

**STAFF REPORT  
C67**

A 66  
S 26

10/18/18  
PRC 8814.1  
D. Simpkin

**REVISION OF RENT**

**LESSEE:**

Long Point Development, LLC

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

Sovereign land in the Pacific Ocean, near the city of Rancho Palos Verdes, Los Angeles County.

**AUTHORIZED USE:**

Construction, use and maintenance of a vegetated drainage channel beach improvement project in connection with an existing bluff top drainage outfall; the placement of sand for beach enhancement; and use and maintenance of a beach area for the general public and guests of the Terranea Resort.

**LEASE TERM:**

25 years, beginning December 3, 2008.

**CONSIDERATION:**

This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff reviewed the rent under this lease and recommends that rent be revised from \$5,375 per year to \$6,633 per year, effective December 3, 2018.

**OTHER PERTINENT INFORMATION:**

1. On December 3, 2008, the Commission authorized a General Lease – Non-Commercial Use to Long Point Development, LLC, for the construction, use and maintenance of a vegetated drainage channel in connection with an existing bluff top 66-inch-diameter drainage outfall; the placement of 1,500 cubic yards of sand for beach enhancement; and use and maintenance of a beach area for the general public and guests of the Terranea Resort ([Item C29, December 3, 2008](#)).
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.

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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 8814.1 from \$5,375 per year to \$6,633 per year, effective December 3, 2018.

NO SCALE

# SITE

EXISTING SAND  
DEPOSITION AREA

1944 MHTL &  
SOUTHERLY BOUNDARY  
OF PARCEL 1 OF BOOK  
357 OF PARCEL MAPS  
PAGE 53

APN 7573-002-010

EXISTING RIP-RAP CHANNEL

LEASE AREA

APPROXIMATE  
LIMIT OF  
ARTIFICIAL  
FILL AREA

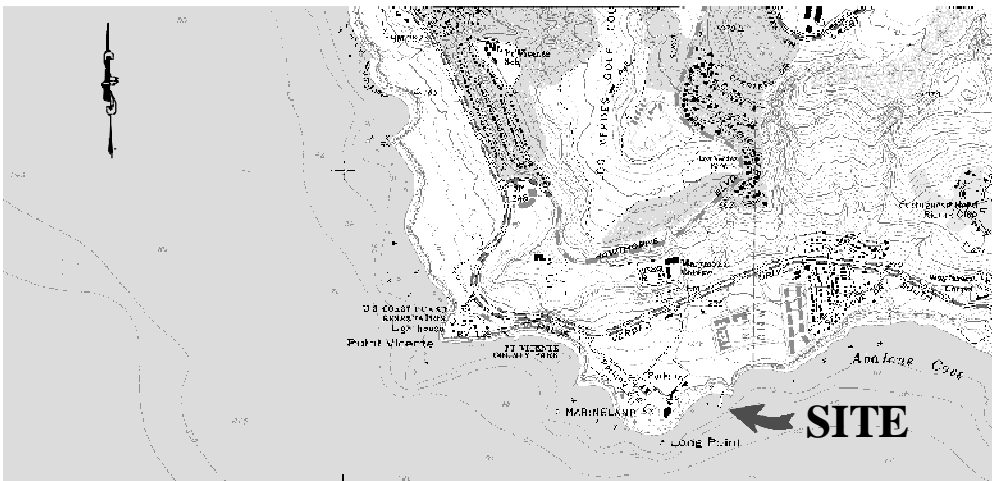
USE AREA  
46,263 SQ FT

*PACIFIC OCEAN*

TERRANEA RESORT AND SPA  
LOWER BENCH IMPROVEMENTS -  
LONG POINT, RANCHO PALOS VERDES

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

## Exhibit A

PRC 8814.1  
APN 7573-002-010  
LONG POINT  
DEVELOPMENT, LLC  
GENERAL LEASE -  
NON-COMMERCIAL USE  
LOS ANGELES COUNTY



SITE

JWP 08/02/18

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.