

**STAFF REPORT**

**57**

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S 34

08/23/19  
PRC 3086.1  
L. Pino

**AMENDMENT OF LEASE**

**LESSEE:**

Steven Ramelot, Trustee of the Steven Ramelot Family Trust, U/A dated July 6, 2012

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

Sovereign land located in the Main Channel of Huntington Harbour adjacent to 16442 Malden Circle, Huntington Beach, Orange County.

**AUTHORIZED USE:**

Use and maintenance of an existing boat dock, access ramp and cantilevered deck.

**LEASE TERM:**

10 years, beginning March 8, 2014.

**CONSIDERATION:**

\$4,614 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

**PROPOSED AMENDMENTS:**

- Amend Section 1, Basic Provisions, Land Use or Purpose, to include authorization for the removal and replacement of the existing 50-foot by 20-foot dock, with a new 110-foot by 8-foot dock, removal and in-kind replacement of the access ramp, and the removal and relocation of three existing concrete piles.
- Amend Section 2, Special Provisions, to state that the removal and replacement authorization provided for in Section 1, Land Use or Purpose, must be completed no later than December 31, 2019, unless otherwise extended by Commission staff.
- Amend lease to remove and replace the current Exhibit B with the new Exhibit B (attached) reflecting the change in dock configuration.

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All other terms and conditions of the lease shall remain in effect without amendment.

### **STAFF ANALYSIS AND RECOMMENDATION:**

#### **Authority:**

Public Resources Code sections 6005, 6216, 6301, 6501.1, 6503, and 6503.5; California Code of Regulations, title 2, sections 2000 and 2003.

#### **Public Trust and State's Best Interests Analysis:**

On June 19, 2014, the Commission authorized the issuance of Lease No. PRC 3086.1, a General Lease - Recreational Use, to Leonis C. and D. Leonie Malburg, for a term of 10 years ([Item C70, June 19, 2014](#)). That lease will expire on March 7, 2024. On January 22, 2018, the ownership interest in the upland property was transferred to the Steven Ramelot Family Trust, U/A dated July 6, 2012. On June 21, 2018, the Commission authorized the assignment of the Lease to Steven Ramelot, as Trustee of the Steven Ramelot Family Trust, U/A dated July 6, 2012, effective January 22, 2018 ([Item C60, June 21, 2018](#)). The Applicant is now applying for a lease amendment to authorize the removal and replacement of the existing boat dock and access ramp.

The proposed boat dock and access ramp replacement will result in a change to the size and configuration of the dock but will not result in an expansion of the lease area within the Main Channel. The existing 50-foot by 20-foot U-shaped dock and access ramp would be replaced with a new 110-foot by 8-foot side-tie dock and access ramp, which will require the removal and relocation of three of the existing concrete piles within the lease area. An eelgrass report prepared by an environmental consultant on July 6, 2019, indicates that no eelgrass is present in the area where the new dock will be installed.

To replace the dock, the existing boat dock would be disconnected from the existing piles and taken by boat and disposed of at an upland facility. Three existing piles would be removed using water jetting and relocated to support the new longer dock. These piles would be installed using water jetting to create the hole for each relocated pile. The new boat dock would be floated in by boat and attached to the new piling configuration within the Lease Premises. Construction activities will be limited to daytime hours; the expected project duration is 5 to 10 days.

The existing boat dock and access ramp and proposed replacements are privately owned and maintained and located within the Main Channel of Huntington Harbour. The boat dock facilitates recreational boating

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because it is used for the docking and mooring of recreational boats. Recreational boating is a water-dependent activity 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 (Pub. Resources Code, § 6503.5).

The Huntington Harbour development 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 new boat dock will extend 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 proposed amendment does not alienate the State's fee simple interest or permanently impair public rights. The proposed amendment does not expand or increase the nature or intensity of use or expand Lessee's rights within the Lease Premises; and is consistent with the Lease's requirement to repair and maintain the facilities in good working condition. The Lease also requires the Lessee to maintain insurance for the Lease Premises and indemnify the State for any liability incurred as a result of the Lessee's activities thereon. Upon termination of the lease, the Lessee may be required to remove all improvements from State land.

### **Climate Change:**

Climate change impacts, including sea-level rise, increased wave activity, storm events, and flooding are not limited to the open coast. The proposed dock and access ramp removal and replacement project is located within the Huntington Harbour development, along an inland, navigable, tidally influenced channel, and may be vulnerable to the impacts of sea-level rise. 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.

