

**CALENDAR ITEM
C68**

A 72
S 34

02/09/16
PRC 3577.1
S. Kreutzburg

REVISION OF RENT

LESSEE:

The Muhs 1992 Partnership, dated December 29, 1992, with David C. Muhs as Trustee of the Muhs Family Trust, dated August 18, 1987, and being Additional Partner to the General Partners Fred B. Muhs and Mary Ann Muhs, Trustees of the Fred B. Muhs and Mary Ann Muhs Family Trust, dated February 27, 1979; Carol Zoebel; Adele Cetin; and Paul Muhs

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Huntington Harbour, adjacent to 16901 Bolero 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(S):

10 years, beginning April 28, 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 \$788 to \$945 per year, effective April 28, 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 The Muhs 1992 Partnership, dated December 29, 1992, et al, for a term of 10 years beginning April 28, 2011. The lease will expire on April 27, 2021.

CALENDAR ITEM NO. **C68** (CONT'D)

3. This proposed 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.
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:

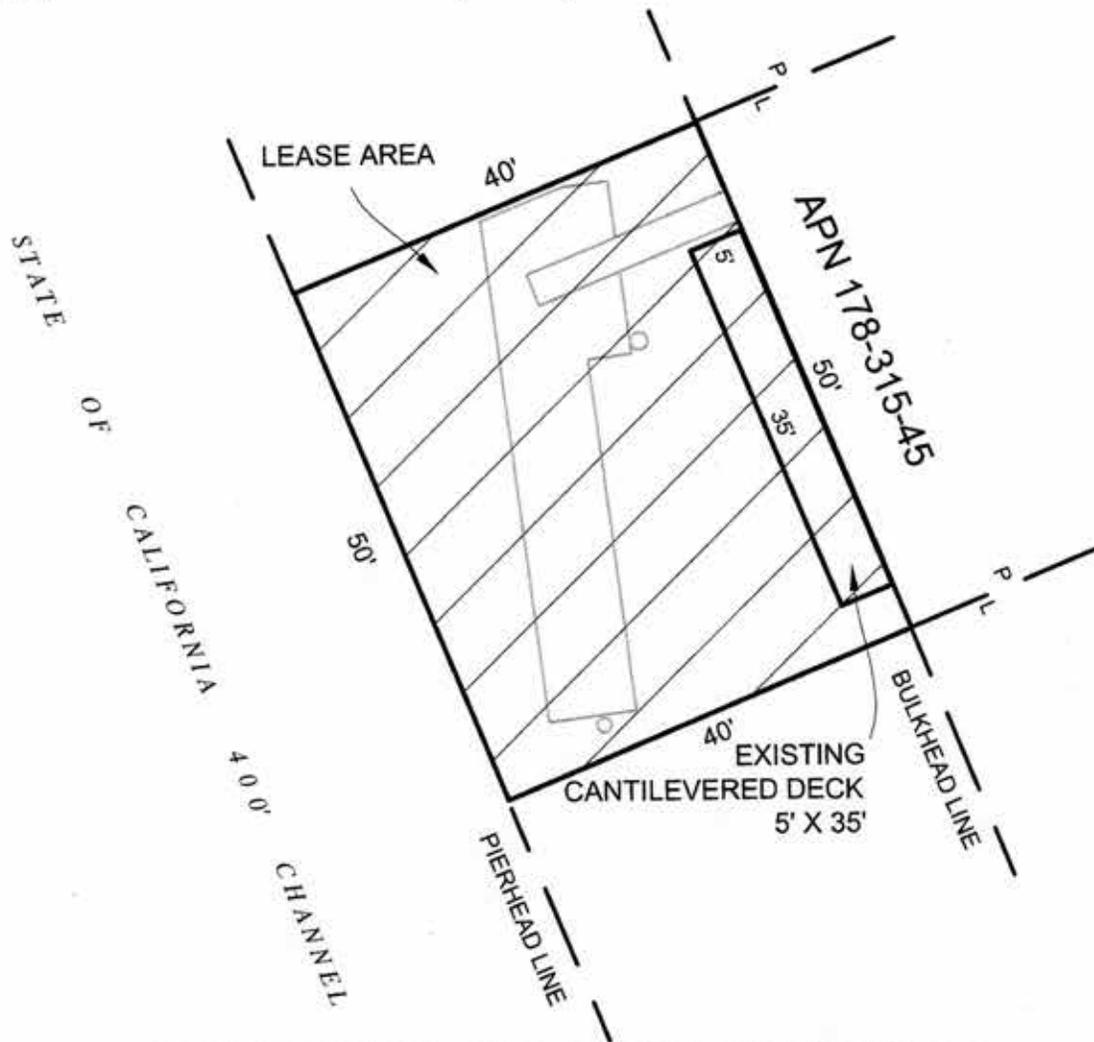
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 3577.1 from \$788 per year to \$945 per year, effective April 28, 2016.

NO SCALE

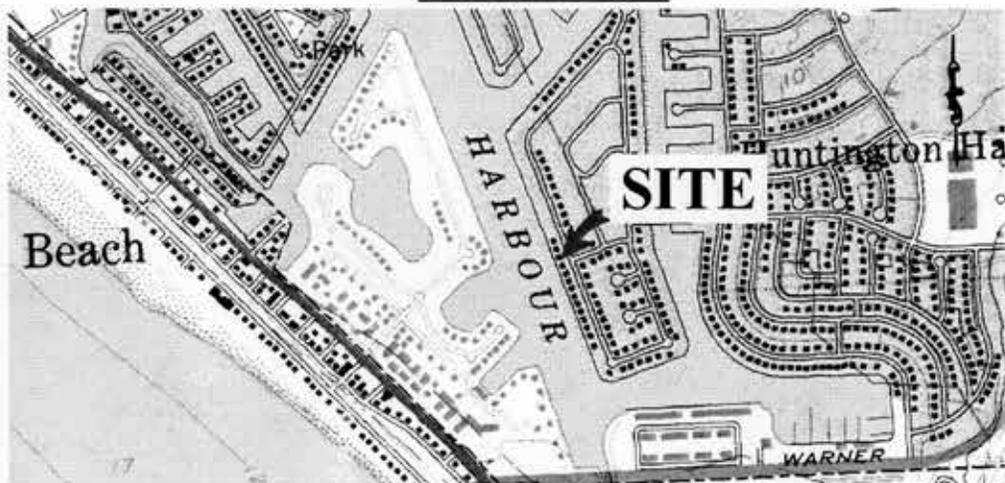
SITE



16901 BOLERO LANE, HUNTINGTON BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 3577.1
 MUHS 1992 PARTNERSHIP
 APN 178-315-45
 GENERAL LEASE -
 RECREATIONAL USE
 ORANGE COUNTY



SITE

MJJ 12/29/2015

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.