

# Staff Report 38

## LESSEE:

Long Point Development, LLC

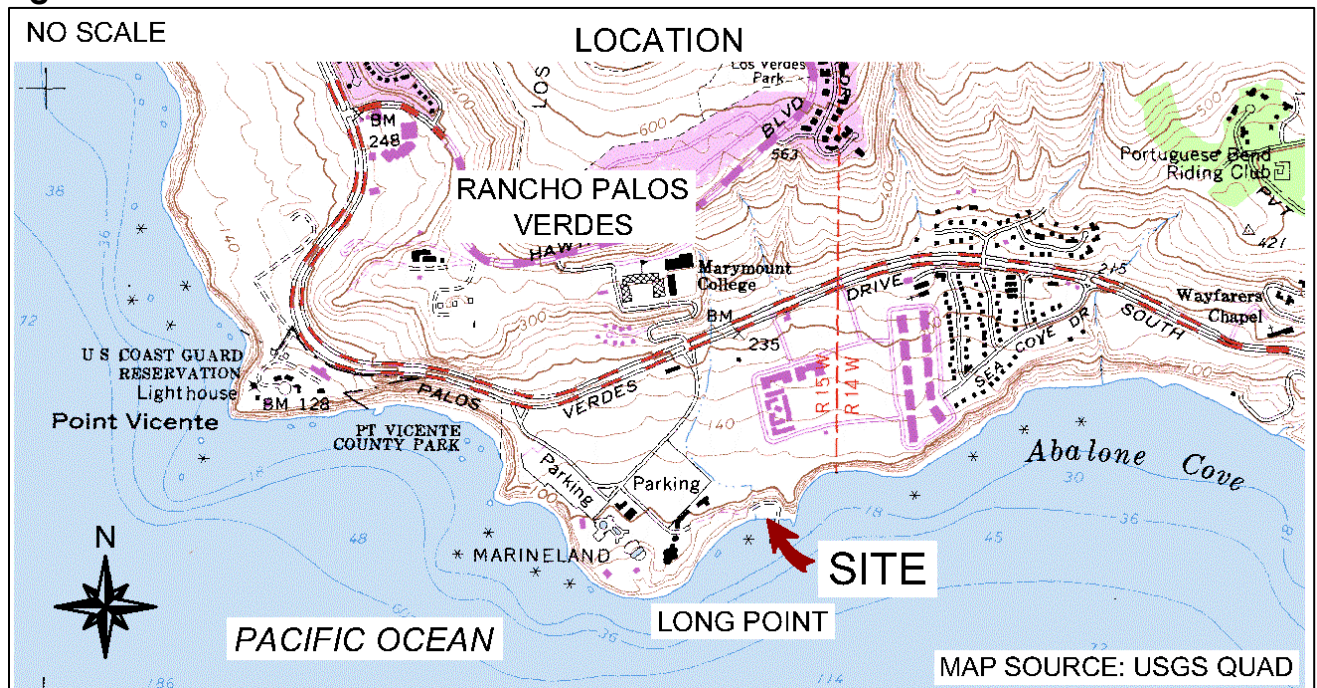
## PROPOSED ACTION:

Revision of Rent.

## AREA, LAND TYPE, AND LOCATION:

1.062 acres, more or less, of filled and unfilled sovereign land in the Pacific Ocean, near Rancho Palos Verdes, Los Angeles County (as shown in Figure 1).

