

MINUTE ITEM
This Calendar Item No. C24 was approved as
Minute Item No. 24 by the California State Lands
Commission by a vote of 3 to 0 at its
4-24-01 meeting.

CALENDAR ITEM
C24

A 67
S 35

04/24/01
WP 3577.9
M. Hays
PRC 3577

RECREATIONAL PIER LEASE

APPLICANTS:

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;
Paul Muhs; and David C. Muhs and Jill A. Muhs,
Trustees of the Muhs Family Trust dated August 18, 1987,
Members of the Muhs 1992 Partnership,
dated December 29, 1992
6921 Loyola Drive
Huntington Beach, CA 92647

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in Huntington Harbour, Huntington Beach, Orange County.

AUTHORIZED USE:

Continued use and maintenance of an existing boat dock as shown in Exhibit A
attached.

LEASE TERM:

Ten years, beginning April 28, 2001.

CONSIDERATION:

No monetary consideration pursuant to Public Resources Code section 6503.5.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance in the amount of no less than \$300,000.

OTHER PERTINENT INFORMATION:

1. On March 16, 1991, the Commission authorized a Recreational Pier
Permit with Fred B. Muhs and Mary Ann Muhs. That lease will expire on
April 27, 2001. Applicants qualify for a Recreational Pier Lease because

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they are natural persons who have improved the littoral land with, and use the upland for, a single-family dwelling. 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; Paul Muhs; and David C. Muhs and Jill A. Muhs, Trustees of the Muhs Family Trust dated August 18, 1987, Members of the Muhs 1992 Partnership, dated December 29, 1992, are now applying for a new Recreational Pier Lease.

2. 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 the 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).

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

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 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.

EXHIBIT:

- A. Location and Site Map

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE 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).

CALENDAR ITEM NO. C24 (CONT'D)

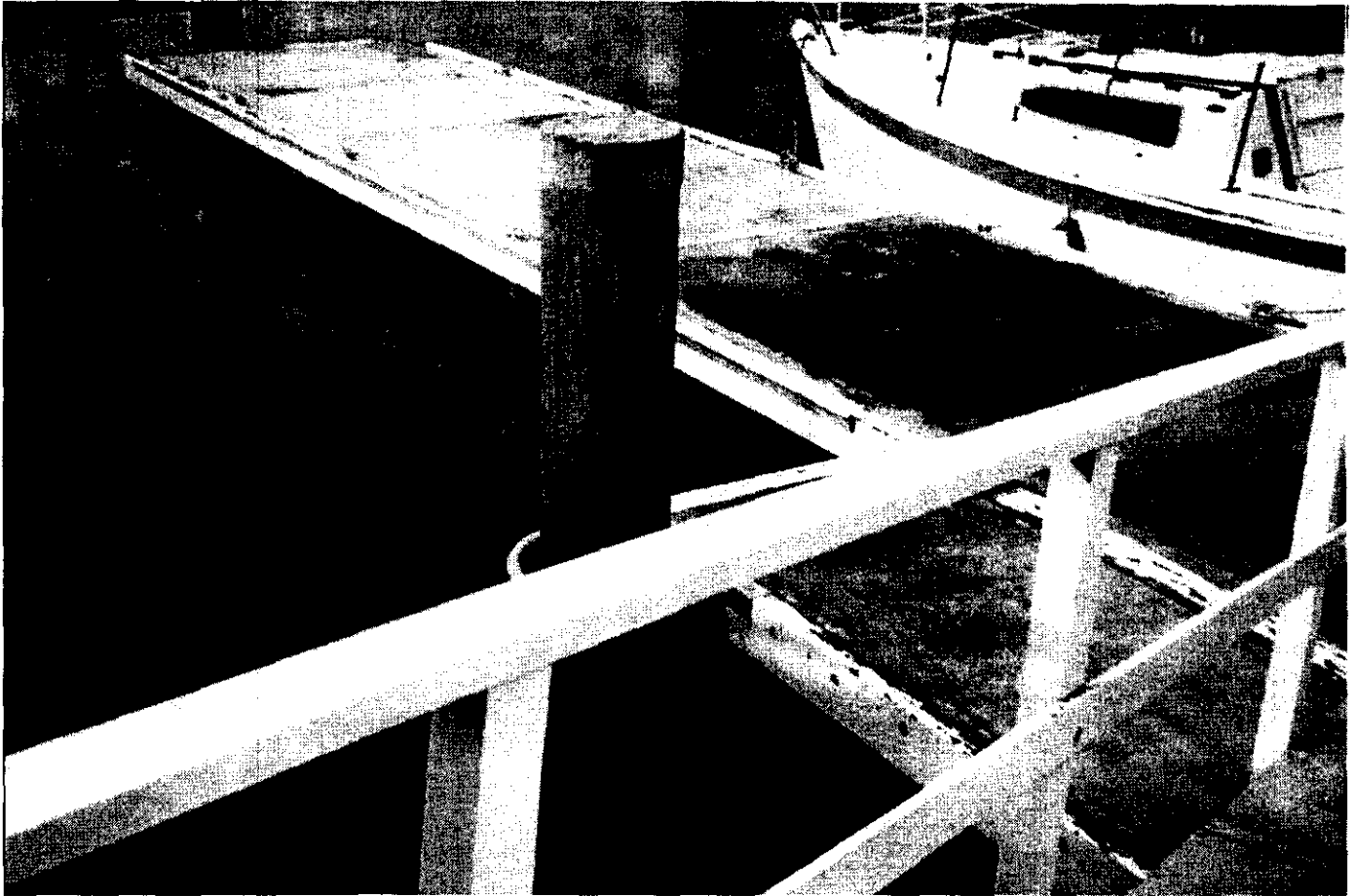
SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO 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; PAUL MUHS; AND DAVID C. MUHS AND JILL A. MUHS, TRUSTEES OF THE MUHS FAMILY TRUST DATED AUGUST 18, 1987, MEMBERS OF THE MUHS 1992 PARTNERSHIP, DATED DECEMBER 29, 1992, OF A TEN-YEAR RECREATIONAL PIER LEASE, BEGINNING APRIL 28, 2001, FOR CONTINUED USE AND MAINTENANCE OF AN EXISTING BOAT DOCK ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6503.5; LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN \$300,000.

