

**CALENDAR ITEM
C56**

A 67
S 35

02/21/14
PRC 3852.1
D. Oetzel

REVISION OF RENT

LESSEE:

Kwan Ming Chan and Karen Kung-Mei Chan, Trustees of the K.M. Living Trust,
Dated May 24, 1995

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in Huntington Harbour, adjacent to 16847 Bolero Lane, city of
Huntington Beach, Orange County.

AUTHORIZED USE:

Continued operation and maintenance of an existing boat dock and access ramp,
and the retention of an existing cantilevered deck extending no more than five
feet waterward of the bulkhead.

LEASE TERM:

10 years, beginning April 12, 2008.

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 the rent be revised from \$504 per year to \$605
per year, effective April 12, 2014.

OTHER PERTINENT INFORMATION:

1. On February 1, 2010, the Commission authorized a 10-year General
Lease – Recreational Use with Kwan Ming Chan and Karen Kung-Mei
Chan, Trustees of the K.M. Living Trust, for the continued use and
maintenance of an existing boat dock and access ramp, and the retention
of an existing cantilevered deck. The lease expires April 11, 2018.

2. The 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

CALENDAR ITEM NO. **C56** (CONT'D)

is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

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

EXHIBIT:

- A. 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 subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

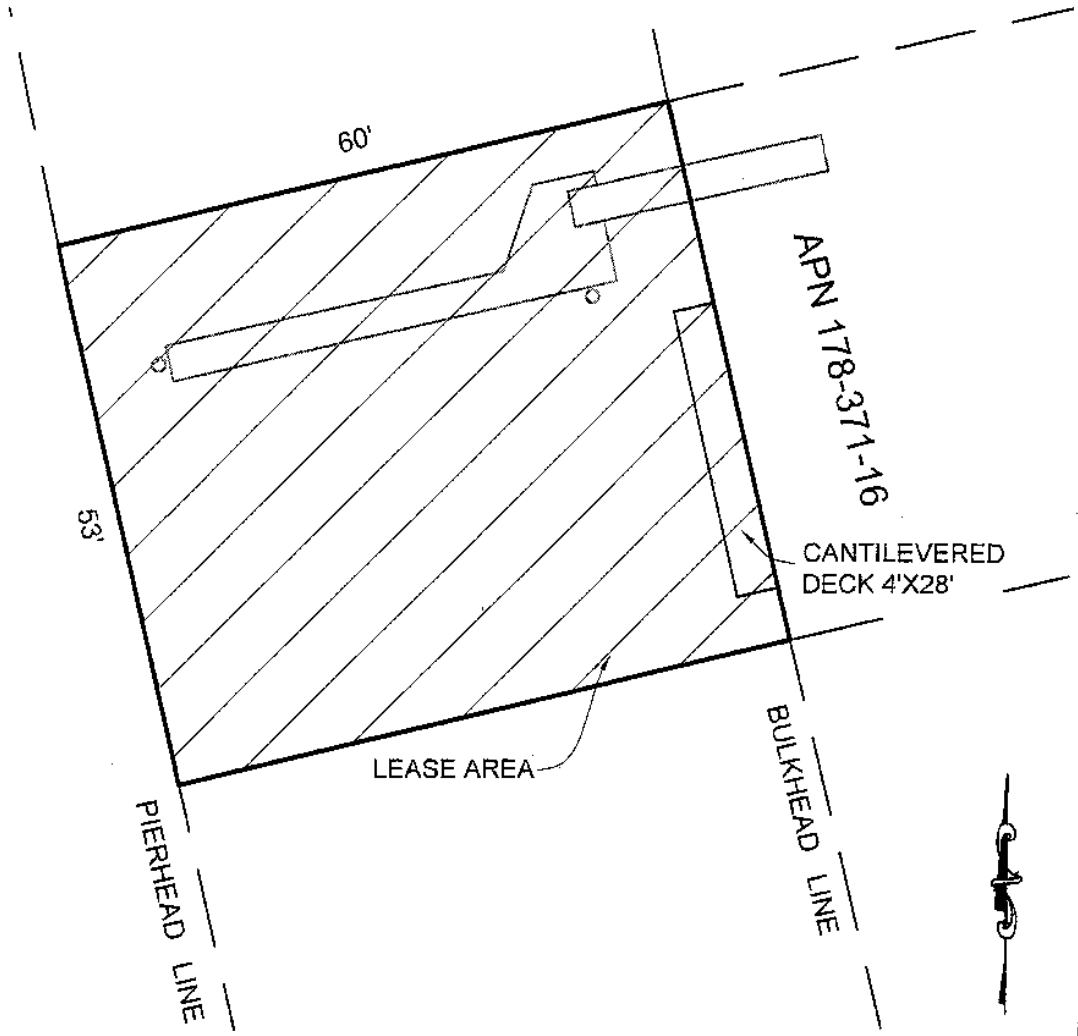
AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 3852.1 from \$504 per year to \$605 per year, effective April 12, 2014.

NO SCALE

SITE

STATE
OF
CALIFORNIA
CHANNEL



16847 BOLERO LANE, HUNTINGTON BEACH

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 3852.1
CHAN TRUSTEES
APN 178-371-16
GENERAL LEASE -
RECREATIONAL USE
ORANGE COUNTY



MJ 12/26/13