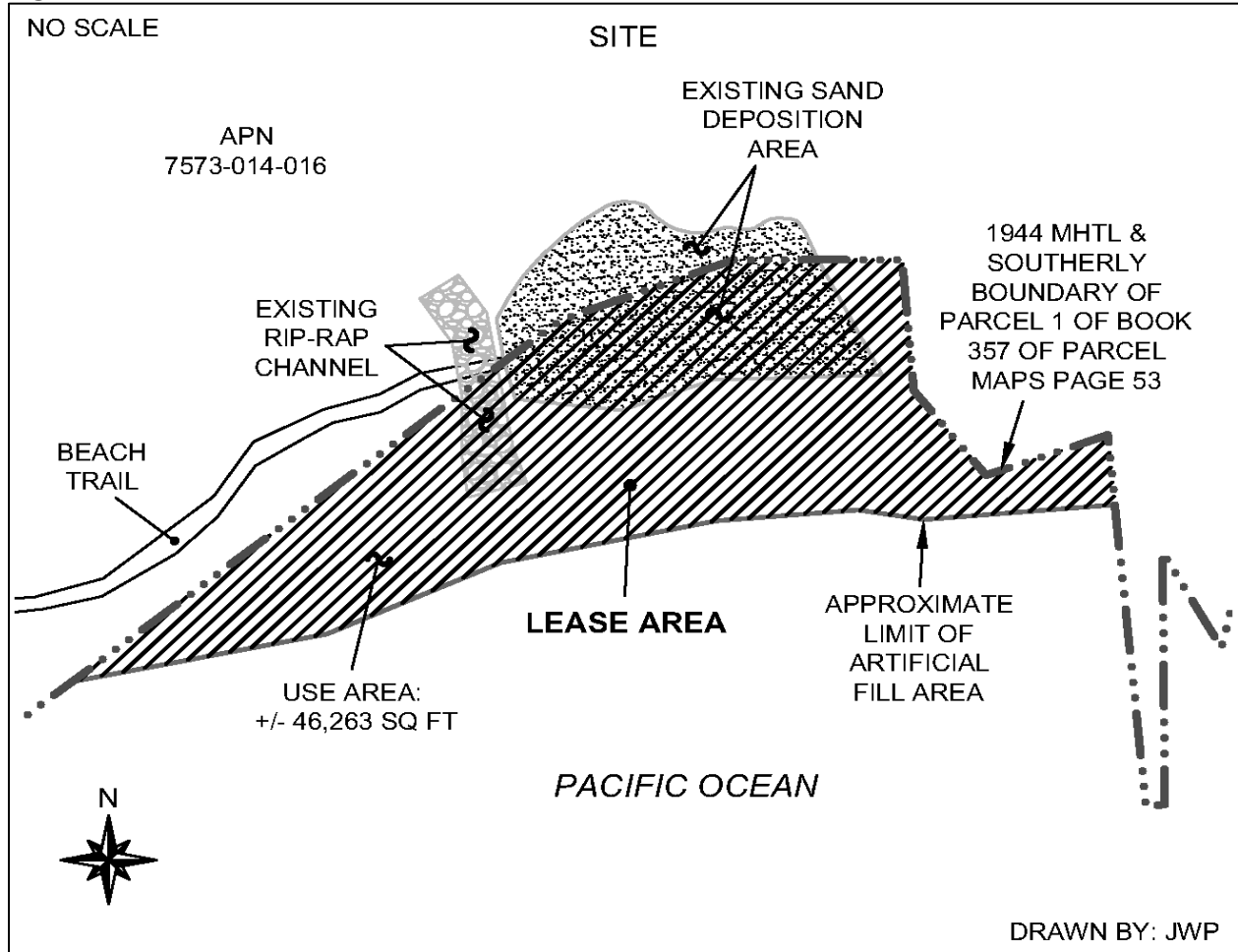
**Figure 1. Location**



**AUTHORIZED USE:**

Continued use and maintenance of a vegetated storm water drainage channel, beach replenishment, and beach area (as shown in Figure 2).

**Figure 2. Site Map**



NOTE: This depiction of the lease premises is based on unverified information provided by the Applicant or other parties and is not a waiver or limitation of any State interest in the subject or any other property.

**TERM:**

25 years, beginning December 3, 2008.

**CONSIDERATION:**

The lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, the staff has conducted a review of the rent under this lease and recommends that the rent be revised based on the Consumer Price Index from \$6,633 per year to \$8,121 per year, effective December 3, 2023.

## OTHER PERTINENT INFORMATION:

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1. Approval or denial of the revision of rent is a discretionary action by the Commission. Each time the Commission approves or rejects a revision of rent, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Lands as authorized by law. The Lessee has no right to a new lease or to renewal of any previous lease.
2. On December 3, 2008, the Commission authorized a General Lease – Non-Commercial Use ([December 03,2008, Item 29](#)) to the lessee 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 public and guests of the adjacent Terranea Resort. On October 18, 2018, the Commission authorized a revision in rent ([October 18, 2018, Item 67](#)) from \$5,375 to \$6,633, effective December 3, 2018. The lease will expire on December 2, 2033.
3. This action is consistent with the "Address current and future risk and liabilities" in the "Meeting Evolving Public Trust Needs" Strategic Focus Area of the Commission's 2021-25 Strategic Plan.
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).

## RECOMMENDED ACTION:

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It is recommended that the Commission:

### AUTHORIZATION:

Approve the revision of rent for Lease PRC 8814 from \$6,633 per year to \$8,121 per year, effective December 3, 2023.