

MINUTE ITEM

This Calendar Item No. 2  
was approved as Minute Item  
No. 2 by the State Lands  
Commission by a vote of 2  
to 0 at its 7/26/88  
meeting.

CALENDAR ITEM

02

- A 2, 4, 7, 8, 9  
10, 26, 74
- S 2, 3, 5, 38

- A) PRC 791
- B) PRC 5499
- C) PRC 3955
- D) PRC 5605
- E) PRC 6488
- F) PRC 6687
- G) PRC 6688
- H) PRC 6689
- I) PRC 6690
- J) PRC 6691
- K) PRC 6771
- L) PRC 6772
- M) PRC 6818
- N) PRC 6821
- O) PRC 6774
- P) PRC 6775
- Q) PRC 6776
- R) PRC 6777
- S) PRC 6778
- T) PRC 6779
- U) PRC 6780
- V) PRC 6781
- W) PRC 6802
- X) PRC 6803
- Y) PRC 6804
- Z) PRC 6906
- AA) PRC 6773
- BB) PRC 6820
- CC) PRC 701

07/26/88

J. Ludlow

RENT REVIEWS/CONTINUATIONS

The leases set forth on the attached Exhibit "A" provide that the State may adjust the annual rental to a different amount effective on each fifth anniversary or subsequent anniversary following the fifth anniversary of the lease.

Staff has reviewed the leases in accordance with the Commission's rental regulations (2 Cal. Adm. Code 2003) and is recommending that the Commission take the action indicated for the items listed on Exhibit "A". Staff has notified the lessees of the changes to rentals as recommended herein within the time limits prescribed under the leases and has afforded each lessee the opportunity to comment on the proposed change.

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CALENDAR ITEM NO. 02 (CONT'D)

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

- EXHIBITS:
- A. Lessees.
  - B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE IT IS NOT A PROJECT AS DEFINED IN P.R.C. 21065, AND 14 CAL. ADM. CODE, SECTION 15378.
2. APPROVE THE CHANGES/CONTINUATIONS TO ANNUAL RENTALS FOR THE LEASES LISTED ON THE ATTACHED EXHIBIT "A".

LEASE NUMBER	LESSEE	TYPE OF LEASE AND LOCATION	OLD RENT PER ANNUM	NEW RENT PER ANNUM	BASIS FOR CHANGE	EFFECTIVE DATE	NEGOTIATOR
PRC 791.1 A	San Diego Gas & Electric Co. P.O. Box 1831 San Diego, CA 92112	General Lease - Industrial Use, Pacific Ocean at Encina, San Diego County	\$70,000	\$70,000	Fair rental Appraisal	03/24/88	Townsend
PRC 5499.1 B	Perini Lake Tahoe Properties, Inc. P.O. Box 537 Homewood, CA 95817	General Lease - Commercial Use Lake Tahoe, Placer County	\$4,000	\$4,800	Fair Rental Appraisal	12/30/88	Gordon
PRC 3955.1 C	Rocky Ridge Property Owners Association P.O. Box 432 Tahoe City, CA 95730	General Permit - Recreational Use, Lake Tahoe near Tahoe City, Placer County	\$951	\$1,211.56	Fair Rental appraisal and Benchmark appraisal	01/25/89	Gordon
PRC 5605.1 D	Eugene S. Maffucci 28 Balma Lane Petaluma, CA 95952	General Lease - Commercial Use Tomales Bay, Marin County	\$250	\$250	No change. Minimum rental for this type of lease	07/15/88	Townsend
PRC 488.2	Stan Heymann 2286 South Face Road Garberville, CA 95440	General Lease - Right-of-Way Use, near Garberville, Humboldt County	\$100	\$100	No change Minimum rental for this type of lease	10/01/88	Fong

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## EXHIBIT "A"

