

STAFF REPORT

53

A 72

10/24/19

Lease 3086.1

S 34

L. Pino

REVISION OF RENT

LESSEE:

Steven Ramelot, as Trustee of the Steven Ramelot Family Trust, U/A dated July 6, 2012

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Main Channel of Huntington Harbour adjacent to 16442 Malden Circle, Huntington Beach, Orange County.

AUTHORIZED USE:

Use and maintenance of an existing boat dock, access ramp, and cantilevered deck.

LEASE TERM:

10 years, beginning March 8, 2014.

CONSIDERATION:

This lease provides that the Commission 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 that rent be revised from \$4,614 per year to \$5,993 per year, effective March 8, 2020.

OTHER PERTINENT INFORMATION:

1. On June 19, 2014, the Commission authorized Lease No. PRC 3086.1, a 10-year General Lease Recreational Use, to Leonis C. and D. Leonie Malburg, beginning March 8, 2014, for an existing boat dock, access ramp, and cantilevered deck ([Item C70, June 19, 2014](#)). On January 22, 2018, the upland property transferred to the Steven Ramelot Family Trust, U/A dated July 6, 2012 (Trust). On June 21, 2018, the Commission authorized the assignment of the Lease to Steven Ramelot, as Trustee of the Trust, effective January 22, 2018 ([Item C60, June 21, 2018](#)). The lease expires on March 7, 2024.
2. On August 23, 2019, the Commission approved an amendment to the Lease authorizing the removal of the existing 20-foot by 50-foot dock and

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installation of a new 8-foot by 110-foot dock; removal and relocation of three piles; and removal and replacement of the existing access ramp, effective August 23, 2019 ([Item C57, August 23, 2019](#)).

3. 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.
4. 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:

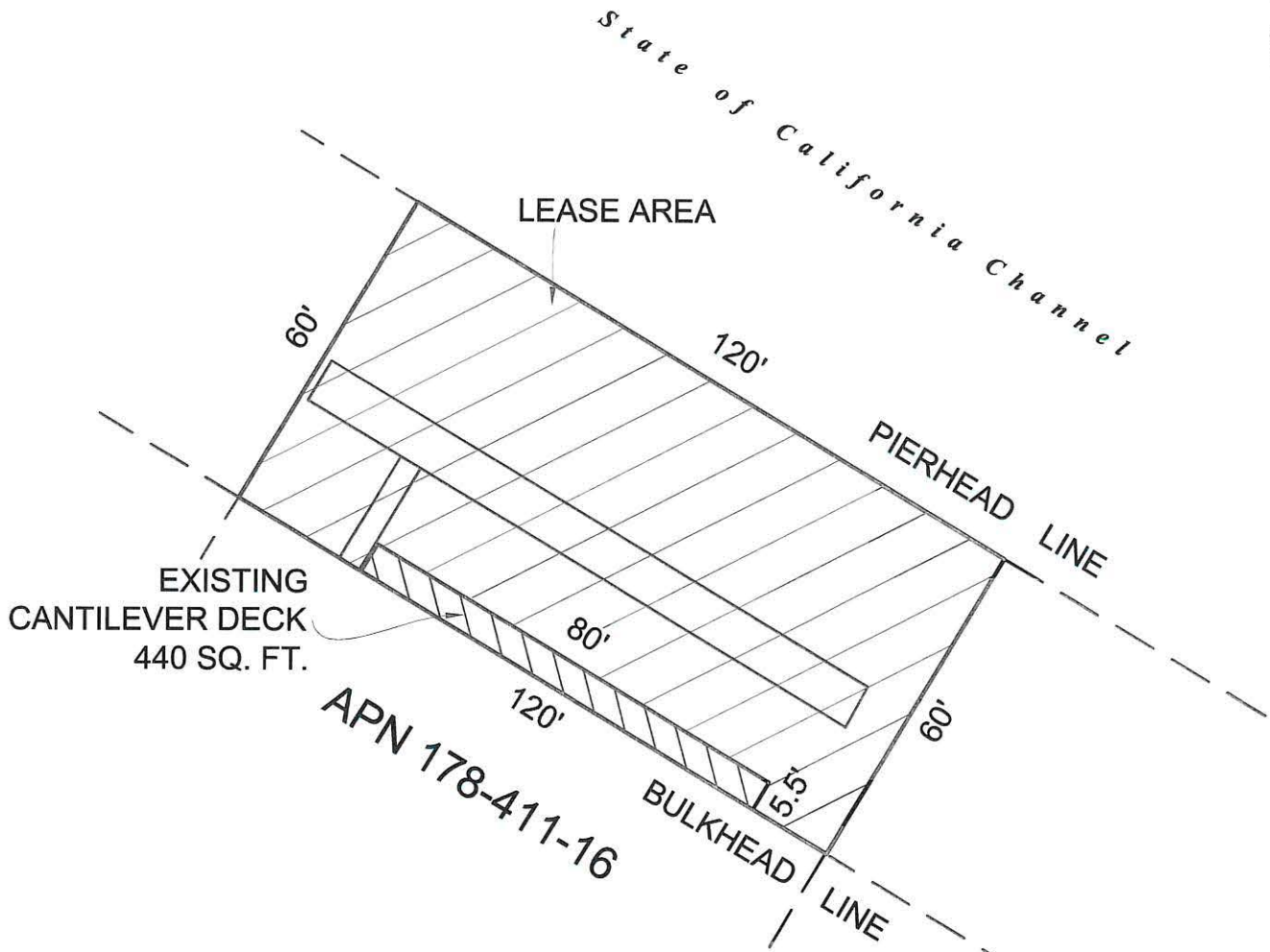
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 3086.1 from \$4,614 per year to \$5,993 per year, effective March 8, 2020.

NO SCALE

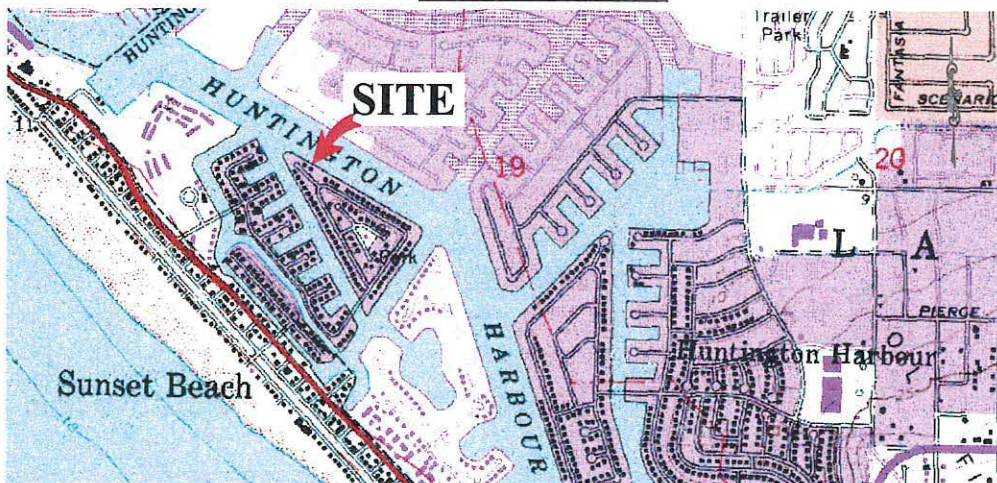
SITE



16442 MALDEN CIRCLE, HUNTINGTON BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 3086.1
 RAMELOT FAMILY TRUST
 APN 178-411-16
 GENERAL LEASE -
 RECREATIONAL 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 08/09/2019