

**STAFF REPORT
C43**

A 72
S 34

11/29/17
PRC 3578.1
S. Avila

REVISION OF RENT

LESSEE:

Simon B. Rayhanabad and Kellarice Rayhanabad, Trustees of the Rayhanabad Trust Established March 9, 1995

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in the Main Channel of Huntington Harbour, adjacent to 16591 Carousel Lane, Huntington Beach, Orange County.

AUTHORIZED USE:

Continued use and maintenance of an existing boat dock, access ramp, cantilevered deck, and bulkhead protection.

LEASE TERM:

10 years, beginning February 25, 2013.

CONSIDERATION:

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 \$1,969 per year to \$2,557 per year for the boat dock, access ramp, and cantilevered deck, effective February 25, 2018; consideration for the bulkhead protection to continue to be the public health and safety with the State reserving the right to set a monetary rent if the Commission finds such action to be in the State's best interests, as provided in the lease.

OTHER PERTINENT INFORMATION:

1. On August 14, 2012, the Commission authorized a General Lease – Recreational and Protective Structure Use to Simon B. Rayhanabad and Kellarice Rayhanabad, Trustees of the Rayhanabad Trust Established March 9, 1995, for a term of 10 years beginning February 25, 2013 ([Item C77, August 14, 2012](#)). The lease will expire on February 24, 2023.

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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 the 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:

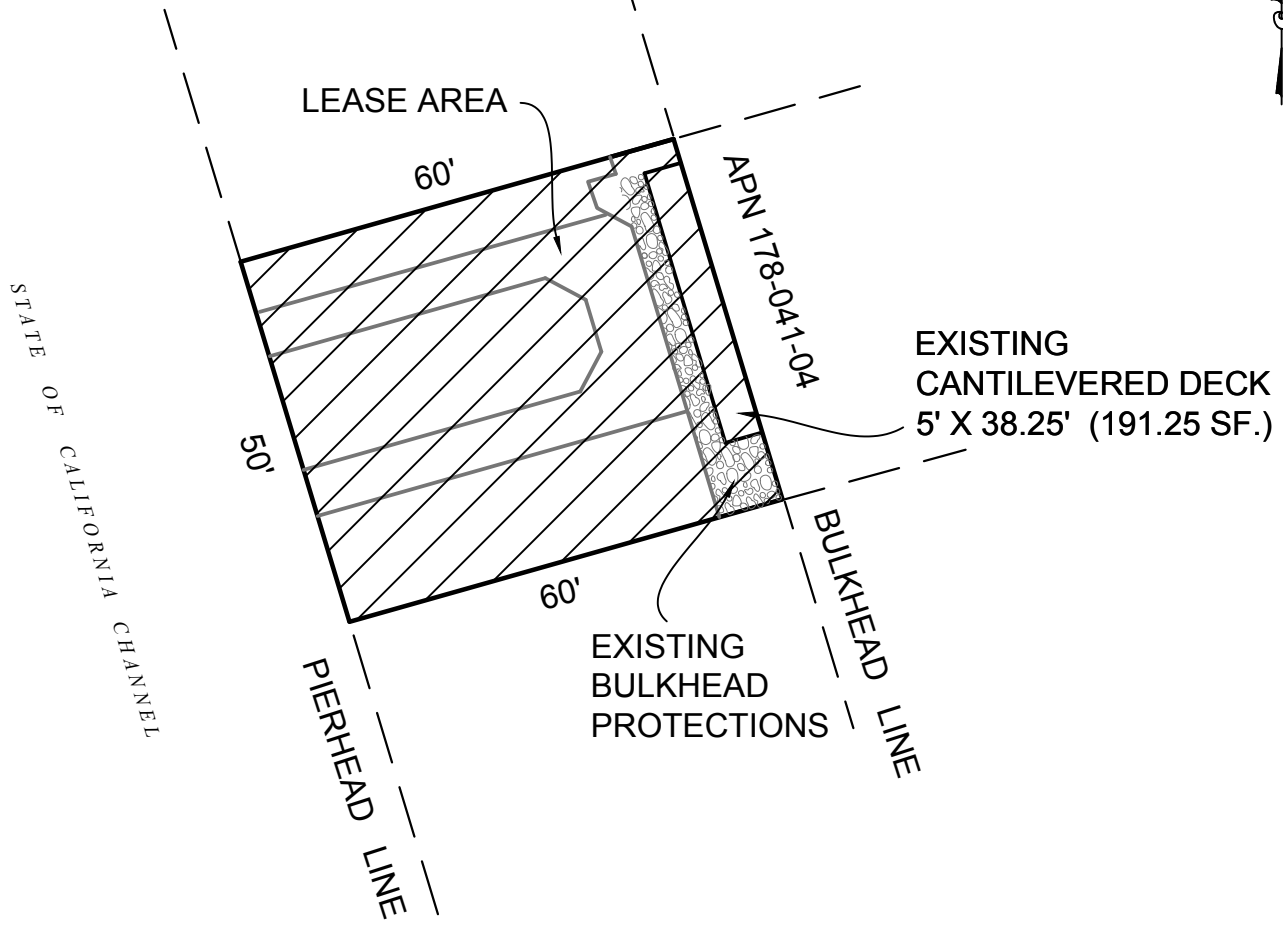
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 3578.1 from \$1,969 per year to \$2,557 per year, effective February 25, 2018.

NO SCALE

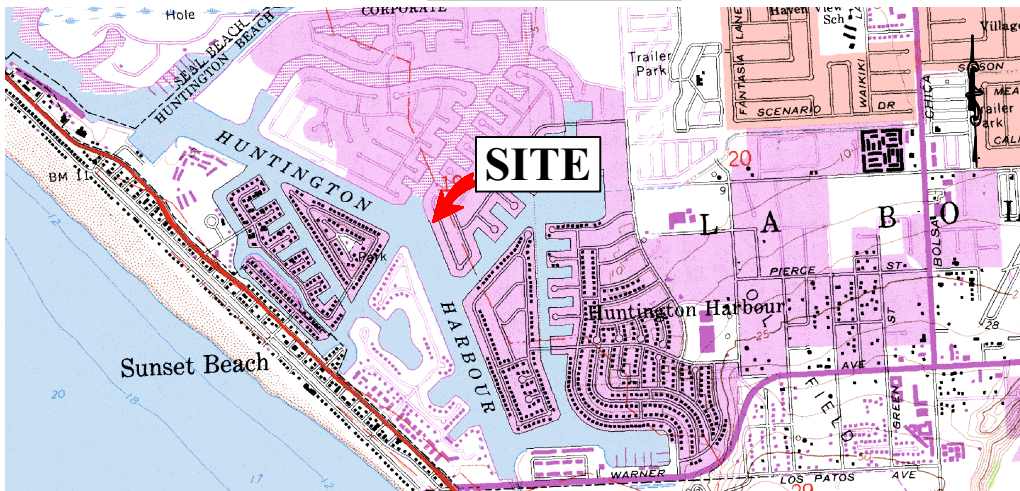
SITE



16591 CAROUSEL LANE, HUNTINGTON BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 3578.1
 RAYHANABAD TRUST
 APN 178-041-04
 GENERAL LEASE -
 RECREATIONAL &
 PROTECTIVE STRUCTURE USE
 ORANGE COUNTY



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.

MJJ 10/10/17