

**CALENDAR ITEM  
C61**

A 72  
S 37

4/23/14  
PRC 3085.1  
D. Oetzel

**REVISION OF RENT**

**LESSEE:**

Robert C. Miller and Glenna S. Miller

**LAND TYPE AND LOCATION:**

Sovereign land in Huntington Harbour, adjacent to 16532 Somerset Lane, city of Huntington Beach, Orange County.

**AUTHORIZED USE:**

The continued 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 May 11, 2008

**CONSIDERATION:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease and recommends that rent be revised from \$835 per year to \$999 per year, effective May 11, 2014.

**OTHER PERTINENT INFORMATION:**

1. Lessee has the right to use the upland adjacent to the Lease Premises.
2. On February 1, 2010, the Commission authorized a General Lease – Recreational Use to Robert C. Miller and Glenna S. Miller, for the continued use 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; the lease commenced on May 11, 2008, and will expire on May 10, 2018.
3. Staff conducted the rent review called for in the lease and recommends the rent be increased.

CALENDAR ITEM NO. **C61** (CONT'D)

4. 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).

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:**

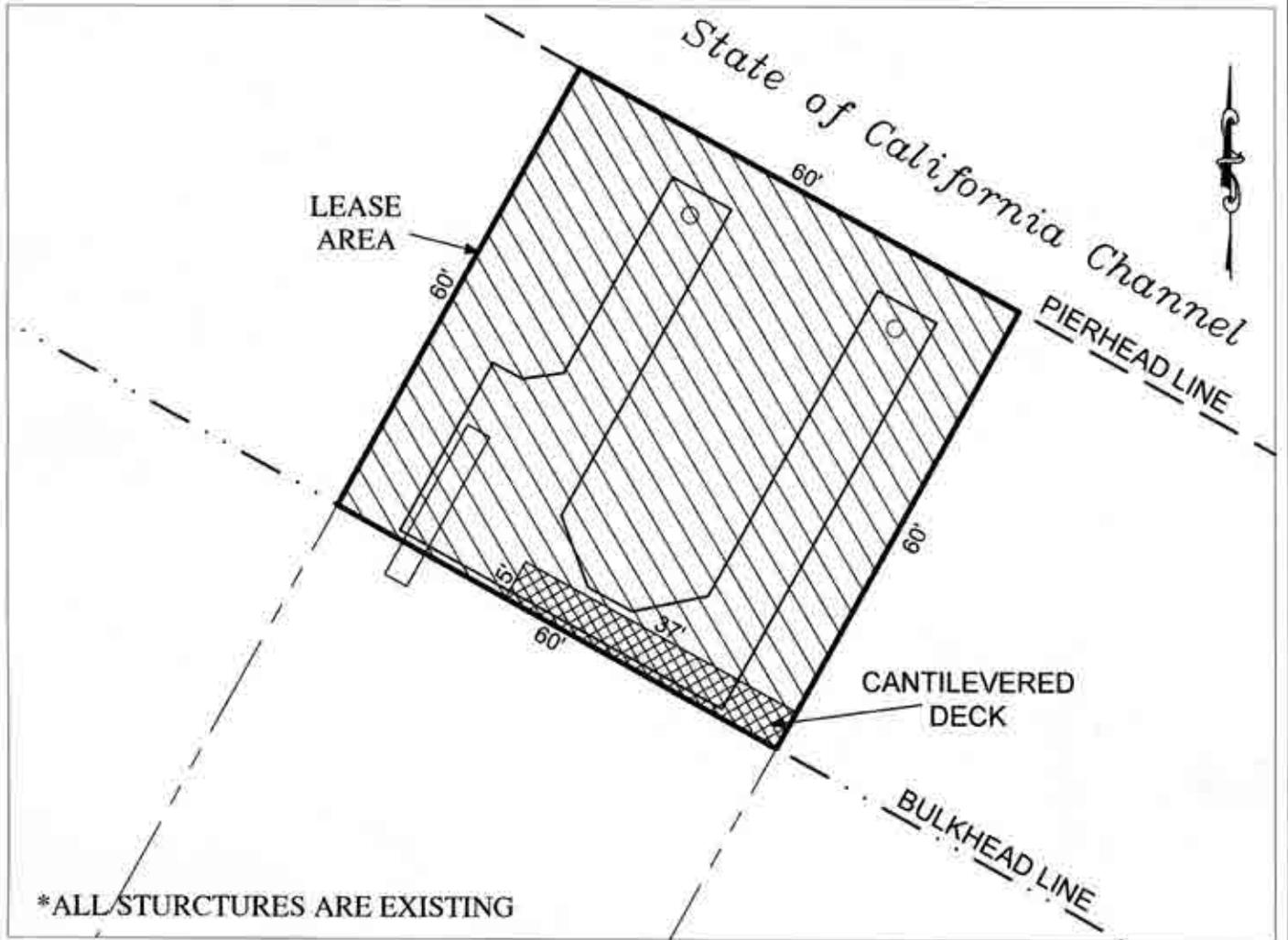
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 3085.1 from \$835 per year to \$999 per year, effective May 11, 2014.

NO SCALE

### SITE



\*ALL STURCTURES ARE EXISTING

16532 Somerset Lane

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit A

PRC 3085.1  
 MILLER  
 APN 178-411-07  
 GENERAL LEASE -  
 RECREATIONAL USE  
 ORANGE COUNTY



SITE

MPF 03/14/14

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.