

**CALENDAR ITEM
C73**

A 72
S 34

02/20/15
PRC 7425.1
D. Oetzel

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

James H. Brownell and Barbara Brownell, Trustees of the Brownell Family Trust,
dated 6/25/04

LAND TYPE AND LOCATION:

Sovereign land located in Huntington Harbour, adjacent to 16222 Piedmont
Circle, city of Huntington Beach, Orange County.

AUTHORIZED USE:

The continued use and maintenance of an existing boat dock.

LEASE TERM:

10 years, beginning January 27, 2015.

CONSIDERATION:

\$796 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount 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 10-year Recreational Pier Lease to James H. Brownell and Barbara Brownell, Trustees of the Brownell Family Trust, for the continued use and maintenance of an existing boat dock. That lease expired on January 26, 2015. The Applicant is now applying for a General Lease – Recreational Use.
3. 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,

CALENDAR ITEM NO. **C73** (CONT'D)

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.

4. 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 classification.

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.

AUTHORIZATION:

Authorize the issuance of a General Lease – Recreational Use to James H. Brownell and Barbara Brownell, Trustees of the Brownell Family Trust, dated 6/25/04, beginning January 27, 2015, for a term of 10 years, for the use and maintenance of an existing boat dock, as described in 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 \$796, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 7425 .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 easterly corner of Lot 2, as said lot is shown and so designated on that certain map of Tract No. 10557 filed in Map Book 533, Pages 24 through 26, Official Records of said County; thence along the northeasterly extension of the southeasterly line of said lot to the centerline of an existing dock, thence northeasterly along said centerline and the northeasterly extension thereof 90.66 feet, more or less, to the pierhead line as said pierhead line is shown on said map, thence westerly along said pierhead line 16.36 feet, more or less, to the northeasterly extension of the northwesterly line of said lot, thence southwesterly along said extension 84.19 feet, more or less, to the most northerly corner of said lot, thence along the northeasterly boundary of said lot to the point of beginning.

END OF DESCRIPTION

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



Michael J. Bell

NO SCALE

SITE

STATE OF CALIFORNIA CHANNEL
PIERHEAD LINE

PIERHEAD LINE

16.36'

84.19'

**LEASE
AREA**

90.66'

38.00'

APN
178-451-15

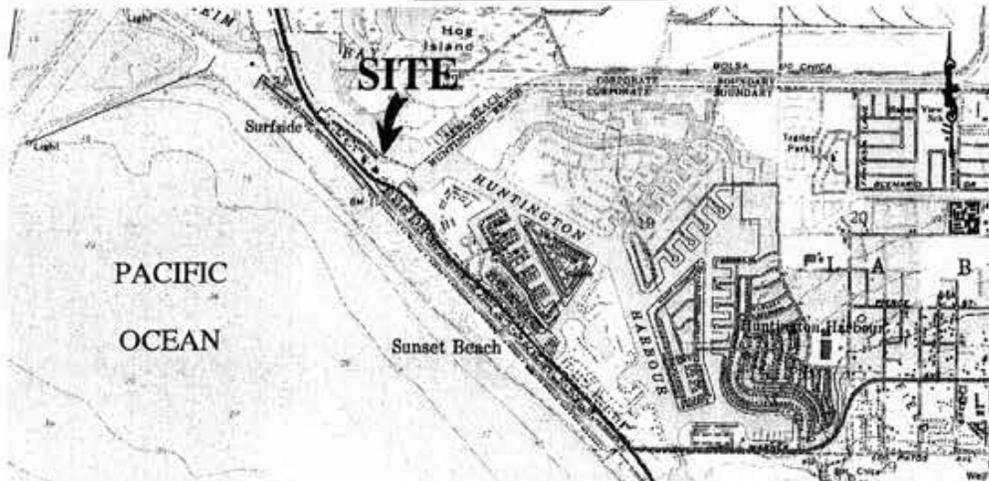
5.24'

BULKHEAD LINE

16222 PIEDMONT CIRCLE, HUNTINGTON BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 7425.1
 BROWNELL
 APN 178-451-15
 GENERAL LEASE -
 RECREATIONAL USE
 ORANGE COUNTY



TS 11/19/14

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.