The California Ocean Protection Council updated the State of California Sea-Level Rise Guidance in 2018 to provide a synthesis of the best available science on sea-level rise projections and rates. Commission staff evaluated the "high emissions," "medium-high risk aversion" scenario to apply a conservative approach based on both current emission trajectories and the lease location and structures. The Los Angeles tide gauge was

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used for the projected sea-level rise scenario for the lease area as listed in Table 1.

**Table 1. Projected Sea-Level Rise for Los Angeles<sup>1</sup>**

<b>Year</b>	<b>Projection (feet)</b>
2030	0.7
2040	1.2
2050	1.8
2100	6.7

Source: Table 28, State of California Sea-Level Rise  
Guidance: 2018 Update

Note: <sup>1</sup> Projections are with respect to a 1991 to 2009 baseline.

As stated in *Safeguarding California Plan: 2018 Update* (California Natural Resources Agency 2018), 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 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. The lease area contains fixed features, including pilings and an overhanging deck, and movable features proposed for replacement, including a floating recreational dock and access ramp. Flooding conditions could cause structures to be damaged or dislodged, presenting hazards to public safety as well as dangers for navigation 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, but 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, loss or

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degradation of the bulkhead would 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 (not within the lease area) 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, staff believes the issuance of this lease amendment will not substantially interfere with Public Trust needs at this location, at this time, and for the foreseeable term of the proposed lease; is consistent with the common law Public Trust doctrine; and is in the best interests of the State.

**OTHER PERTINENT INFORMATION:**

1. Approval or denial of the lease amendment is discretionary actions by the Commission. Each time the Commission approves or rejects a use of sovereign land or a revision of rent, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. Upon expiration or prior termination of the lease, the lessee has no right to a new lease or to renewal of any previous lease.
2. 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.
3. The Lease is currently due for a rent review; however, staff was unable to meet the 30-day noticing requirement of the Lease, to process the rent review with this amendment. As such, staff will bring the revision of rent action item for consideration by the Commission at its next regularly scheduled meeting.
4. 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 2,

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Replacement or Reconstruction; California Code of Regulations, title 14, section 15302.

Authority: Public Resources Code section 21084 and California Code of Regulations, title 14, section 15300.

**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 2, Replacement or Reconstruction; California Code of Regulations, title 14, section 15302.

**PUBLIC TRUST AND STATE'S BEST INTERESTS:**

1. Find that the installation, use, and maintenance of the new boat dock will not substantially interfere with Public Trust needs and values at this location and is consistent with the common law Public Trust Doctrine; and,
2. Find that the proposed amendment is in the best interests of the State.

**AUTHORIZATION:**

Authorize the amendment of Lease No. PRC 3086.1, a General Lease – Recreational Use, of sovereign land described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof, effective August 23, 2019, to remove and replace the existing boat dock and access ramp, and to remove and relocate three concrete piles; all other terms and conditions of the lease will remain in effect without amendment.

**EXHIBIT A**

**PRC 3086.1**

**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 northerly corner of Lot 49, 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 northeasterly extension of the northwesterly line 60 feet, more or less to the pierhead line, as said pierhead line is shown on Resolution No. 5908, passed and adopted August 1, 1988 by the City Council of the City of Huntington Beach; thence southeasterly along said pierhead line to the northeasterly extension of the southeasterly line of said lot; thence southwesterly along said extension 60 feet, more or less, to the most southerly corner of said lot; thence along the northeasterly line of said lot to the POINT OF BEGINNING.

