

MINUTE ITEM

This Calendar Item No. CP
Minute Item
Lands
a vote of 3
DATE 2/23/78
Meeting

CALENDAR ITEM

08.

2/78
WP 2069.1
Atkins
PRC 2069

ASSIGNMENT OF A NON-COMMERCIAL LEASE

ASSIGNOR: Cobon Corporation
20801 South Coast Highway
Laguna Beach, California 92651

ASSIGNEE: Treasure Island Trailer Park,
a limited partnership
20801 South Coast Highway
Laguna Beach, California 92651

AREA, TYPE LAND AND LOCATION:
A 4,500 sq. ft. (approximately .10 acre)
parcel of tide and submerged land in the
Pacific Ocean offshore of Laguna Beach,
Los Angeles County.

LAND USE: Continued use and maintenance of an existing
recreational pier.

TERMS OF EXISTING LEASE:
Initial period: 10 years from February 20,
1973.

Renewal options: 1 successive period of
10 years.

Surety bond: \$5,000.

Public liability insurance: \$300,000 per
occurrence for bodily
injury and \$50,000 for
property damage.

CONSIDERATION: \$576 per annum, 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 AN EXPENSES:
Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:
A. Public Resources Code: Div. 6, Parts 1 & 2.

A 74
S 36

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B. Administrative Code: Title 2, Div. 3,
Arts. 1, 2, 6.5,
10 & 11.

OTHER PERTINENT INFORMATION:

1. An EIR is not required. This transaction is an assignment of a lease on an existing structure, and is not considered a project under Public Resources Code 21065, 14 Cal. Adm. Code 15037 and 2 Cal. Adm. Code 2903(d).
2. This project is situated on State land identified as possessing significant environmental values pursuant to Public Resources Code 6370.1, and is classified in a use category, Class C which authorizes Multiple Use.

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

3. This transaction is not a development within the meaning of Article 6.5 of Title 2 of the California Administrative Code, as the subject pier has been in place since 1958.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21065, 14 CAL. ADM. CODE 15037, AND 2 CAL. ADM. CODE 2903(d).
2. DETERMINE THAT THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF ARTICLE 6.5 OF TITLE 2 OF THE CALIFORNIA ADMINISTRATIVE CODE BECAUSE THIS PROJECT IS NOT A DEVELOPMENT WITHIN THE MEANING OF SECTION 2503 OF TITLE 2 OF THE CALIFORNIA ADMINISTRATIVE CODE AND SECTION 30105 OF THE PUBLIC RESOURCES CODE.
3. FIND THAT GRANTING OF THE ASSIGNMENT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED

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FURSUANT TO SECTION 6370.1, OF THE PUBLIC RESOURCES CODE.

4. AUTHORIZE ASSIGNMENT FROM COBON CORPORATION TO TREASURE ISLAND TRAILER PARK, A LIMITED PARTNERSHIP OF AN EXISTING 10-YEAR NON-COMMERCIAL LEASE FROM FEBRUARY 20, 1973, WITH LESSEE'S OPTION TO RENEW FOR 1 SUCCESSIVE PERIOD OF 10 YEARS; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$576, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNT OF \$300,000 PER OCCURRENCE FOR BODILY INJURY AND \$50,000 FOR PROPERTY DAMAGE; FOR THE USE AND MAINTENANCE OF A RECREATIONAL PIER ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

WP 2069

A strip of land 30 feet in width lying in the bed of the Pacific Ocean, approximately 1.5 miles southeasterly of the City of Laguna Beach, County of Orange, State of California, and lying 15 feet on each side of the following described centerline:

COMMENCING at the most easterly corner of Lot B, Tract 1017, as recorded in Miscellaneous Maps 33, pages 26, 27, and 28 of Official Records of said county; thence S 40° 18' 00" E 40.08 feet; thence S 9° 35' 54" W 1,261.47 feet to the TRUE POINT OF BEGINNING; thence S 2° 7' 40" W 262.12 feet to the end of the herein described centerline.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark of the Pacific Ocean.

The bearings used in this description are based on the southwesterly line of State Highway being S 40° 18' 00" E.

END OF DESCRIPTION

Prepared

E.C. Jacobson

Checked

John R. Jensen

Reviewed

James O. Levin

Date

7/18/75

