

**STAFF REPORT
05**

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06/28/19
PRC 6617.1
N. Lee

REVISION OF RENT

LESSEE:

Bodega Farms

AREA, LAND TYPE, AND LOCATION:

0.48 acre, more or less, of sovereign land in the Pacific Ocean at Estero Americano and Bodega Bay, near Bodega Bay, Sonoma County.

AUTHORIZED USE:

Continued use and maintenance of one 12-inch-diameter polyethylene saltwater intake pipeline at Estero Americano; one 8-inch-diameter polyethylene saltwater intake pipeline and one 8-inch-diameter polyethylene outfall in Bodega Bay to support an onshore shellfish farm facility.

LEASE TERM:

15 years, beginning August 1, 2009.

CONSIDERATION:

This lease provides that the Commission 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 rent be revised from \$274 per year to \$460 per year, effective August 1, 2019.

OTHER PERTINENT INFORMATION:

1. On June 23, 2011, the Commission authorized a General Lease – Right-of-Way Use to Bodega Farms for a term of 15 years beginning August 1, 2009 ([Item C106, June 23, 2011](#)). The lease will expire on July 31, 2024.
2. This action is consistent with Strategy 2.2 of the Commission's Strategy Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.
3. 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

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expiration or prior termination of the lease, the Lessee has no right to a new lease or to renewal of any previous lease.

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:

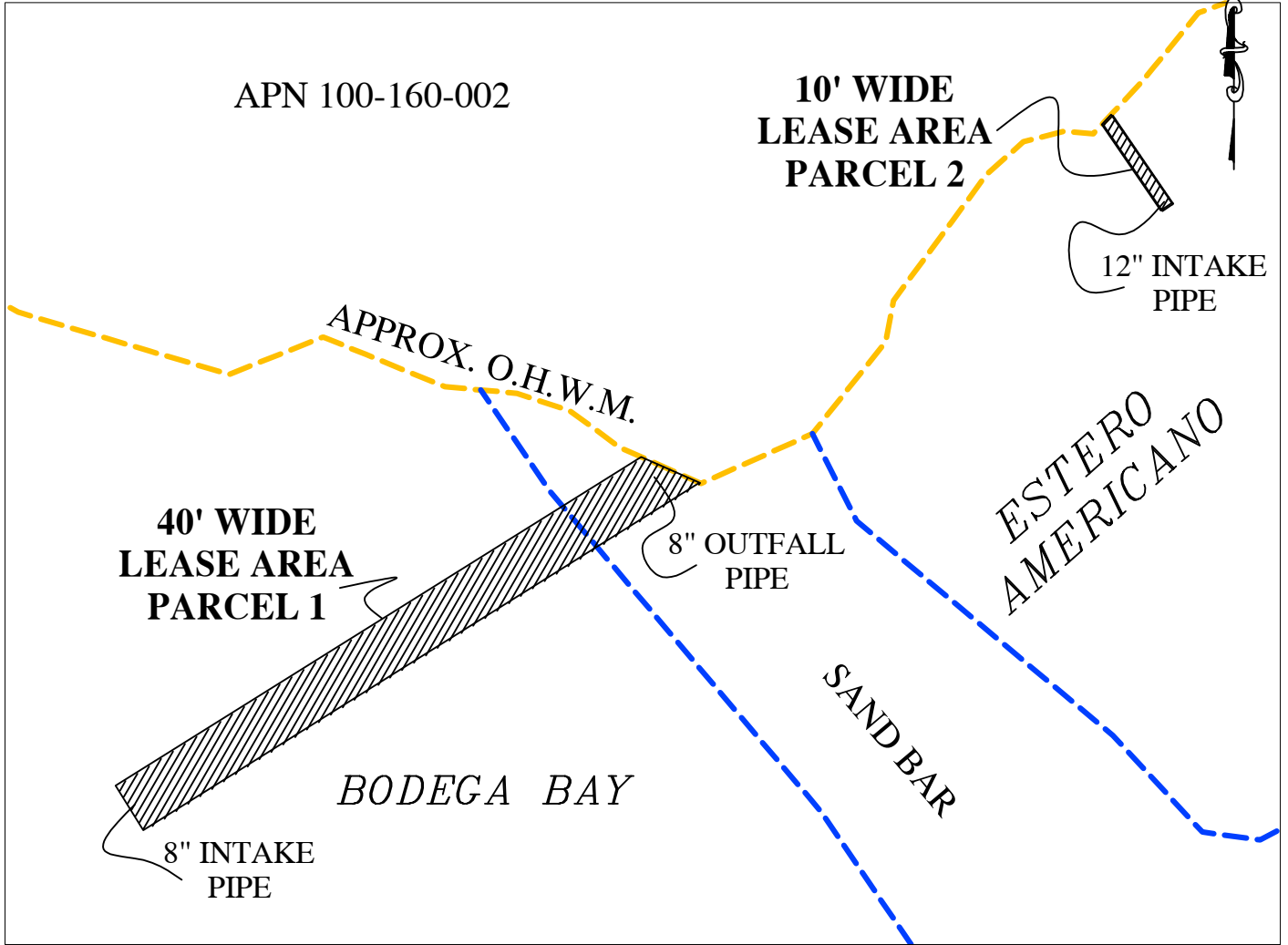
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 6617.1 from \$274 per year to \$460 per year, effective August 1, 2019.

NO SCALE

SITE



Mouth of Estero Americano and Bodega Bay

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 6617.1
 APN 100-160-002
 BODEGA FARMS
 GENERAL LEASE -
 RIGHT-OF-WAY USE
 SONOMA COUNTY



MJF 04/23/19

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.