

**CALENDAR ITEM  
C75**

A 72  
S 34

02/20/15  
PRC 3858.1  
D. Simpkin

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

Bobbie G. Williams and Vallee J. Williams, Trustees Under Trust Dated Oct. 20, 1977

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

Sovereign land in the Main Channel of Huntington Harbour, adjacent to 16672 Somerset Lane, Huntington Beach, Orange County.

**AUTHORIZED USE:**

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

**LEASE TERM:**

10 years, beginning October 3, 2015.

**CONSIDERATION:**

Annual rent in the amount of \$4,248, with an annual Consumer Price Index adjustment.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

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

Other:

No permanent roof or other enclosure will be constructed on the Lease Premises. Applicants agree that any proposed use of the Lease Premises that includes an extension of the actual living quarters constitutes residential use and is prohibited.

**OTHER PERTINENT INFORMATION:**

1. The Applicants own the upland adjoining the lease premises.

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2. The State of California acquired fee ownership of the Huntington Harbour Main and Midway Channels in 1962 as a result of a land exchange entered into between the Commission and the Huntington Harbour Corporation, recorded as the Amended Agreement for the Exchange of Lands in the Sunset Beach Area, Orange County, California, and recorded on March 7, 1963, in Book 6457, Page 819, Official Records, Orange County, California. Projects, including new development or maintenance of existing facilities, extending into these Channels beyond the bulkhead line require a lease from the Commission pursuant to Public Resources Code section 6501.1. The Applicants' upland property is located along the Main Channel of Huntington Harbour.
  
3. On August 8, 2005, the Commission authorized issuance of Lease No. PRC 3858.1, a General Lease - Recreational Use, to Bobbie G. Williams and Vallee J. Williams, Trustees Under Trust Dated Oct. 20, 1977, for use and maintenance of an existing boat dock, access ramp, and cantilevered deck. The lease expires on October 2, 2015, and the Applicants are now applying for a new lease. A portion of the cantilevered deck extends over the State's fee owned land in the Main Channel of Huntington Harbour.
  
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 classification.

**EXHIBITS:**

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

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**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 issuance of a General Lease – Recreational Use to Bobbie G. Williams and Vallee J. Williams, Trustees Under Trust Dated Oct. 20, 1977, beginning October 3, 2015, for a term of 10 years, for use and maintenance of an existing boat dock, access ramp, and cantilevered deck, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration to be annual rent in the amount of \$4,248, with an annual CPI adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 3858.1**

