

Staff Report 33

LESSEE:

Coachella Valley Water District

PROPOSED ACTION:

Revision of Rent

AREA, LAND TYPE, AND LOCATION:

5.09 acre of State-owned indemnity school land within a portion of Section 24, Township 3 South, Range 3 East, SBM, near Palm Springs, Riverside County, within Assessor's Parcel Number 0522-180-008.

AUTHORIZED USE:

Continued use and maintenance of a 150-foot-wide by 1,100-foot-long diversion channel lined with a concrete bottom, wire fence, and appurtenant access roads.

TERM:

25 years, beginning October 19, 2012.

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 \$450 per year to \$503 per year, effective October 19, 2022.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the revision of rent is a discretionary action by the Commission. Each time the Commission approves or rejects a revision of rent, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Lands as authorized by law. Upon expiration or early termination of

the lease, the Lessee has no right to a new lease or to renewal of any previous lease.

2. On October 19, 2012, the Commission authorized a General Lease –Right-of-Way Use to Coachella Valley Water District for a term of 25 years beginning October 19, 2012 ([Item 81, October 19, 2012](#)). On October 19, 2017, the Commission approved an increase in the annual rent from \$160 to \$450, effective October 19, 2017 ([Item 83, October 19, 2017](#)). The lease will expire on October 18, 2037.
3. This action is consistent with addressing the challenges and opportunities described in the Commission's 2021-25 Strategic Plan to “Embrace and safeguard multi-benefit School Lands and resource management stewardship that equitably balances responsible local and regional economic development, supports living wages, environmental protection, and revenue generation.”
4. 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 PRC 9025 from \$450 per year to \$503 per year, effective October 19, 2022.

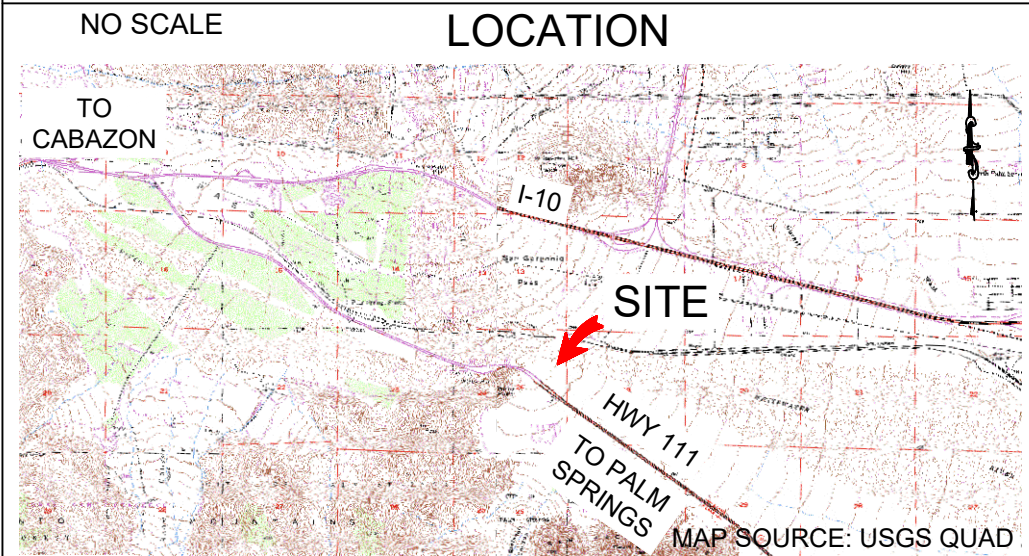
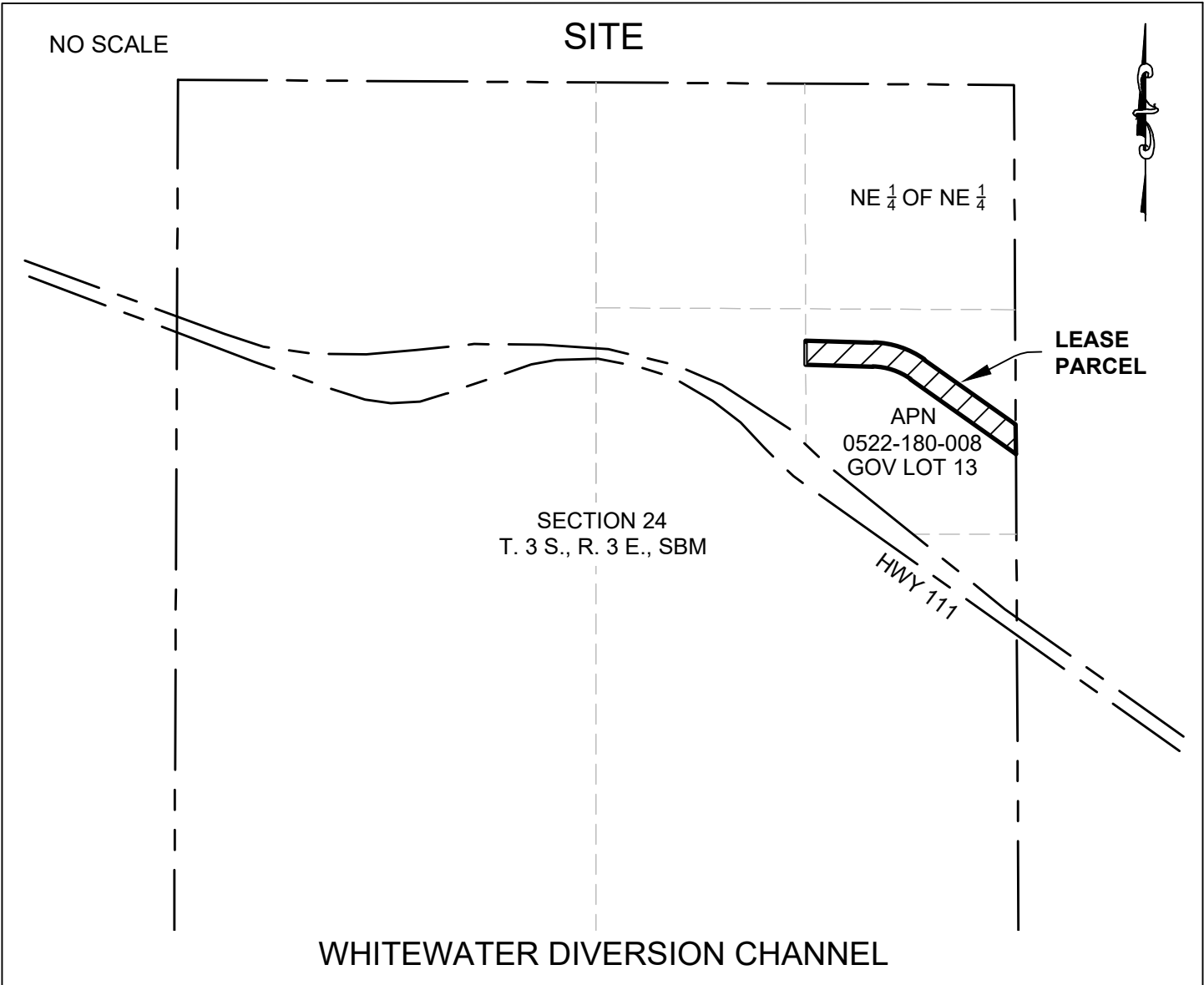


EXHIBIT A

LEASE 9025
COACHELLA VALLEY WATER DISTRICT
DISTRICT
APN 0522-180-008
GENERAL LEASE -
RIGHT - OF - WAY USE
RIVERSIDE 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.