MINUTE ITEM
This Calendar Item No. C8
was approved as Minute Item
No. 8 by the State Lands
Commission by a vote of 3
to 0 at its 6/30/87
meeting.

CALENDAR ITEM

A 58 C08 06/30/87
PRC 6457
S 25 Lipphardt

AMENDMENT TO GENERAL PERMIT - RECREATIONAL USE

APPLICANT: Guided Discoveries, Inc.
dba Catalina Island
Marine Institute
P. O. Box 796
Avalon, California 90704

AREA, TYPE LAND AND LOCATION:
A 2.010-acre parcel of tide and submerged land located at Toyon Bay, Santa Catalina Island, Los Angeles County.

LAND USE: Educational and recreational use in conjunction with upland camp programs.

TERMS OF PERMIT:

Initial period: 11 years beginning January 1, 1985.

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

Consideration: $50 per annum plus the public benefit; five-year rent review.

TERMS OF PROPOSED AMENDMENT:
This amendment would change the public liability insurance requirement of the lease to: Combined single limit coverage of $1,000,000.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

(ADDED 06/25/87)

APPLICANT STATUS:
Applicant is Lessee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Processing costs have 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: N/A.

OTHER PERTINENT INFORMATION:

1. On January 1, 1982, the State Lands Commission authorized Lease PRC 6457 to the School of Pacific Islands (School) and approved a sublease of the leased premises to Guided Discoveries, Inc., dba Catalina Island Marine Institute (Guided Discoveries), for educational and recreational facilities used in conjunction with upland camp programs. Both the School and Guided Discoveries are non-profit organizations. On September 26, 1985, the State Lands Commission authorized an Assignment to Guided Discoveries, to simplify the administration of the program.

   Prior to and since the approval of the Assignment, Guided Discoveries has been attempting to obtain the $3,000,000, public liability insurance required by the lease. Guided Discoveries is currently under-insured with a total of $1,000,000 public liability coverage. Guided Discoveries contacted several insurance brokers, including a camp specialist insurance broker, and has been told that there is no additional insurance available for their camp operations.

(ADDED 06/25/87)

2. The camp program runs for approximately ten months starting in February and running through November each year. The programs are primarily educational and are oriented to marine ecology and environmental studies. A variety of groups attend the camps each year, including the Sierra Club, the Oceanic Society, and various public and private school groups, junior colleges and universities. Approximately 8,000 students attend the educational programs during the summer season and 4,000 students in the off-season, for a total of approximately 12,000 students during the ten-month period. The ages of the students range from eight to 18. The supervision ratio is approximately one adult to every eight students. The program is also open to adult groups, and activities include hiking, snorkeling and boating activities associated with nature studies.

   The facilities located on State tidelands include one 8' x 178' pier with an attached 9' x 20' float, one 4' x 22' ramp attached to the pier, six cork moorings and one can and stringline. The stringline is installed from May to November to prevent boats from interfering with the swimming activities. At other times of the year, this area is available to the general boating public for anchorage. Additionally, the public is not excluded from the lease premises and the camp provides boaters with emergency assistance when needed. Guided Discoveries does award scholarships to attend the camp and can also secure funding from grants and foundations for school groups which may need financial assistance to attend the camp.

3. Lessee has explained that the premium for the existing $1,000,000 coverage has increased since 1985 from $24,000 to $90,000 annually. This represents an increase of over five percent to the camp's total budget for the educational program. Lessee has further noted that, currently, the total insurance coverage needs for the operations (liability, fire, etc.) make up close to 15 percent of the program's entire budget. These costs come out before any service can be rendered to the camp participants. In an attempt to ascertain the appropriateness of the coverage requirement, staff contacted the State General Services Department for advice as to risk management needs. The needs were reviewed and consideration was made as to the seasonal use, the condition, number and type of improvements, the camp programs, the lack of any claim activity, and the public benefits provided. Based on the above information, Staff recommends a reduction to $1,000,000, combined single unit, for the lease premises.

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 because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

   Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

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.

(ADDED 06/25/87)

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 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.

2. FIND THAT THIS ACTIVITY WILL INVOLVE LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370, ET SEQ., BUT THAT SUCH ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON SUCH LANDS.

3. AUTHORIZE ISSUANCE TO GUIDED DISCOVERIES, INC., DBA CATALINA ISLAND MARINE INSTITUTE, AN AMENDMENT WHICH CHANGES THE PUBLIC LIABILITY COVERAGE REQUIREMENT OF THE LEASE TO A PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $1,000,000 FOR EDUCATIONAL AND RECREATIONAL USE IN CONJUNCTION WITH UPLAND CAMP PROGRAMS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

(ADDED 06/25/87)

EXHIBIT "A"

PRC 6457.1

LAND DESCRIPTION

Those parcels of tide and submerged land in Toyon Bay 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 an existing pier having California Coordinate System Zone 7 coordinates of X = 4,180,600 and Y = 3,884,950; thence the following five courses:

1. N 42° W 14 feet;
2. N 48° E 230 feet;
3. S 42° E 800 feet;
4. S 48° W 230 feet;
5. N 42° E 786 feet to the point of beginning.

