

**CALENDAR ITEM
C51**

A 13
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08/19/15
PRC 3440.1
N. Lavoie

REVISION OF RENT

LESSEE:

El Camino Boat Club, Inc.

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Little Potato Slough, adjacent to Assessor's Parcel Number 069-100-07, between Bouldin Island and Terminous Tract, San Joaquin County.

AUTHORIZED USE:

Continued use and maintenance of an armored submarine electric cable, fishing pier, and bank protection.

LEASE TERM:

20 years, beginning January 26, 2011.

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 \$150 per year to \$575 per year, effective January 26, 2016.

OTHER PERTINENT INFORMATION:

1. On March 29, 2012, the Commission authorized a General Lease – Recreational, Protective Structure, and Right-of-Way Use with El Camino Boat Club, Inc., for a term of 20 years for the continued use and maintenance of an armored submarine electric cable, fishing pier, and bank protection. The lease will expire on January 25, 2031.
2. Staff conducted the rent review called for in the lease and recommends that 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 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. **C51** (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:

It is recommended that the Commission:

CEQA FINDING:

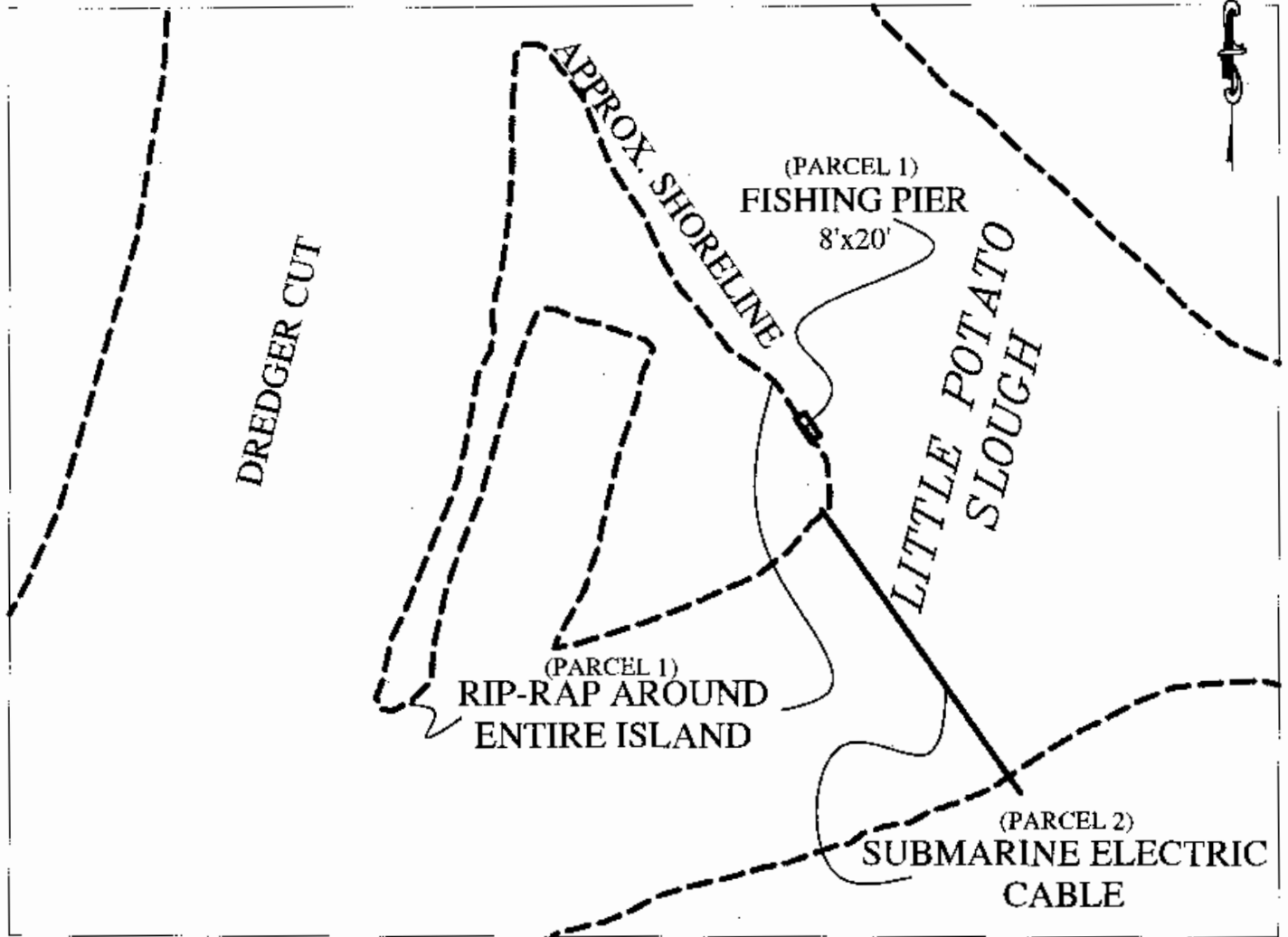
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 3440.1 from \$150 per year to \$575 per year, effective January 26, 2016.

NO SCALE

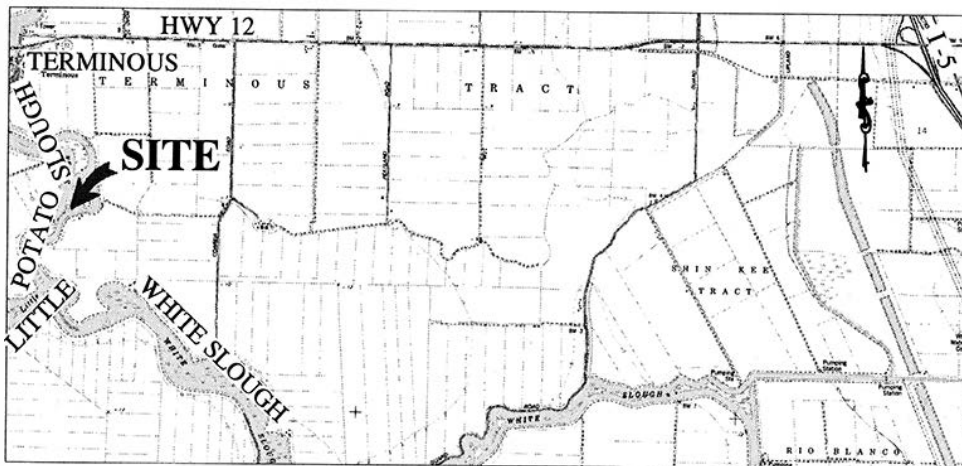
SITE



Little Potato Slough, near Terminous

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 3440.1
 EL CAMINO BOAT CLUB
 APN 069-100-07
 GENERAL LEASE -
 RECREATIONAL, PROTECTIVE
 STRUCTURE & RIGHT-OF-WAY USE
 SAN JOAQUIN COUNTY



MJH 12/31/14

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.