

**CALENDAR ITEM  
C77**

A 72  
S 34

10/14/14  
PRC 3251.1  
A. Franzoia

**GENERAL LEASE - RECREATIONAL USE**

**APPLICANT:**

Bayless and Janet Conley

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

Sovereign land located in the Main Channel of Huntington Harbour, adjacent to 3452 Gilbert Drive, Huntington Beach, Orange County.

**AUTHORIZED USE:**

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

**LEASE TERM:**

10 years, beginning August 17, 2014.

**CONSIDERATION:**

Annual rent in the amount of \$546, with an annual Consumer Price Index adjustment.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability insurance in the amount of 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.
2. The State of California acquired fee ownership of the Huntington Harbour Main and Midway Channels in 1961 as a result of a land exchange entered into between the Commission and the Huntington Harbour

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Corporation, recorded as Sovereign Lands Location No. 34 dated December 22, 1960, and recorded on January 31, 1961, in Book 5611, Page 470, 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 17, 2004, the Commission approved a 10-year General Lease – Recreational Use to Bayless Conley and Janet D. Conley for the continued use and maintenance of an existing boat dock and access ramp. That lease expires on August 16, 2014. The Applicants are now applying for a new lease.
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).
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

**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).

CALENDAR ITEM NO. **C77** (CONT'D)

**SIGNIFICANT LANDS INVENTORY FINDING:**

Finds 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 Bayless and Janet Conley beginning August 17, 2014, for a term of 10 years, for a boat dock and access ramp as described on Exhibit A and shown on Exhibit B attached and by this reference made a part hereof; consideration to be annual rent in the amount of \$546, with an annual Consumer Price Index adjustment; and liability insurance in the amount of no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 3251.1**

**LAND DESCRIPTION**

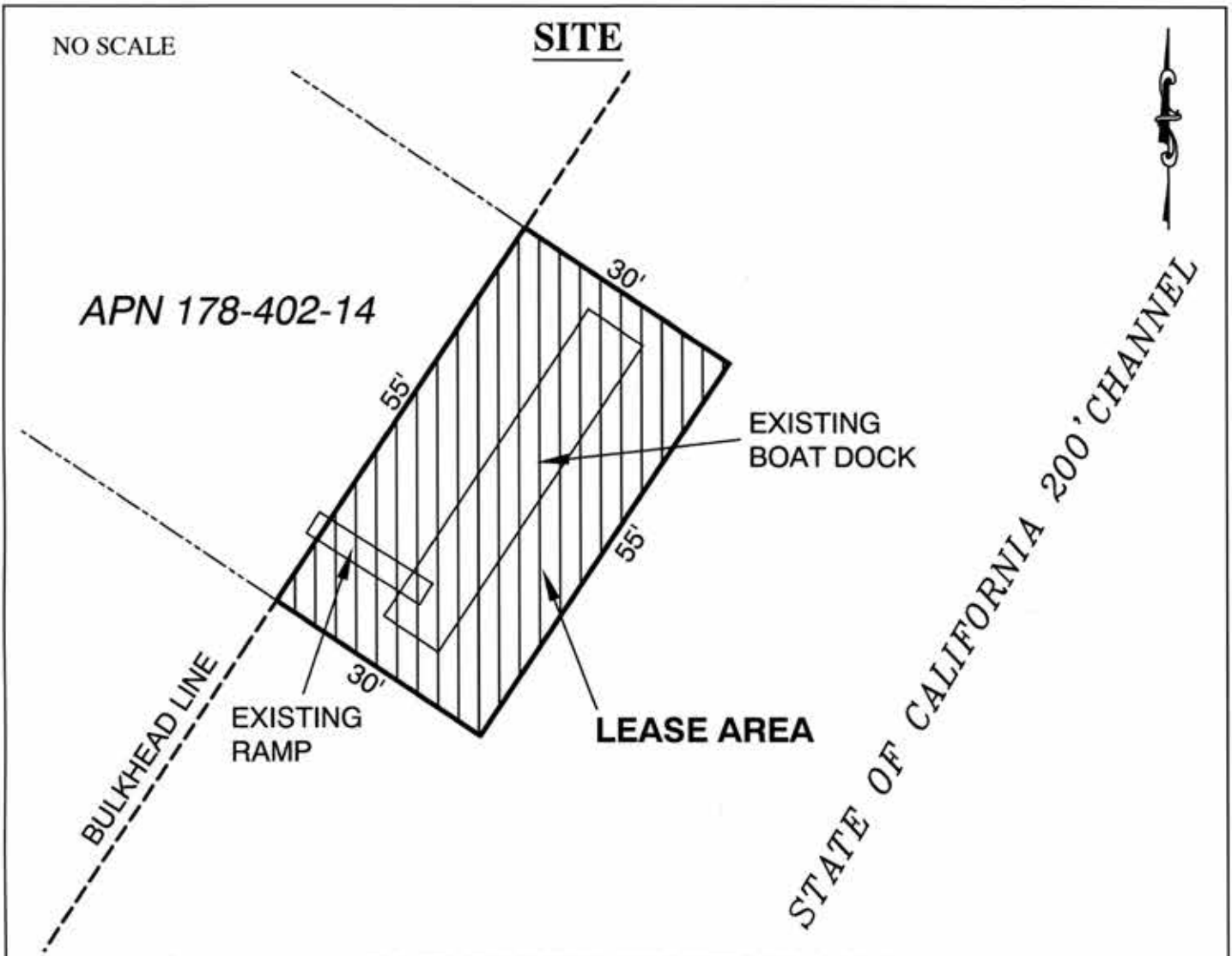
A parcel of submerged land in Huntington Harbour, in the City of Huntington Beach, Orange County, California, described as follows:

