

**STAFF REPORT  
C65**

A 72  
S 34

06/21/18  
PRC 3078.1  
S. Evans

**REVISION OF RENT**

**LESSEE:**

Charles F. Nichols and Judith A. Nichols, Trustees of The Nichols Family Trust (Restated January 1991).

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

Sovereign land in the Midway Channel of Huntington Harbour, adjacent to 3492 Gilbert Drive, Huntington Beach, Orange County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing boat dock, access ramp, and cantilevered deck extending no more than 5 feet waterward of the bulkhead.

**LEASE TERM:**

10 years, beginning June 21, 2013.

**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 \$1,188 per year to \$1,733 per year, effective June 21, 2018.

**OTHER PERTINENT INFORMATION:**

1. On June 21, 2013, the Commission authorized a General Lease – Recreational Use to Charles F. Nichols and Judith A. Nichols, Trustees of The Nichols Family Trust (Restated January 1991) for a term of 10 years beginning June 21, 2013 ([Item C45, June 21, 2013](#)). The lease will expire on June 20, 2023.
  
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.

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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:**

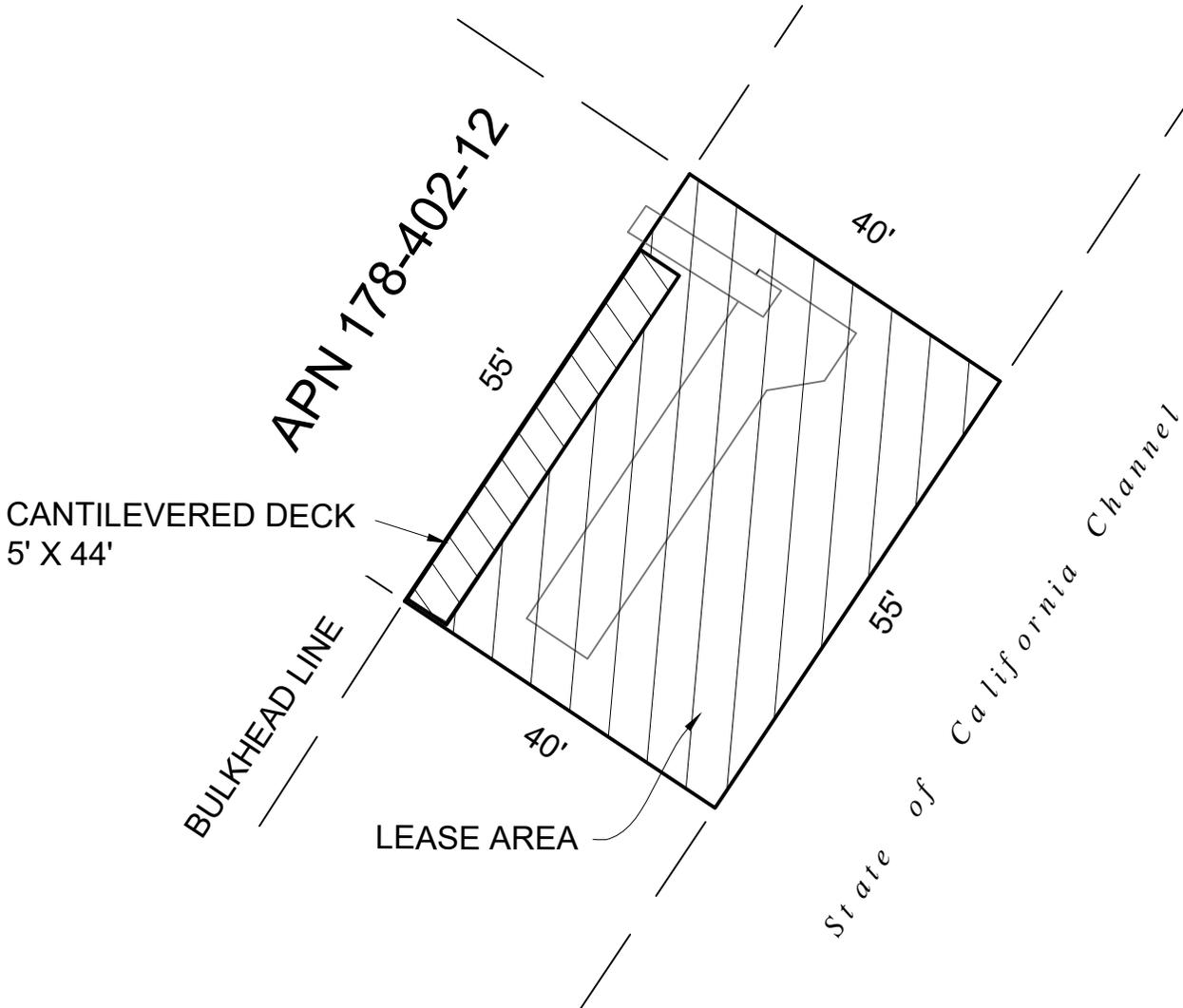
It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 3078.1 from \$1,188 per year to \$1,733 per year, effective June 21, 2018.

NO SCALE

### SITE



3492 GILBERT DRIVE, HUNTINGTON BEACH

NO SCALE

### LOCATION



### **Exhibit A**

PRC 3078.1  
 NICHOLS TRUST  
 APN 178-402-12  
 GENERAL LEASE -  
 RECREATIONAL USE  
 ORANGE COUNTY



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.