

**CALENDAR ITEM
C20**

A 8, 5
S 14, 15

02/22/13
PRC 5498.1
V. Caldwell

REVISION OF RENT

LESSEES:

Gene H. Colver and Kathy C. Colver

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in the Sacramento River, adjacent to 14909 State Highway 160, Walnut Grove, Sacramento County.

AUTHORIZED USE:

Continued operation, use, and maintenance of an existing commercial marina, known as Deckhands.

LEASE TERM:

20 years, beginning June 1, 2006.

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 \$1,275 per year to \$1,460 per year, effective June 1, 2013.

OTHER PERTINENT INFORMATION:

1. On June 26, 2006, the Commission authorized a General Lease – Commercial Use to Gene H. Colver and Kathy C. Colver for an existing commercial marina consisting of an accommodation dock, fixed walkway, and pilings. The lease will expire on May 31, 2026.
2. Staff conducted the rent review called for in the lease and recommends that the rent be increased, effective June 1, 2013.
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

CALENDAR ITEM NO. **C20** (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:

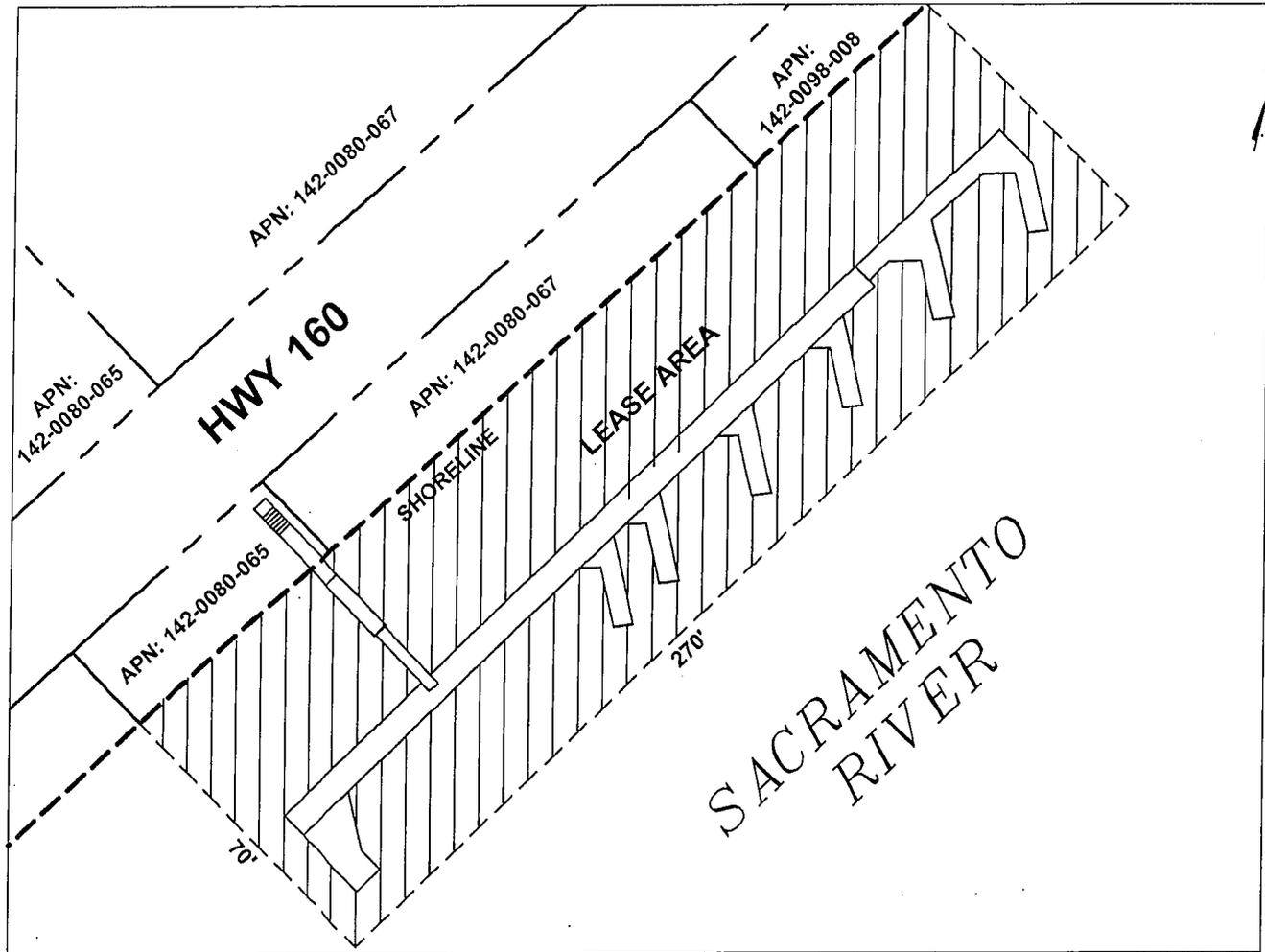
Find that subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14,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

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 5498.1 from \$1,275 per year to \$1,460 per year, effective June 1, 2013.

NO SCALE

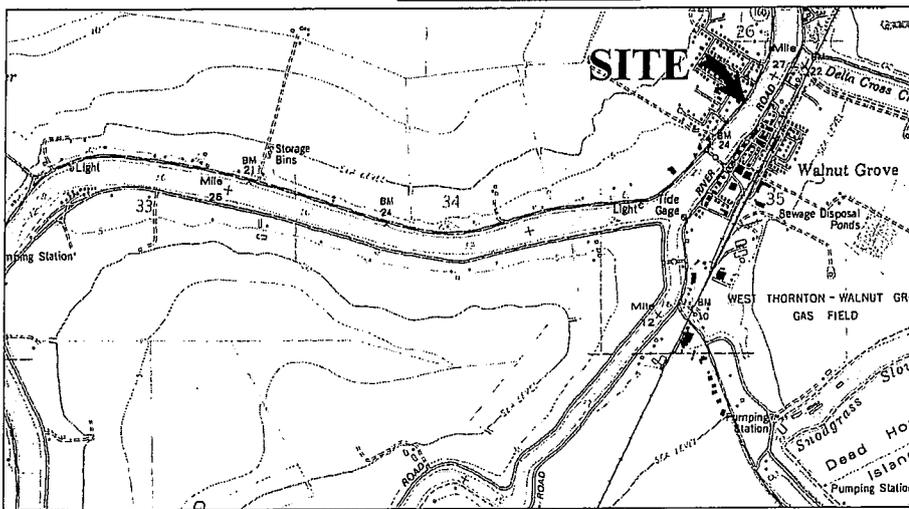
SITE



14090 HWY 160, WALNUT GROVE

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 5498.1

APN: 142-0080-065, -067

& 142-0090-008

COLVER

GENERAL LEASE -
COMMERCIAL USE

SACRAMENTO COUNTY



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.