

**CALENDAR ITEM
C15**

A 2
S 2

06/28/16
PRC 2760.1
M. Schroeder

REVISION OF RENT

LESSEE:

Humboldt Redwood Company, LLC, a Delaware Limited Liability Company

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Eel River, adjacent to Assessor's Parcel Numbers 211-141-003 and 211-132-007, near Dyerville, Humboldt County.

AUTHORIZED USE:

Continued use and maintenance of a seasonal bridge crossing.

LEASE TERM:

10 years, beginning July 28, 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 \$100 per year to \$450 per year, effective July 28, 2016.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On March 29, 2012, the Commission authorized a General Lease – Right-of-Way Use with the Humboldt Redwood Company, LLC, a Delaware Limited Liability Company, for a term of 10 years for the annual installation and removal of a seasonal bridge in the Eel River. The lease will expire on July 27, 2021.
3. Staff conducted the rent review called for in the lease and recommends that the rent be increased.

CALENDAR ITEM NO. **C15** (CONT'D)

4. This action is consistent with Strategy 2.1 of the Commission's Strategic Plan to optimize returns for the responsible development and use of State lands and resources, both onshore and offshore.
5. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378, subdivision (b)(5).

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

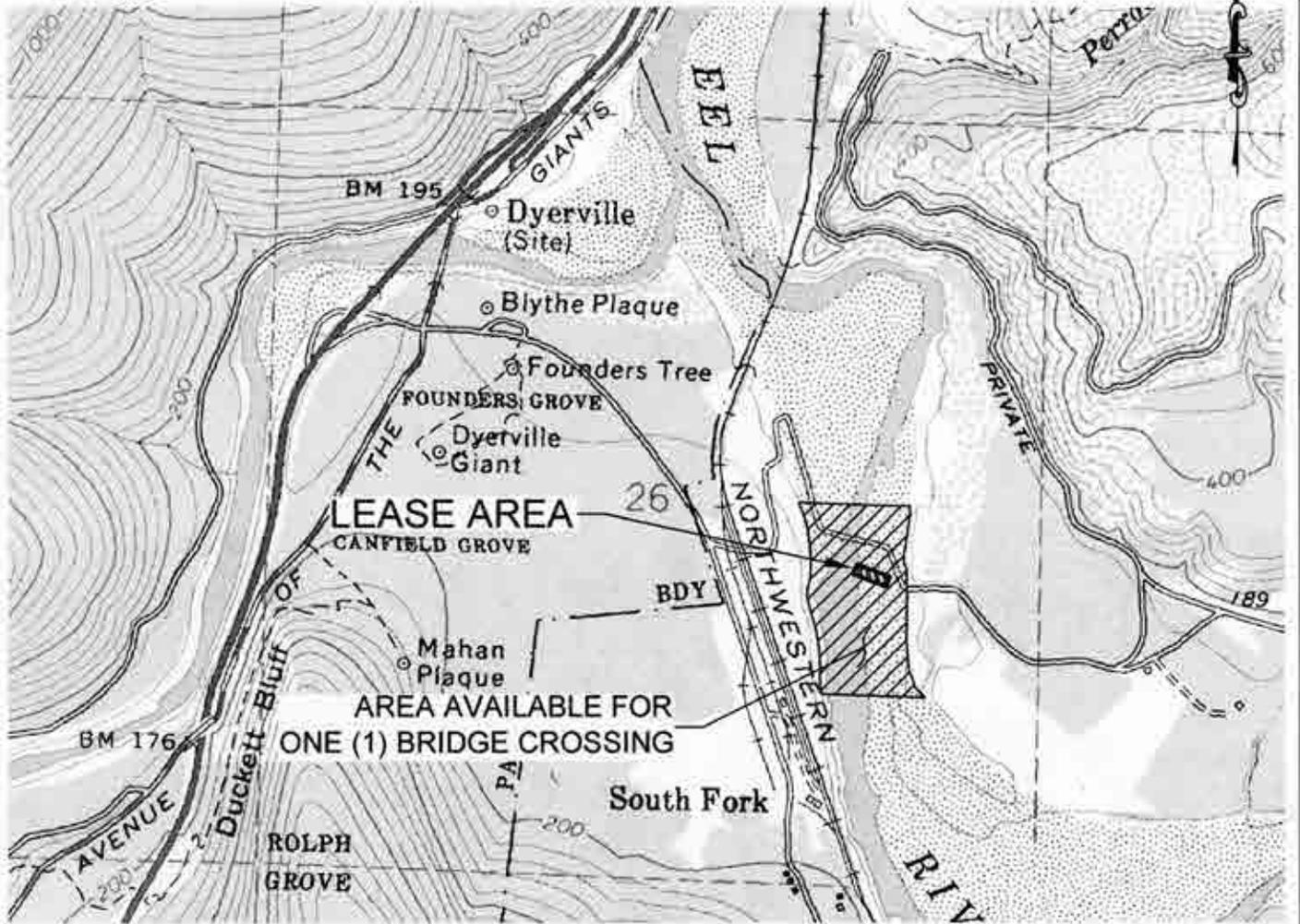
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 2760.1 from \$100 per year to \$450 per year, effective July 28, 2016.

NO SCALE

SITE



N1/2, SE1/4, SEC 26, T1S, R2E, HBM.
 SEASONAL BRIDGE CROSSING NEAR DYERVILLE

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 2760.1
 HUMBOLDT REDWOOD CO.
 LLC.
 APN 211-132-007, 211-141-003
 GENERAL LEASE -
 RIGHT-OF-WAY USE
 HUMBOLDT 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.