

**CALENDAR ITEM
C27**

A 15
S 6

12/05/12
PRC 8007.1
N. Lavoie

REVISION OF RENT

LESSEE:

Walnut Grove Homeowners and Merchants Association

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Sacramento River, Walnut Grove, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of a guest dock, gangway, concrete access ramps, and landings.

LEASE TERM:

20 years, beginning February 20, 1998.

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 the minimum annual rent be revised from \$287 per year to \$312 per year against five percent of annual gross income derived on the lease premises, effective February 20, 2013.

OTHER PERTINENT INFORMATION:

1. On February 27, 1998, the Commission authorized a General Lease – Commercial Use, with Walnut Grove Homeowners and Merchants Association. That lease will expire on February 19, 2018. Staff conducted the rent review called for in the lease and recommends that the minimum annual rent be increased.
2. The dock is open to the public free of charge between the hours of six a.m. and nine p.m. daily and the Lessee only charges rent for vessels moored overnight.
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

CALENDAR ITEM NO. **C27** (CONT'D)

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:

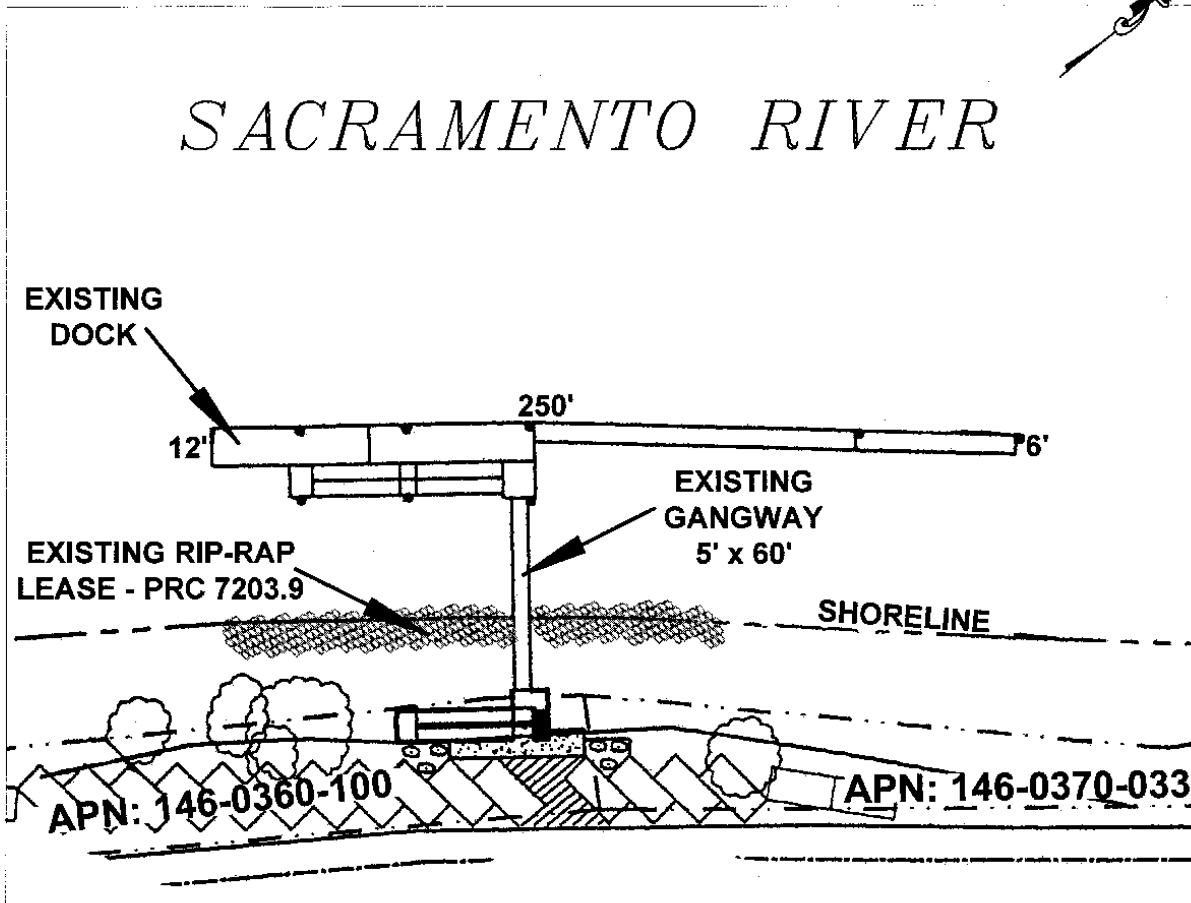
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of minimum rent for Lease No. PRC 8007.1 from \$287 per year to \$312 per year, effective February 20, 2013.

NO SCALE

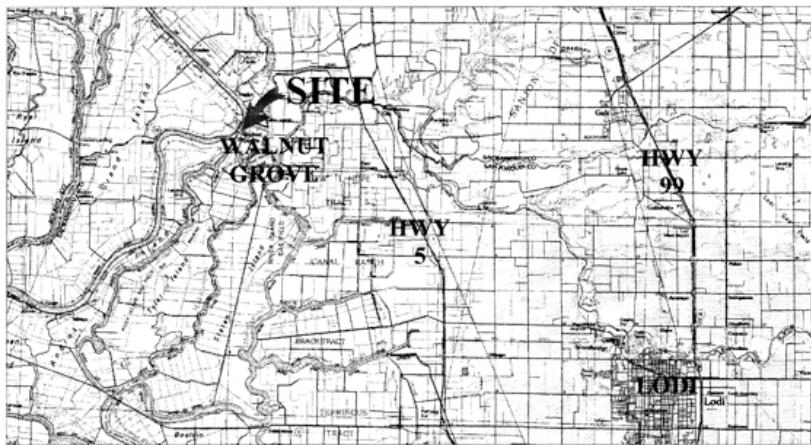
SITE



River Road near Walnut Grove Bridge, Sacramento River

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 8007.1
 WALNUT GROVE H.O.A.
 APN: 146-0360-100
 & APN: 146-0370-033
 GENERAL LEASE
 COMMERCIAL USE
 SACRAMENTO COUNTY



MJF 5/24/07

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.