

**CALENDAR ITEM
C96**

A 35
S 18

09/20/13
PRC 6411.1
D. Oetzel

REVISION OF RENT

LESSEE:

Newport Harbor Yacht Club
720 West Bay Avenue
Balboa, CA 92661

AREA, LAND TYPE, AND LOCATION:

0.11 acre, more or less, of sovereign land in Moonstone Cove, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Continued operation and maintenance of a pier, ramp, floating platform and two mooring anchors used to access upland club improvements.

LEASE TERM:

10 years, beginning January 1, 2007.

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 \$1,395 per year to \$1,570 per year, effective January 1, 2014.

OTHER PERTINENT INFORMATION:

The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

CALENDAR ITEM NO. **C96** (CONT'D)

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

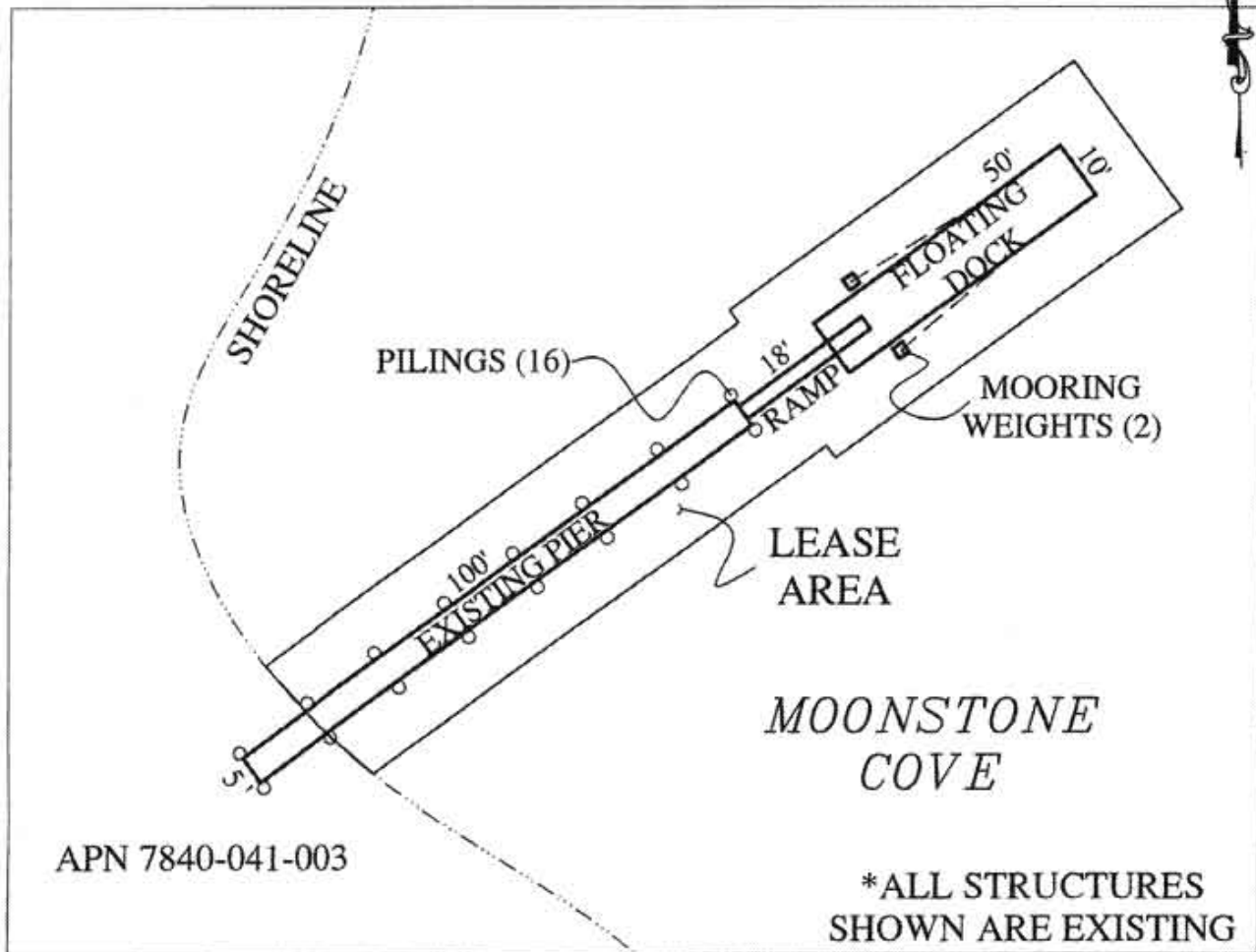
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 6411.1 from \$1,395 per year to \$1,570 per year, effective January 1, 2014.

NO SCALE

SITE



Moonstone Cove, Santa Catalina Island

NO SCALE

LOCATION



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 6411.1
NEWPORT HARBOR YACHT CLUB
APN 7840-041-003
GENERAL LEASE -
RECREATIONAL USE
LOS ANGELES COUNTY