RENT REVIEW/CONTINUATIONS FOR CALENDAR OF JULY 1988

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LEASE NUMBER	LESSEE	TYPE OF LEASE AND LOCATION	OLD RENT PER ANNUM	NEW RENT PER ANNUM	BASIS FOR CHANGE	EFFECTIVE DATE	NEGOTIATOR
PRC 6687.1 F	Edward M. Esola 2490 31st Avenue San Francisco, CA 94116	General Lease - Recreational Use, Sonoma Creek, Sonoma County	\$96.04	\$122.50	Fair Rental Appraisal	09/01/88	Bancroft
PRC 6688.1 G	Alyce Mann P.O. Box 1201 Sonoma, CA 95476	General Permit - Recreational Use, Sonoma Creek Sonoma County	\$194.04	\$220.50	Fair Rental appraisal	09/01/88	Bancroft
PRC 6689.1 H	Harvey Mann 15117 Yvonne Court San Jose, CA 95124	General Permit - Recreational Use Sonoma Creek, Sonoma County	\$91.98	\$98	Fair Rental appraisal	09/01/88	Bancroft
PRC 6690.1 I	Michael Yerbish 97 Solano Avenue Sonoma, CA 95476	General Permit - Recreational Use Sonoma Creek, Sonoma County	\$92.68	\$98	Fair Rental Appraisal	09/01/88	Bancroft

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LEASE NUMBER	LESSEE	TYPE OF LEASE AND LOCATION	OLD RENT PER ANNUM	NEW RENT PER ANNUM	BASIS FOR CHANGE	EFFECTIVE DATE	NEGOTIATOR
PRC 6691.1 J	Robert Nave and Albert Ghiringhelli 4 Ranch Road San Rafael, CA 94901	General Permit - Recreational Use, Sonoma Creek, Sonoma County	\$149.24	\$171.50	Fair Rental appraisal	09/01/88	Bancroft
PRC 6771.1 K	Emery W. Leonard and Mary E. Leonard 1892 Montecito Circle Livermore, CA 94550	General Permit - Recreational Use, San Joaquin River, San Joaquin County	\$50	\$56.70	Benchmark appraisal	01/01/89	Gordon
PRC 6772.1 L	Nunzi J. and Melba Cancilla 277 Nancy Lane San Jose, CA 95127	General Permit - Recreational Use, San Joaquin River San Joaquin County	\$70	\$81.90	Benchmark appraisal	01/01/89	Gordon
PRC 6773.1 M	Florence L. Thornton 6049 Salida Del Sol San Jose, CA 95123	General Permit - Recreational Use, San Joaquin River San Joaquin County	\$54	\$62.72	Benchmark appraisal	01/01/89	Gordon
PRC 6774.1	Kenneth D. Caulkins and Ruth Caulkins 2370 Carson Street Redwood City, CA 94061	General Permit - Recreational Use, San Joaquin River San Joaquin County	\$50	\$50	No change. Minimum rental for this type of lease	01/01/89	Gordon

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EXHIBIT "A"

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LEASE NUMBER	LESSEE	TYPE OF LEASE AND LOCATION	OLD RENT PER ANNUM	NEW RENT PER ANNUM	BASIS FOR CHANGE	EFFECTIVE DATE	NEGOTIATOR
PRC 6775.1 O	Andrew C. Glazner and Aurora C. Glazner 321 Sequoia Street Salinas, CA 93906	General Permit - Recreational Use, San Joaquin River San Joaquin County	\$111	\$129.92	Benchmark appraisal	01/01/89	Gordon
PRC 6776.1 P	George John Mendoza and Kathleen Mendoza 1368 Loyola Drive Santa Clara, CA 95051	General Permit - Recreational Use, San Joaquin River San Joaquin County	\$56	\$65.52	Benchmark appraisal	01/01/89	Gordon
PRC 6777.1 Q	Adolph Gutierrez 1772 Shamrock Avenue Santa Clara, CA 95051	General Permit - Recreational Use, San Joaquin River San Joaquin County	\$56	\$65.52	Benchmark appraisal	02/07/89	Gordon
PRC 6778.1 R	Mart Leonard and Charlene Carter 10 West Mossdale Road, #10 Lathrop, CA 95330	General Permit - Recreational Use, San Joaquin River San Joaquin County	\$59	\$68.88	Benchmark appraisal	01/01/89	Gordon
PRC 6779.1	Thomas D. Hawkins and Ardys Hawkins 2224 Kiernan Avenue Modesto, CA 95356	General Permit - Recreational Use, San Joaquin River, San Joaquin County	\$50	\$53.20	Benchmark appraisal	01/01/89	Gordon

