

MINUTE ITEM

This Calendar Item No. 24
was approved by the Board of
Commissioners by a vote of 3
to 0 at its 2/24/77
meeting.

CALENDAR ITEM

24.

2/77
W 21266
SA
PRC 5259

COMMERCIAL LEASE

APPLICANT: Harbour-Pacific, LTD.
3025 Olympic Boulevard
Santa Monica, California 90404

AREA, TYPE LAND AND LOCATION:
An 0.593 acre parcel of tide and submerged
land in the main channel of Huntington
Harbour, Orange County.

LAND USE: Construction and operation of a commercial
marina.

TERMS OF PROPOSED LEASE:
Initial period: 15 years from June 1, 1977.
Renewal options: 3 successive periods of 10
years each.
Surety bond: \$10,000.
Public liability insurance: \$60,000 per
occurrence for bodily injury
and \$400,000 for property
damage.

CONSIDERATION: \$450 until construction is completed; \$5,200
per annum after construction, with the State
reserving the right to fix a different rental
on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
8% of appraised value of land.

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, Part 1 & 2.
B. Administrative Code: Title 2, Div. 3,
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
waterways under the Commission's jurisdiction

A 73

S 36

CALENDAR ITEM NO. 24. (CONTD)

have environmental significance. Staff finds this project to be compatible with Division policy.

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.

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 THE GRANTING OF THE APPLICATION WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED BY THE COMMISSION AT ITS DECEMBER 1, 1975 MEETING.
3. AUTHORIZE ISSUANCE TO HARBOUR-PACIFIC LTD. OF A 15-YEAR COMMERCIAL LEASE FROM JUNE 1, 1977; WITH LESSEE'S OPTION TO RENEW FOR 3 SUCCESSIVE PERIODS OF 10 YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$450 UNTIL THE COMPLETION OF CONSTRUCTION, THEREAFTER \$5,200 PER ANNUM WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$10,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$600,000 PER OCCURRENCE FOR BODILY INJURY AND \$400,000 FOR PROPERTY DAMAGE; FOR THE CONSTRUCTION AND MAINTENANCE OF A COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

PLATE "A"

W 2100

A parcel of land, more or less, in the State of California, County of Orange, situated in unincorporated Section 19, T 5 S, R 11 W, S 1 M., County of Orange, State of California, is represented as follows:

COMMENCING at the intersection of the southeasterly prolongation of the corporate boundary line between Ranch Los Alamos and Rancho La Brea, as recorded in Book 115, Page 754, records of Los Angeles County, California, with the northerly line of the 40-foot wide State owned channel described as "Strip 7" in the deed recorded in Book 6365, Page 411, records of Orange County, California; thence along said northerly line of said channel $S 61^{\circ} 00' 00'' E$, 245.67 feet to the TRULY POINT OF BEGINNING; thence $S 61^{\circ} 00' 00'' E$, 533.00 feet; thence $S 29^{\circ} 00' 00'' E$, 40.00 feet; thence $N 61^{\circ} 00' 00'' W$, 652.50 feet; thence $N 49^{\circ} 36' 33'' E$, 42.73 feet to the true point of beginning.

FORM OF DISTRIBUTION

Prepared by [Signature] Checked [Signature]
Reviewed by [Signature] Date 8/1/76

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