

**STAFF REPORT
C53**

A 74
S 37

11/29/17
PRC 4513.1
D. Simpkin

REVISION OF RENT

LESSEE:

Emerald Bay Community Association

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Emerald Bay, near Laguna Beach, Orange County.

AUTHORIZED USE:

Continued use and maintenance of seven marker buoys and three swimmer safety lines.

LEASE TERM:

10 years, beginning February 22, 2013.

CONSIDERATION:

This lease provides that the Commission 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 \$1,608 per year to \$1,856 per year, effective February 22, 2018.

OTHER PERTINENT INFORMATION:

1. On February 22, 2013, the Commission authorized a General Lease – Recreational Use to Emerald Bay Community Association for a term of 10 years beginning February 22, 2013 ([Item C72, February 22, 2013](#)). The lease will expire on February 21, 2023.
2. 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.
3. 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).

STAFF REPORT NO. **C53** (CONT'D)

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

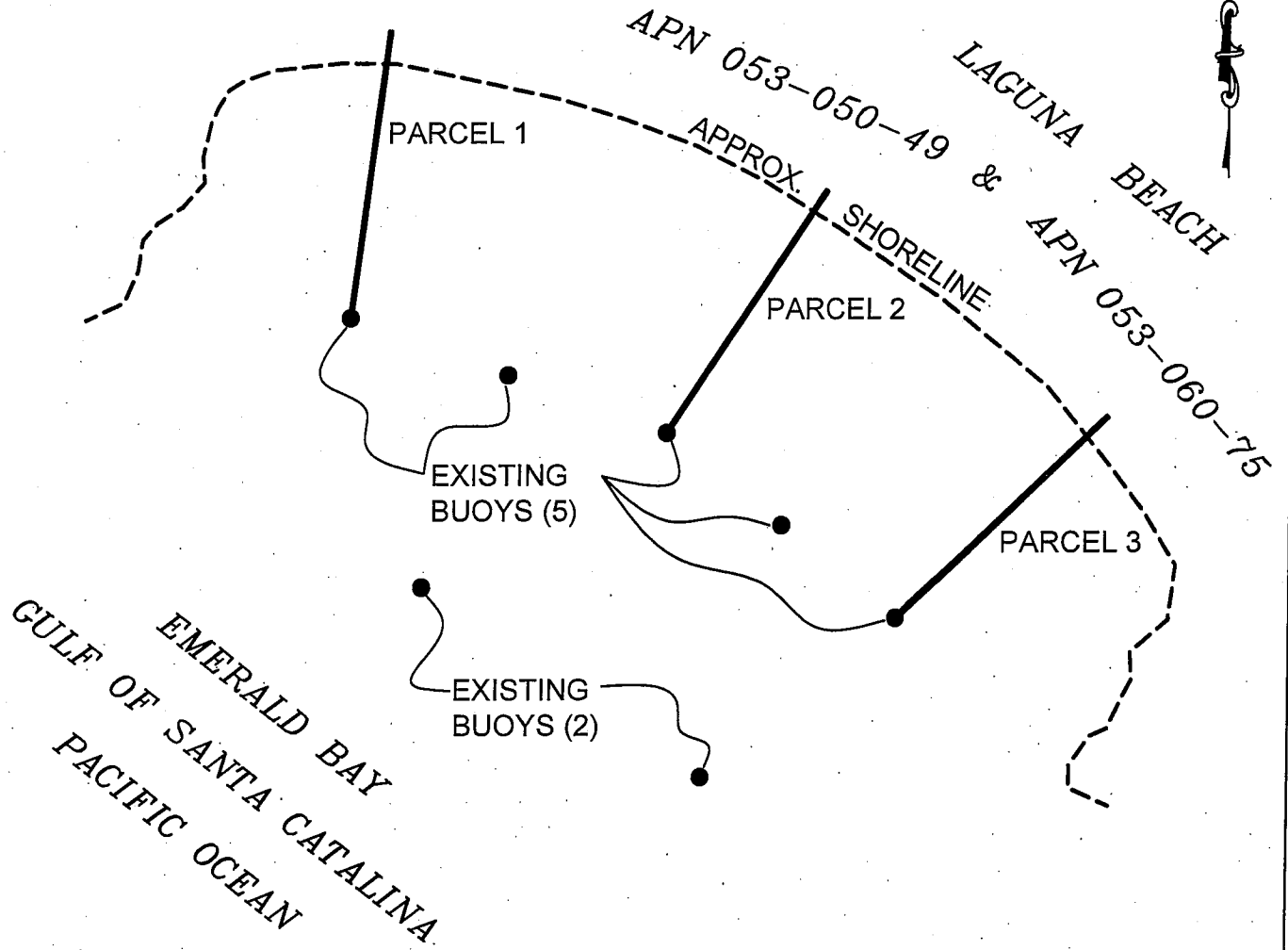
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 4513.1 from \$1,608 per year to \$1,856 per year, effective February 22, 2018.

NO SCALE

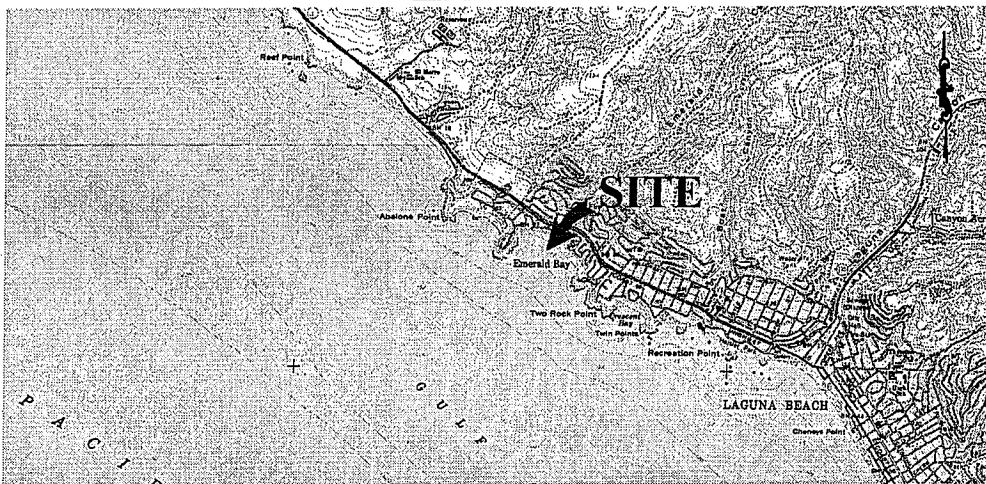
SITE



600 EMERALD BAY, LAGUNA BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit A

PRC 4513.1
 EMERALD BAY COMMUNITY ASSOCIATION
 APN 053-060-75 & 053-050-49
 GENERAL LEASE
 RECREATIONAL USE
 ORANGE COUNTY



TS 09/20/17