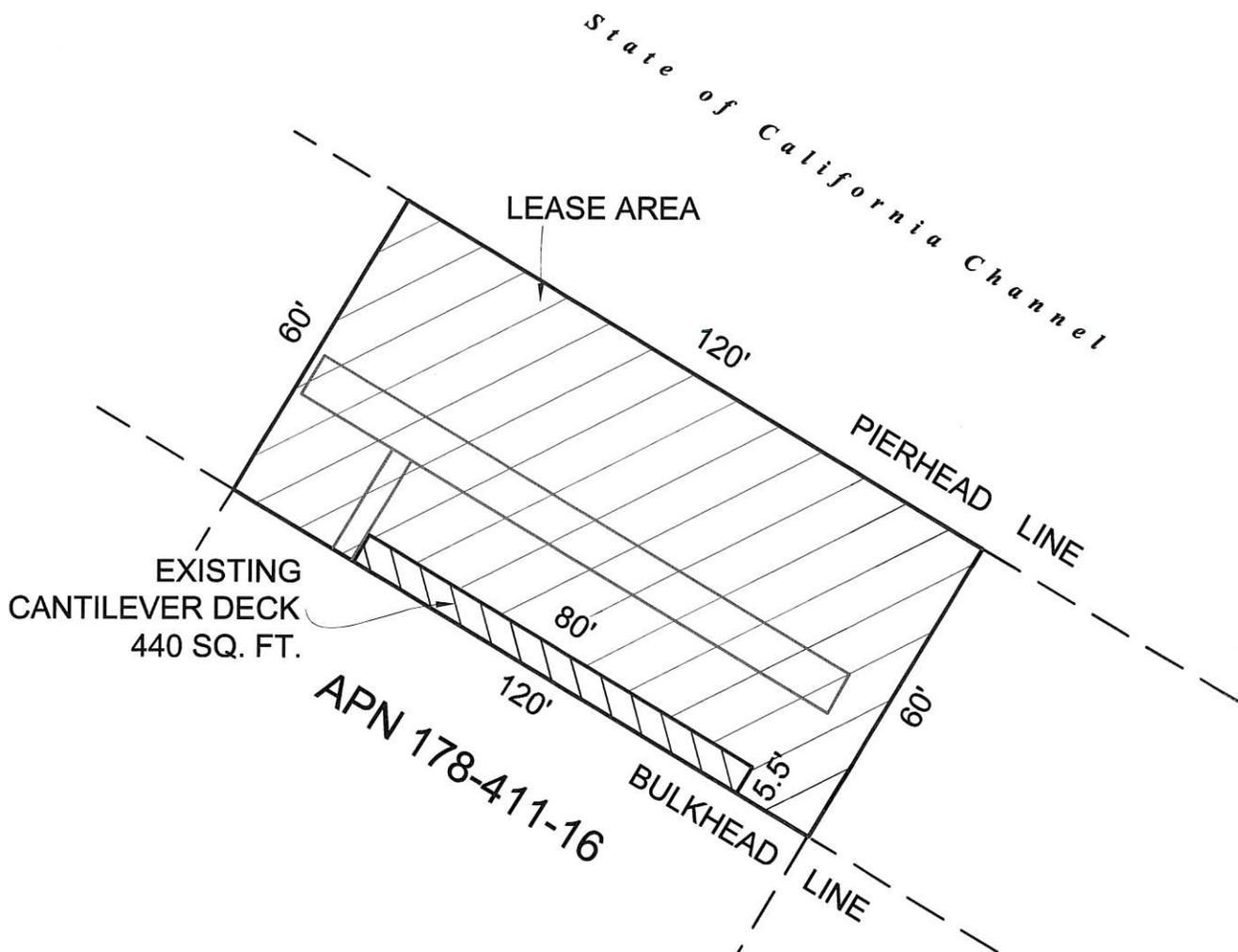
**END OF DESCRIPTION**

Prepared 03/25/2014 by the California State Lands Commission Boundary Unit



NO SCALE

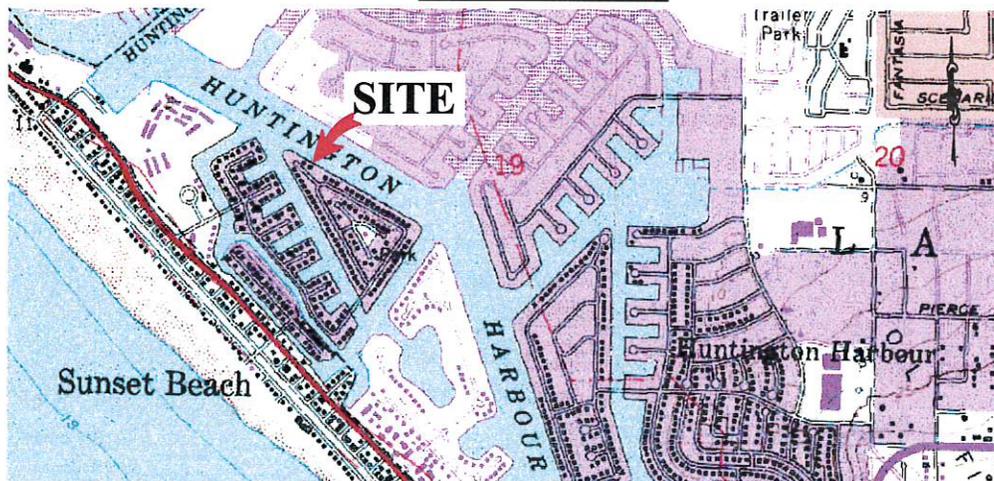
### SITE



16442 MALDEN CIRCLE, HUNTINGTON BEACH

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit B

PRC 3086.1  
 RAMELOT FAMILY TRUST  
 APN 178-411-16  
 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.

MJJ 08/09/2019