

MINUTE ITEM

This Calendar Item No. C7
was approved as Minute Item
No. 7 by the State Lands
Commission by a vote of 2
0 at its 10-30-80
meeting.

CALENDAR ITEM

C7.

10/80
WP 5240
WP 5241
Atkins

AMENDMENT AND ASSIGNMENT OF
GENERAL PERMITS - RECREATIONAL USE

ASSIGNOR: Harbour-Pacific Ltd.
3025 Olympic Boulevard
Santa Monica, California 90404
Attention: Victor Tufford

ASSIGNEE: Jaffee Real Estate Company
3101 Julian Avenue
Long Beach, California 90808

AREA, TYPE LAND AND LOCATION:
Each permit covers 3,000 square feet of
tide and submerged land in the 400-foot
State-owned channel at Huntington Harbour,
Orange County.

LAND USE: Recreational boat dock.

TERMS OF ORIGINAL PERMITS:

Initial period: 15 years from March 1,
1977.

Renewal option: 1 successive period of
10 years.

Public liability insurance: combined single
limit coverage of \$100,000.

Consideration: \$70 per annum with 5-year
review.

TERMS OF PROPOSED PERMITS:

Initial period: 15 years from March 1,
1977.

Renewal option: 1 successive period of
10 years.

Public liability insurance: combined single
limit coverage of \$100,000.

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CONSIDERATION: \$70 per annum, with the State reserving the right to fix a different rental on each fifth anniversary of the permit.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2005.

PREREQUISITE TERMS, FEES AND EXPENSES:
Assignee is owner of upland.

Processing costs have been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 & 2; Div. 13;
Div. 20.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14.
Div. 6.

OTHER PERTINENT INFORMATION:

1. The Jaffee Real Estate Company has recently purchased the upland lots adjacent to permits PRC 5240.1 and PRC 5241.1 from Harbour-Pacific Ltd., our current lessee. This being the case, it is necessary to assign these permits. Also it is necessary to amend the permits to extend the provision concerning completion of construction, as the improvements in the permit areas have not yet been constructed. The Commission's standard covenant concerning construction beginning and completion were revised by the proposed amendment to reflect only a completion date of December 31, 1981, because the beginning construction date has not been set at this time.
2. This project is situated on land identified as possessing environmental values in that the State Lands Commission stated all waterways under the Commission's jurisdiction have environmental significance. Staff finds this project to be compatible with Commission policy.

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3. Recreational piers in Huntington Harbour have been found to pose no significant adverse environmental effects (cumulative EIR by City). The area has been found capable of accommodating the developments. A Cumulative EIR for Huntington Harbour was approved by the State Lands Commission at its March 25, 1976 meeting. The impact of specific projects were included in this cumulative report.

APPROVALS OBTAINED:

Coastal Commission, City of Huntington
Beach, Corps of Engineers.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS: A. Parcel Map. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT NO SUBSEQUENT EIR WILL BE REQUIRED AS THESE LOTS WERE INCLUDED IN A CUMULATIVE EIR APPROVED BY THE COMMISSION AT ITS MEETING ON MARCH 25, 1976.
2. FIND THAT TAKING THIS ACTION WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED BY THE COMMISSION AT ITS DECEMBER 1, 1975 MEETING.
3. DETERMINE THAT THE PROJECT IS CONSISTENT WITH THE PROVISIONS OF ARTICLE 6.5, OF TITLE 2, OF THE CAL. ADM. CODE.
4. FIND THAT THIS PROJECT IS SITUATED ON LAND IDENTIFIED AS POSSESSING ENVIRONMENTAL VALUES IN THAT THE STATE LANDS COMMISSION FOUND ALL WATERWAYS UNDER THE COMMISSION'S JURISDICTION HAVE ENVIRONMENTAL SIGNIFICANCE, BUT THAT THIS PROJECT IS COMPATIBLE WITH THAT FINDING AS IT APPLIES TO THE SUBJECT LAND.
5. AUTHORIZE THE AMENDMENT AND ASSIGNMENT OF PRC 5240.1 AND 5241.1, EFFECTIVE NOVEMBER 1, 1980 FROM HARBOUR-PACIFIC LTD. TO THE JAFFEE REAL ESTATE COMPANY OF 15-YEAR GENERAL PERMITS - RECREATIONAL USE WHICH BEGAN MARCH 1, 1977, WITH LESSEE'S OPTION TO RENEW FOR 1 SUCCESSIVE PERIOD OF 10 YEARS; WITH CONSTRUCTION TO BE COMPLETED BY DECEMBER 31, 1981; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$70 EACH, WITH THE STATE RESERVING

