

MINUTE ITEM

1

08/10/88
Various
J. Ludlow

RENT REVIEWS

Before consideration of Calendar Item C01, attached, Sub-item (G) was moved to the regular agenda. The remainder of Calendar Item C01 was approved, as presented, by a vote of 3-0. Mr. Dorn appeared to protest the rent increase on his lease.

At the suggestion of Executive Officer Dedrick, the Commission voted 3-0 to defer action on this matter for 60 days. Ms. Dedrick and staff will meet with Mr. Dorn and, if necessary, with representatives of the local government, or community of Walnut Grove to pursue other alternatives, including the issue of public access, in establishing a fair rental figure.

Commission-Alternate Hopcraft also requested that staff examine the impacts to other leaseholders.

Staff will report back to the Commission in 60 days.

Attachment: Calendar Item C01.

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A	2, 4, 26, 58, 61, 10	C 01		08/10/88
			PRC 2702	PRC 6412
S	2, 5, 25, 29, 37		PRC 4737	PRC 6503
			PRC 5592	PRC 6769
			PRC 2761	J. Ludlow

RENT REVIEWS/CONTINUATIONS

The leases set forth on the attached Exhibit "A" provide that the State may adjust the annual rental to a different amount effective on each fifth anniversary or subsequent anniversary following the fifth anniversary of the lease.

Staff has reviewed the leases in accordance with the Commission's rental regulations (2 Cal. Adm. Code 2003) and is recommending that the Commission take the action indicated for the items listed on Exhibit "A". Staff has notified the lessees of the changes to rentals as recommended herein within the time limits prescribed under the leases and has afforded each lessee the opportunity to comment on the proposed change.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

- EXHIBITS:
- A. Lessees.
 - B. Location Map.

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CALENDAR ITEM NO. C 01 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE IT IS NOT A PROJECT AS DEFINED IN P.R.C. 21065, AND 14 CAL. ADM. CODE, SECTION 15378.
2. APPROVE THE CHANGES/CONTINUATIONS TO ANNUAL RENTALS FOR THE LEASES LISTED ON THE ATTACHED EXHIBIT "A".

EXHIBIT "A"

RENT REVIEW/CONTINUATIONS FOR CALENDAR OF AUGUST 1988

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LEASE NUMBER	LESSEE	TYPE OF LEASE AND LOCATION	OLD RENT PER ANNUM	NEW RENT PER ANNUM	BASIS FOR CHANGE	EFFECTIVE DATE	NEGOTIATOR
<u>Item A</u> 2702.2	Cal Nev Pipeline Co. Attn: P. B. Strengell P.O. Box 6346 San Bernardino, CA 92412	General Lease - Right-of-Way Use near Mountain Pass San Bernardino County	\$1,009	\$1,009	No change. 2¢ per lineal foot diameter inch.	01-01-89	Fong
<u>Item B</u> 4737.1	Huntington Partnership 1299 Ocean Avenue Suite 1000 Santa Monica, CA 90401	General Lease - Commercial Use Huntington Harbour, Main Channel, Orange	\$45,123.60	\$53,223.60	9% of appraised value	08/17/88	Townsend
<u>Item C</u> 5592.1	Group "W" Cable, Inc. 888 7th Avenue New York, NY 10106	General Lease - Right-of-Way Use Big River and Albion River, Mendocino County	\$100	\$100	No change. Minimum rental for this type of lease	12/01/88	Bancroft
<u>Item D</u> 18.1	Del Rey Yacht Club 13900 Palawan Way Marina Del Rey, CA 90291	General Permit - Recreational Use, Catalina Harbor, Santa Catalina Is. Los Angeles County	\$540	\$621	Benchmark appraisal	01/01/89	Lipphardt

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EXHIBIT "A"

RENT REVIEW/CONTINUATIONS FOR CALENDAR OF AUGUST 1988

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LEASE NUMBER	LESSEE	TYPE OF LEASE AND LOCATION	OLD RENT PER ANNUM	NEW RENT PER ANNUM	BASIS FOR CHANGE	EFFECTIVE DATE	NEGOTIATED
Item E 6503.1	Frank Pate 3871 Loma Vista Avenue Oakland, CA 94619	General Permit - Recreational Use, Steamboat Slough, Solano County	\$50.00	\$50.00	No change. Minimum rental for this type of permit	09/01/88	Bancroft
Item F 6769.1	Theodore H. Teunissen and Alice J. Mullaney 10 West Mossdale Road, #1 Lathrop, CA 95330	General Permit - Recreational Use, San Joaquin River, San Joaquin County	\$152	\$177.24	Benchmark appraisal	02/01/89	Gordon
Item G 2761.1	Dale Dorn, dba Boon-Dox Liquor & Deli P. O. Box 296 Walnut Grove, CA 95690	General Lease - Commercial Use, Sacramento River at Walnut Grove, Sacramento County	\$360	\$495	Fair Rental appraisal	07/01/88	Maricle

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