

**CALENDAR ITEM
C40**

A 72
S 34

04/05/16
PRC 5698.1
S. Kreutzburg

REVISION OF RENT

LESSEE:

Vincent B. Ruh, Trustee

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Huntington Harbour, adjacent to 16762 Coral Cay Lane, city of Huntington Beach, Orange County.

AUTHORIZED USE:

The continued use and maintenance of an existing boat dock, access ramp and cantilevered deck extending no more than five feet waterward of the bulkhead.

LEASE TERM(S):

10 years, beginning July 10, 2009.

CONSIDERATION:

Cantilevered Deck: 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 rent be revised from \$900 to \$1,080 per year, effective July 10, 2016.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On August 20, 2010, the Commission authorized a General Lease – Recreational Use to Vincent B. Ruh, Trustee, for a term of 10 years beginning July 10, 2009. The lease will expire on July 9, 2019.
3. Staff conducted the rent review called for in the lease and recommends the rent for the cantilevered deck be increased based on the 2011 Huntington Beach benchmark.

CALENDAR ITEM NO. **C40** (CONT'D)

4. 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.
5. Approving the revision of rent is not a project as defined by the California Environmental Quality Act (CEQA) 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 5698.1 from \$900 per year, to \$1,080 per year, effective July 10, 2016.

NO SCALE

SITE



16762 CORAL CAY LANE, HUNTINGTON BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 5698.1
 RUH TRUST
 APN 178-652-40
 GENERAL LEASE -
 RECREATIONAL USE
 ORANGE COUNTY



MIJ 02/10/2016

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.