

**CALENDAR ITEM
C98**

A 1
S 2

12/02/13
PRC 8090.2
C. Hudson

REVISION OF RENT

LESSEE:

Geysers Power Company, LLC
4160 Dublin Boulevard, Suite 100
Dublin, California 95113

AREA, LAND TYPE, AND LOCATION:

3.5 acres, more or less, of State lieu land in a portion of Section 33, Township 11 North, Range 8 West, MDM, near Middletown, Sonoma County.

AUTHORIZED USE:

Continued use and maintenance of an existing unpaved access road, known as Pine Flat Road.

LEASE TERM:

25 years, beginning May 7, 1999.

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 \$100 per year to \$569 per year, effective May 7, 2014.

OTHER PERTINENT INFORMATION:

1. On June 14, 1999, the Commission authorized a General Lease – Right-of-Way Use to Geysers Power Company, LLC for an unpaved access road, known as Pine Flat Road. That lease will expire on May 6, 2024.
2. The access road is used by Geysers Power Company, LLC to access the Geysers power plant. The road was inspected in 2012. No violations have been reported.
3. There is an additional General Lease – Right-of-Way Use with Pacific Gas and Electric Company, Lease No. PRC 6794.2 for the same unpaved

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access road to access its telecommunication site. PRC 6794.2 is also subject to a revision of rent and is being considered in Calendar Item #C99 of this Commission meeting.

4. 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:

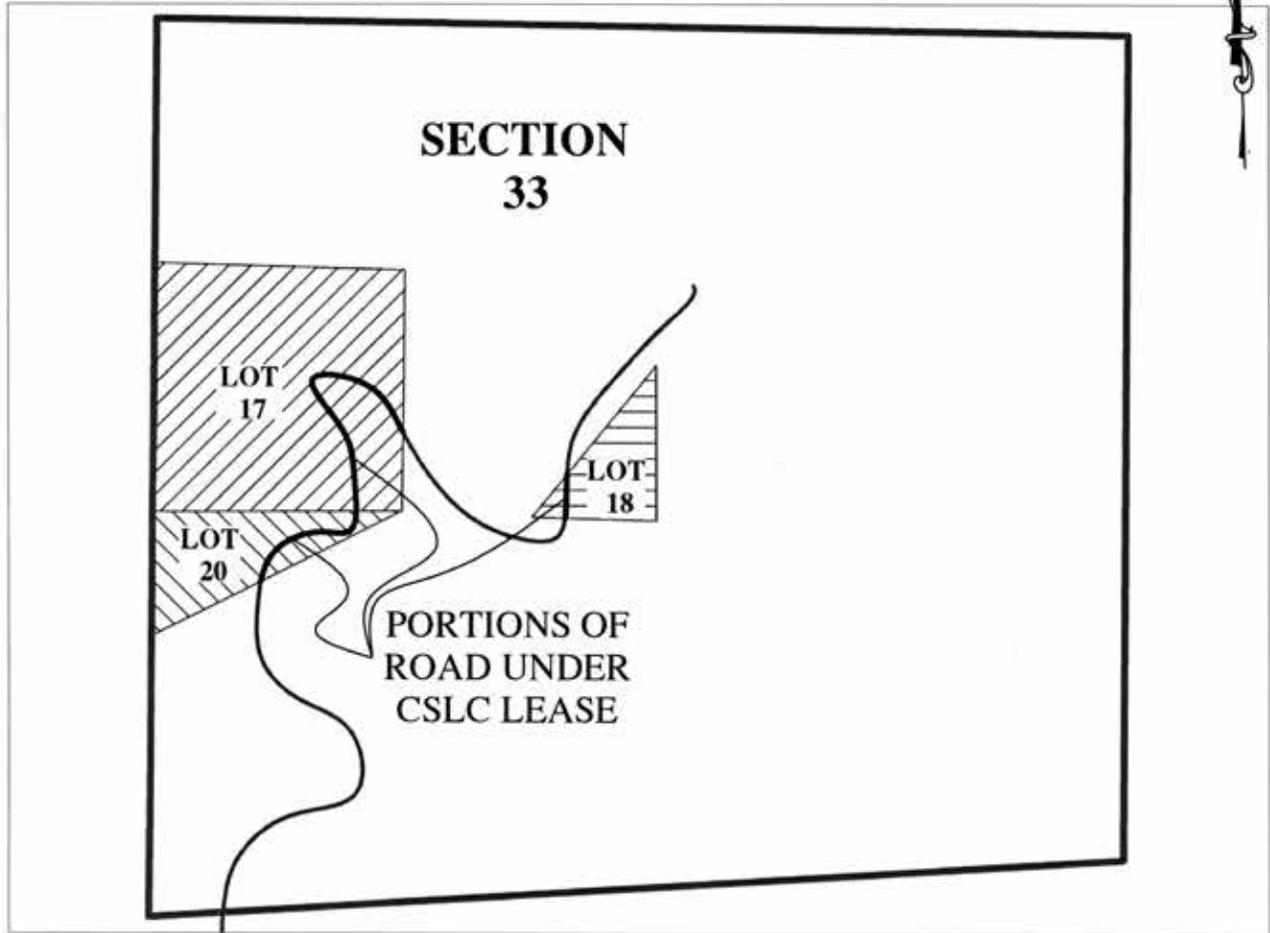
Find that the activity is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060(c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 8090.2 from \$100 per year to \$569 per year, effective May 7, 2014.

NO SCALE

SITE



Along Pine Flat Road, 7 miles west of Middletown
 Lots 17,18 and 20, Section 33, T11N, R8W, MDM
 SCHOOL LANDS

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 8090.2
 GEYSERS POWER
 COMPANY, LLC
 APN 141-040-020 & 024
 GENERAL LEASE-
 RIGHT-OF-WAY USE
 SONOMA 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.