**LAND DESCRIPTION**

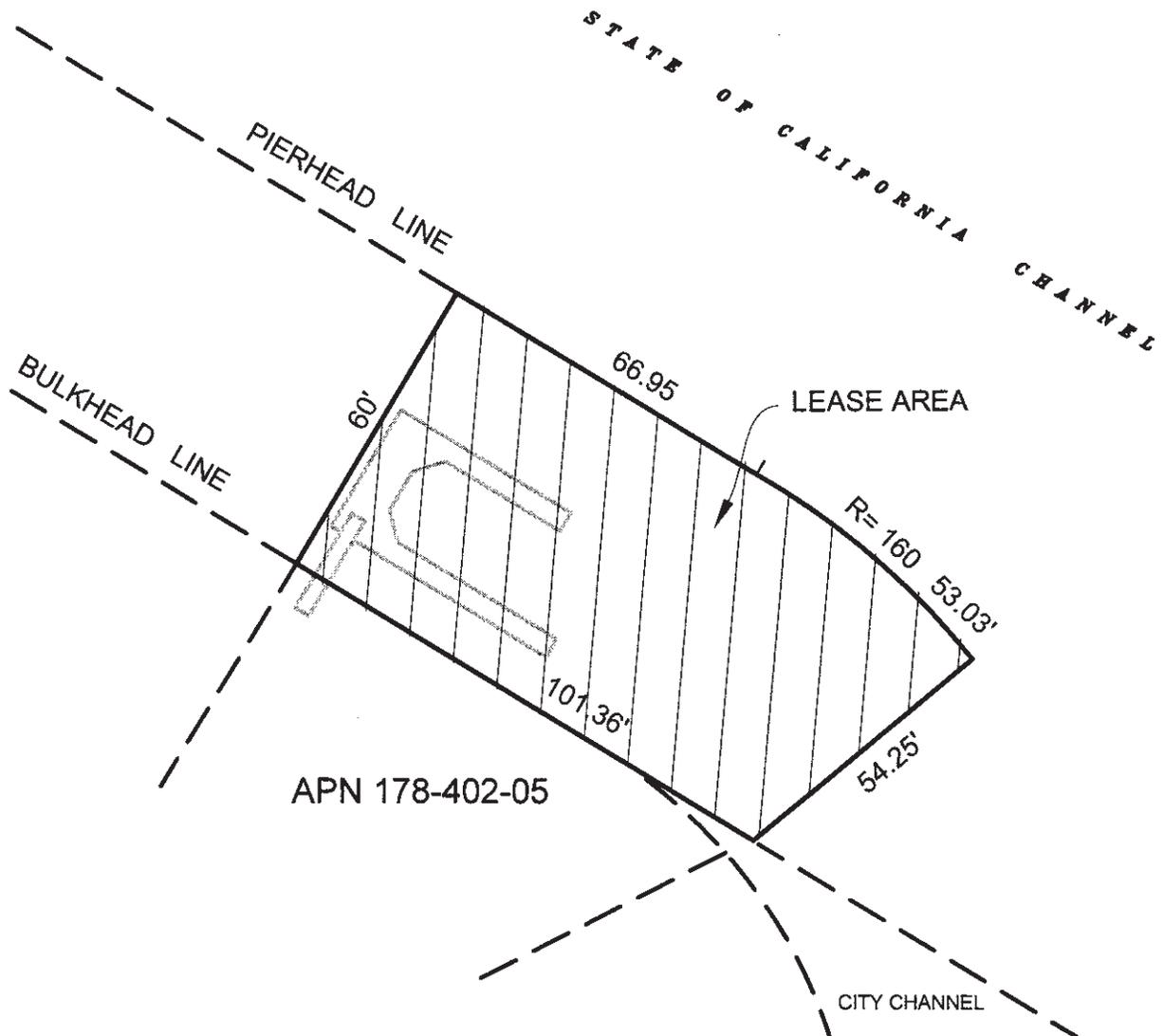
A parcel of submerged land in Huntington Harbour, in the City of Huntington Beach, Orange County, California, described as follows:

Beginning at the most northerly corner of Lot 29, as said lot is shown and so designated on that certain map of Tract No. 4677 filed in 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 66.95 feet to the beginning of a tangent curve to the right, concave southwesterly and having a radius of 160.00 feet; thence 53.03 feet along the arc of said curve, through a central angle of 18°59'21" to the radial line of said curve passing through the most easterly corner of said lot; thence southwesterly along said radial line 54.25 feet to the northeasterly line of Lot C, as said lot is shown and so designated on said map; thence northwesterly along said northeasterly line of said Lot C and the northeasterly line of said Lot 29 101.36 feet to the point of beginning.

