

MINUTE ITEM

Item 23
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23
at its 2/24/77
meeting.

CALENDAR ITEM

23.

2/77
W 21265
SA
PRC 5258

GENERAL PERMIT
(NONCOMMERCIAL USE)

APPLICANT: Trinidad Island Homeowners Association
3025 Olympic Boulevard
Santa Monica, California 90404

AREA, TYPE LAND AND LOCATION:
A 1.39 acre parcel of tide and submerged land
in the main channel of Huntington Harbour,
Orange County.

LAND USE: Construction and operation of docks, wharfage
facilities and bulkheads.

TERMS OF PROPOSED LEASE:
Initial period: 15 years from June 1, 1977.
Renewal options: 1 year period of 10 years.
Public liability insurance: \$600,000 per
occurrence for bodily injury
and \$400,000 for property damage.

CONSIDERATION: \$1,412 per annum, with the State reserving
the right to fix a different rental on each
fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
\$1,412 fixed rental for this type of lease or
permit.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is owner of upland.
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. Public Resources Code: Div. 6, Parts 1 & 2.
B. Administrative Code: Title 2, Div. 5,
Arts. 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION:
1. This project is situated on land identified
as possessing environmental values in that
the State Lands Commission stated all water-
ways under the Commission's jurisdiction
have environmental significance. Staff
finds this project to be compatible with
Division policy.

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S 36

CALENDAR ITEM NO. 23. (CONTD)

2. A cumulative environmental impact report was approved by the State Lands Commission at its March 25, 1976 meeting. The impact of future development of Huntington Harbour was included in this cumulative report. The report concluded that no significant effects to the environment will be caused by the future construction of boating facilities within the Huntington Harbour Complex up to the maximum number of boat docks which can be fit into the remaining undeveloped areas of the complex.
3. Staff review indicates that no additional environmental documentation will be required for approval of this project.
4. This project will include space for approximately 70 pleasure craft. All of the members of the Trinidad Island Homeowners Association will be served by this facility, both those with upland water frontage and those in the interior of the island.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT NO ENVIRONMENTAL IMPACT REPORT WILL BE REQUIRED AS THIS PROJECT WAS INCLUDED IN A CUMULATIVE ENVIRONMENTAL IMPACT REPORT APPROVED BY THE COMMISSION AT ITS MARCH 25 1976 MEETING.
2. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED BY THE COMMISSION AT ITS DECEMBER 1, 1975 MEETING.
3. AUTHORIZE ISSUANCE TO TRINIDAD ISLAND HOMEOWNERS ASSOCIATION OF A 15 YEAR GENERAL PERMIT FROM JUNE 1, 1977 WITH LESSEE'S OPTION TO RENEW FOR 1 PERIOD OF 10 YEARS; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,412, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; FOR THE CONSTRUCTION AND OPERATION OF DOCKS, WHARFAGE FACILITIES AND BULKHEADS; ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

W 21265

A parcel of submerged land in the State owned channel of Huntington Harbour, being a portion of fractional Section 19, T5S, R11W, S8M, County of Orange, California, per the map filed in Book 51, page 13 of Miscellaneous Maps, Orange County Records, said parcel being more particularly described as follows:

COMMENCING at the most westerly corner of Lot 70 of Tract No. 9163, per the map filed in Book 371, pages 16 through 20 of Miscellaneous Maps, Orange County Records N 61° 00' 00" W, 730.00 feet, along the northerly boundary of the 400 foot channel described as Strip A in the deed recorded in Book 6368, pages 411 through 413, to the TRUE POINT OF BEGINNING; thence continuing along said northerly boundary of the 400 foot channel, N 61° 00' 00" W, 1159.56 feet to a point in a non-tangent curve concave to the northeast with a radius of 175 feet and a central angle of 48° 11' 21" and from which the radius point of said curve bears N 77° 11' 23" E; thence southeasterly along said curve 147.19 feet; thence S 61° 00' 00" E, 1026.58 feet; thence N 29° 00' 00" E, 65.00 feet to the point of beginning.

END OF DESCRIPTION

Prepared *M. J. [Signature]* Checked *[Signature]*
Reviewed *[Signature]* date 9/7/76
2/13