

**CALENDAR ITEM
C26**

A 2
S 2

06/29/15
PRC 7171.1
M. Schroeder

REVISION OF RENT

LESSEE:

Humboldt Redwood Company, LLC, a Delaware Limited Liability Company
P.O. Box 712
Scotia, CA 95564

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Eel River, adjacent to Assessor's Parcel Number 205-351-18, near the town of Scotia, Humboldt County.

AUTHORIZED USE:

Continued use and maintenance of a seasonal bridge crossing.

LEASE TERM:

10 years, beginning June 1, 2009.

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 June 1, 2015.

OTHER PERTINENT INFORMATION:

1. On June 23, 2011, 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 May 31, 2019.
2. Staff conducted the rent review called for in the lease and recommends that the rent be increased.
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

CALENDAR ITEM NO. **C26** (CONT'D)

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:

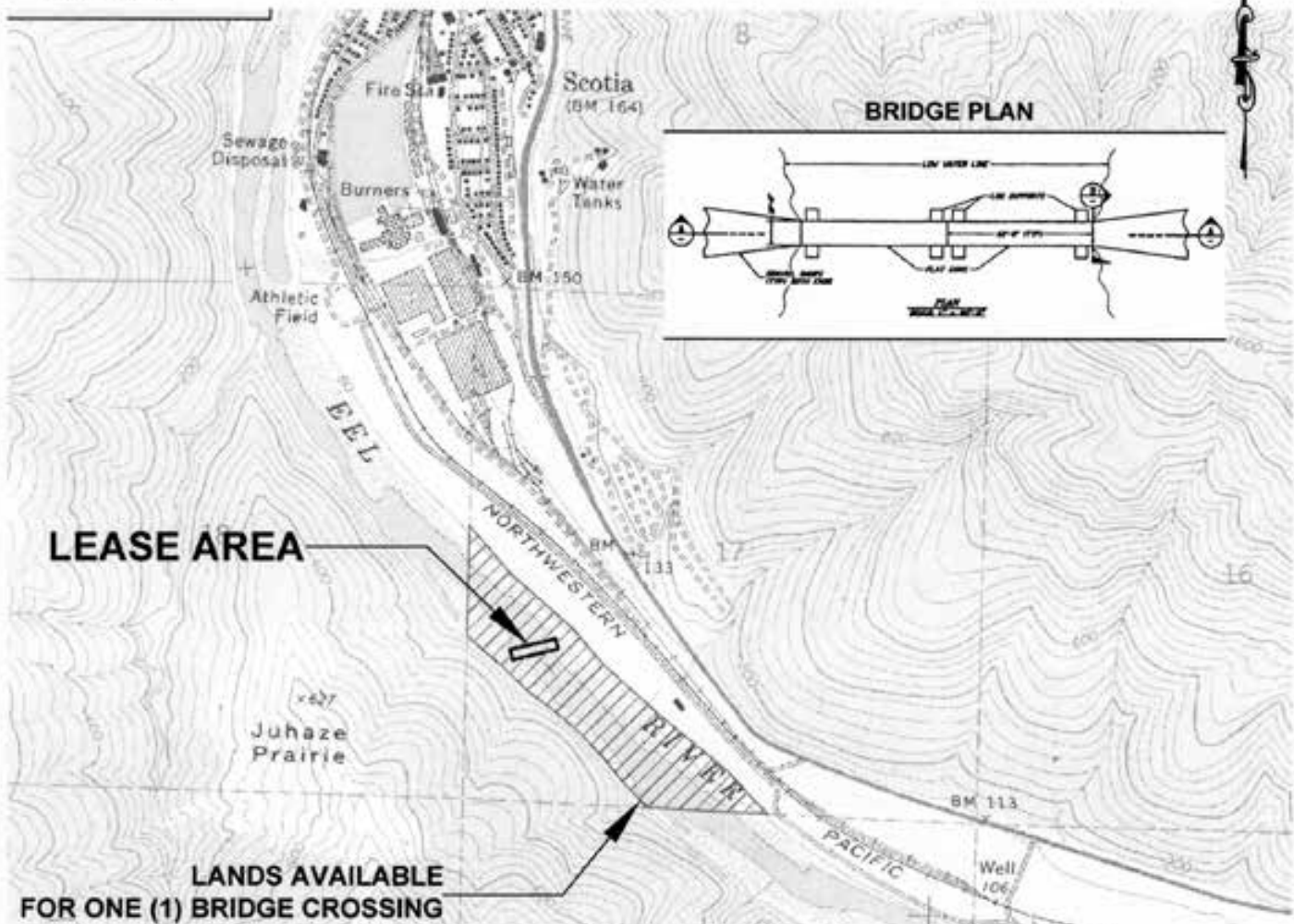
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060 subdivision (c) (3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 7171.1 from \$100 per year to \$450 per year, effective June 1, 2015.

NO SCALE

SITE



INSTALLATION & REMOVAL OF A SEASONAL BRIDGE ON THE EEL RIVER, NEAR THE TOWN OF SCOTIA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 7171.1
 HUMBOLDT REDWOOD CO.
 APN 205-351-18
 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.