

**STAFF REPORT
C38**

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S 13

11/29/17
PRC 7876.1
D. Tutov

REVISION OF RENT

LESSEE:

Prudential Financial Insurance Company of America

AREA, LAND TYPE, AND LOCATION:

0.298 acre, more or less, of sovereign land in Belmont Slough, near Redwood City, San Mateo County.

AUTHORIZED USE:

Continued use and maintenance of two 48-inch-diameter plastic stormwater outfalls and rock riprap at the outfall discharge areas.

LEASE TERM:

25 years, beginning February 27, 1996

CONSIDERATION:

This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff reviewed the rent under this lease and recommends that rent be revised from \$178 per year to \$7,811 per year effective February 27, 2018.

OTHER PERTINENT INFORMATION:

1. On February 27, 1996, the Commission authorized a General Lease – Right-of-Way Use to Westport Investments for a term of 25 years beginning February 27, 1996 ([Item C30, February 27, 1996](#)). On December 8, 2005, the Commission authorized an assignment of lease to Prudential Financial Insurance Company of America ([Item C61, December 8, 2005](#)). The lease will expire on February 26, 2021.
2. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.

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3. 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 7876.1 from \$178 per year to \$7,811 per year effective February 27, 2018.

EXHIBIT "A"

PRC 7876.1

DESCRIPTION OF THE LANDS OF THE STATE
OF CALIFORNIA LEASED TO WESTPORT INVESTMENTS

An easement for ingress, egress and the installation and maintenance of drainage facilities over, under, across and along that real property situate in the State of California, more particularly described as follows:

Easement 1

Beginning at the most Northwesterly corner of Parcel A as shown on that certain map entitled "Parcel Map 84-6", recorded in Volume 54 of Parcel Maps at Pages 72 and 73, San Mateo County Records, State of California; thence along the Westerly boundary of said Parcel A South 09°11'27" West 28.76 feet; thence South 03°33'33" East 211.52 feet; thence South 00°55'54" West 46.06 feet to the TRUE POINT OF BEGINNING; thence leaving said Westerly boundary of Parcel A North 89°04'06" West 100.00 feet; thence South 00°55'54" West 50.00 feet; thence South 89°04'06" East 100.00 feet to the Westerly boundary of said Parcel A; thence continuing along said Westerly boundary North 00°55'54" East 50.00 feet to the TRUE POINT OF BEGINNING.

Easement 2

Beginning at the most Southwesterly corner of Parcel B as shown on that certain map entitled "Parcel Map 84-6", recorded in Volume 54 of Parcel Maps at Pages 72 and 73, San Mateo County Records, State of California; thence along the Westerly boundary of said Parcel B North 09°11'27" East 185.88 feet; thence North 07°56'53" East 198.21 feet; thence North 10°25'00" East 408.60 feet to the TRUE POINT OF BEGINNING; thence leaving said Westerly boundary of Parcel B North 79°35'00" West 160.00 feet; thence North 10°25'00" East 50.00 feet; thence South 79°35'00" East 160.00 feet to the Westerly boundary of said Parcel B; thence continuing along said Westerly boundary South 10°25'00" West 50.00 feet to the TRUE POINT OF BEGINNING.



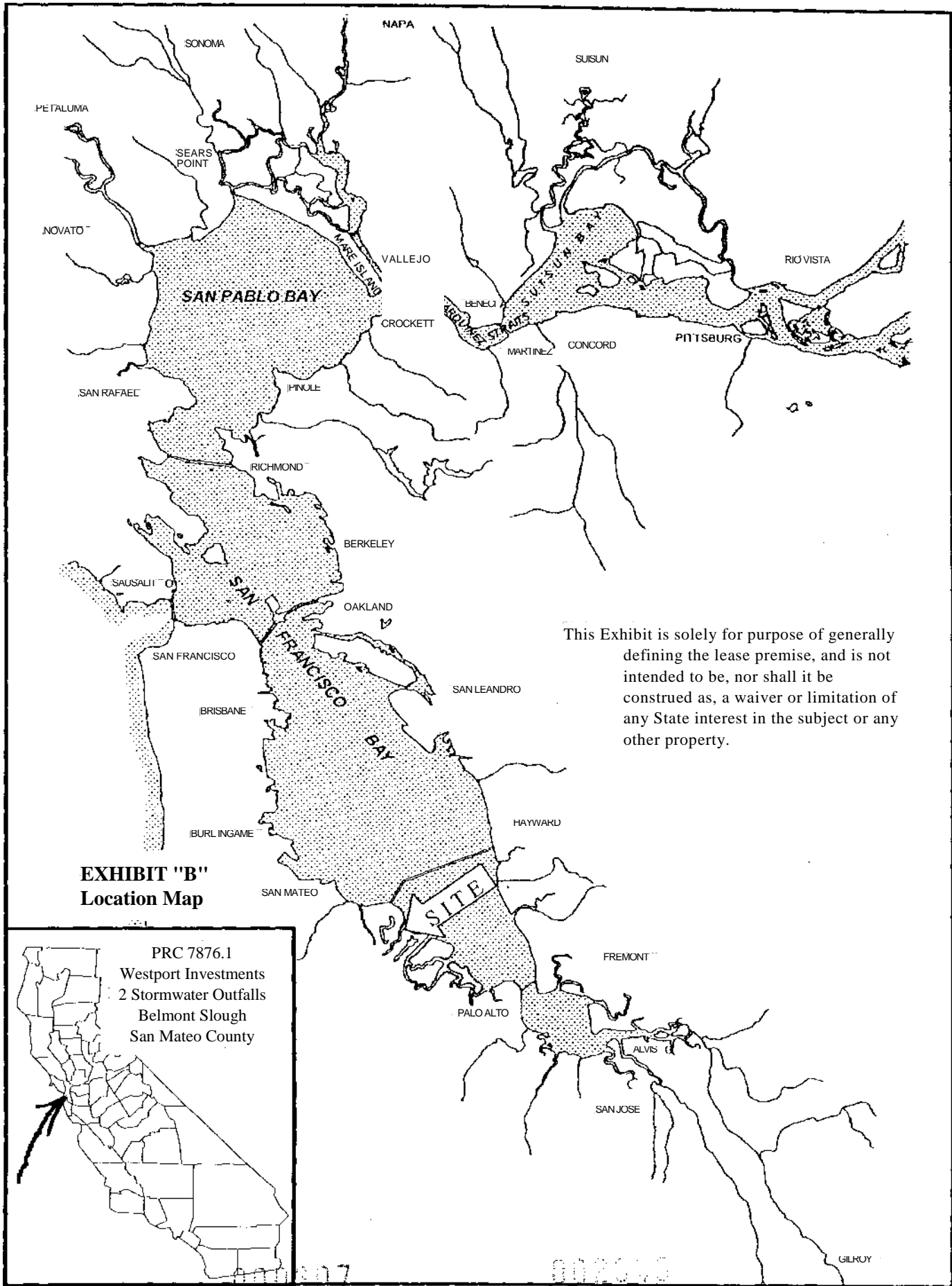


EXHIBIT "B"
Location Map

This Exhibit is solely for purpose of generally defining the lease premise, 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.

PRC 7876.1
 Westport Investments
 2 Stormwater Outfalls
 Belmont Slough
 San Mateo County