

**CALENDAR ITEM
C80**

A	67	03/29/12
S	35	WP 8297.9 S. Paschall

GENERAL LEASE – PROTECTIVE STRUCTURE USE

APPLICANTS:

George F. Schofhauser and Jay Ann Schofhauser, as Co-Trustees of The George F. Schofhauser Residence Trust, established August 14, 2007, and The Jay Ann Schofhauser Residence Trust, established August 14, 2007

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Huntington Harbour, adjacent to 3342 Venture Drive, city of Huntington Beach, Orange County.

AUTHORIZED USE:

Continued use and maintenance of existing bulkhead protection.

LEASE TERM:

10 years, beginning April 1, 2011.

CONSIDERATION:

The public use and benefit with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

SPECIFIC LEASE PROVISIONS:

Insurance: Combined single-limit liability coverage of no less than \$1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicants own the upland adjoining the lease premises.
2. On April 24, 2001, the Commission approved issuance of a General Lease – Protective Structure Use to George F. Schofhauser and Jay Ann Schofhauser, Co-Trustees of the Schofhauser Family Trust u/a/d November 19, 1989, for a period of 10 years. The upland property has since been transferred from the Family Trust to the Residential Trusts. The lessees are now applying to renew this lease. The lease expired on March 31, 2011.

CALENDAR ITEM NO. C80 (CONT'D)

3. The bulkhead protection mutually benefits the public and the Applicants. The bulkhead will be protected from undermining at no cost to the public.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15061), the staff has determined that this activity is exempt from the requirements of 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).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

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).

SIGNIFICANT LANDS INVENTORY FINDING:

Find 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.

CALENDAR ITEM NO. **C80** (CONT'D)

AUTHORIZATION:

Authorize Issuance of a General Lease – Protective Structure Use to George F. Schofhauser and Jay Ann Schofhauser, as Co-Trustees of The George F. Schofhauser Residence Trust, established August 14, 2007, and The Jay Ann Schofhauser Residence Trust, established August 14, 2007, for a term of 10 years, beginning April 1, 2011 for continued use and maintenance of existing bulkhead protection as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration being the public use and benefit with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest; and liability insurance for combined single-limit coverage in the amount of no less than \$1,000,000.

