

**CALENDAR ITEM
C54**

A 35, 37, 67

02/21/14
PRC 4324.1
D. Oetzel

S 19, 35

REVISION OF RENT

LESSEE:

DCOR, L.L.C.
290 Maple Court, Suite 290
Ventura, CA 93003

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in the Santa Barbara Channel at Summerland, Santa Barbara County.

AUTHORIZED USE:

Continued use and maintenance of a 3.2-inch-diameter submarine power cable.

LEASE TERM:

49 years, beginning October 2, 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 the rent be revised from \$20,812 per year to \$31,104 per year, effective October 2, 2014.

OTHER PERTINENT INFORMATION

1. In October 1969, the Commission authorized a 49-year Right-of-Way Easement to Sun Oil Company – DX Division for the operation and maintenance of a 3.2-inch-diameter submarine power cable. On August 8, 2005, the Commission authorized the assignment of the lease to DCOR, L.L.C. The lease will expire on October 1, 2018.
2. Staff conducted a rent review called for in the lease and recommends the rent be increased.
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. **C54** (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:

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 4324.1 from \$20,812 per year to \$31,104 per year, effective October 2, 2014.

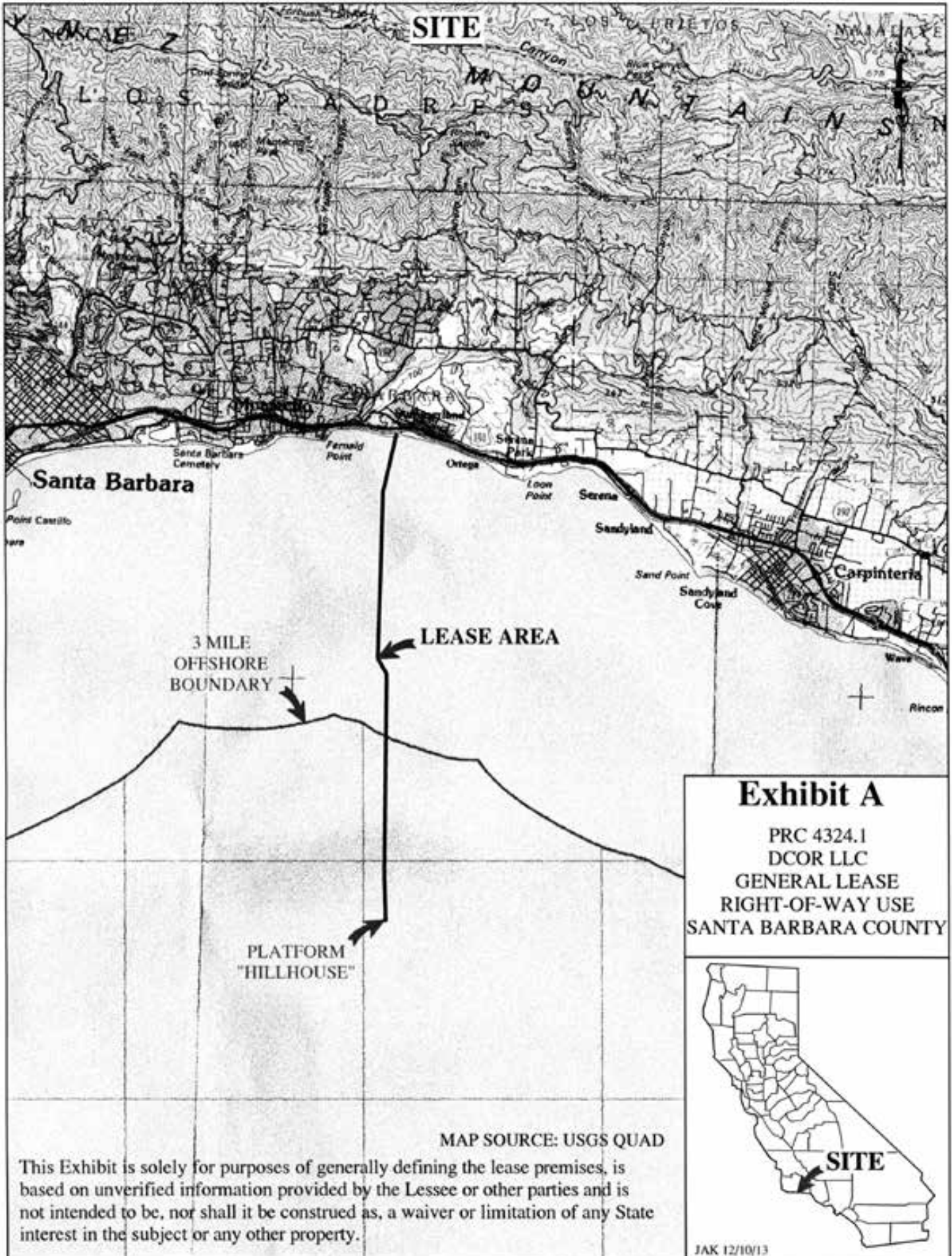


Exhibit A

PRC 4324.1
 DCOR LLC
 GENERAL LEASE
 RIGHT-OF-WAY USE
 SANTA BARBARA COUNTY



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.