BEGINNING at the most southerly corner of Lot 21, as said lot is shown and so designated on that certain map of Tract No. 4677 filed in Book 168, Pages 14 through 18 of Miscellaneous Maps, Official Records of said County; thence along the southeasterly prolongation of the southwesterly line of said lot 30.00 feet to a line parallel with the southeasterly line of said lot; thence northeasterly along said parallel line 55 feet to the southeasterly prolongation of the northeasterly line of said lot; thence northwesterly along said southeasterly prolongation 30 feet to the most easterly corner of said lot; thence southwesterly along southeasterly line of said lot to the point of beginning.

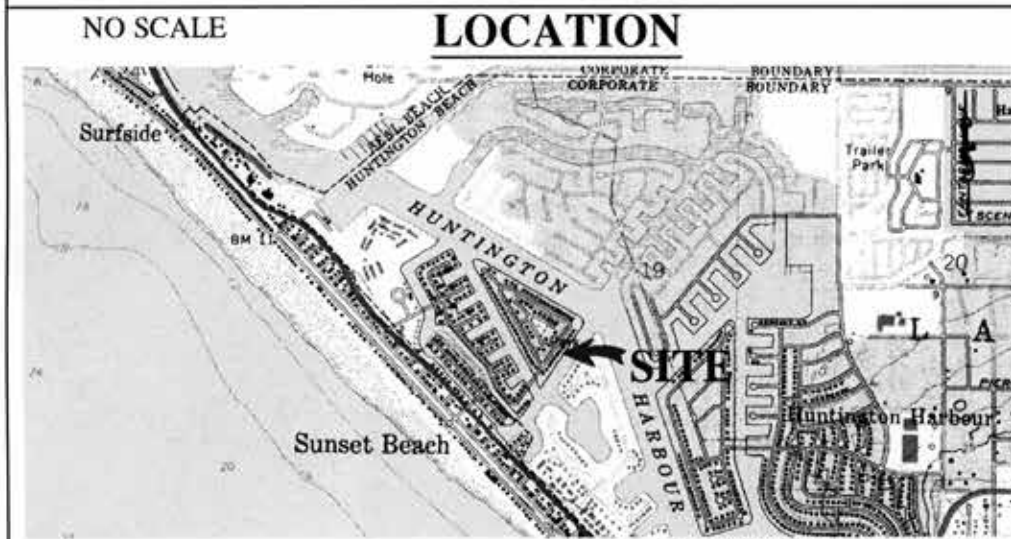
**END OF DESCRIPTION**

Prepared 07/29/14 by the California State Lands Commission Boundary Unit





3452 GILBERT DRIVE, HUNTINGTON BEACH



**Exhibit B**  
 PRC 3251.1  
 CONLEY  
 APN 178-402-14  
 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.