

**CALENDAR ITEM
C53**

A 72
S 34

08/15/14
PRC 3169.1
A. Franzoia

GENERAL LEASE-RECREATIONAL USE

APPLICANT:

Robert P. Miller

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in the Main Channel of Huntington Harbour, adjacent to 16582 Somerset Lane, Huntington Beach, Orange County.

AUTHORIZED USE:

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

LEASE TERM:

10 years, beginning August 15, 2014.

CONSIDERATION:

Annual rent in the amount of \$2,408 with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

Insurance: Liability insurance in an amount of no less than \$1,000,000 per occurrence.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. On June 20, 2005, the Commission authorized a General Lease-Recreational Lease to Marguerite M. Morrison, Trustee of the Morrison Decedent's Trust for the continue use and maintenance of a dock, access ramp, and cantilevered deck; the lease commenced on June 27, 2004, and expired on June 26, 2014.

CALENDAR ITEM NO. **C53** (CONT'D)

3. In May 2014, the Applicant acquired the property and is now applying for a new lease for the continued use and maintenance of the boat dock, access ramp, and cantilevered deck.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

CALENDAR ITEM NO. **C53** (CONT'D)

AUTHORIZATION:

Authorize issuance of a General Lease-Recreational Use to Robert P. Miller beginning August 15, 2014, for a term of 10 years, for a boat dock, access ramp, and cantilevered deck as described on Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$2,408 per year with an annual Consumer Price Index adjustment; and liability insurance in an amount of no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 3169.1

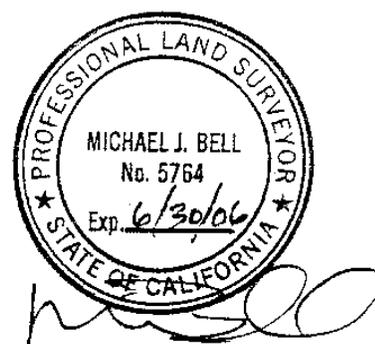
LAND DESCRIPTION

A parcel of submerged land in Huntington Harbour, in the City of Huntington Beach, Orange County, California, described as follows:

Beginning at the most northerly corner of Lot 35, as said lot is shown and so designated on that certain map of Tract No. 4677 filed in Map Book 168, Pages 14 through 18, Official Records of said County; thence along the northeasterly extension of the northwesterly line of said lot 60.00 feet, more or less, to the pierhead line as said pierhead line is described in Resolution No. 5908, passed and adopted August 1, 1988 by the City Council of said City; thence southeasterly along said pierhead line to the northeasterly extension of the southeasterly line of said lot; thence southwesterly along said extension 60.00 feet, more or less, to the most easterly corner of said lot; thence northwesterly along the northeasterly line of said lot to the point of beginning.

END OF DESCRIPTION

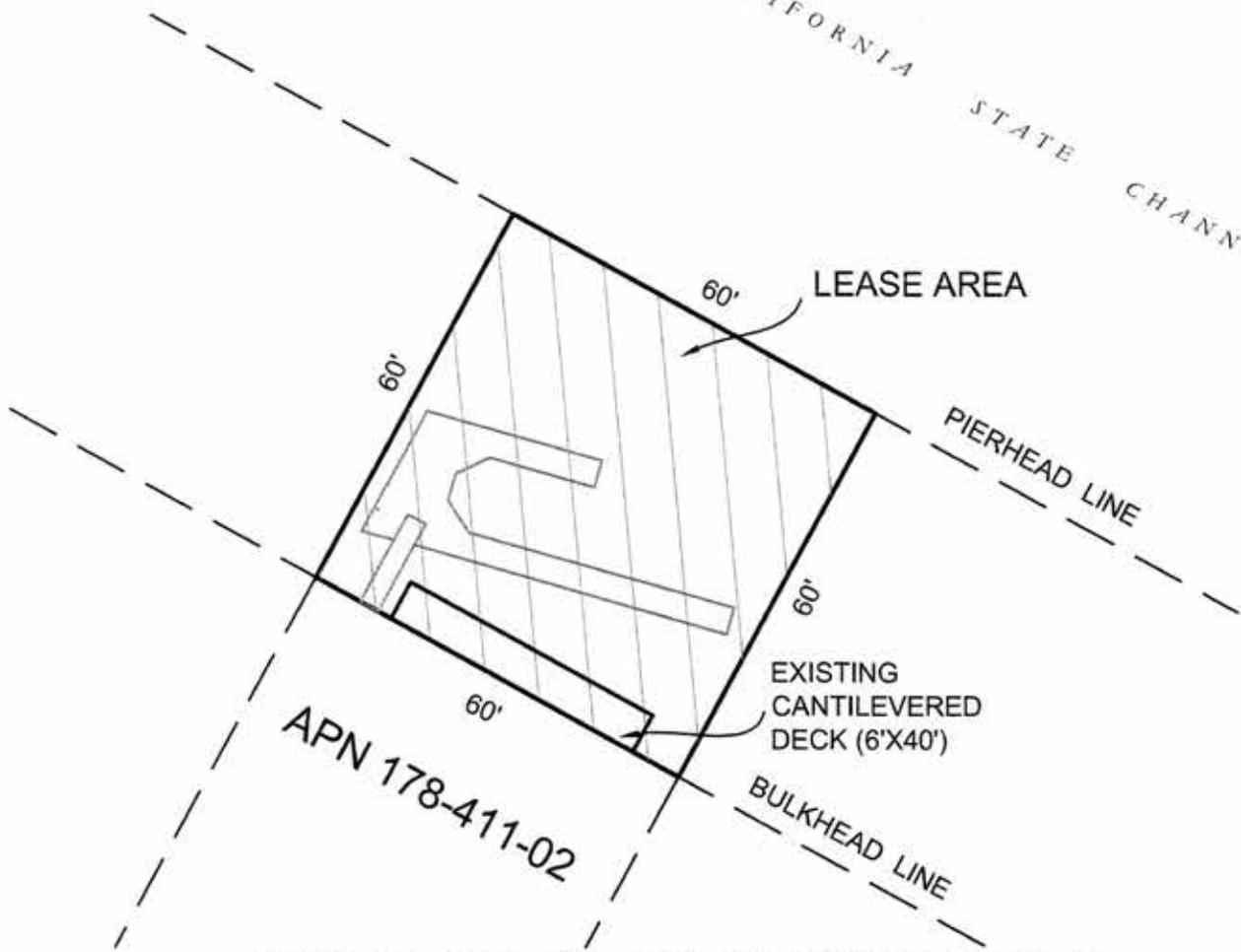
Prepared 06/06/2005 by the California State Lands Commission Boundary Unit



NO SCALE

SITE

CALIFORNIA STATE CHANNEL



16582 SOMERSET LANE, HUNTINGTON BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 3169.1
 MILLER
 APN 178-411-02
 GENERAL LEASE -
 RECREATIONAL USE
 ORANGE COUNTY



MJJ 7/15/14

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.