

MINUTE ITEM

This Calendar Item No. CA  
was approved as Minute Item  
No. 16 by the State Lands  
Commission by a vote of 8-0  
0 at its 12-16-80  
meeting.

CALENDAR ITEM

C 0 4

12/80  
W 22398  
Louie  
PRC 5924

GENERAL PERMIT - RECREATIONAL USE

APPLICANT: Harbour Point Estates  
5182 Katella Ave, Suite 106  
Los Alamitos, California 90720

AREA, TYPE LAND AND LOCATION:  
Approximately 0.05-acre parcel of filled  
sovereign land in Huntington Harbour, Orange  
County.

LAND USE: Maintenance of landscape and open space  
for recreational use.

TERMS OF PROPOSED PERMIT:  
Initial period: 35 years from January 1,  
1981.  
Public liability insurance: Combined single  
limit coverage of \$300,000.

CONSIDERATION: \$1,550 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:  
Applicant is owner of upland.  
Filing fee has 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. Applicant proposes to remove existing  
debris, bermuda grass, and weeds, and  
to landscape the lease premises for  
open space and recreational use ancillary  
to proposed multi-residential use on  
adjacent land.

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S 36

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An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 4, which exempts minor alteration to land.

Authority: Title 14 Cal. Adm. Code Section 15104.

3. The staff has been contacted by Harbour Point Estates requesting a lease term of 35 years. The proposed use of the State's parcel will be in conjunction to development on adjacent land. The term is necessary for successful project financing.
4. It is anticipated that the applicant and staff will continue to work toward an exchange of this property for other property which would be of greater benefit to the State.

EXHIBITS: A. Land Description. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE PERMIT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.; AND IS CONSISTENT WITH COMMISSION'S COASTAL REGULATIONS IN 2 CAL. ADM. CODE, ARTICLE 6.5.
3. AUTHORIZE ISSUANCE TO HARBOUR POINT ESTATES OF A 35-YEAR GENERAL PERMIT - RECREATIONAL USE FROM JANUARY 1, 1981; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,550; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000 FOR MAINTENANCE OF LANDSCAPE AND OPEN SPACE FOR RECREATIONAL USE ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

## EXHIBIT "A"

## LAND DESCRIPTION

W 22398

A parcel of filled tideland at Sunset Beach, Orange County, being a portion of Tide Land Location 221 as described in the patent from the State of California, recorded in Book 1 of Patents, Instrument No. 22084, on April 4, 1903, in the Office of the County Recorder of said county, being more particularly described as follows:

BEGINNING at the extreme southern corner of the 200-foot wide State-owned channel described as Strip B in Book 6368, Page 411 (at Page 413), of Official Records of Orange County; thence along the easterly side line of said 200-foot wide channel, N 33°44'29"E, 68.63 feet more or less to the mean high water line along the northern line of said filled tidelands; thence westerly and southwesterly along said mean high water line the following 3 courses: westerly along a curve concave southerly, the center point of which bears S 15°53'02"W 70.25 feet from said point of intersection through a central angle of 12°43'37" an arc length of 15.61 feet to a tangent curve concave southerly, the center point of which bears S 03°09'25"W 111.82 feet through a central angle of 25°11'09" an arc length of 49.15 feet to a tangent point on a westerly line; thence along said line S 67°58'16"W 17.19 feet more or less to the southwesterly boundary of the land conveyed to Lomita Land and Water Company, recorded December 7, 1908, in Book 160, Page 282 of Deeds, said point being on the southwesterly line of said 200-foot wide State-owned channel; thence leaving said mean high water line south-easterly along said southwesterly line 61.21 feet more or less to the point of beginning.

Containing 2,416 square feet, more or less.

END OF DESCRIPTION

PREPARED DECEMBER 11, 1980 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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(Added, 12/12/80)



**EXHIBIT "B"**  
**W 22398**



**SITE** (with red arrow pointing to the site location)

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(Added, 12/12/8 )