

**CALENDAR ITEM
C43**

A 72
S 34

04/05/16
PRC 3253.1
S. Kreutzburg

REVISION OF RENT

LESSEE:

Nagy Khalil and Alicia Khalil

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Huntington Harbour, adjacent to 16542 Somerset 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:

10 years, beginning April 1, 2011.

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 rent be revised from \$1,098 to \$1,318 per year, effective April 1, 2016.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On June 23, 2011, the Commission authorized a General Lease – Recreational Use to Nagy Khalil and Alicia Khalil, for a term of 10 years beginning April 1, 2011. The lease will expire on March 31, 2021.
3. 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.
4. Staff conducted the rent review called for in the lease and recommends the rent be increased based on the 2011 Huntington Beach benchmark.

CALENDAR ITEM NO. **C43** (CONT'D)

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:

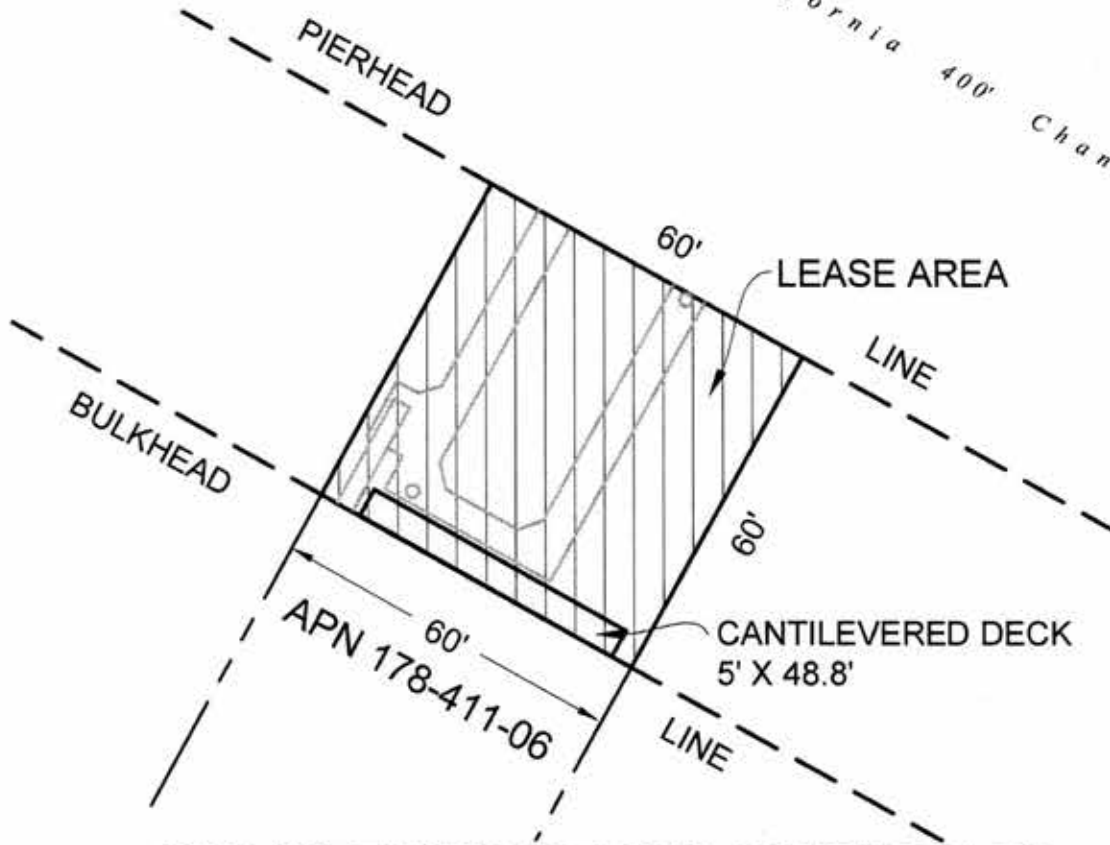
AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 3253.1 from \$1,098 per year, to \$1,318 per year, effective April 1, 2016.

NO SCALE

SITE

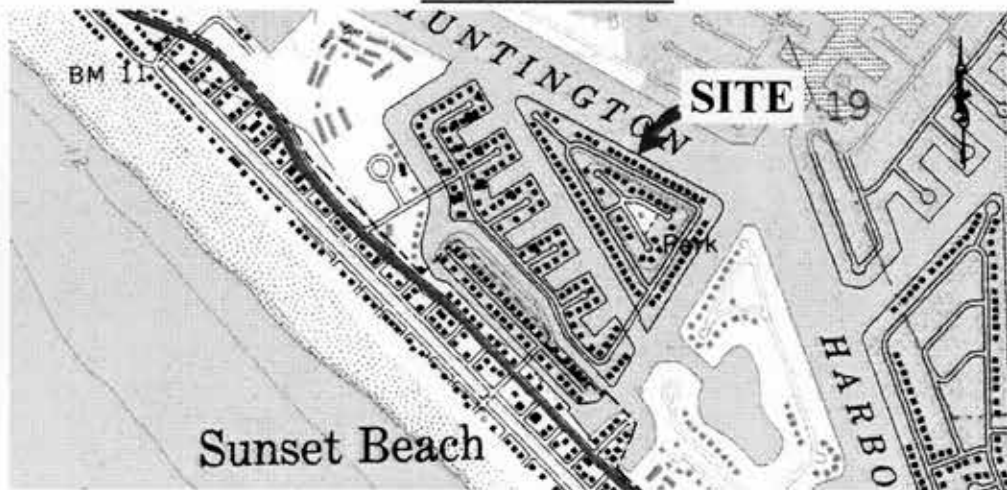
State of California 400' Channel



16542 SOMERSET LANE, HUNTINGTON BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 3253.1

KHALIL

APN 178-411-06

GENERAL LEASE -
RECREATIONAL USE
ORANGE 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.

MJJ 02/04/2016