

**STAFF REPORT  
C45**

A 72  
S 34

11/29/17  
PRC 8237.1  
S. Avila

**REVISION OF RENT**

**LESSEE:**

Nathan Chen and Jennie Chen, Trustees of the Nathan Chen Family Trust

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

Sovereign land in the Main Channel of Huntington Harbour, adjacent to 16641 Carousel Lane, Huntington Beach, Orange County.

**AUTHORIZED USE:**

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

**LEASE TERM:**

10 years, beginning January 1, 2012.

**CONSIDERATION:**

This lease provides that the Commission 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 rent be revised from \$1,941 per year to \$2,525 per year for the boat dock, access ramp, and cantilevered deck, effective January 1, 2018; consideration for the bulkhead protection to remain the public health and safety, with the State reserving the right to set a monetary rent if the Commission finds such action to be in the State's best interests, as provided in the lease.

**OTHER PERTINENT INFORMATION:**

1. On August 14, 2012, the Commission authorized a General Lease – Recreational and Protective Structure Use to Nathan Chen and Jennie Chen, Trustees of the Nathan Chen Family Trust, for a term of 10 years beginning January 1, 2012 ([Item C71, August 14, 2012](#)). The lease will expire on December 31, 2021.

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2. 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.
3. 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:**

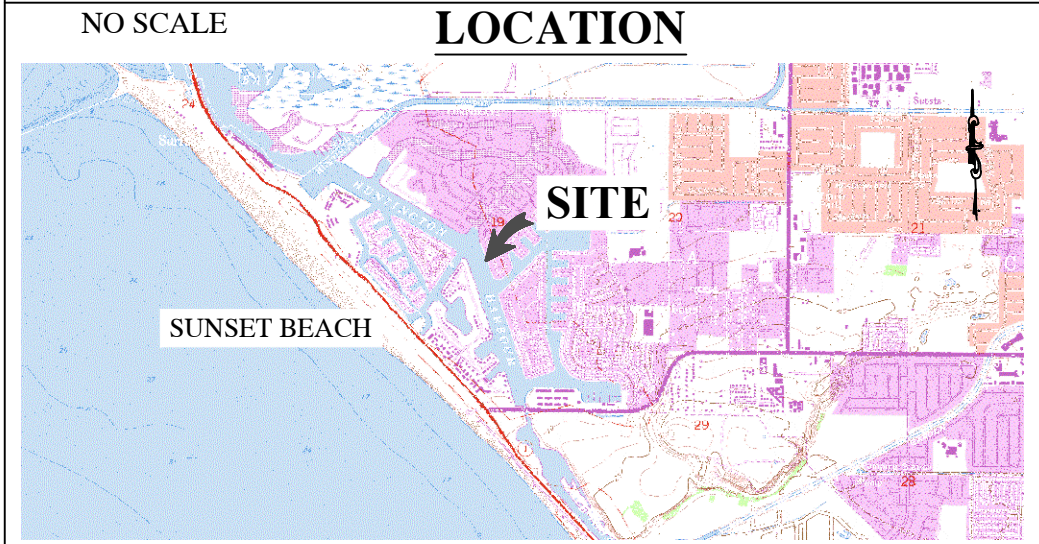
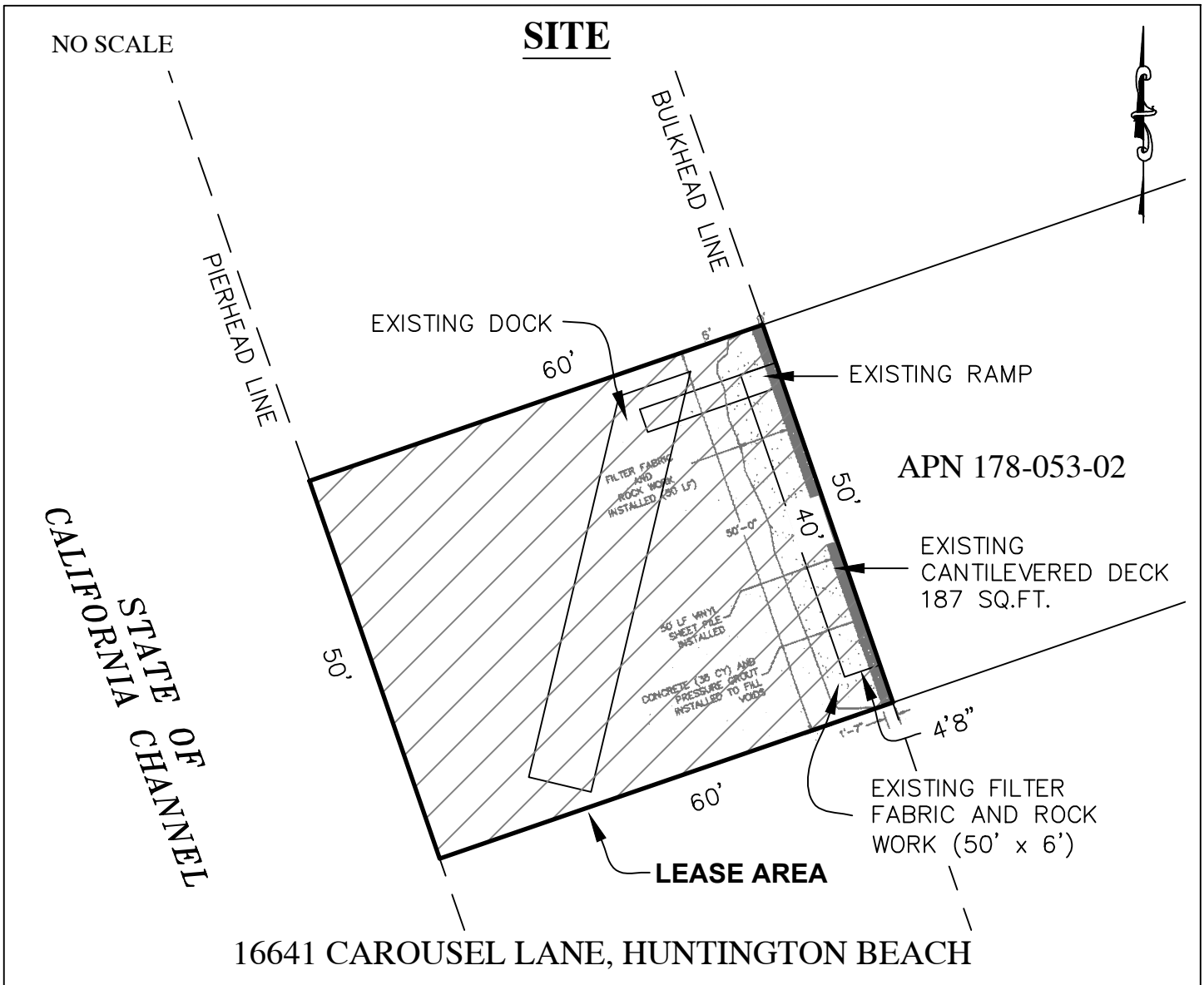
- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 8237.1 from \$1,941 per year to \$2,525 per year, effective January 1, 2018.



**Exhibit A**

PRC 8237.1  
 CHEN TRUST  
 APN 178-053-02  
 GENERAL LEASE -  
 RECREATIONAL &  
 PROTECTIVE STRUCTURE USE  
 ORANGE COUNTY



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.