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## RENT REVIEW/CONTINUATIONS FOR CALENDAR OF JULY 1988

LEASE NUMBER	LESSEE	TYPE OF LEASE AND LOCATION	OLD RENT PER ANNUM	NEW RENT PER ANNUM	BASIS FOR CHANGE	EFFECTIVE DATE	NEGOTIATOR
PRC 6780.1 T	Kenneth D. and Ruth Caulkins 2370 Carson Street Redwood City, CA 94061	General Permit - Recreational Use, San Joaquin River, San Joaquin County	\$72	\$83.72	Benchmark appraisal	01/01/89	Gordon
PRC 6781.1 U	E. L. Scarborough 10 West Mondale Road, #3 Lathrop, CA 95330	General Permit - Recreational Use, San Joaquin River, San Joaquin County	\$50	\$56.70	Benchmark appraisal	01/01/89	Gordon
PRC 6802.1 V	Bennie W. Cebula 207 Pope Street San Francisco, CA 94112	General Permit - Recreational Use, San Joaquin River, San Joaquin County	\$50	\$57.12	Benchmark appraisal	01/01/89	Gordon
PRC 6803.1 W	Ernest J. Rates 238 Bocana Street San Francisco, CA 94110	General Permit - Recreational Use, San Joaquin River, San Joaquin County	\$64	\$74.48	Benchmark appraisal	01/01/89	Gordon
PRC 6804.1	Ollis Shepherd and Winnie Shepherd 10 West Mossdale Road, #16 Lathrop, CA 95330	General Permit - Recreational Use, San Joaquin River, San Joaquin County	\$50	\$57.96	Benchmark appraisal	01/01/89	Gordon

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## EXHIBIT "A"

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LEASE NUMBER	LESSEE	TYPE OF LEASE AND LOCATION	OLD RENT PER ANNUM	NEW RENT PER ANNUM	BASIS FOR CHANGE	EFFECTIVE DATE	NEGOTIATED
PRC 6818.1 Y	Larry and Lenor Fraser 10 West Mossdale Road, #25 Lathrop, CA 95330	General Permit - Recreational Use, San Joaquin River San Joaquin County	\$100	\$117.04	Benchmark appraisal	01/01/89	Gordon
PRC 6820.1 Z	John S. Collier 10 West Mossdale Road, #2 Lathrop, CA 95330	General Permit - Recreational Use, San Joaquin River San Joaquin County	\$56	\$64.96	Benchmark appraisal	01/01/89	Gordon
PRC 6821.1 AA	Earl F. Throckmorton 3595 South Virginia Street Reno, NV 89502	General Permit - Recreational Use, San Joaquin River San Joaquin County	\$54	\$63.28	Benchmark appraisal	01/01/89	Gordon
PRC 6906.1 BB	Richard L. Carter and Paula Carter 10 West Mossdale Road, #9 Lathrop, CA 95330	General Permit - Recreational Use, San Joaquin River San Joaquin County	\$87.36	\$102.92	Benchmark appraisal	01/01/89	Gordon
PRC 6906.1 C	Ramos Oil Company P.O. Box 401 West Sacramento, CA 95691	General Lease - Industrial Use, Sacramento River, Yolo County	\$1,584	\$2,907	Fair Rental appraisal	08/29/88	Haricle

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