

**CALENDAR ITEM
C74**

A 34
S 16

06/19/14
PRC 8110.2
C. Hudson

REVISION OF RENT

LESSEE:

Windland, Inc.
1193 E. Winding Creek Drive, Suite 101
Eagle, ID 93616

AREA, LAND TYPE, AND LOCATION:

0.910 acre, more or less, of State indemnity school land in a portion of Section 18, Township 11 North, Range 13 West, SBM, near the city of Mojave, Kern County.

AUTHORIZED USE:

Continued use and maintenance of an existing graded dirt access road and drainage culvert.

LEASE TERM:

30 years, beginning September 1, 1999.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease, and recommends that rent be revised from \$100 per year to \$450 per year, effective September 1, 2014.

OTHER PERTINENT INFORMATION:

1. On September 3, 1999, the Commission authorized a 20-year General Lease – Right-of-Way Use with Windland, Inc. for the construction of a graded dirt access road and drainage culvert. The road provides access to a wind farm on the Lessee's privately-owned property. That lease will expire on August 31, 2029.
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

CALENDAR ITEM NO. **C74** (CONT'D)

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:

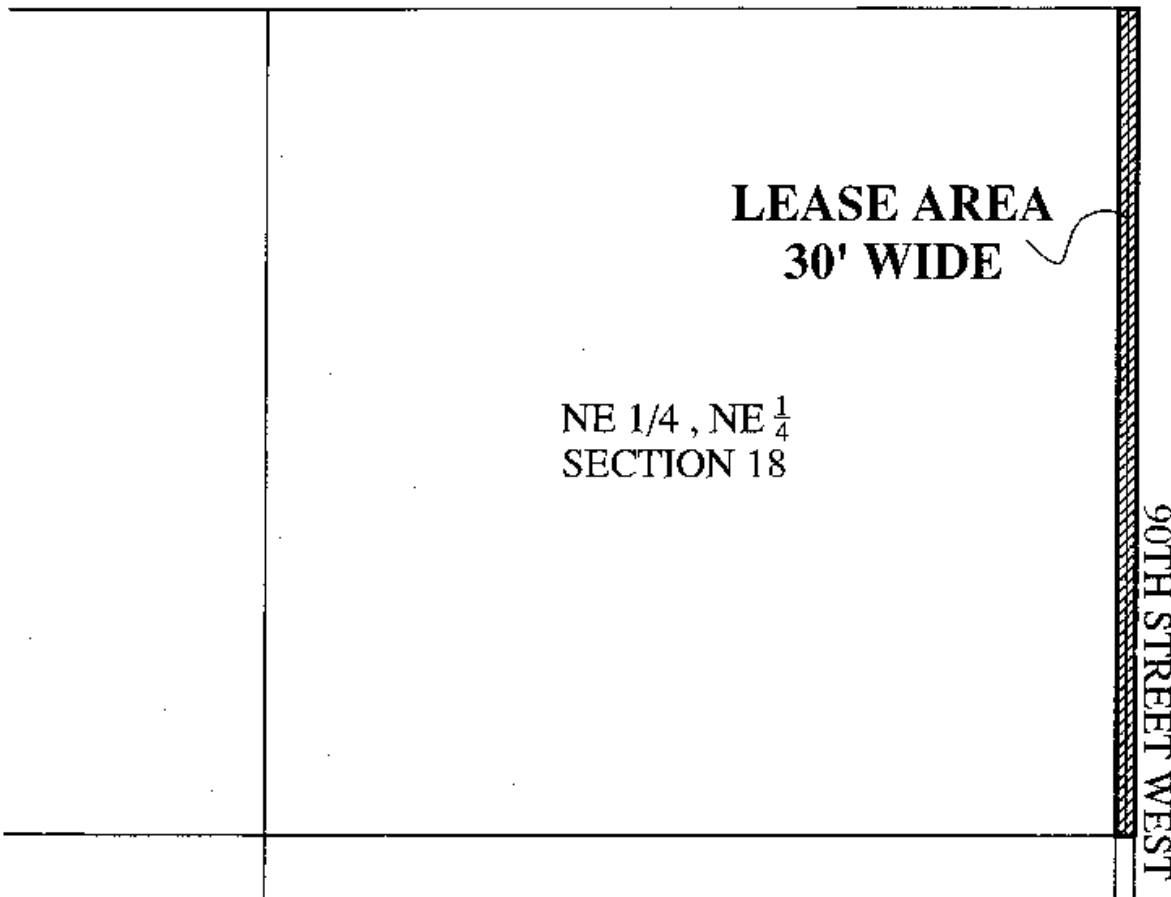
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 8110.2 from \$100 per year to \$450 per year, effective September 1, 2014.

NO SCALE

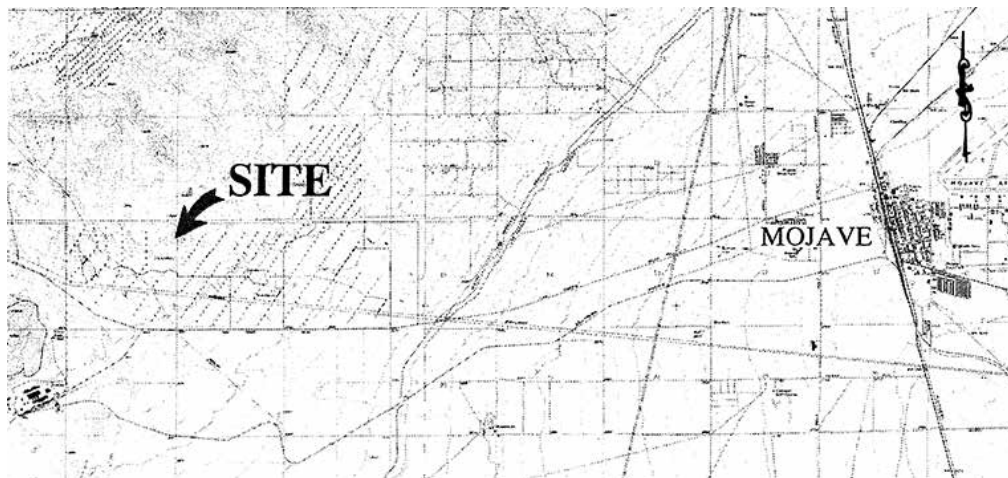
SITE



Por. NE $\frac{1}{4}$, NE $\frac{1}{4}$ Sec. T11N, R13W, SBM near Mojave

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 8110.2
WINDLAND, INC.
APN 237-031-01
GENERAL LEASE -
RIGHT-OF-WAY USE
KERN COUNTY



MJP 5/14/14