

**CALENDAR ITEM
C22**

A 2
S 2

04/26/13
PRC 8798.1
W. Hall

REVISION OF RENT

LESSEE:

Pacific Union College
34100 Albion Street
Albion, CA 94508

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Albion River, adjacent to 34100 Albion Street, Albion, Mendocino County.

AUTHORIZED USE:

Continued use and maintenance of an existing T-shaped floating dock facility with electrical, water, and sewer conduit, 20 steel-cased cement pilings, and a pump-out station.

LEASE TERM:

10 years beginning August 22, 2008.

CONSIDERATION:

This lease provides that the State 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 rent be revised from \$540 per year to \$563 per year, effective August 22, 2013.

OTHER PERTINENT INFORMATION:

1. On August 22, 2008, the Commission authorized a General Lease – Recreational Use to Pacific Union College, for construction, use, and maintenance of a T-shaped floating dock facility with electrical, water, and sewer conduit, 20 steel-cased cement pilings, and a pump-out station. Construction was completed in 2011. The lease will expire on August 21, 2018. Staff conducted the rent review called for in the lease and recommends that the rent be increased to \$563 per year.

CALENDAR ITEM NO. **C22** (CONT'D)

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).

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:

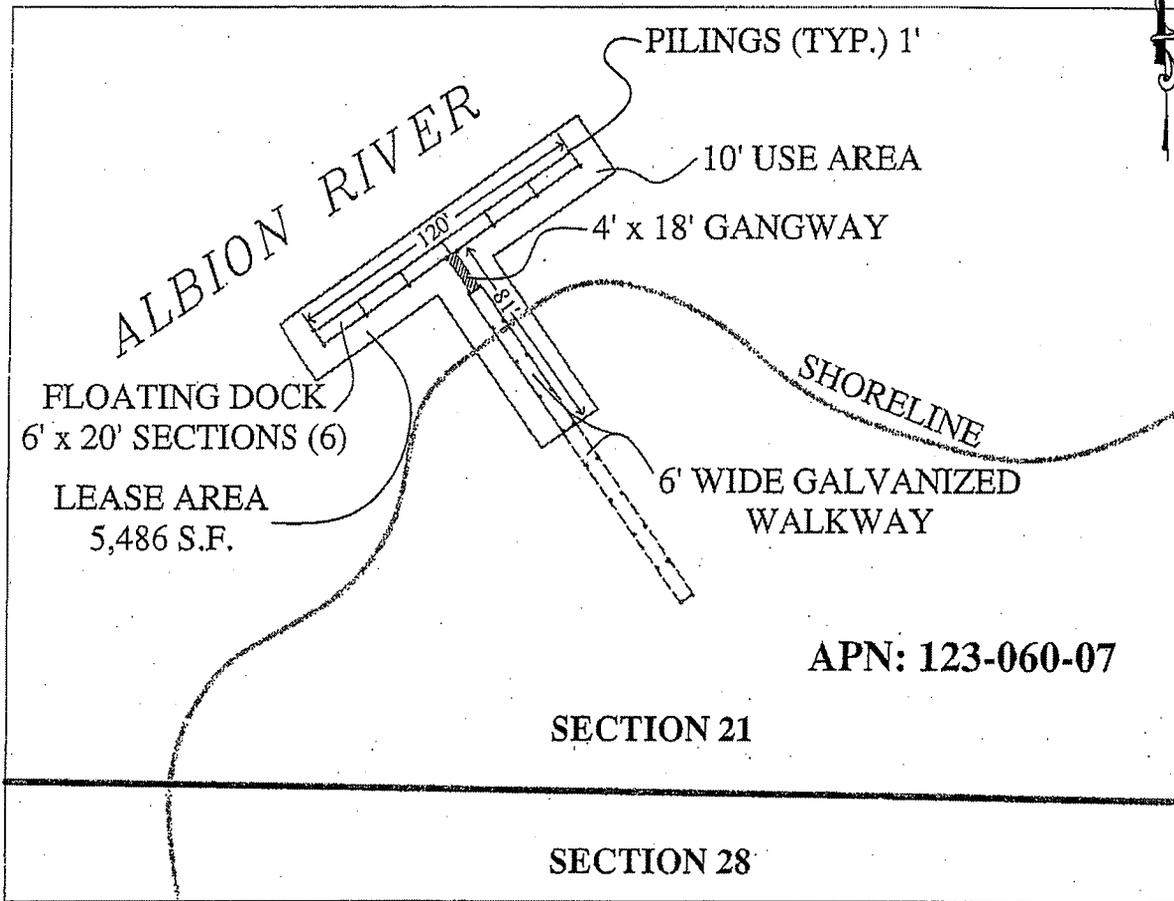
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 8798.1 from \$540 per year to \$563 per year, effective August 22, 2013.

NO SCALE

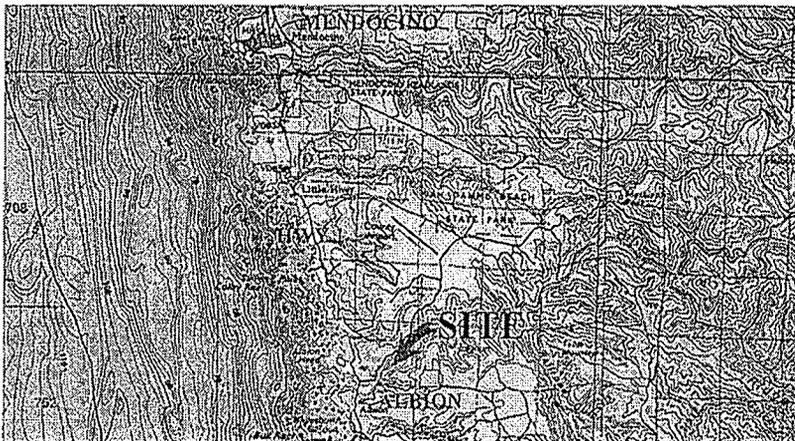
SITE



34100 Albion Street, Albion

NO SCALE

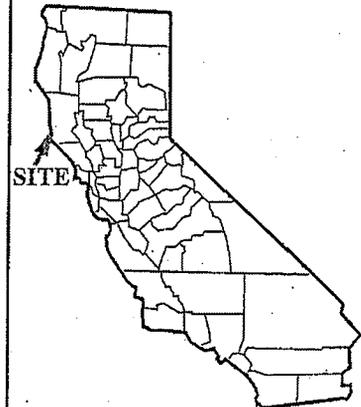
LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 8798.1
 PACIFIC UNION COLLEGE
 APN: 123-060-07
 GENERAL LEASE-
 RECREATIONAL USE
 MENDOCINO COUNTY



MJF 3/02/07

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.