

**CALENDAR ITEM
C40**

A 72
S 34

12/06/16
PRC 3572.1
S. Avila

**RESCISSION OF APPROVAL AND ISSUANCE OF
A GENERAL LEASE – RECREATIONAL USE**

RESCINDING APPLICANT:

Masao Ishihama, Trustee of the Masao Ishihama Qualified Personal Residence Trust No. 2 Dated May 28, 1998, and Asako Ishihama, Trustee of the Asako Ishihama Qualified Personal Residence Trust No. 2 Dated May 28, 1998

APPLICANT:

James C. Rodriguez and Kelly A. Rodriguez, Co-Trustees of the James C. Rodriguez and Kelly A. Rodriguez Revocable Trust Dated October 13, 2006

PROPOSED LEASE:

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Huntington Harbour, adjacent to 16941 Bolero Lane, city of Huntington Beach, Orange County.

AUTHORIZED USE:

Use and maintenance of an existing boat dock, access ramp and cantilevered deck extending no more than 5 feet waterward of the bulkhead.

LEASE TERM:

10 years, beginning December 6, 2016.

CONSIDERATION:

\$2,397 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount no less than \$1,000,000 per occurrence

STAFF ANALYSIS AND RECOMMENDATION:

Authority:

Public Resources Code sections 6005, 6216, 6301, 6501.5, and 6503.5; California Code of Regulations, title 2, section 2000, subdivision (b).

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Public Trust and State's Best Interests Analysis:

On May 10, 2007, the Commission authorized the issuance of a General Lease - Recreational Use to Masao Ishihama, Trustee of the Masao Ishihama Qualified Personal Residence Trust No. 2 Dated May 28, 1998, and Asako Ishihama, Trustee of the Asako Ishihama Qualified Personal Residence Trust No. 2 Dated May 28, 1998, for a term of 10 years ([Calendar Item C38, May 10, 2007](#)). That lease was never executed. On October 2, 2015, the upland was deeded to James C. Rodriguez and Kelly A. Rodriguez, Co-Trustees of the James C. Rodriguez and Kelly A. Rodriguez Revocable Trust Dated October 13, 2006. The Applicant removed the previously existing enclosure on the cantilevered deck, and is now applying for a General Lease – Recreational Use. Staff recommends rescission of the existing lease authorization, and authorization for the issuance of a new General Lease – Recreational Use to Applicant for a 10-year term beginning December 6, 2016.

Recreational boating is water-dependent and is generally consistent with the common law Public Trust Doctrine. The California Legislature has identified private recreational boating facilities as an authorized use of Public Trust lands (Public Resources Code section 6503.5). The subject facilities, consisting of a boat dock, access ramp and cantilevered deck are privately owned and maintained and located within the Main Channel of Huntington Harbour. The boat dock and access ramp facilitate recreational boating because they are used for the docking and mooring of recreational boats.

The Main Channel in Huntington Harbour was created in the early 1960s and the adjacent upland parcel is privately owned and developed with a residence. There is no public access at this upland property because the private upland property directly abuts the concrete bulkhead that defines the limits of the channel. The boat dock extends to the pierhead line which is 60 feet into the 400-foot-wide channel leaving the majority of the Main Channel available for navigation and public recreation. The cantilevered deck extends no more than 5 feet over the Main Channel, and does not substantially interfere with the public right of navigation or access.

The proposed lease does not alienate the State's fee simple interest or permanently impair public rights. The lease is limited to a 10-year term and does not grant the lessee exclusive rights to the lease premises. Upon termination of the lease, the lessee may be required to remove all improvements from State land. The proposed lease requires the lessee to

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insure the lease premises, indemnify the State for any liability, and requires the payment of annual rent for the use of public land.

Sea Level Rise Analysis

Climate change impacts, including sea level rise, are not limited to the open coast and may involve increased wave activity, storm events, and flooding. The existing structures subject to the proposed lease are located within the Huntington Harbour development, along an inland, navigable, tidally-influenced channel, and may be vulnerable to the impacts of sea level rise. The lease area contains fixed features, including pilings, cantilevered deck, and movable features, including a floating recreational dock and access ramp.

Huntington Harbour is built near sea level elevation, and as a result is vulnerable to flooding and storm surge events. Huntington Harbour is adjacent to two wetlands, Bolsa Chica and the Seal Beach National Wildlife Refuge, which could act as natural buffers to storm surges and lessen flood risks. Past flood events reached almost halfway up the exposed height of the pilings, as evidenced by photographs included with the lease application. Compared to year 2000 levels, the region could see up to 1 foot of sea-level rise by 2030, 2 feet by 2050, and possibly over 5 feet by 2100 (NRC 2012). As stated in *Safeguarding California* (California Natural Resources Agency 2014), climate change is projected to increase the frequency and severity of natural disasters related to flooding, drought, and storms (especially when coupled with sea level rise).

