

**CALENDAR ITEM
C12**

A 15
S 5

12/10/10
PRC 2761.1
V. Caldwell

REVISION OF RENT

LESSEES:

Hector Becerra, Juan Becerra, and Odulia Becerra

AREA, LAND TYPE, AND LOCATION:

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

AUTHORIZED USE:

Continued use and maintenance of an existing uncovered accommodation dock, hinged walkway, support pilings, and a fixed platform as shown on Exhibit A.

LEASE TERM:

20 years, beginning January 16, 2004.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease, and recommends that the rent be revised from \$650 per year to \$763 per year, effective January 16, 2011.

OTHER PERTINENT INFORMATION:

1. On August 24, 2006, the Commission authorized a General Lease – Commercial Use to Hector Becerra, Juan Becerra, and Odulia Becerra. The lease will expire January 15, 2024. The accommodation dock is used in conjunction with the Lessees' upland commercial operation known as Boon Dox Liquor Store.

EXHIBIT:

- A. Site and Location Map

CALENDAR ITEM NO. **C12** (CONT'D)

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

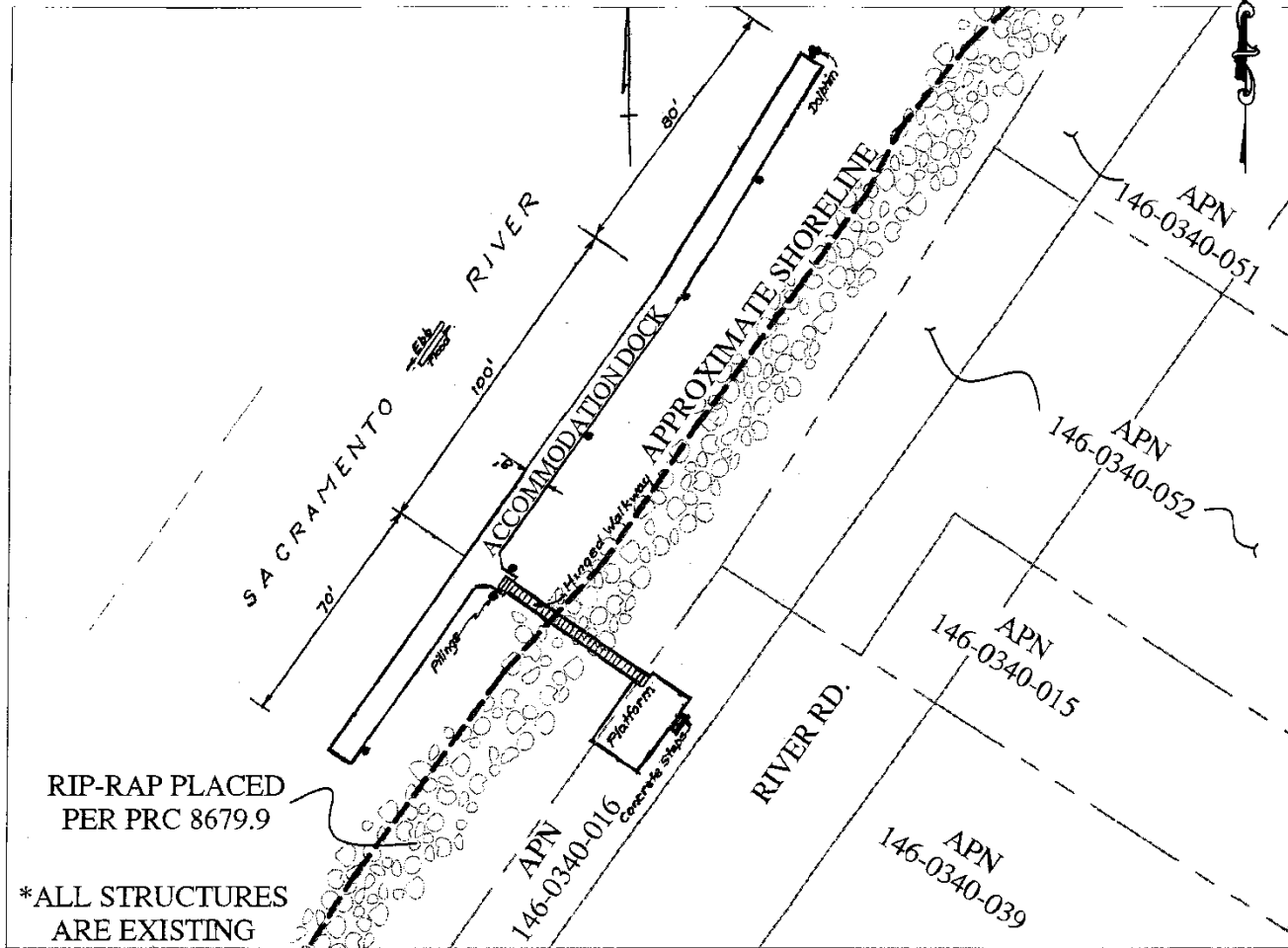
Find that the activity is not subject to the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15060(c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 2761.1 from \$650 per year to \$763 per year, effective January 16, 2011.

NO SCALE

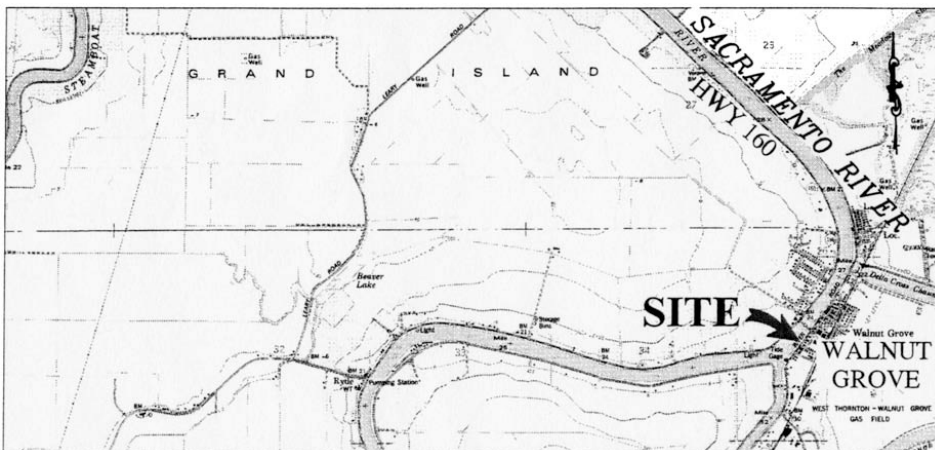
SITE



14175 River Rd, Walnut Grove

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 2761.1
 BECERRA dba
 BOON-DOX LIQUORS
 APN 146-0340-016, 039
 GENERAL LEASE -
 COMMERCIAL USE
 SACRAMENTO COUNTY



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.