

**CALENDAR ITEM  
C13**

A 2  
S 4

12/05/12  
PRC 2220.1  
V. Caldwell

**REVISION OF RENT**

**LESSEE:**

Guadalupe Ayala

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

1.25 acres, more or less, of sovereign land located in the Sacramento River, adjacent to 2701 Butte Slough Road, near the town of Colusa, Colusa County.

**AUTHORIZED USE:**

Continued operation, use, and maintenance of an existing commercial marina, known as Wards Boat Landing.

**LEASE TERM:**

10 years, beginning February 26, 2008.

**CONSIDERATION:**

This lease provides that Lessor 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 \$564 per year to \$619 per year, effective February 26, 2013.

**OTHER PERTINENT INFORMATION:**

1. On March 25, 2008, the Commission authorized a General Lease – Commercial Use to Guadalupe Ayala for an existing commercial marina consisting of four uncovered floating boat docks with side ties attached with deadman cables, two ramps, and a boat launch ramp. The marina facilities are generally open six months each year from late Spring to late Fall depending on the river flows. The lease will expire on February 25, 2018.
2. Staff conducted the rent review called for in the lease and recommends the rent be increased, effective February 26, 2013.

CALENDAR ITEM NO. **C13** (CONT'D)

3. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

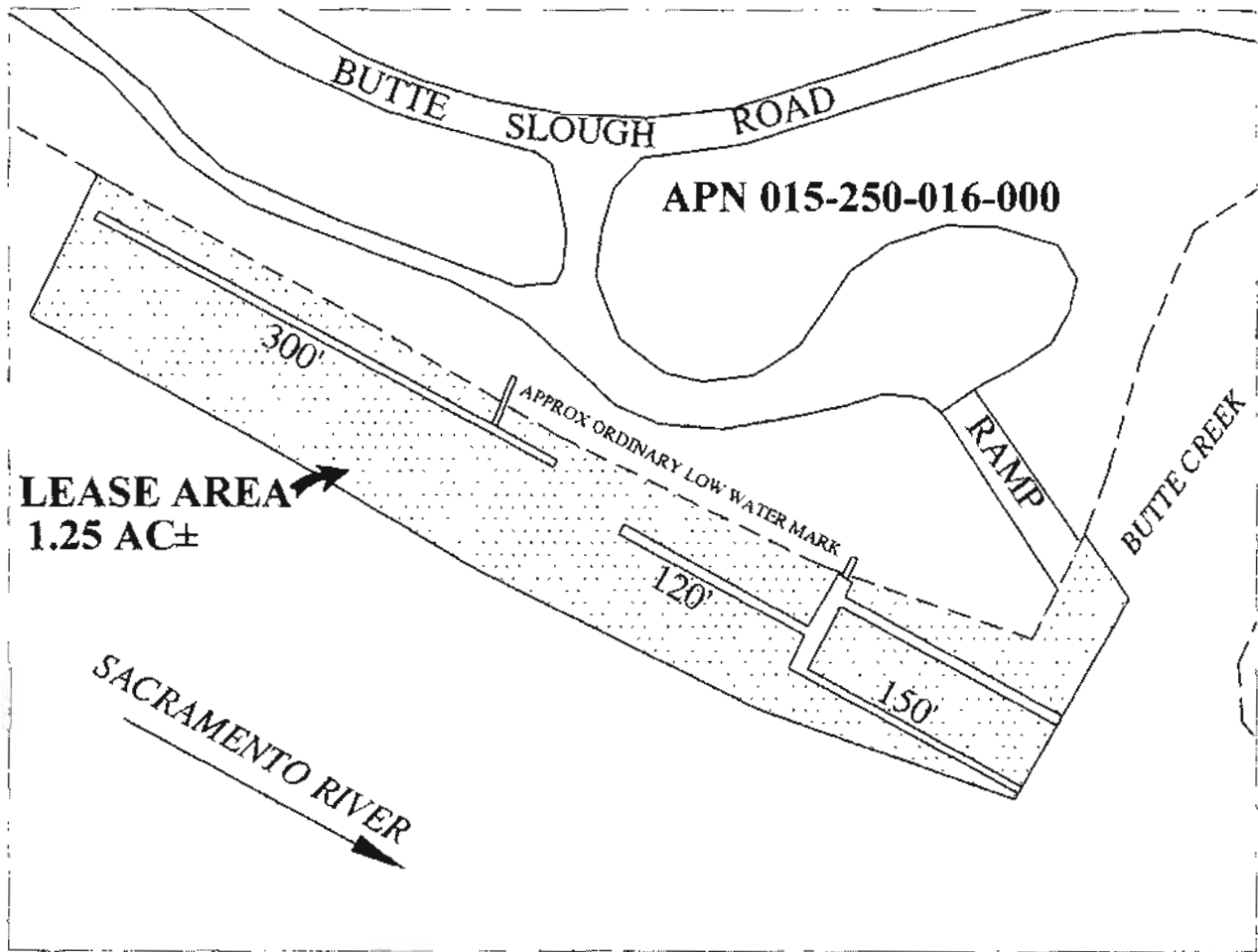
Find that subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14,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

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 2220.1 from \$564 per year to \$619 per year, effective February 26, 2013.

NO SCALE

### SITE



SACRAMENTO RIVER & BUTTE SLOUGH  
2701 BUTTE SLOUGH ROAD, COLUSA, CA

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit A

PRC 2220.1  
WARDS BOAT LANDING  
APN 015-250-016  
GENERAL LEASE -  
COMMERCIAL USE  
COLUSA 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.