

CALENDAR ITEM
C22

MINUTE ITEM
This Calendar Item No. C22
was approved as Minute Item
No. 22 by the State Lands
Commission by a vote of 3
to 0 at its 02/12/97
meeting.

A 35

02/12/97

S 18

PRC 6441

WP 6441.1

B. Dugal

GENERAL LEASE - RECREATIONAL USE

LESSEE:

San Gabriel Valley Council, Boy Scouts of America
3450 E. Sierra Madre Boulevard
Pasadena, California 91107-1934

AREA, LAND TYPE, AND LOCATION:

One acre, more or less, of sovereign lands in Cherry Cove, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Continued use and maintenance of existing recreational facilities used in conjunction with upland camp programs.

LEASE TERM:

Ten years, beginning January 1, 1997.

CONSIDERATION:

\$50 per annum plus the public use and benefit; with the State reserving the right to fix a different rent periodically during the lease term.

SPECIFIC LEASE PROVISIONS:

Insurance:

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

OTHER PERTINENT INFORMATION:

1. The Boy Scouts have submitted an application to replace an existing General Lease - Recreational Use, which expired December 31, 1996. The replacement lease provides for the continued use of sovereign lands for the use and maintenance of existing recreational facilities in Moonstone Cove, Santa Catalina Island, which are used in conjunction with the Boy Scout's upland camp facilities.
2. The Boy Scouts have the right to use the uplands that adjoin the lease premises.

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3. Staff recommends continuation of the annual rent of \$50, plus the public use and benefit. The Boy Scouts are a non-profit organization and provide the following public benefits:
 - a) Medical first aid is available to boaters during the camp season.
 - b) The public is not excluded from the lease premises provided the health and safety of the campers is not threatened and camp programs are not interfered with. The piers and landing float are used by the public as access to Santa Catalina Island.
 - c) In the event of an emergency, the Scouts will provide emergency transportation to the nearest medical facility.
4. 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).
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 the staff's opinion that the project, as proposed, is consistent with its use classification.

Authority: Public Resources Code, section 21084, and Title 14, Cal. Code Regs., section 15300 and Title 2, Cal. Code Regs., section 2905.

EXHIBITS:

- A. Location Map
- B. Land Description

PERMIT STREAMLINING ACT DEADLINE:

N/A

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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, CAL. CODE OF REGS., SECTION 15061, AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES. TITLE 2, CAL. CODE REGS., SECTION 2905(a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

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

AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE SAN GABRIEL VALLEY COUNCIL, BOY SCOUTS OF AMERICA, A TEN-YEAR GENERAL LEASE - RECREATIONAL USE, EFFECTIVE JANUARY 1, 1997; ANNUAL RENT IN THE AMOUNT OF \$50 PLUS THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM; PROVISION OF LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$3,000,000, FOR THE CONTINUED USE AND MAINTENANCE OF RECREATIONAL FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "B" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "B"

PRC 6441.1

LAND DESCRIPTION

A parcel of tide and submerged land in Cherry Cove on the northern shore of Santa Catalina Island, Los Angeles County, California, described as follows:

BEGINNING at a point on the landward center line of an existing pier having California Coordinate System Zone 7 Coordinates of N = 3,912,575 feet and E = 4,135,100 feet; thence the following nine courses:

1. N 13° W 180 feet;
2. N 77° E 160 feet;
3. S 13° E 120 feet;
4. N 77° E 30 feet;
5. S 13° E 120 feet;
6. S 77° W 30 feet;
7. S 13° E 120 feet;
8. S 77° W 160 feet;
9. N 13° W 180 feet to the pont of beginning

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

This description is based on the California Coordinate System Zone 7, (NAD 27).

END OF DESCRIPTION

REVISED JANUARY 23, 1997 BY MIKE MCKOWN, PLS 4443

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