

**CALENDAR ITEM  
C72**

A     72  
S     34

04/20/17  
PRC 6073.1  
J. Toy

**REVISION OF RENT**

**LESSEE:**

Huntington Beach Properties, LLC

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in the Midway Channel of Huntington Harbour, adjacent to 3581 Courtside Circle, city of Huntington Beach, Orange County.

**AUTHORIZED USE:**

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

**LEASE TERM:**

10 years, beginning August 14, 2012.

**CONSIDERATION:**

This lease provides that the Commission 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 \$1,690 per year to \$2,293 per year, effective August 14, 2017.

**OTHER PERTINENT INFORMATION:**

1. Lessee owns the upland adjoining the lease premises.
2. On August 14, 2012, the Commission authorized a General Lease – Recreational Use to Huntington Beach Properties, LLC, for a term of 10 years beginning August 14, 2012 ([Calendar Item C75, August 14, 2012](#)). The lease will expire on August 13, 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. **C72** (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 6073.1 from \$1,690 per year to \$2,293 per year, effective August 14, 2017.

NO SCALE

## SITE

STATE OF CALIFORNIA 200' CHANNEL

LEASE AREA

EXISTING  
BOAT DOCK  
54'X8'

CANTILEVERED  
DECK 48' X 4.5'

EXISTING  
RAMP 18'X3'

APN 178-652-23

3581 COURTSIDE CIRCLE, 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 6073.1  
HB PROP LLC  
APN 178-652-23  
GENERAL LEASE-  
RECREATIONAL USE  
ORANGE COUNTY



TS 01/26/17