The combination of these conditions will likely result in increased wave run up, storm surge, and flooding in coastal and near coastal areas. In rivers and tidally-influenced waterways, more frequent and powerful storms can result in increased flooding conditions and damage from storm created debris. Climate change and sea level rise will further influence coastal and riverine areas by changing erosion and sedimentation rates. Beaches, coastal landscapes, and near-coastal riverine areas will be exposed to increased wave force and run up, potentially resulting in greater beach or bank erosion than previously experienced.

This increase in sea level combined with more frequent and stronger storm events will likely expose the lease area structures to higher flood risks, comprised of greater total water levels for longer periods of time. Flooding conditions could cause structures to be damaged or dislodged, presenting hazards to public safety as well as dangers for navigation

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within the channel. The floating nature of the movable features will allow them to rise and fall with tides and waves, increasing their resiliency to some sea level rise impacts. The fixed features may need to be raised or reinforced to withstand future conditions. Although the bulkhead underneath the deck is not under the Commission's jurisdiction, any sea level rise impacts to the bulkhead could also affect the structures under the Commission's jurisdiction because it serves to stabilize the bank. Therefore, any loss or degradation of the bulkhead could result in property damage and public safety concerns within the lease area and the surrounding waterways.

More locally-based knowledge of sea level rise impacts and adaptation strategies will be available to Huntington Harbour residents as a result of the ongoing efforts to update the City of Huntington Beach's Local Coastal Program and General Plan, and through the city's Coastal Resiliency Task Force. Regular maintenance, as required by the terms of the lease, will reduce the likelihood of severe structural degradation or dislodgement. Pursuant to the proposed lease, the Applicant acknowledges that the lease premises and adjacent upland are located in an area that may be subject to the effects of climate change, including sea-level rise.

Conclusion

For all the reasons above, Commission staff believes the issuance of this lease is consistent with the common law Public Trust Doctrine, will not substantially interfere with Public Trust needs at this location, at this time, and for the foreseeable term of the proposed lease, and is in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the protection, preservation, and responsible economic use of the lands and resources under the Commission's jurisdiction.
2. Staff recommends that the Commission accept compensation from the Applicant for the unauthorized occupation of State land in the amount of \$4,238 for the period beginning October 5, 2015, when the Applicant took ownership, through December 5, 2016, the day before the new lease begins. The Applicant did not qualify for rent-free status pursuant to the definition of Public Resources Code section 6503.5 in effect at that time

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3. Rescission of the 2007 lease authorization is not a project as defined by the California Environmental Quality Act (CEQA), because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

4. Staff recommends the Commission find that the issuance of the lease 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 staff's consultation with the persons nominating such lands and through the CEQA review process, it is 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 issuance of the lease 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).

PUBLIC TRUST AND STATE'S BEST INTERESTS:

Find that the proposed lease will not substantially interfere with the Public Trust needs and values at this location at this time, is consistent with the

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common law Public Trust Doctrine, and is in the best interests of the State.

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.

AUTHORIZATION:

1. Rescind the Commission's May 10, 2007 authorization, Calendar Item C38, for Lease No. PRC 3572.1, a General Lease – Recreational Use to Masao Ishihama, Trustee of the Masao Ishihama Qualified Personal Residence Trust No. 2 Dated May 28, 1998, and Asako Ishihama, Trustee of the Asako Ishihama Qualified Personal Residence Trust No.2 Dated May 28, 1998.
2. Authorize acceptance of compensation for the unauthorized occupation of State land in the amount of \$4,238 for the period beginning October 5, 2015, when the Applicant took ownership, through December 5, 2016, as provided in the Lease.
3. Authorize issuance of a General Lease – Recreational Use to James C. Rodriguez and Kelly A. Rodriguez, Co-Trustees of the James C. Rodriguez and Kelly A. Rodriguez Revocable Trust Dated October 13, 2006; beginning December 6, 2016, for a term of 10 years, for the use and maintenance of an existing boat dock, access ramp, and cantilevered deck extending no more than 5 feet waterward of the bulkhead, as described in Exhibit A and shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof; consideration in the amount of \$2,397 per year with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 3572.1

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 42, as said lot is shown and so designated on that certain map of Tract No. 5264 filed in Book 185, Pages 27 through 34 of Miscellaneous Maps, Official Records of said County; thence along the southwesterly extension of the southeasterly line of said lot, to the pierhead line as said pierhead line has been determined by the city council of said city; thence northwesterly along said pierhead line to the southwesterly extension of the northwesterly line of said lot, thence northeasterly along said extension to the most westerly corner of said lot; thence southeasterly along the southwesterly line of said lot to the point of beginning.

