

**STAFF REPORT  
C69**

A 67  
S 35

04/19/18  
PRC 7986.1  
K. Connor

**REVISION OF RENT**

**LESSEE:**

Ida Agnifili Zaby, Trustee of the I. Agnifili Trust, dated April 29, 2008

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in the Main Channel of Huntington Harbour, adjacent to 3632 Venture Drive, Huntington Beach, Orange County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing boat dock, access ramp, and cantilevered deck extending no more than 5 feet waterward of the bulkhead.

**LEASE TERM:**

10 years, beginning April 6, 2011.

**CONSIDERATION:**

**Boat dock and access ramp:** No monetary consideration pursuant to Public Resources Code section 6503.5.

**Cantilevered deck:** This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease and recommends rent be revised from \$860 to \$1,506 per year, effective April 6, 2018.

**OTHER PERTINENT INFORMATION:**

1. On April 6, 2011, the Commission authorized a General Lease – Recreational Use to Angelo Zaby, Trustee of the Angelo Zaby Trust, Dated September 9, 1983. On June 21, 2013, the Commission authorized an assignment of the lease to Ida Zaby ([Item C77, June 21, 2013](#)). Subsequently, on June 28, 2016, the Commission authorized an assignment of the lease from the Lessee to their Trust (Item C67, June 28, 2016). The lease will expire on April 5, 2021.

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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).

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

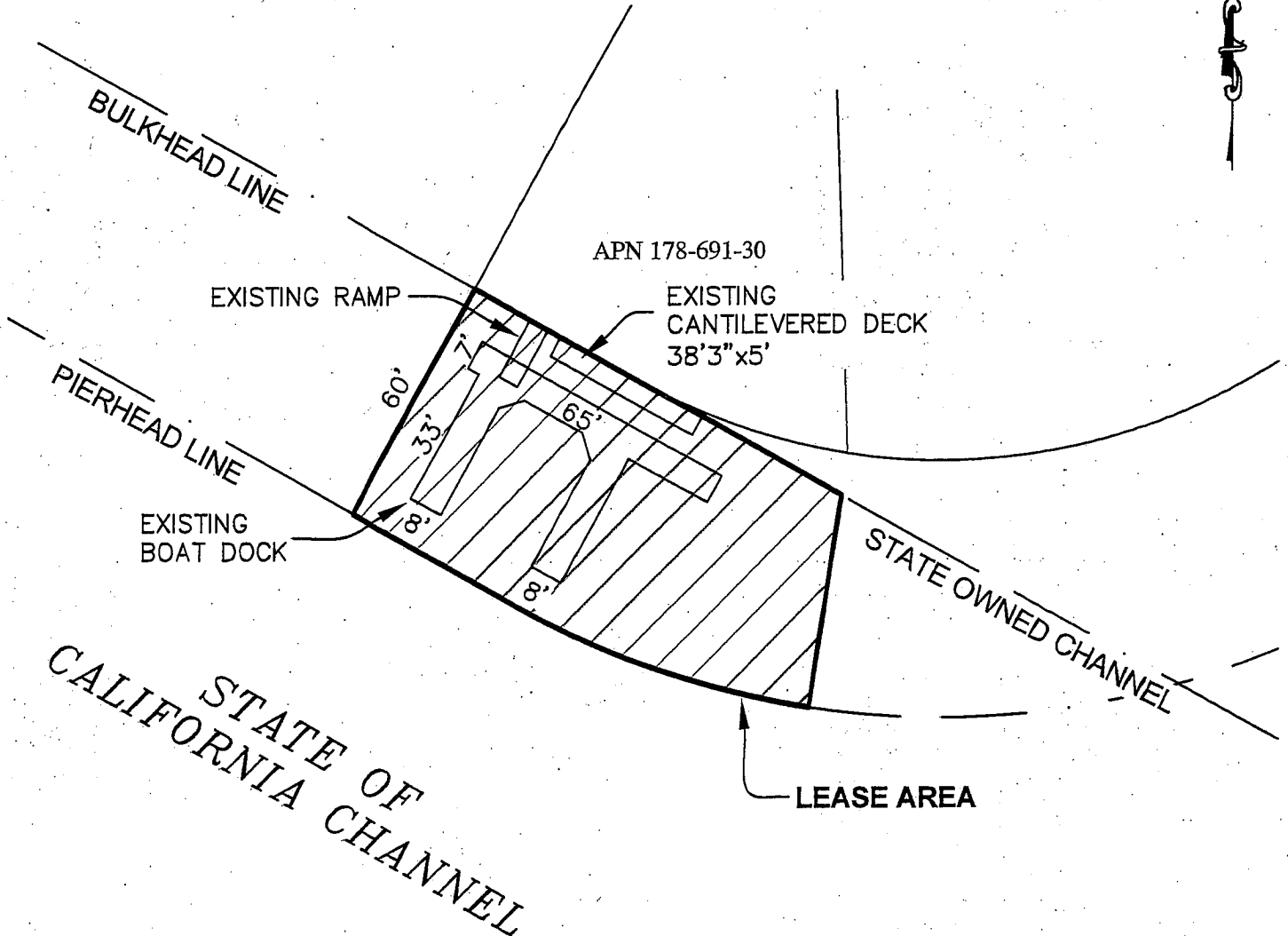
It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 7986.1 from \$860 to \$1,506 per year, effective April 6, 2018.

