

Staff Report 49

LESSEE:

Geysers Power Company, LLC

PROPOSED ACTION:

Revision of Rent.

AREA, LAND TYPE, AND LOCATION:

0.89 acres, more or less, of school land located in Section 6, Township 11 North, Range 8 West, MDM, east of Cloverdale, Lake County (as shown in Figure 1).

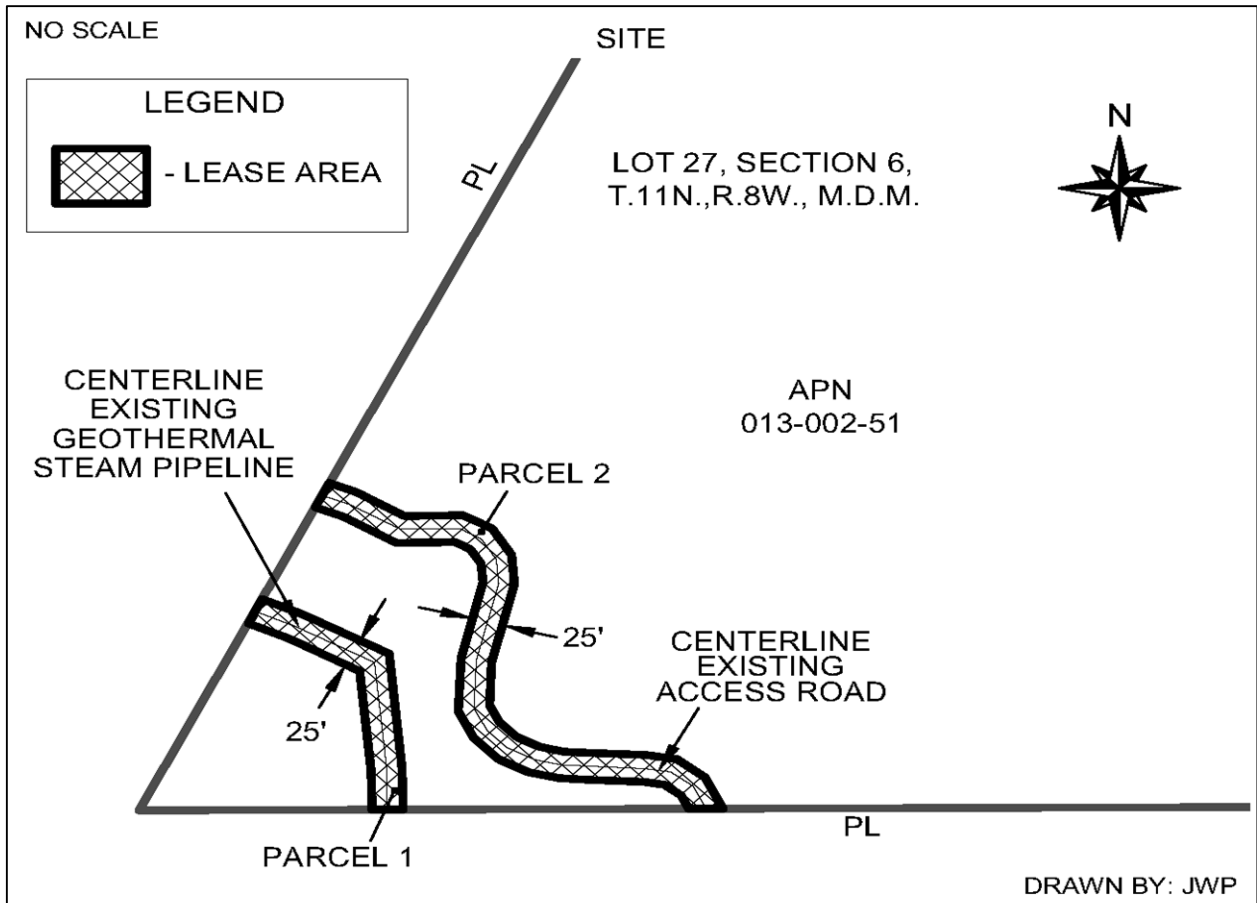
Figure 1. Location



AUTHORIZED USE:

Continued use and maintenance of one existing above-ground 12-inch diameter steam pipeline and an existing unimproved access road (as shown in Figure 2).

Figure 2. Site Map



NOTE: This depiction of the lease premises is based on unverified information provided by the Applicant or other parties and is not a waiver or limitation of any State interest in the subject or any other property.

TERM:

25 years, beginning March 20, 2010.

CONSIDERATION:

The lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, the staff has conducted a review of the rent under this lease and recommends that the rent be revised from \$503 per year to \$599 per year, effective March 20, 2025.

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. The Lessee has no right to a new lease or to renewal of any previous lease.
2. On June 28, 2010, the Commission authorized a 25-year General Lease – Right-of-Way Use ([Item 54, June 28, 2010](#)) to Geysers Power Company, LLC, for State school land in Section 6, Township 11 North, Range 8 West, MDM, east of Cloverdale, Lake County. The lease premises is 0.89 acres, more or less, with authorized improvements consisting of one existing above-ground 12-inch-diameter steam pipeline and an existing unimproved access road. On October 14, 2014, the Commission authorized a revision of rent ([Item 90, October 14, 2014](#)) from \$159 to \$450 per year, effective March 20, 2015. On February 28, 2020, the Commission authorized a revision of rent ([Item 47, February 28, 2020](#)) from \$450 to \$503 per year, effective March 20, 2020.
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, sections 15060, subdivision (c)(3), and 15378, subdivision (b)(5).

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease PRC 6793 from \$503 per year to \$599 per year, effective March 20, 2025.