

**CALENDAR ITEM  
C92**

A	67	06/23/11
S	35	WP 3577.1 S. Paschall

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANT:**

The Muhs 1992 Partnership, dated December 29, 1992, with David C. Muhs as Trustee of the Muhs Family Trust, dated August 18, 1987, and being Additional Partner to the General Partners Fred B. Muhs and Mary Ann Muhs, Trustees of the Fred B. Muhs and Mary Ann Muhs Family Trust, dated February 27, 1979; Carol Zobel; Adele Cetin; and Paul Muhs.

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

Sovereign land located in Huntington Harbour, adjacent to 16901 Bolero Lane, City of Huntington Beach, Orange County.

**AUTHORIZED USE:**

The continued use and maintenance of an existing boat dock and access ramp, and the use and maintenance of an existing cantilevered deck extending no more than five feet waterward of the bulkhead.

**LEASE TERM:**

Ten years, beginning April 28, 2011.

**CONSIDERATION:**

**Boat dock and access ramp:** No monetary consideration pursuant to Public Resources Code section 6503.5.

**Cantilevered deck:** Annual rent in the amount of \$788, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

**Insurance:**

Combined single-limit liability insurance coverage in the amount of no less than \$1,000,000.

**Other:**

No permanent roof or other enclosure will be constructed on the lease premises. Applicant agrees that any proposed use of the Lease Premises that includes a residential extension of the actual living quarters constitutes residential use and is prohibited.

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**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands 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 agreement entered into between the Commission and the Huntington Harbour 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 Applicant's upland property is located along the Main Channel of Huntington Harbour.
3. On April 24, 2001, the Commission authorized the issuance of a Recreational Pier Lease, Lease No. PRC 3577.9, to the Muhs 1992 Partnership, its partners, members, and trustees, for a 10-year term, effective April 28, 2001. The lease expired on April 27, 2011. The Applicant is now applying for a new General Lease – Recreational Use for the existing boat dock and access ramp as well as for the existing cantilevered deck. A five-foot portion of the cantilevered deck extends over the State's fee owned land in the Main Channel of Huntington Harbour, and was not previously authorized by the Commission. Since the deck is existing, staff is recommending that it be included in the lease.
4. The existing boat dock and access ramp qualify for rent-free status as the Applicant is a natural person who owns the littoral land improved with a single-family dwelling pursuant to Public Resources Code Section 6503.5.
5. The cantilevered deck does not qualify for rent-free status because it is not used for the mooring or docking of boats. Therefore, that portion of the deck extending over State fee owned land within the Harbour is subject to annual rent pursuant to Public Resources Code Section 6503.
6. **For the boat dock, access ramp, and deck:** Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 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; Title 2, California Code of Regulations, section 2905 (a)(2).

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

7. 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. Location and Site Map
- B. Land Description

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

**For Boat Dock, Access Ramp, and Deck:** Find that the activity is exempt from the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15061 as a categorically exempt project, Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (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.

**AUTHORIZATION:**

Authorize issuance of a General Lease - Recreational Use to the Muhs 1992 Partnership, dated December 29, 1992, beginning April 28, 2011, for a term of 10 years, for the continued use and maintenance of an existing boat dock and access ramp, and the use and maintenance of an existing cantilevered deck as shown on Exhibit A attached (for reference purposes only) and described on Exhibit B attached and by this reference made a part hereof; consideration for the boat dock and access ramp: no monetary consideration pursuant to Public Resources Code section 6503.5; consideration for the cantilevered deck: annual rent in the amount of \$788, with the State reserving the right to fix a different rent periodically during the lease term as provided in the lease; combined single-limit liability insurance coverage in the amount of no less than \$1,000,000.