

MINUTE ITEM
Calendar Item No. C21
is approved as Minute item
21 by the State Lands
Commission by a vote of 3
0 at its 6-30-92
meeting.

A 58

S 37

CALENDAR ITEM

C 2 1

06/30/92
PRC 5258
Maricle

APPROVE REPLACEMENT OF GENERAL LEASE - RECREATIONAL USE

APPLICANT:

Trinidad Island Homeowners Association
P. O. Box 1761
Huntington Beach, California 92647

AREA, TYPE LAND AND LOCATION:

A 1.416-acre parcel of sovereign land in Huntington Harbour,
Huntington Beach, Orange County.

LAND USE:

60-boat slips, walkways, and ramps.

TERMS OF EXISTING LEASE:

Initial period:

Fifteen (15) years beginning June 1, 1977.

Renewal periods:

One successive period of ten years.

Public liability insurance:

Combined single limit coverage of \$1,000,000.

Consideration:

\$8,635 per annum; five-year rent review.

TERMS OF PROPOSED LEASE:

Initial period:

Twenty (20) years beginning June 1, 1992.

Public liability insurance:

Combined single limit cover ge of \$1,000,000.

CALENDAR ITEM NO. 021 (CONT'D)

CONSIDERATION:

\$10,365.10 per annum; with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code Regs. 2003.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 3, Div 3; Title 14, Div. 6.

AB 884:

12/16/92

OTHER PERTINENT INFORMATION:

1. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. 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.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The reconstruction portion of the project is exempt under Class 2, Replacement or Reconstruction of Deteriorated or Damaged Structures, 2 Cal. Code Regs. 2905(b). The maintenance dredging portion of the project is exempt under Class 4, Minor Alteration to Land, 2 Cal. Code Regs. 2905(d)(4).

Authority: P.R.C. 21084, 14 Cal. Code Regs. 15300, and 2 Cal. Code Regs. 2905.

CALENDAR ITEM NO. C 2 1 (CONT'D)

2. The current permit which provides for a renewal period of ten years, is being replaced with a new lease which covers a single twenty-year term. Such is consistent with Commission regulations for this type of lease.
3. Under the terms of the proposed lease, the lessee will be authorized to dredge, for maintenance purposes, a maximum of 2,500 cubic yards of material annually from within the leased premises during the term of the lease. The authorized disposal site will be identified on the quarterly report forms to be submitted to the Commission.

No royalty shall be charged for dredged material donated for public use and benefit or disposed of at an aquatic site. A minimum royalty of \$0.25 per cubic yard shall be paid for any material sold or used for any private or commercial benefit.

APPROVALS OBTAINED:

City of Huntington Beach.

FURTHER APPROVALS REQUIRED:

State Lands Commission.

EXHIBITS:

- A. Land Description
- B. Location Map
- C. Improvement Layout Plat, Approved May 5, 1992, City of Huntington Beach

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE PROPOSED ACTIVITIES ARE CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
2. FIND THAT THE PROPOSED ACTIVITIES ARE EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS CATEGORICALLY EXEMPT PROJECTS, CLASS 2, REPLACEMENT OR RECONSTRUCTION OF DETERIORATED OR DAMAGED STRUCTURES (DOCK REPLACEMENT), 2 CAL. CODE REGS. 2905(b); AND CLASS 4, MINOR ALTERATION TO LAND (MAINTENANCE DREDGING), 2 CAL. CODE REGS. 2904(d)(4).

CALENDAR ITEM NO. C 2 1 (CONT'D)

3. AUTHORIZE ISSUANCE TO TRINIDAD ISLAND HOMEOWNERS ASSOCIATION OF A 20-YEAR GENERAL LEASE - RECREATIONAL USE FOR THE FACILITIES INDICATED IN EXHIBIT "C", BEGINNING JUNE 1, 1992; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$10,365.10, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; AUTHORIZE DREDGING FOR MAINTENANCE PURPOSES, A MAXIMUM OF 2,500 CUBIC YARDS OF MATERIAL ANNUALLY FROM WITHIN THE LEASED PREMISES DURING THE TERM OF THE LEASE, AT \$0.25 PER CUBIC YARD, MINIMUM ROYALTY, PROVIDED THAT NO ROYALTY SHALL BE CHARGED FOR DREDGED MATERIAL DONATED FOR PUBLIC USE AND BENEFIT; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR 60 SLIPS, WALKWAYS, AND RAMPS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

