

**CALENDAR ITEM
C03**

A 8
S 4

02/21/14
PRC 4221.1
R. Boggiano

REVISION OF RENT

LESSEE:

Lincoln Chan

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Hensley Slough, adjacent to Assessor's Parcel Number 132-0190-050, near the town of Courtland, Sacramento County.

AUTHORIZED USE:

Right-of-way for ingress and egress to Assessor's Parcel Number 132-0190-050 from State Highway 16.

LEASE TERM:

49 years, beginning March 1, 1969.

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 \$100 per year to \$320 per year, effective March 1, 2014.

OTHER PERTINENT INFORMATION

1. On May 29, 1969, the Commission authorized a 49-year General Lease – Right-of-Way Use to Lincoln Chan for a road right-of-way, beginning March 1, 1969. That lease will expire February 28, 2018. Staff conducted a rent review called for in the lease and recommends that the rent be increased.

2. 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).

CALENDAR ITEM NO. C03 (CONT'D)

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:

CEQA FINDING:

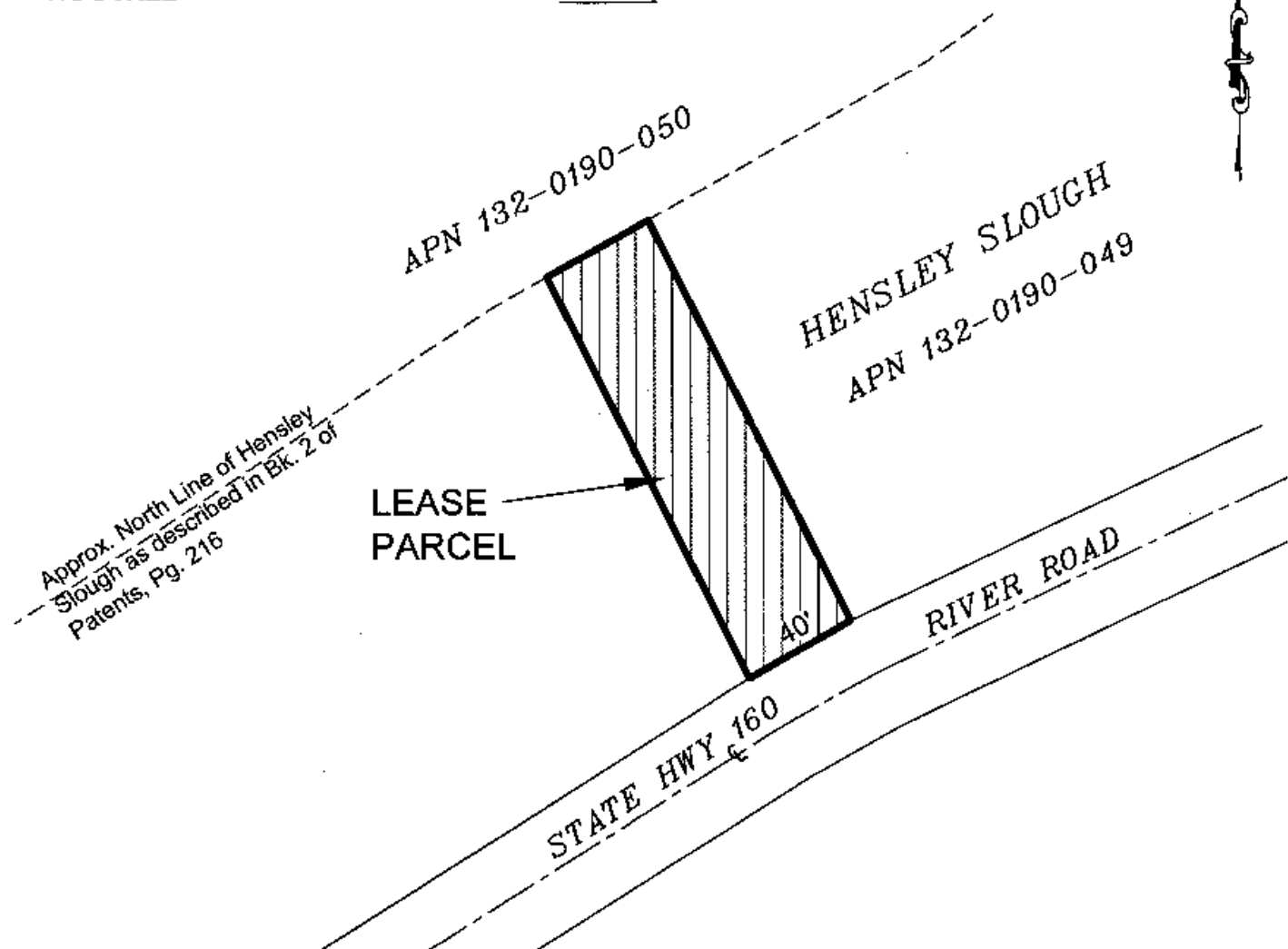
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 4221.1 from \$100 per year to \$320 per year, effective March 1, 2014.

NO SCALE

SITE



RIVER RD. (STATE HWY 160), COURTLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit A

PRC 4221.1
 LINCOLN CHAN
 APNs 132-0190-049 & -050
 GENERAL LEASE -
 RIGHT-OF-WAY USE
 SACRAMENTO COUNTY



TS 11/07/13