

**CALENDAR ITEM
C63**

A 72
S 34

06/21/13
PRC 3176.1
R. Collins

REVISION OF RENT

LESSEE:

Robert J. Mielke, Trustee, and Dianne C. Mielke, Trustee, the Mielke Revocable Trust

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Huntington Harbour, adjacent to 16482 Somerset Lane, city of Huntington Beach, Orange County.

AUTHORIZED USE:

The 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:

10 years, beginning August 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 that rent be revised from \$900 per year to \$1,080 per year, effective August 1, 2013.

OTHER PERTINENT INFORMATION:

1. On September 13, 2007, the Commission authorized a General Lease – Recreational Use to Robert J. Mielke, Trustee, and Dianne C. Mielke, Trustee, the Mielke Revocable Trust, for a term of 10 years beginning August 1, 2007. The lease will expire on July 31, 2017.

2. 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).

CALENDAR ITEM NO. **C63** (CONT'D)

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

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 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 3176.1 from \$900 per year to \$1,080 per year, effective August 1, 2013.

NO SCALE

SITE

State of California Channel



PIERHEAD LINE

BULKHEAD LINE

60'

65'

60'

LEASE AREA

CANTILEVERED DECK 200 SQ.FT.

40'

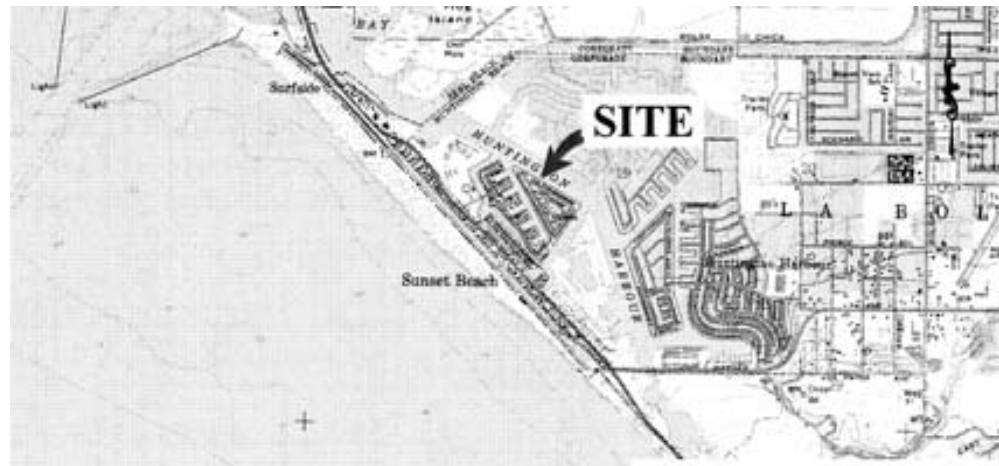
65'

APN 178-411-12

16482 SOMERSET LANE, HUNTINGTON HARBOUR

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 3176.1

MIELKE

APN 178-411-12

GENERAL LEASE-
RECREATIONAL USE
ORANGE COUNTY



SITE

M3 05/18/2013

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.