PRC 5258.1

LAND DESCRIPTION

A parcel of submerged land in the State owned channel of Huntington Harbor, being a portion of fractional Section 19, T5S, R11W, SBM, Orange County, California, per 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. 9168, shown on the map filed in Book 371, pages 16 through 20 of Miscellaneous Maps, Orange County Records: thence N 61° 00' 00" W, 720.00 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, N 61° 00' 00" W, 1159.56 feet to a point on a non-tangent curve concave to the northeast with a radius of 165 feet and a central angle of 48° 11' 23" and from which the radius point of said curve bears N 77° 11' 23" E; thence southeasterly along said curve 138.78 feet; thence tangent to said curve, S 61° 00' 00" E, 1036.58 feet; thence N 29° 00' 00" E, 55.00 feet to the point of beginning

END OF DESCRIPTION

PREPARED MARCH, 1992 BY LLB

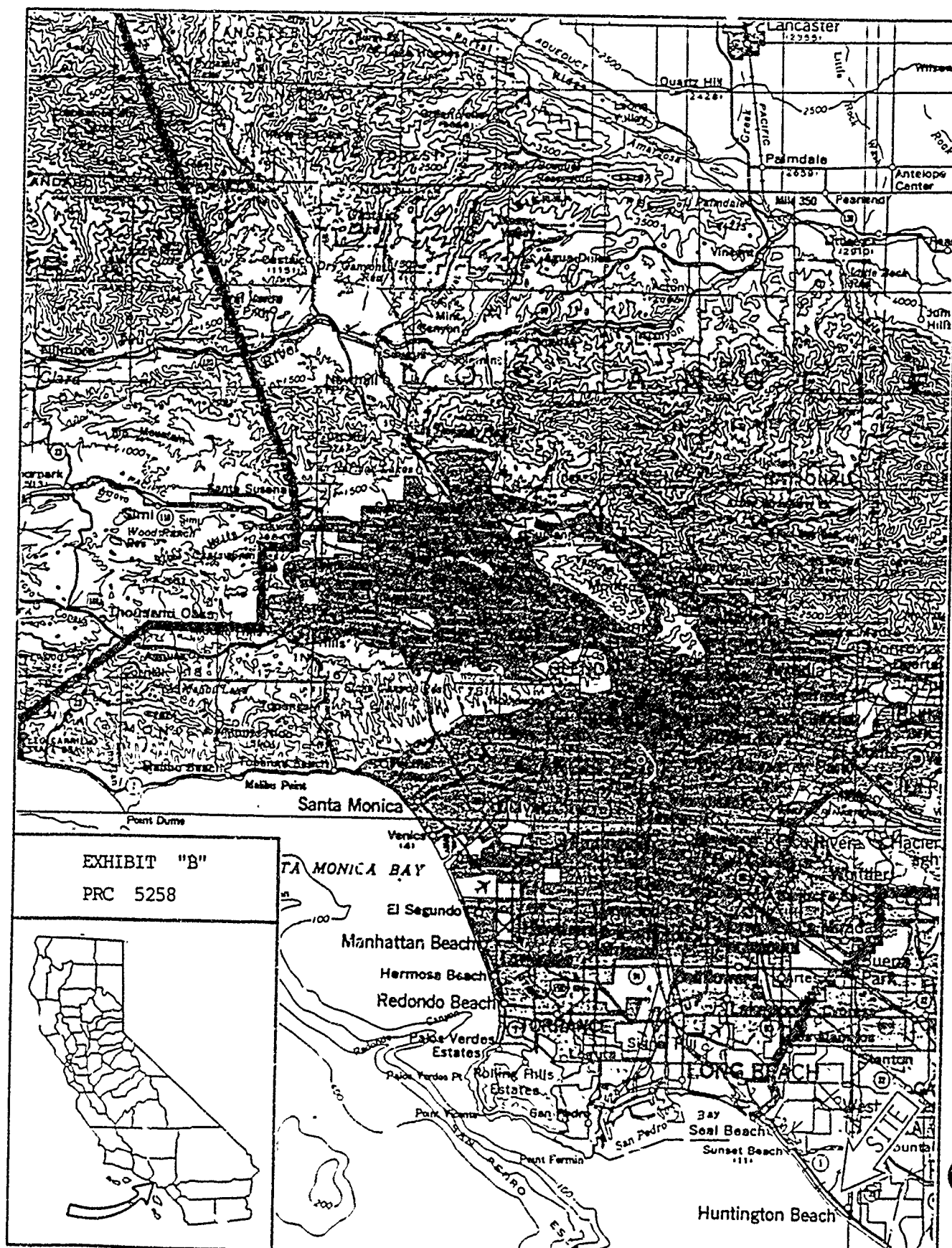


EXHIBIT "B"

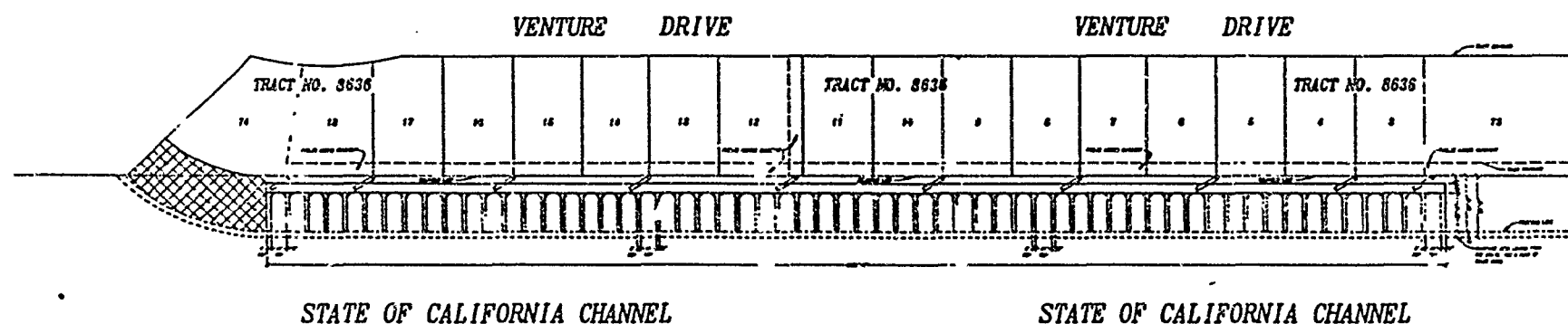