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

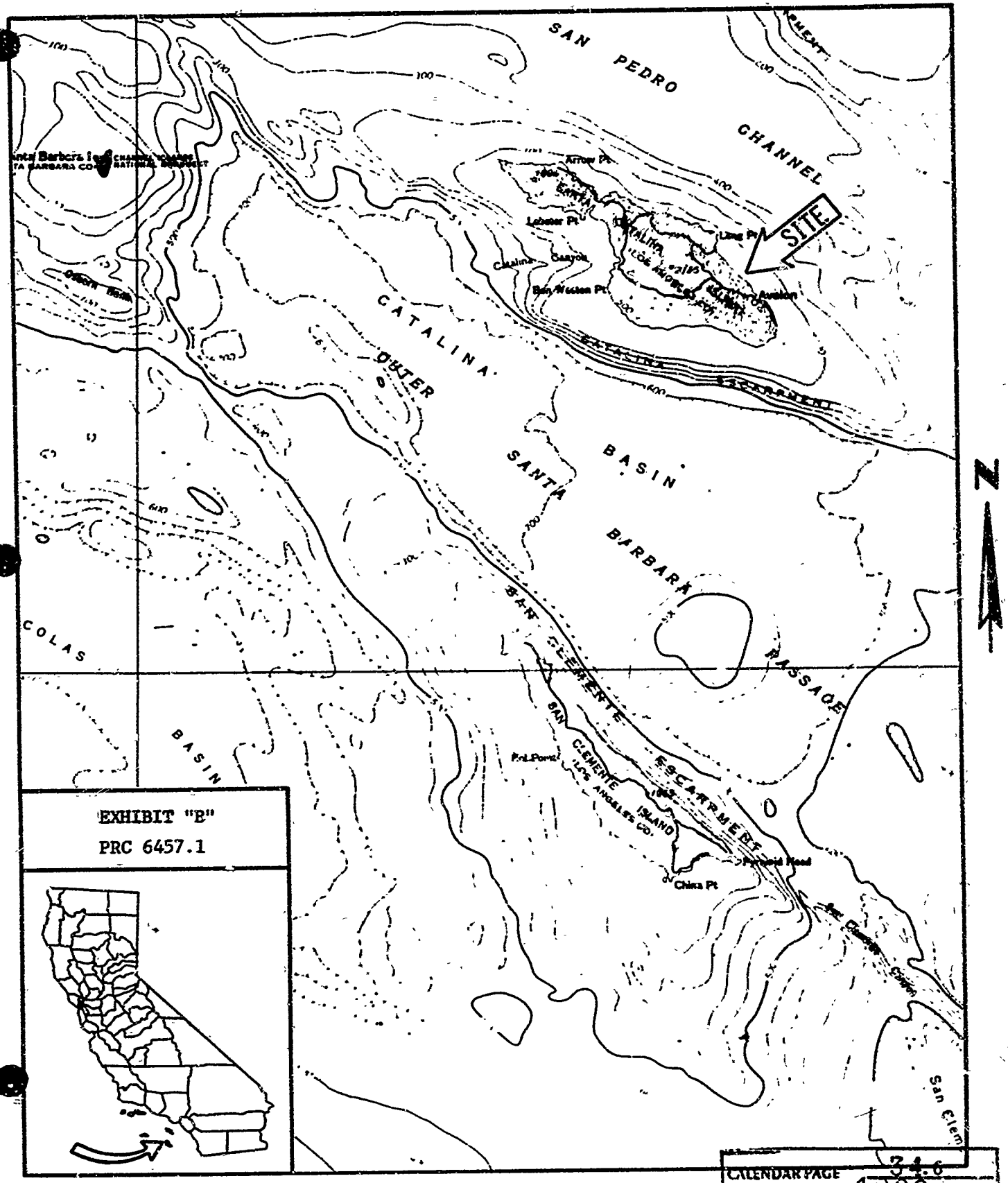
PARCEL 2

Six circular parcels of submerged land 40 feet in diameter lying 200 feet northerly of above described Parcel 1.

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

END OF DESCRIPTION

REVISED FEBRUARY 15, 1985 BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.


SAN PEDRO CHANNEL
SITE
Arrow Pt.
Lobster Pt.
Catalina Canyon
Bay Wilson Pt.
Long Pt.
Avalon
CATALINA ESCARPMENT
CATALINA
OUTER
SANTA BARBARA BASIN
SAN CLEMENTE ESCARPMENT
SAN CLEMENTE ISLAND
LOS ANGELES CO.
Pyramid Head
China Pt.
Pt. Fermin
COLAS BASIN
PASSAGE
N
EXHIBIT "B"
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