

**CALENDAR ITEM
C55**

A 72
S 34

02/07/17
PRC 3573.1
J. Toy

REVISION OF RENT

LESSEE:

Warren I. Mitchell and Nancie Lee Mitchell

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Main Channel of Huntington Harbour, adjacent to 16921 Bolero Lane, near Huntington Beach, Orange County.

AUTHORIZED USE:

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

LEASE TERM:

10 years, beginning May 5, 2012.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff reviewed the rent under this lease and recommends that rent be revised from \$1,677 per year to \$2,135 per year, effective May 5, 2017.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On May 5, 2012, the Commission authorized a General Lease – Recreational Use to Warren I. Mitchell and Nancie Lee Mitchell for a term of 10 years beginning May 5, 2012 ([Calendar Item C82, March 29, 2012](#)). The lease will expire on May 4, 2022.
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.

CALENDAR ITEM NO. **C55** (CONT'D)

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:

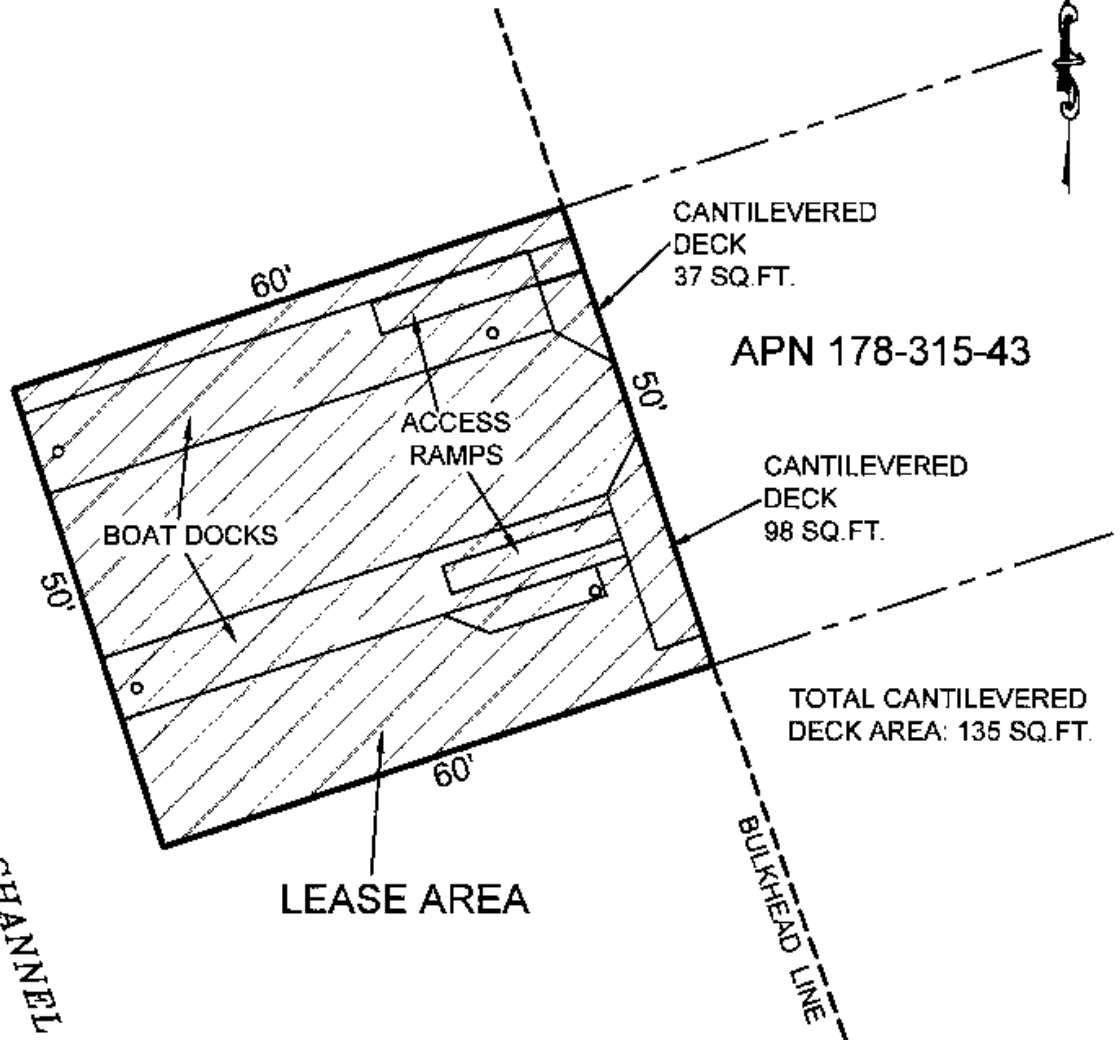
AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 3573.1 from \$1,677 per year to \$2,135 per year, effective May 5, 2017.

NO SCALE

SITE

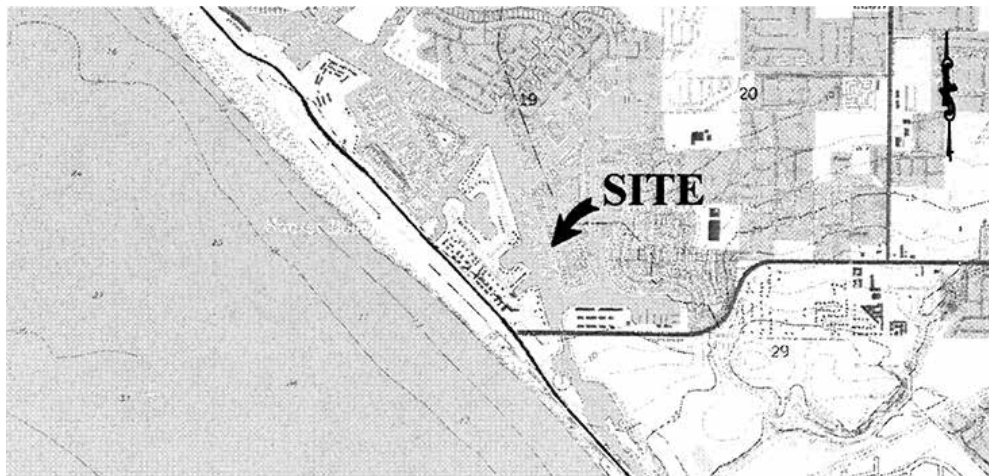
STATE OF CALIFORNIA
400' CHANNEL



16921 BOLERO LANE, HUNTINGTON BEACH, CA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit A

PRC 3573.1
MITCHELL
APN 178-315-43
GENERAL LEASE-
RECREATIONAL USE
ORANGE COUNTY



'S 10/18/16