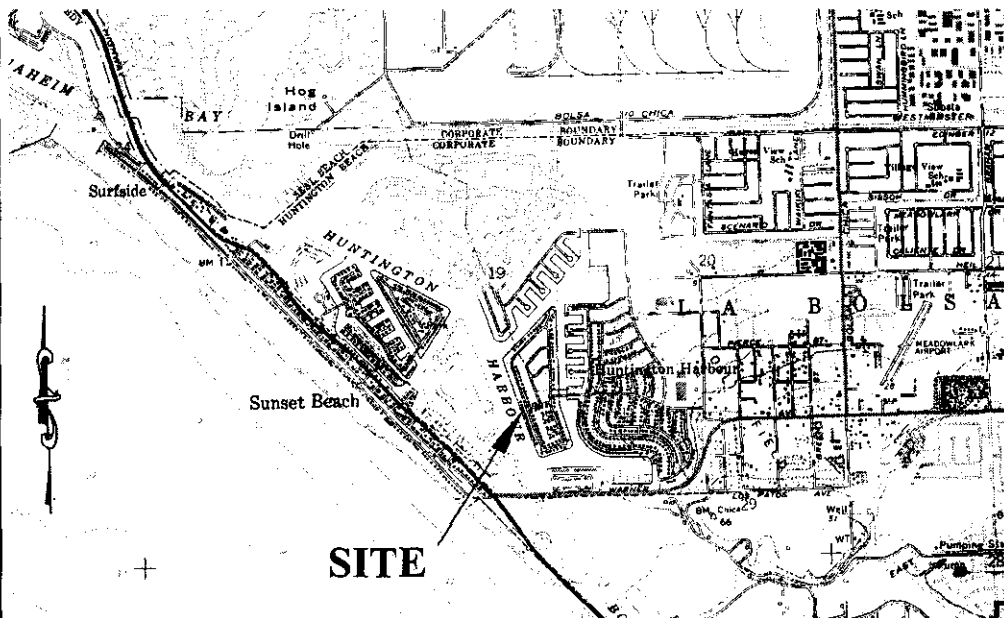
SITE PHOTO



16901 BOLERO LANE, HUNTINGTON BEACH

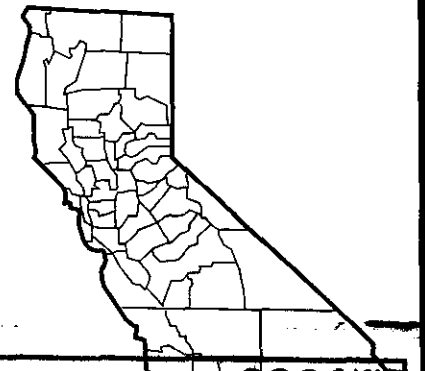
NO SCALE

LOCATION MAP



SITE

Exhibit A
WP3577.9
APN 178-315-045
Huntington Harbour
ORANGE COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by 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.

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