

STAFF REPORT

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06/28/19
PRC 3568.1

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K. Connor
B. Johnson

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Nazir S. Antoun, Trustee of the Nazir and Mary Antoun Trust u/t/d/ June 13, 1985

PROPOSED LEASE:

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Main Channel of Huntington Harbour, adjacent to 16971 Bolero Lane, Huntington Beach, Orange County.

AUTHORIZED USE:

Use and maintenance of an existing boat dock, access ramp, and cantilevered deck.

LEASE TERM:

10 years, beginning June 28, 2019.

CONSIDERATION:

\$2,810 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.

STAFF ANALYSIS AND RECOMMENDATION:

Authority:

Public Resources Code sections 6005, 6216, 6224.3, 6224.4, 6301, 6501.1, 6503, and 6503.5; California Code of Regulations, title 2, sections 1911, 2000, 2003, and 3000 through 3016.

Background:

On February 17, 2005, the Commission authorized the issuance of Lease No. PRC 3568.1, a General Lease – Recreational Use, for the use and maintenance of an existing boat dock, and construction and maintenance of a cantilevered deck, to Bolero Lane LLC, for a term of 10 years ([Item C47, February 17, 2005](#)). The lease term began April 25, 2003, with consideration for the boat dock to be annual rent in the amount of \$237, and consideration for the cantilevered deck to be annual rent in the

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amount of \$1,013. At that time, the boat dock was subject to annual rent because the upland property was as an asset of a Limited Liability Company (LLC). The LLC, as a non-natural person, did not qualify for rent-free status for the boat dock under former Public Resources Code section 6503.5.

On February 9, 2006, the Commission authorized an amendment to the lease allowing for the removal and replacement of the existing boat dock with a larger boat dock ([Item C47, February 9, 2006](#)). On February 20, 2006, the Lessee transferred title of the upland property to Nazir S. Antoun, Trustee of the Nazir and Mary Antoun Trust u/t/d/ June 13, 1985. On May 10, 2007, the Commission authorized an assignment and amendment of lease as assigned ([Item C37, May 10, 2007](#)). This amendment terminated the annual rent for the boat dock, effective on the lease anniversary, April 25, 2006.

The previous lease expired on April 24, 2013. The Applicant made holdover rent payments after that period, but the holdover period ended when the payments became delinquent. The Applicant did not apply for a new lease despite repeated communications from staff advising the Applicant of the ongoing trespass. On March 21, 2019, staff initiated an Administrative Enforcement Action pursuant to Public Resources Code section 6224.3 to resolve the trespass. In response, the Applicant applied for a new lease to authorize the boat dock, access ramp, and cantilevered deck.

The Commission's Executive Officer approved a stay of the administrative enforcement process on April 17, 2019, to process the lease application. Bringing the structures under lease will resolve the violation identified in the Notice of Violation. Therefore, should the Commission approve the issuance of this lease, staff recommends the Commission continue the enforcement stay for 30 days after the approval of this lease to allow the Applicant to execute, notarize, and return the signed lease to the Commission together with the annual rent. If the Applicant performs these conditions within this 30-day period, staff recommends the Commission direct the Executive Officer or her designee to terminate enforcement matter AH-002 under California Code of Regulations, title 2, section 3005.

Public Trust and State's Best Interests Analysis:

The subject facilities, consisting of a boat dock, access ramp, and cantilevered deck are privately owned and maintained and located within the Main Channel of Huntington Harbour. The boat dock and access ramp are used for recreational boating. Recreational boating is water-dependent

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and is generally consistent with the common law Public Trust Doctrine. The California Legislature has identified private recreational boating facilities as an authorized use of Public Trust lands (Pub. Resources Code, § 6503.5)

The Main Channel in Huntington Harbour was created in the early 1960s and the adjacent upland parcel is privately owned and developed with a residence. There is no public access at this upland property because the private upland property directly abuts the concrete bulkhead that defines the limits of the channel. The boat dock extends to the pierhead line, which is 60 feet into the 400-foot-wide channel, leaving the majority of the Midway Channel available for navigation and public recreation.