EXHIBIT A

WP 8297.9

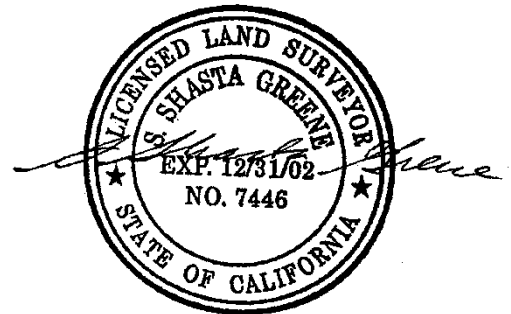
LAND DESCRIPTION

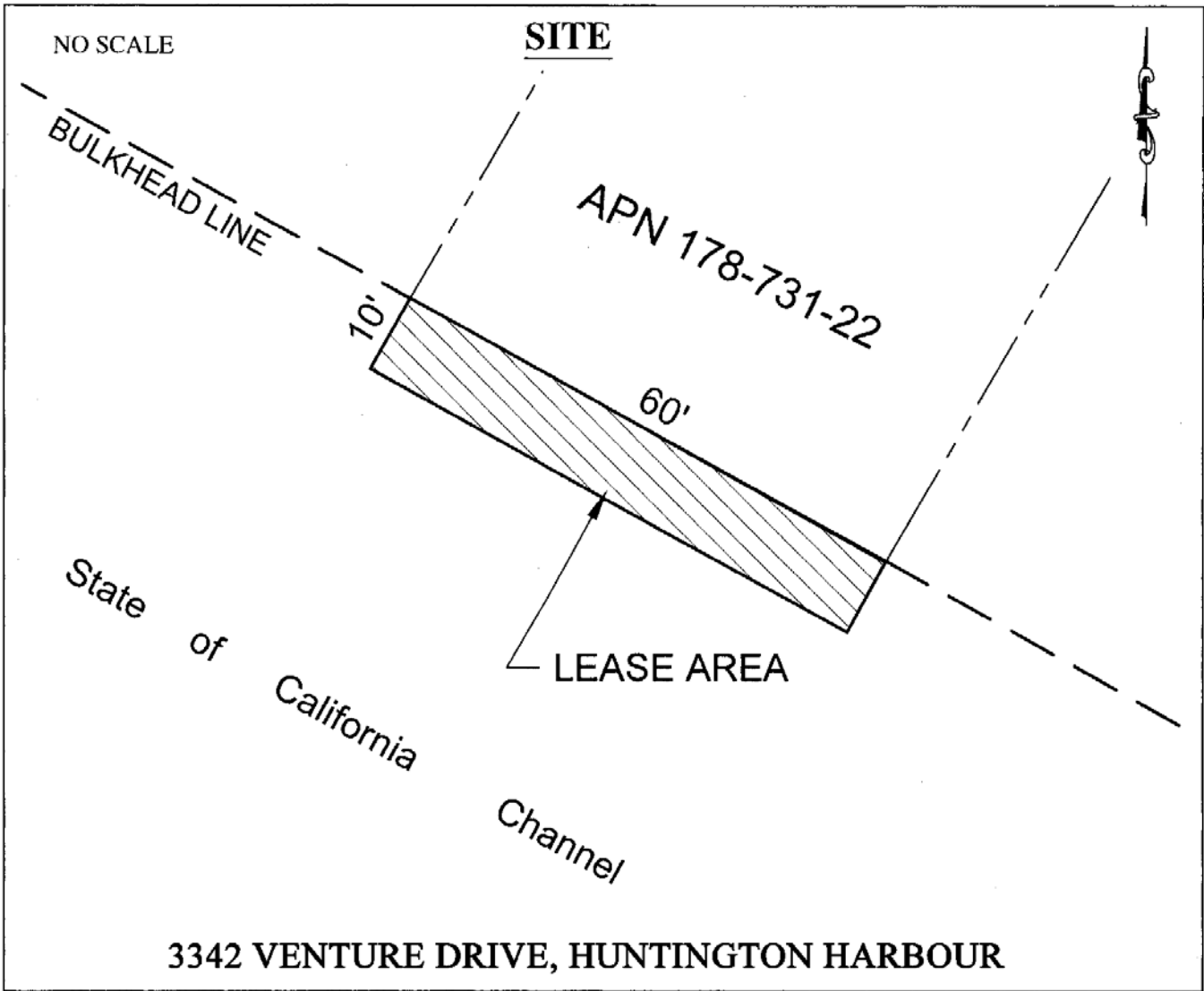
Parcel 1—(adjacent to APN 178-731-22)

A parcel of tide and submerged land situate in the City of Huntington Beach, Orange County, California and more particularly described as follows:

Beginning at the most southerly corner of Lot 14, as said lot is shown on that certain map entitled Tract No. 8636, filed in Book 397 of Miscellaneous Maps at Pages 33 to 35, Orange County Records; thence along the southwesterly line of said lot, North 61° 00' 00" West, 60.00 feet to the most westerly corner of said lot; thence along the southwesterly prolongation of the northwesterly line of said lot, South 29° 00' 00" West, 10.00 feet to a line which is parallel with and distant 10.00 feet southwesterly from said southwesterly line of said lot; thence along said parallel line, South 61° 00' 00" East 60.00 feet to the southwesterly prolongation of the southeasterly line of said lot ; thence along said prolongation, North 29° 00' 00" East, 10.00 feet to the point of beginning.

Prepared in February, 2001 from record data.





NO SCALE

LOCATION

SITE

MAP SOURCE: USGS QUAD

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.

Exhibit B

WP 8297.9
 SCHOFHAUSER TRUST
 APN 178-731-22
 GENERAL LEASE-
 PROTECTIVE STRUCTURE USE
 ORANGE COUNTY

SITE

TS 01/23/12