

**CALENDAR ITEM  
C59**

A 26  
S 14

08/19/15  
PRC 8214.1  
C. Hudson

**REVISION OF RENT**

**LESSEE:**

SFPP, L.P., a Delaware Limited Partnership  
1100 Town and Country Road  
Orange, CA 92868

**AREA, LAND TYPE, AND LOCATION:**

0.63 acre, more or less, of sovereign land in the Kings River, south of the city of Kingsburg, Tulare County.

**AUTHORIZED USE:**

Continued use and maintenance of an abandoned eight-inch diameter petroleum pipeline attached to the Union Pacific Railroad Bridge, and an out-of-service eight-inch diameter petroleum pipeline under the Kings River.

**LEASE TERM:**

10 years, beginning September 1, 2010.

**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 \$136 per year to \$794 per year, effective September 1, 2015.

**OTHER PERTINENT INFORMATION:**

1. On January 26, 2012, the Commission authorized the issuance of a General Lease – Right-of-Way Use to SFPP, L.P., a Delaware limited partnership for an abandoned eight-inch diameter petroleum pipeline attached to the Union Pacific Railroad Bridge crossing the Kings River, and an out-of-service eight-inch diameter petroleum pipeline crossing under the Kings River. The lease will expire on August 31, 2020.
2. Staff conducted the rent review called for in the lease and recommends that the rent be increased to \$794 per year, effective September 1, 2015.

CALENDAR ITEM NO. **C59** (CONT'D)

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).

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:**

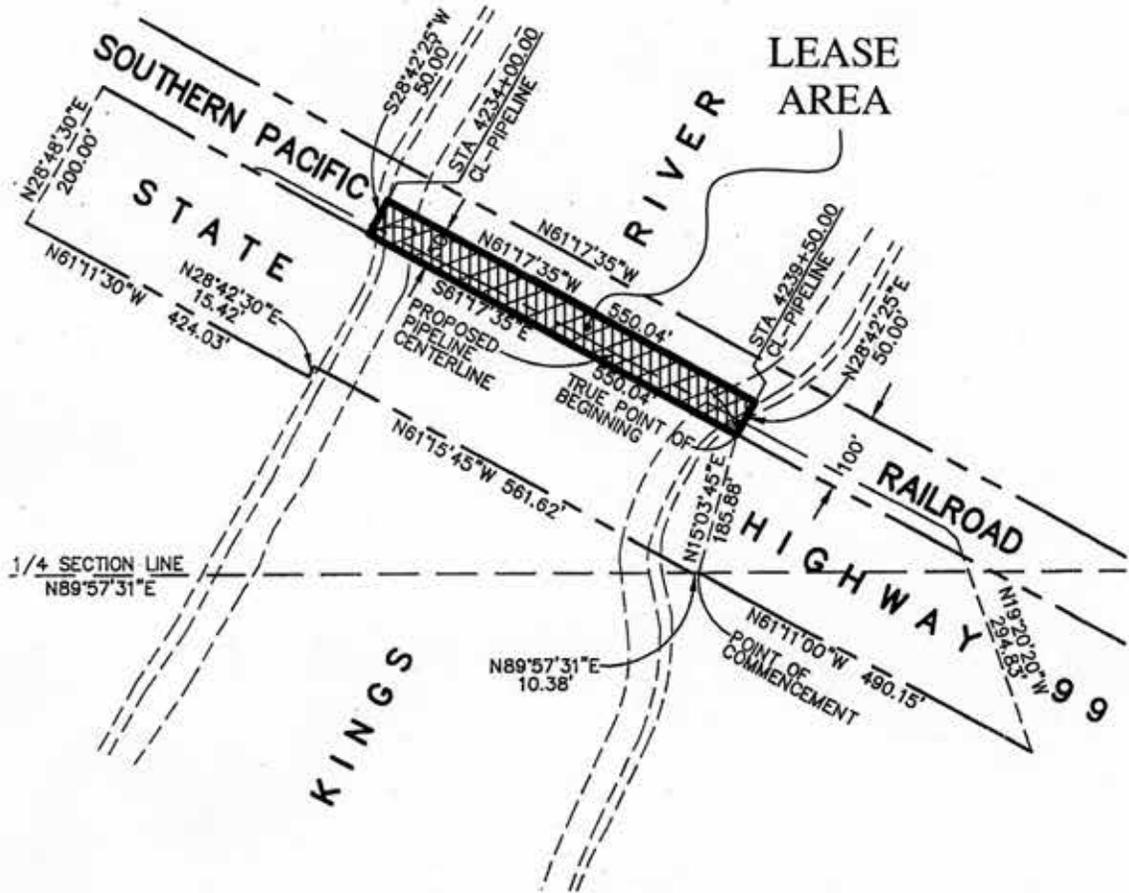
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 8214.1 from \$136 per year to \$794 per year, effective September 1, 2015.

NO SCALE

# SITE



### KINGS RIVER CROSSING AT STATE HIGHWAY 99

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit A

PRC 8214.1  
 SFPP, L.P.  
 GENERAL LEASE -  
 RIGHT-OF-WAY USE  
 TULARE COUNTY



TS 06/26/15

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.