The existing cantilevered deck is connected to the upland residence. Residential use is generally not consistent with the Public Trust Doctrine. However, the cantilevered deck extends no more than 5 feet over the Main Channel and does not substantially interfere with the public right of navigation or access. Proposed rent for the cantilevered deck is calculated using a benchmark rate based on nearby upland land values to ensure the State receives appropriate compensation for use of sovereign land as the deck serves as an extension of the upland property's private backyard.

The proposed lease does not alienate the State's fee simple interest or permanently impair public rights. The lease is limited to a 10-year term and does not grant the lessee exclusive rights to the lease premises. Upon termination of the lease, the lessee may be required to remove all improvements from State land.

The proposed lease requires the lessee to insure the lease premises and indemnify the State for any liability incurred as a result of the lessee's activities thereon. The lease also requires the payment of annual rent to compensate the people of the State for the occupation of the public land involved.

Climate Change:

Climate change impacts, including sea-level rise, increased wave activity, storm events, and flooding are not limited to the open coast. The existing structures subject to the proposed lease are located within the Huntington Harbour development, along an inland, navigable, tidally influenced channel, and may be vulnerable to the impacts of sea-level rise. Huntington Harbour is built near sea-level elevation, and as a result is vulnerable to flooding and storm surge events. Huntington Harbour is adjacent to two wetlands, Bolsa Chica and the Seal Beach National

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Wildlife Refuge, which could act as natural buffers to storm surges and lessen flood risks.

The California Ocean Protection Council updated the State of California Sea-Level Rise Guidance in 2018 to provide a synthesis of the best available science on sea-level rise projections and rates. Commission staff evaluated the “high emissions,” “medium-high risk aversion” scenario to apply a conservative approach based on both current emission trajectories and the lease location and structures. The Los Angeles tide gauge was used for the projected sea-level rise scenario for the lease area as listed in Table 1.

Table 1. Projected Sea-Level Rise for Los Angeles¹

Year	Projection (feet)
2030	0.7
2040	1.2
2050	1.8
2100	6.7

Source: Table 28, State of California Sea-Level Rise Guidance: 2018 Update

Note: ¹ Projections are with respect to a 1991 to 2009 baseline.

As stated in *Safeguarding California Plan: 2018 Update* (California Natural Resources Agency 2018), climate change is projected to increase the frequency and severity of natural disasters related to flooding, drought, and storms (especially when coupled with sea-level rise). The combination of these conditions will likely result in increased wave run-up, storm surge, and flooding in coastal and near coastal areas. In tidally influenced waterways, more frequent and powerful storms can result in increased flooding conditions and damage from storm-created debris. Climate change and sea-level rise will further influence coastal and riverine areas by changing erosion and sedimentation rates. Beaches, coastal landscapes, and near-coastal riverine areas will be exposed to increased wave force and run-up, potentially resulting in greater beach or bank erosion than previously experienced.

This increase in sea level combined with more frequent and stronger storm events will likely expose the lease area structures to higher flood risks, comprised of greater total water levels for longer periods of time. The lease area contains fixed features, including pilings and an overhanging deck, and movable features, including a floating recreational dock and access ramp. Flooding conditions could cause structures to be damaged or dislodged, presenting hazards to public safety as well as

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dangers for navigation within the channel. The floating nature of the movable features will allow them to rise and fall with tides and waves, increasing their resiliency to some sea-level rise impacts. The fixed features may need to be raised or reinforced to withstand future conditions, especially the pilings which do not extend more than a few feet above the dock, as evidenced by photos included with the lease application. Although the bulkhead underneath the deck is not under the Commission's jurisdiction, any sea-level rise impacts to the bulkhead could also affect the structures under the Commission's jurisdiction because it serves to stabilize the bank. Therefore, any loss or degradation of the bulkhead could result in property damage and public safety concerns within the lease area and the surrounding waterways.

More locally based knowledge of sea-level rise impacts and adaptation strategies will be available to Huntington Harbour residents as a result of the ongoing efforts to update the City of Huntington Beach's Local Coastal Program and General Plan, and through the City's Coastal Resiliency Task Force. Regular maintenance, as required by the terms of the lease, will reduce the likelihood of severe structural degradation or dislodgement. Pursuant to the proposed lease, the Applicant acknowledges that the lease premises and adjacent upland are located in an area that may be subject to the effects of climate change, including sea-level rise.

