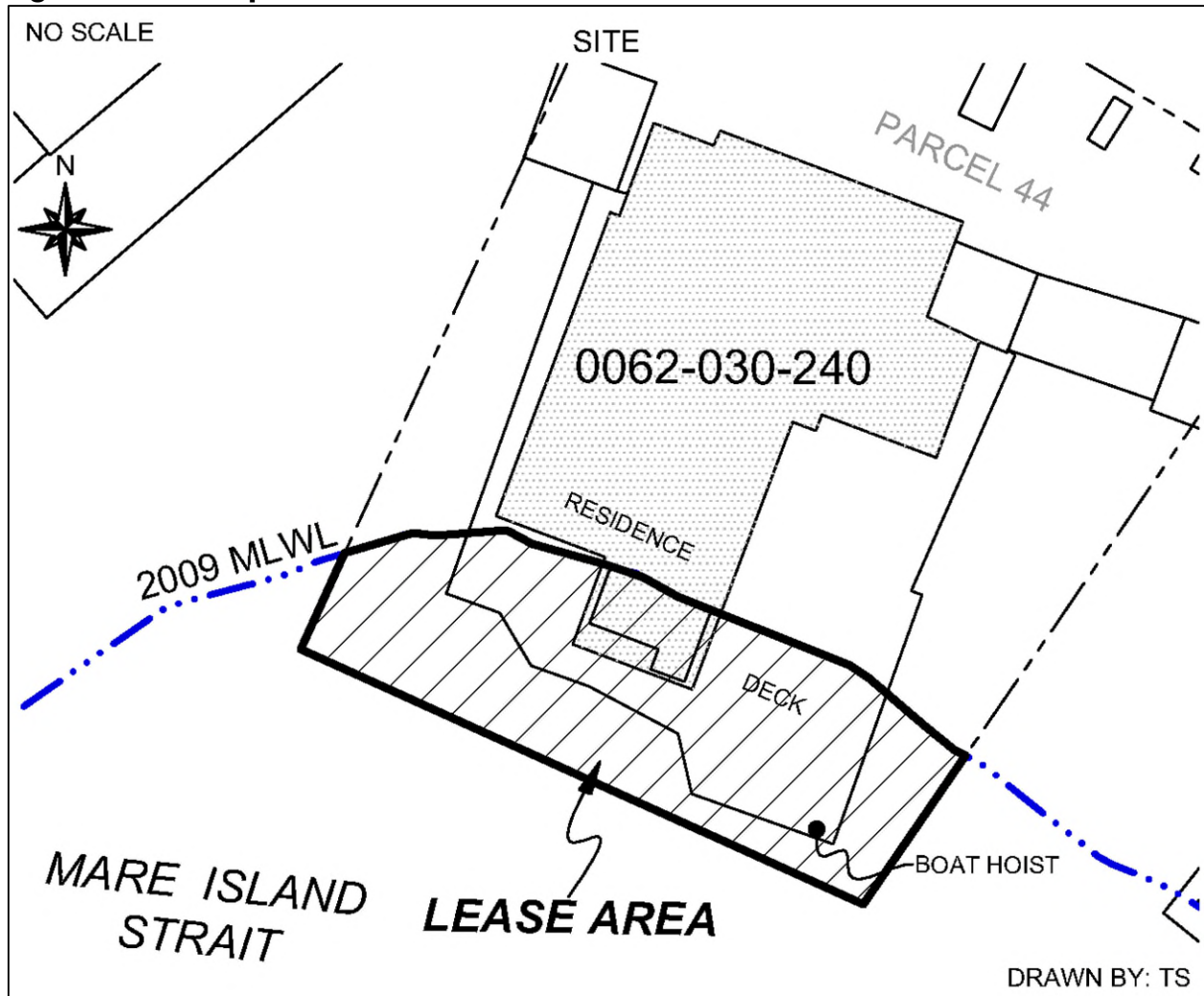
Figure 1. Location



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 \$599 per year to \$1,422 per year, effective February 9, 2026.

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 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 – Recreational and Residential Use ([Item 32, February 9, 2016](#)) to Donald L. Rising, Steven A. Rising, and Darlene Rising Kluber, for the use and maintenance of a portion of residence, deck, and appurtenant facilities in Mare Island Strait, adjacent to 40 Sandy Beach Road, near Vallejo, Solano County. On August 23, 2018, the Commission authorized an assignment of Lease 9308 ([Item 66, August 23, 2018](#)) to Jade M. Zatkovich and Stefen Peter English. On October 19, 2023, the Commission authorized an assignment of Lease 9308 ([Item 33, October 19, 2023](#)) to Ruperto V. Ouano and Grace S. Mercado. 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 9308 from \$599 per year to \$1,422 per year, effective February 9, 2026.