**END OF DESCRIPTION**

Prepared 07/19/2005 by the California State Lands Commission Boundary Unit





### EXHIBIT A

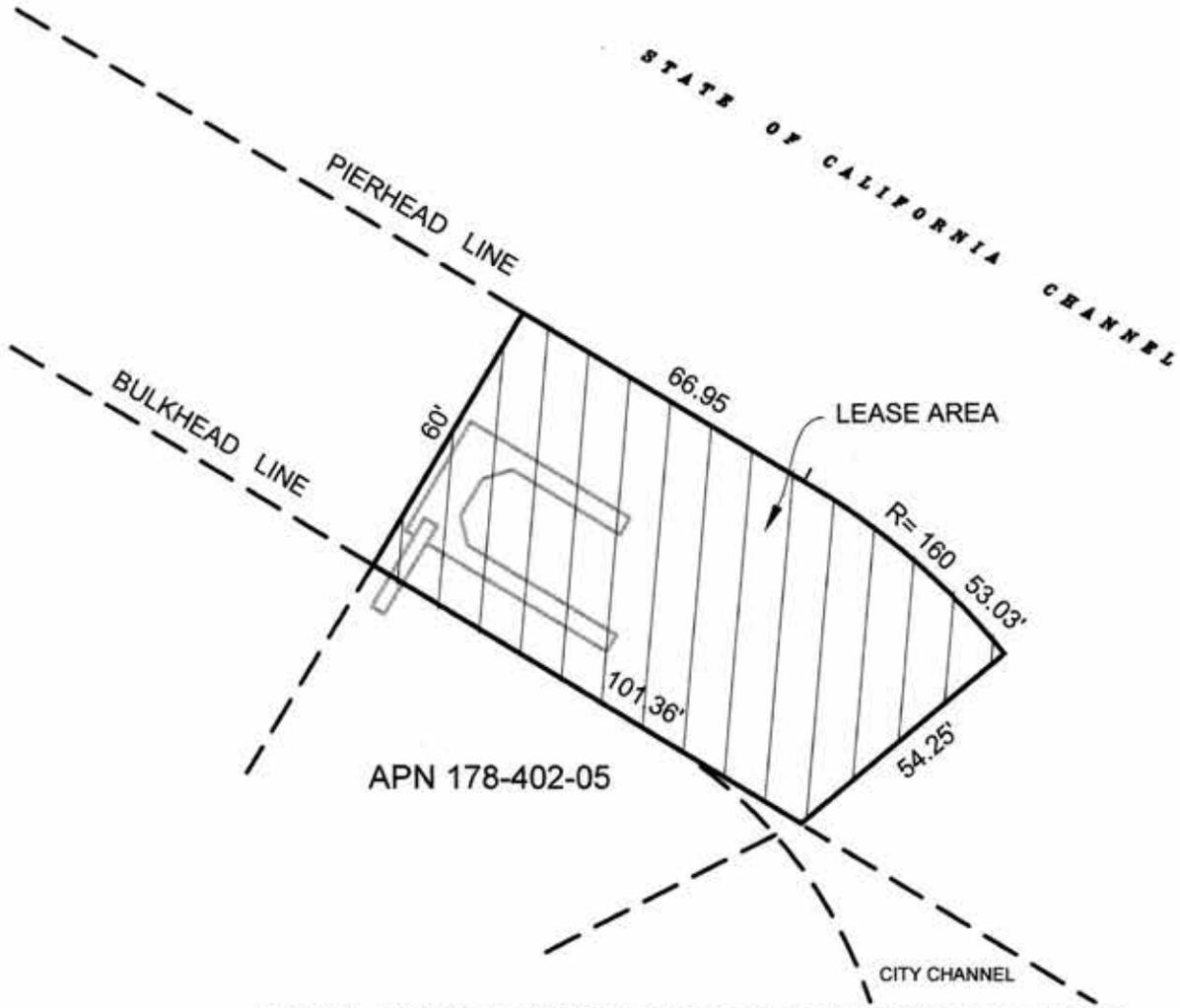
LAND DESCRIPTION PLAT  
PRC 3858.1, WILLIAMS TRUST  
ORANGE COUNTY

CALIFORNIA STATE  
LANDS COMMISSION



NO SCALE

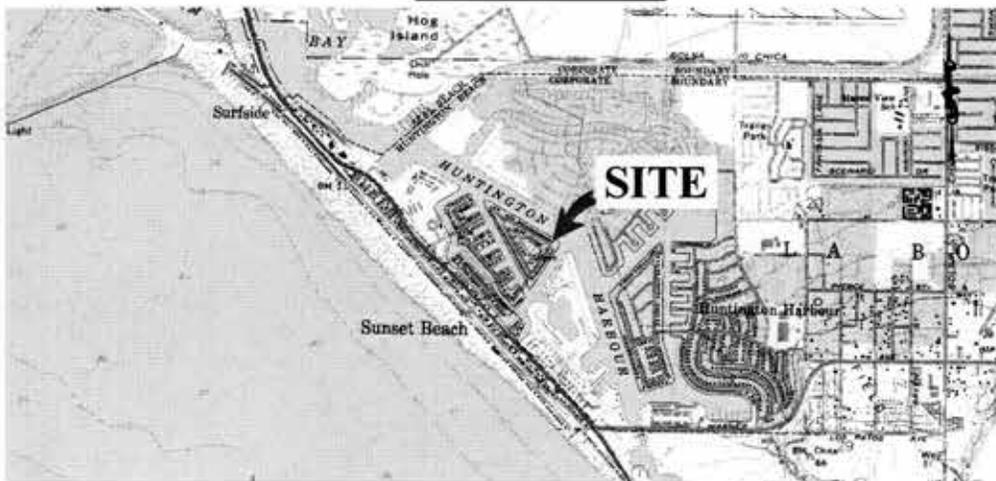
# SITE



16672 SOMERSET LANE, HUNTINGTON BEACH

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit B

PRC 3858.1  
 WILLIAMS TRUST  
 APN 178-402-05  
 GENERAL LEASE -  
 RECREATIONAL USE  
 ORANGE COUNTY



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.

MJJ 12/23/14