END OF DESCRIPTION

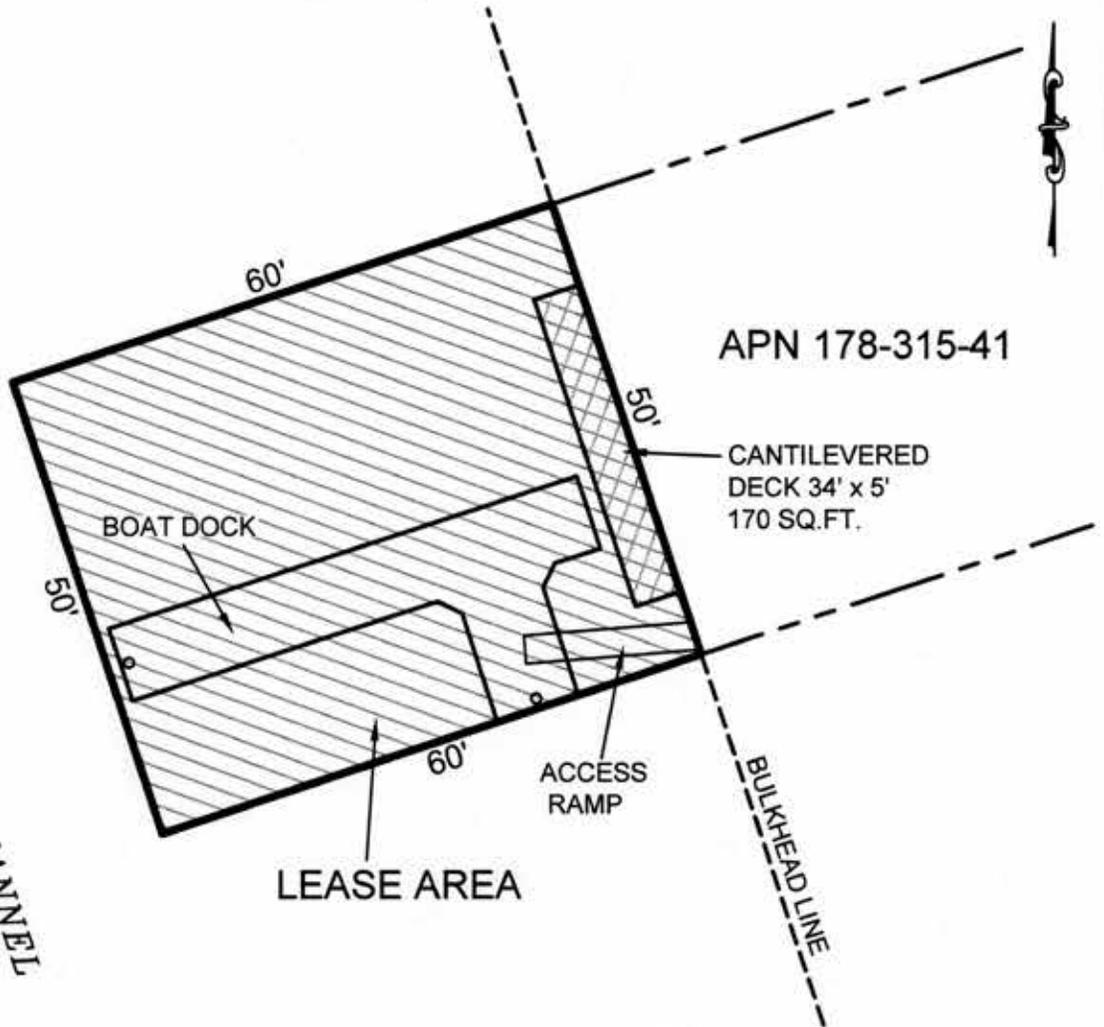
Prepared 02/20/2007 by the California State Lands Commission Boundary Unit



NO SCALE

SITE

STATE OF CALIFORNIA 400' CHANNEL



16941 BOLERO LANE, HUNTINGTON BEACH, CA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 3572.1
 RODRIGUEZ TRUST
 APN 178-315-41
 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.

TS 05/04/16