

**STAFF REPORT  
C69**

A 72  
S 34

10/18/18  
PRC 8259.1  
S. Evans

**REVISION OF RENT**

**LESSEE:**

Tinh Nguyen and Lam-Quynh Nguyen

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

Sovereign land in the Main Channel of Huntington Harbour, adjacent to 16651 Carousel Lane, Huntington Beach, Orange County.

**AUTHORIZED USE:**

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

**LEASE TERM:**

10 years, beginning December 2, 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 \$2,007 per year to \$2,622 per year, effective December 2, 2018.

**OTHER PERTINENT INFORMATION:**

1. On December 2, 2013, the Commission authorized a General Lease – Recreational and Protective Structure Use to Tinh Nguyen and Lam-Quynh Nguyen for a term of 10 years beginning December 2, 2013 ([Item C86, December 2, 2013](#)). The lease will expire on December 1, 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.
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.

STAFF REPORT NO. **C69** (CONT'D)

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:**

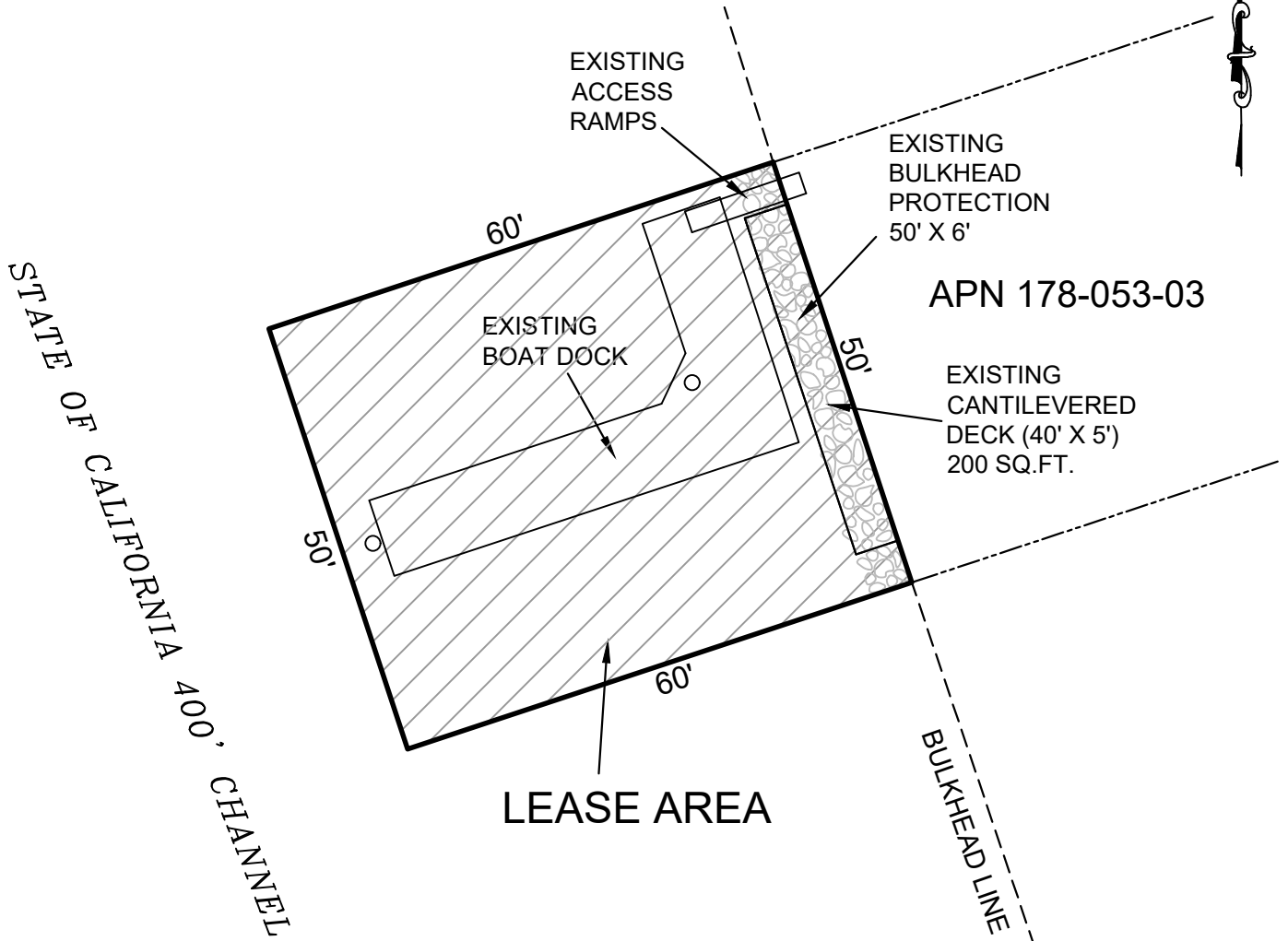
It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 8259.1 from \$2,007 per year to \$2,622 per year, effective December 2, 2018.

NO SCALE

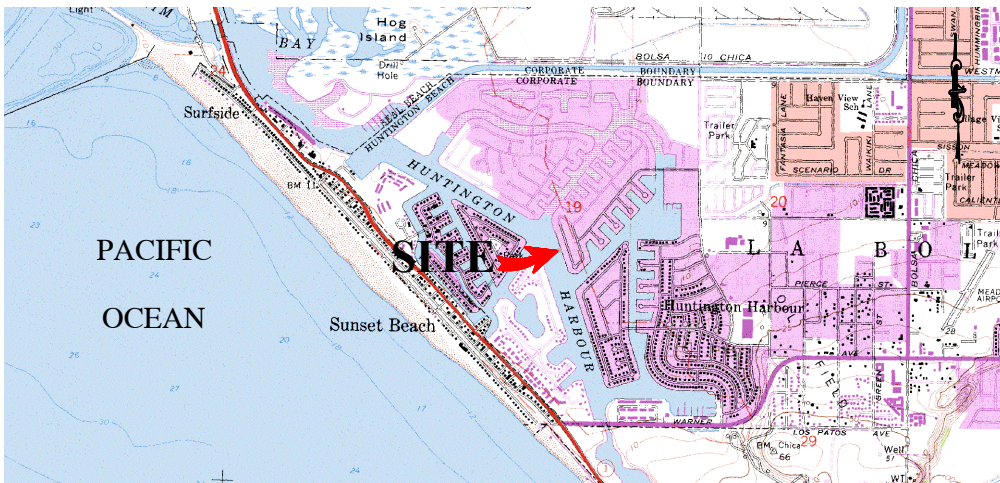
# SITE



16651 CAROUSEL LANE, HUNTINGTON BEACH

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit A

PRC 8259.1  
 NGUYEN  
 APN 178-053-03  
 GENERAL LEASE -  
 RECREATIONAL & PROTECTIVE  
 STRUCTURE USE  
 ORANGE COUNTY



TS 08/21/18

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.