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THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT; PROVISION OF COMBINED SINGLE LIMIT COVERAGE OF \$100,000 EACH; FOR RECREATIONAL BOAT DOCKS WITH RAMPS ON THE LAND SHOWN ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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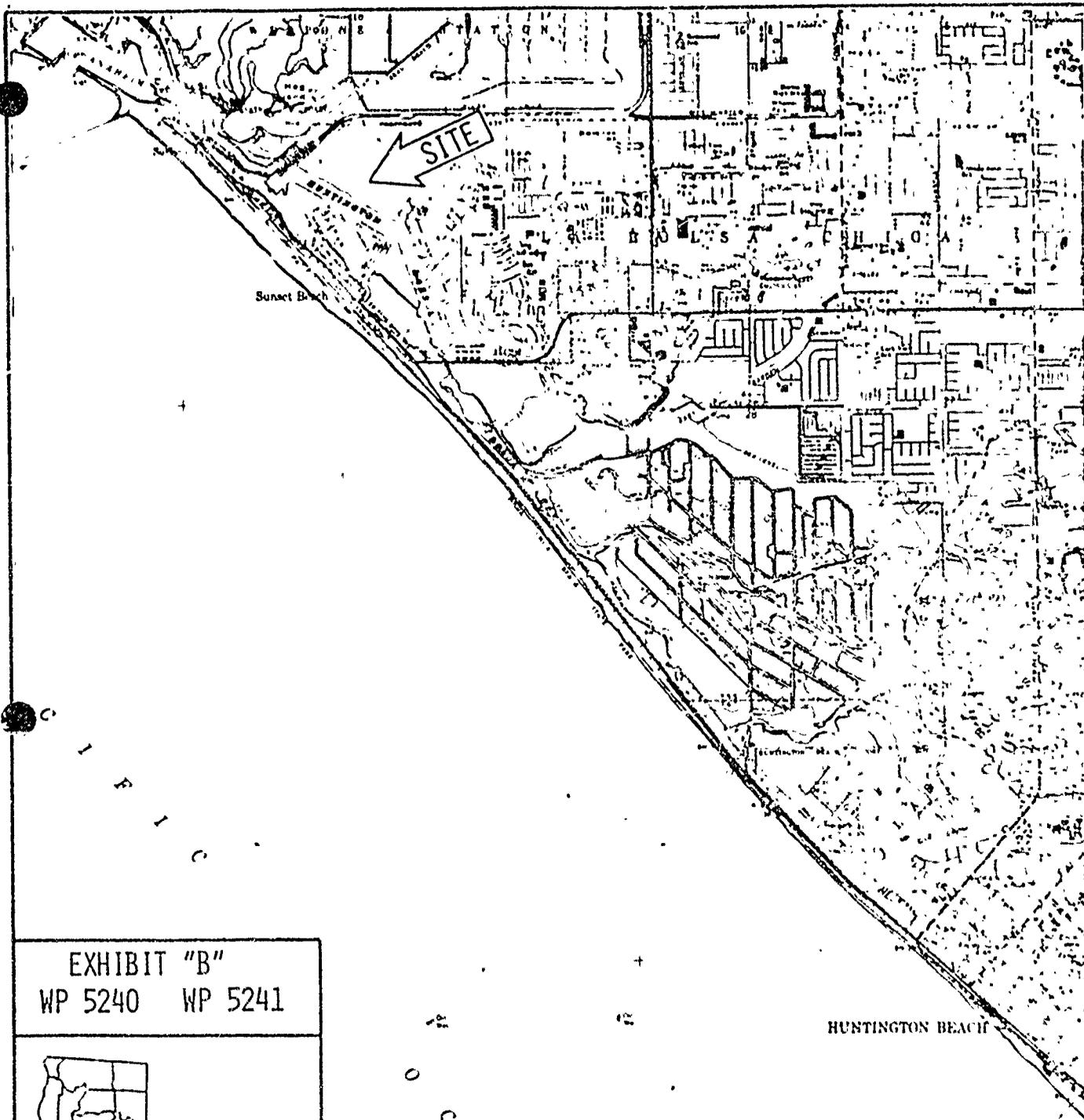


EXHIBIT "B"
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