NO SCALE

### SITE



APN 178-691-30

EXISTING CANTILEVERED DECK  
38'3" x 5'

EXISTING RAMP

EXISTING BOAT DOCK

STATE OWNED CHANNEL

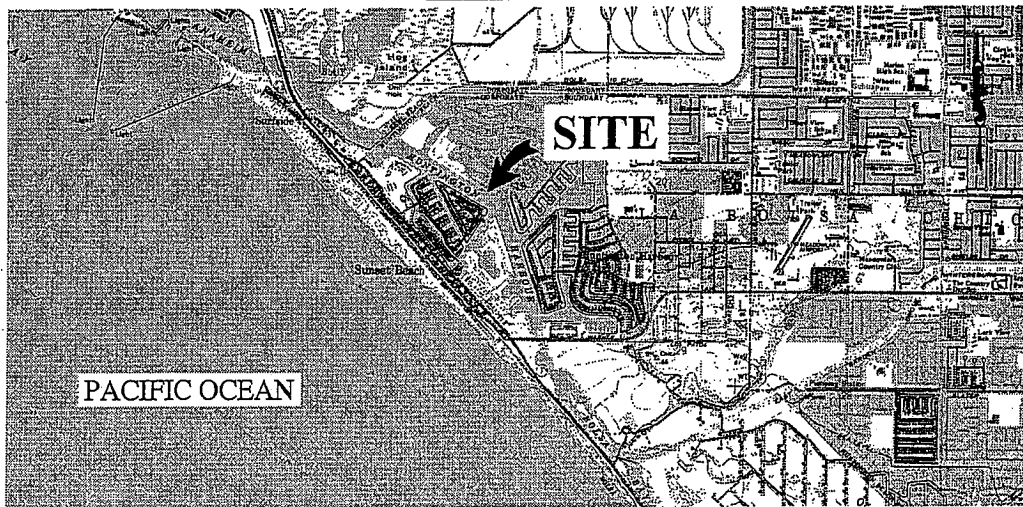
LEASE AREA

STATE OF CALIFORNIA CHANNEL

3632 VENTURE DRIVE, HUNTINGTON BEACH

NO SCALE

### LOCATION



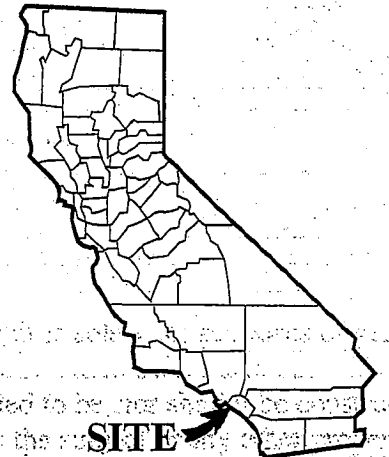
PACIFIC OCEAN

SITE

MAP SOURCE: USGS QUAD

### Exhibit A

PRC 7986.1  
 AGNIFILI TRUST  
 APN 178-691-30  
 GENERAL LEASE -  
 RECREATIONAL USE  
 ORANGE COUNTY



SITE

DJF 03/08/18

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.