

MINUTE ITEM

This Calendar Item No. C12
was approved as Minute Item
No. 12 by the State Lands
Commission by a vote of 2
to 0 at its 6/26/85
meeting.

CALENDAR ITEM

A 58

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C12

06/26/85
PRC 6442
Lipphardt

AMENDMENT TO GENERAL PERMIT - RECREATIONAL USE

APPLICANT: Great Western Council, Inc.
Attn: Jon C. Mackenzie
P. O. Box 3198
Van Nuys, California 91407

AREA, TYPE LAND AND LOCATION:
Four parcels of tide and submerged land
totalling 2.243 acres, located in Emerald Bay
and Doctor's Cove, Santa Catalina Island, Los
Angeles County.

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

TERMS OF ORIGINAL PERMIT:
Initial period: Eight years beginning
January 1, 1982.
Public liability insurance: Combined single
limit coverage of \$3,000,000.
Consideration: \$50 per annum plus the public
benefits; five-year rent
review.

TERMS OF PROPOSED PERMIT:
This amendment expands the area of Lease
PRC 6442 to provide for one swimming and
fishing float.

APPLICANT STATUS:
Applicant is Lessee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

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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:

12/28/85.

OTHER PERTINENT INFORMATION:

1. Lessee contacted staff of the State Lands Commission in April 1985 with a request to amend their lease area to include one additional float to be placed in Doctor's Cove at Santa Catalina Island. The present permit authorizes two piers, floats that attend the piers, one fishing float, one float for sailboat tieup, two stringlines, and four moorings in Emerald Bay. The new float will be used for swimming and fishing activities and will be installed for less than three months a year. The float will be used solely in conjunction with upland camp programs. Doctor's Cove was selected as the site for the float due to the fact that it is a shallow area not frequented by boaters and will afford a safe area for swimming and fishing activities.
2. Doctor's Cove is located north of Emerald Bay and adjacent to the upland camp area which is under lease to the Great Western Council, Inc., Boy Scouts of America by the Santa Catalina Island Company. Doctor's Cove is included as an open space area in Lease PRC 3639 to the Santa Catalina Island Company and the Santa Catalina Island Conservancy. Lease PRC 3639 does not authorize the Company and Conservancy to place improvements at Doctor's Cove. The Company and Conservancy have no objections to the installation of the float.
3. The staff recommends continuation of the current rental consideration of \$50 per annum plus the public benefit and waiver of processing fees. Lessee is a non-profit

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organization and provides the following public benefits:

- 1) Camp facilities are available to other youth groups when not in use by the Boy Scouts.
 - 2) The camp provides emergency assistance to boaters at Emerald Bay when needed. There is also a doctor available when camp is in session for emergencies.
 - 3) The equipment is used during July and August and, with the exception of the piers and landing float, is removed when the camp closes.
 - 4) The public is not excluded from the lease premises. The piers and landing float are used by the public as access to the island.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 3, New Small Structures, 2 Cal. Adm. Code 2905(3)(1).
- Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.
5. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. but will not affect those significant lands.

EXHIBITS:

- A. Land Description.
- B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS (3), NEW SMALL STRUCTURES, 2 CAL. ADM. CODE 2905(3)(1).

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2. AUTHORIZE ISSUANCE TO GREAT WESTERN COUNCIL, INC., BOY SCOUTS OF AMERICA, OF AN AMENDMENT SUBSTANTIALLY IN THE FORM ON FILE IN THE PRINCIPAL OFFICE OF THE STATE LANDS COMMISSION, WHICH EXPANDS THE LEASE AREA TO PROVIDE FOR ONE SWIMMING AND FISHING FLOAT, AS DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE APART HEREOF, CONTINUATION OF THE ANNUAL RENTAL CONSIDERATION OF \$50 PLUS THE PUBLIC BENEFIT, AND WAIVER OF PROCESSING FEES. THE EFFECTIVE DATE OF THIS AMENDMENT IS JUNE 27, 1985. ALL REMAINING TERMS AND CONDITIONS OF LEASE PRC 6442 REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

EXHIBIT "A"

LAND DESCRIPTION

PRC 6442

Four parcels of tide and submerged land in the Pacific Ocean in the vicinity of 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, 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.

PARCEL 3

A circular parcel of submerged land, 40 feet in diameter, located 125 feet, more or less, easterly of above described Parcel 1 and 200 feet, more or less, southerly of above described Parcel 2.

PARCEL 4

All that land lying immediately beneath a 16 foot by 40 foot float in Doctor's Cove, said float being 350 feet, more or less, northerly of the north line 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 MAY 29, 1985 BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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