Conclusion:

For all the reasons above, staff believes the issuance of this lease will not substantially interfere with Public Trust needs at this location, at this time, and for the foreseeable term of the proposed lease; and is in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. Staff recommends the Commission accept \$2,624.10 as a negotiated settlement for the Improvements' prior unauthorized occupation of State land. The Applicant made several payments totaling \$4,626.98 after expiration of the previous lease's holdover period, but the payments were not enough to pay the balance owed on the account. The proposed compensation of \$2,624.10 is based on the remaining unpaid balance of holdover rent if the holdover period was extended to June 28, 2019.
2. Approval or denial of the application is a discretionary action by the Commission. Each time the Commission approves or rejects a use of sovereign land, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. If the Commission denies the application, the Applicant may be

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required to remove the boat dock, access ramp, and cantilevered deck and restore the premises to their original condition. Upon expiration or prior termination of the lease, the lessee also has no right to a new lease or to renewal of any previous lease.

3. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the protection, preservation, and responsible economic use of the lands and resources under the Commission's jurisdiction.
4. 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.

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).

PUBLIC TRUST AND STATE'S BEST INTERESTS:

1. Find that the existing and, for a limited period, continuing use and maintenance of the boat dock and access ramp will not substantially interfere with Public Trust needs and values at this location and are consistent with the common law Public Trust Doctrine; and
2. Find that the existing and, for a limited period, continuing use and maintenance of the cantilevered deck is not generally consistent

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with the Public Trust Doctrine, but the current use does not substantially interfere with the trust; and

3. Find that issuing the proposed lease is in the best interests of the State.

AUTHORIZATION:

1. Authorize acceptance of compensation in the amount of \$2,624.10 for unauthorized use of State land following the prior lease's expiration through June 27, 2019.
2. Authorize issuance of a General Lease – Recreational Use to the Applicant beginning June 28, 2019, for a term of 10 years, for the 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; annual rent in the amount of \$2,810, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.
3. Direct the Executive Officer or her designee to terminate the pending administrative enforcement action against Nazir S. Antoun, Trustee of the Nazir and Mary Antoun Trust u/t/d/ June 13, 1985, for structures adjacent to 16971 Bolero Lane upon satisfactory payment of the annual rent by the Applicant and receipt of a properly executed and notarized lease by July 28, 2019; termination to be documented by a letter from the Executive Officer to the Applicant.

EXHIBIT A

PRC 3568.1

LAND DESCRIPTION

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

BEGINNING at the most southerly corner of Lot 39, as said lot is shown and so designated on that certain map of Tract No. 5264 filed in Book 185, Pages 27 through 37 of Official Records of said County; thence southwesterly along the prolongation of the southeasterly line of said lot 60.00 feet to the intersection with a line parallel to the southwestern line of said lot; thence northwesterly on said parallel line 50.00 feet to the intersection with the southwesterly prolongation of the northwesterly line of said lot; thence northeasterly along the prolongation of the northwesterly line of said lot 60.00 feet to the most westerly corner of said lot; thence southeasterly 50.00 feet to the POINT OF BEGINNING.