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CALENDAR PAGE

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TRINIDAD MARINA WHARF AREA "E"

EXHIBIT "C"



SLIP SCHEDULE:

DOCK	TOTALS			25' SLIP		END TIES	
	SLIP LENGTH	SECTION PERIMETER	BEAM PERIMETER	SECTION PERIMETER	TOTAL BEAM PERIMETER	TOTAL BEAM PERIMETER	TOTAL BEAM PERIMETER
A	60	2100'	15619	60	2100'		

NOTES:

1. MATERIAL: 8" ALK.
2. D5 FINDER: 3" ALK.
3. FINDER: 3" ALK.
4. MOORING CLAY: 12" ATLANTIC TYP.
5. MOORING CLAY: 8" ATLANTIC TYP.
6. MOORING: ATLANTIC TYP.
7. PILE SIZE: 4" x 4" TYP.
8. PILE TYPE: HOLLOW TYPE.
9. PILE SYSTEM: EXISTING CONCRETE PILES.
10. ALUMINUM & CORNER BULBS: STANDARD
11. BULKHEAD: EXISTING BULKHEADS.



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ATLANTIC
MARINA SERVICES CORPORATION
1000 KALANIANA'OLA DRIVE, SUITE 200
HONOLULU, HAWAII 96813

TRINIDAD ISLAND MARINA
TRINIDAD ISLAND HOMEOWNERS ASSOCIATION
TRINIDAD BEACH, HI 96860

PRELIMINARY LAYOUT
DATE: 10/10/80

JOB NO.
SHEET NO.