CALENDAR ITEM

C03

A	67	12/10/10
		WP 7424.9
S	35	D. Simpkin

RECREATIONAL PIER LEASE

APPLICANT:
Rosa Bermeo

AREA, LAND TYPE, AND LOCATION:
Sovereign land in Huntington Harbour, adjacent to 16242 Piedmont Circle, Huntington Beach, Orange County.

AUTHORIZED USE:
The continued use and maintenance of an existing boat dock as shown on attached Exhibit A.

LEASE TERM:
10 years, beginning April 1, 2010.

CONSIDERATION:
No monetary consideration pursuant to Public Resources Code Section 6503.5.

SPECIFIC LEASE PROVISIONS:
Liability insurance in the amount of no less than $500,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.

2. On April 20, 2000, the Commission authorized the issuance of a Recreational Pier Lease, PRC 7424.9, to Kenneth E. and Teresa A. Weems for a 10-year term, effective April 1, 2000. The lease expired March 31, 2010. The Applicant is the current owner of the property and is now applying for a new Recreational Pier Lease for the existing boat dock.

3. The Applicant qualifies for rent-free use of the boat dock because the Applicant is a natural person who owns the littoral land that is improved with a single-family dwelling pursuant to Public Resources Code Section 6503.5.

4. Pursuant to the Commission's delegation of authority and State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), staff has determined 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).

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

5. 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 staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBIT:

A. Location and Site Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

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:

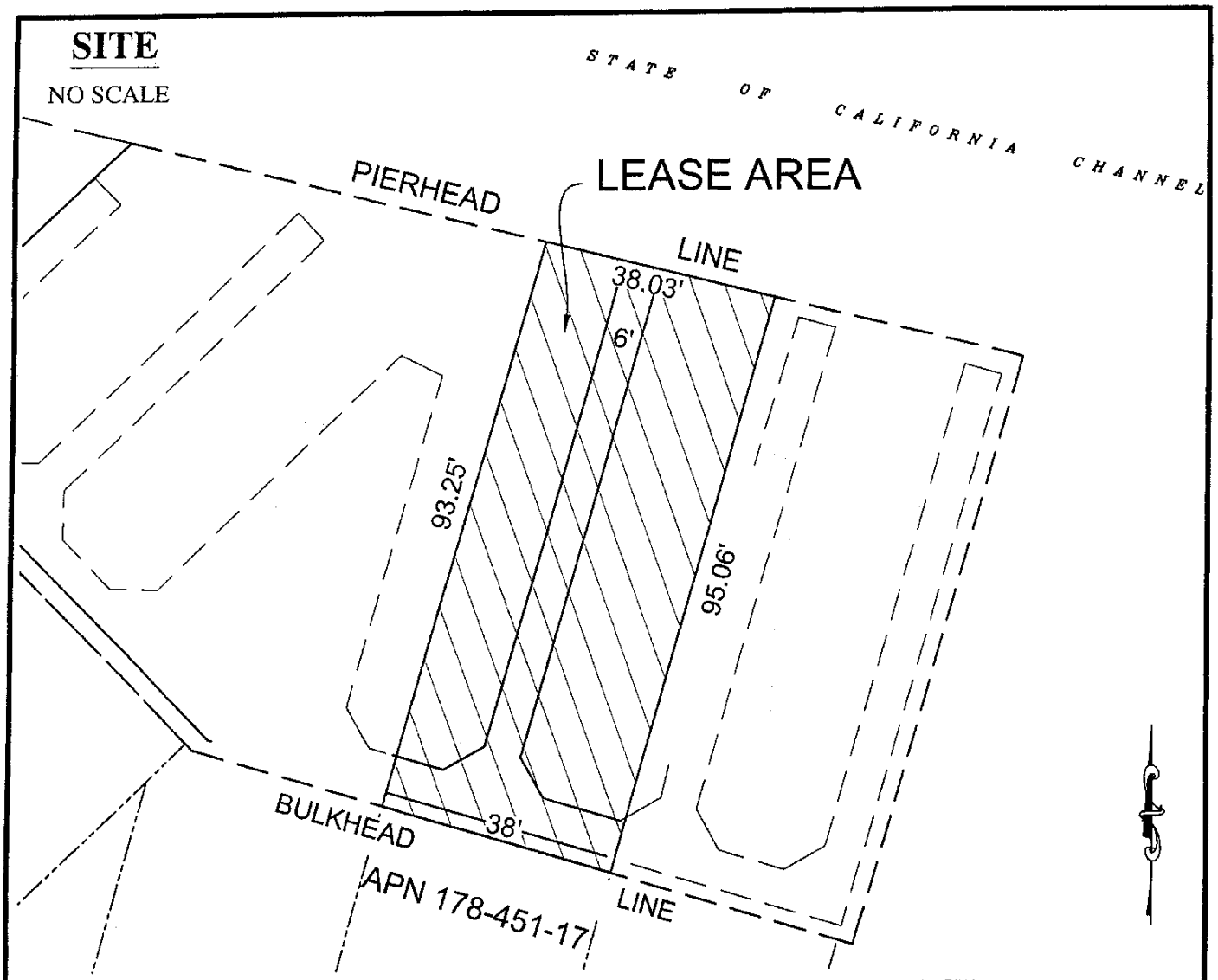
Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code Sections 6370, et seq.

AUTHORIZATION:

Authorize issuance of a 10-year Recreational Pier Lease to Rosa Bermeo, beginning April 1, 2010, for the continued use and maintenance of an existing boat dock as shown on Exhibit A attached and by this reference made a part hereof; no monetary consideration pursuant to Public Resources Code Section 6503.5; and liability insurance in the amount of no less than $500,000.

SITE

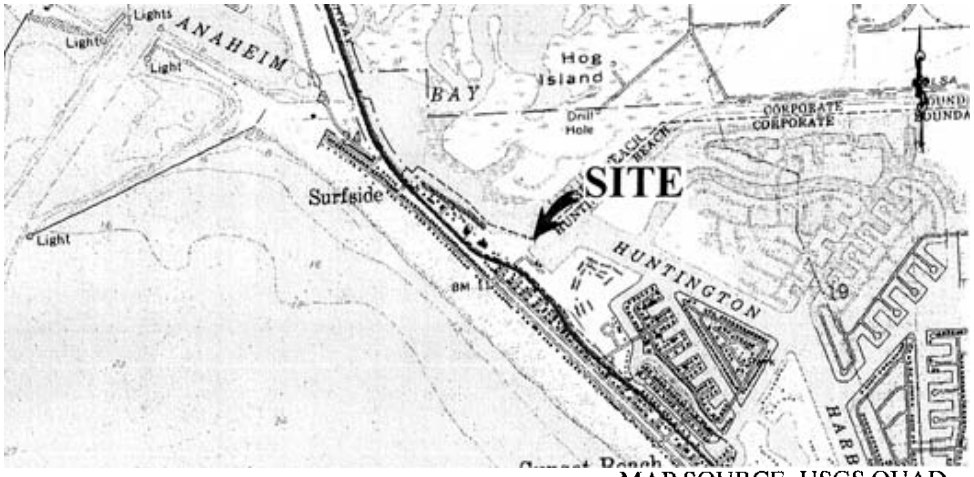
NO SCALE



16242 PIEDMONT CIRCLE, HUNTINGTON BEACH

NO SCALE

LOCATION



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 A

PRC 7424.9
BERMEO
APN 178-451-17
RECREATIONAL PIER LEASE
ORANGE COUNTY

MJJ 09/10