

to meeting.

08  
6/23/83

CALENDAR ITEM

C 08

6/23/83  
W 22957.12  
Louie  
J. Sekelsky  
PRC 6442

GENERAL PERMIT - RECREATIONAL USE

APPLICANT: Great Western Council, Inc.  
Boy Scouts of America  
P. O. Box 3198  
Van Nuys, California 91407  
Attention: Terry Cutler

AREA, TYPE LAND AND LOCATION: An approximate 2.164-acre parcel of tidelands and submerged lands at Emerald Bay, Santa Catalina Island, Los Angeles County.

LAND USE: Recreational facilities to be used for activities in conjunction with upland camp programs.

TERMS OF PROPOSED PERMIT:

Initial period: Eight years from January 1, 1982.

Public liability insurance: Combined single limit coverage of \$3,000,000.

CONSIDERATION: \$50 per annum plus the public benefit with the State reserving the right to fix a different rental on each fifth anniversary of the permit.

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BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is lessee of upland.

Filing fee has been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: 7/27/83 X 90.

OTHER PERTINENT INFORMATION:

1. This project is categorically exempt from CEQA as it is an existing facility, as defined in 2 Cal. Adm. Code Section 2905, Class 1.
2. The project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in use category "Class A" which authorizes Restricted Use. The project as proposed will not have a significant effect on identified environmental values.
3. The staff recommends that consideration be based on a minimum annual rental of \$50 plus the public benefit. The Great Western Council, Inc., Boy Scouts of America, is a non-profit organization. Staff has been informed of the following public benefits provided by the applicant:
  - (a) Camp facilities are available to other groups statewide such as school groups when not in use by the Boy Scouts. They are starting a program to add facilities on the upland so that more groups can be accommodated in the future.
  - (b) The camp provides emergency assistance to boaters at Emerald Bay who have mechanical trouble. During

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Boy Scout camp session there is a doctor in camp who will provide emergency medical attention if needed.

(c) Great Western Council's camp is in session during July and August only. During the off season most equipment is taken out of the water except for the piers, and landing float.

(d) The public is not excluded from the lease premises. The pier and landing float are used by the public to get onto the Island. There is also access to the public across the Boy Scouts' upland campgrounds to interior hiking trails.

(e) The Great Western Council operates a second campground at Parsons Landing on Santa Catalina Island which is available to the general public year round and full time. Campers at Parsons land at the Emerald Bay pier.

4. The lease requires that all camp improvements be marked in such a manner so as to distinguish them from adjacent revenue producing moorings under PRC 3639.1.

EXHIBITS:           A. Land Description.  
                      B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2905; AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.
2. AUTHORIZE ISSUANCE TO GREAT WESTERN COUNCIL, INC., BOY SCOUTS OF AMERICA, OF AN EIGHT-YEAR GENERAL PERMIT - RECREATIONAL USE, FROM JANUARY 1, 1982; IN CONSIDERATION

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OF ANNUAL RENT IN THE AMOUNT OF \$50, PLUS THE PUBLIC BENEFIT, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT, PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$3,000,000; FOR RECREATIONAL FACILITIES TO BE USED FOR ACTIVITIES IN CONJUNCTION WITH UPLAND CAMP PROGRAMS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

LAND DESCRIPTION

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Two parcels of tide and submerged land in the Pacific Ocean at Johnson's Landing on the northeasterly shore of Santa Catalina Island, Los Angeles County, California, described as follows:

PARCEL 1

BEGINNING at a point on the landward centerline of the southernmost of two existing piers, said point having California Coordinate System, Zone 7 coordinates of X = 4,126,610 and Y = 3,919,080; thence the following five courses:

1. N 02° W 350 feet;
2. N 88° E 230 feet;
3. S 02° E 520 feet;
4. S 43° W 325.27 feet;
5. N 02° W 400 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

PARCEL 2

All that land lying immediately beneath a 10 foot square float located 150 feet, more or less, from and southeasterly of the northeast corner of above described Parcel 1. TOGETHER WITH a necessary use area extending 10 feet from the extremities of said float.

This description is based on the California Coordinate System, Zone 7.

END OF DESCRIPTION

REVISED APRIL 28, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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