END OF DESCRIPTION

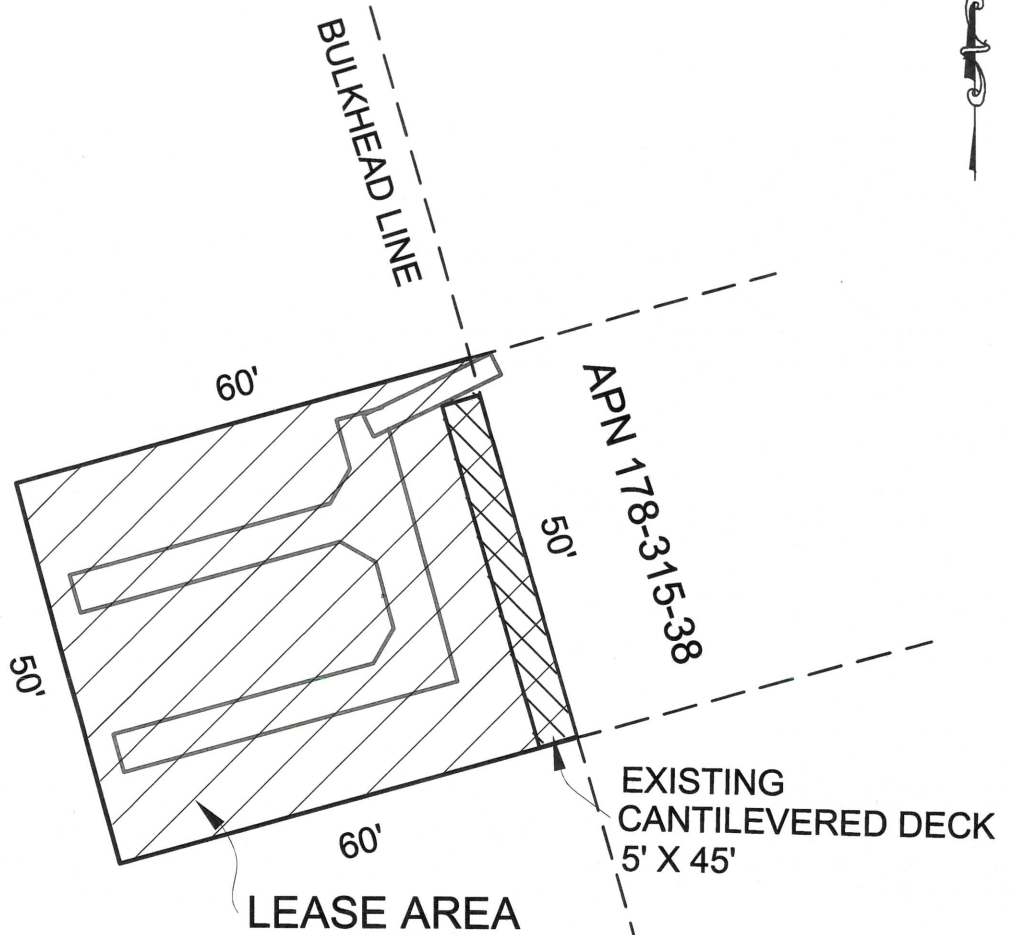
Prepared May 8, 2019 by the California State Lands Commission Boundary Unit.



NO SCALE

SITE

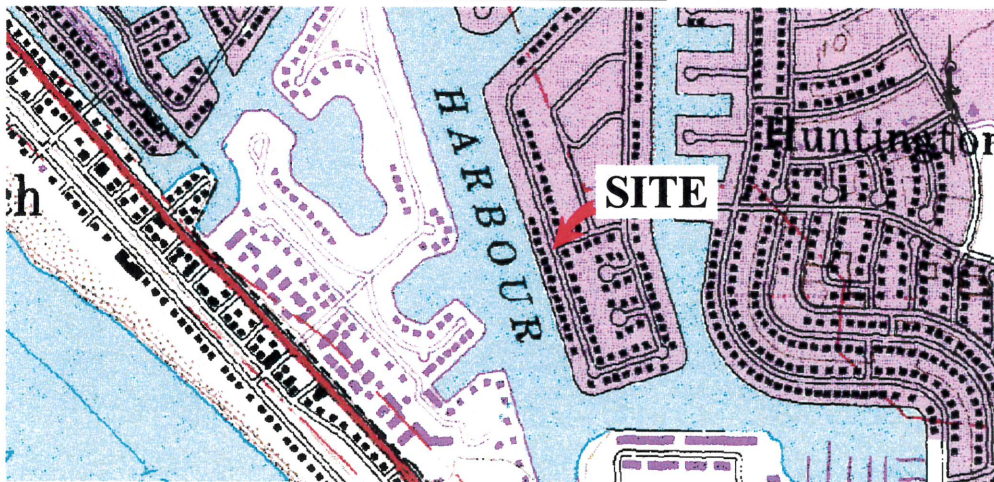
STATE OF CALIFORNIA CHANNEL



16971 BOLERO LANE, HUNTINGTON BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 3568.1
 ANTON TRUST
 APN 178-315-38
 GENERAL LEASE -
 RECREATIONAL USE
 ORANGE COUNTY



MJJ 6/07/19

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.