

MINUTE ITEM

This Calendar Item No. C14 was approved as Minute Item No. 14 by the California State Lands Commission by a vote of 3 to 0 at its 4-24-01 meeting.

CALENDAR ITEM

C14

A 54
S 27

04/24/01
PRC 6455 WP 6455
B. Dugal

GENERAL LEASE - COMMERCIAL USE

APPLICANT:

Catalina Island Camps, Inc.
P. O. Box 94146
Pasadena, California 91109

AREA, LAND TYPE, AND LOCATION:

2.4 acres, more or less, of sovereign lands in the Pacific Ocean, at Howlands Landing, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Construction, use, and maintenance of a standing timbered pier and two gangways and the continued use and maintenance of existing recreational facilities used in conjunction with an upland camp program.

LEASE TERM:

13 years, beginning January 1, 1997, with the right to renew for one additional term not to exceed five years, subject to such reasonable renewal terms and conditions as the State may impose.

CONSIDERATION:

\$6,478 per annum, effective January 1, 2001, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Insurance:

Combined single limit coverage of not less than \$3,000,000. Such comprehensive liability insurance shall not exclude watercraft liability.

Bond:

\$5,000.

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OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the uplands adjoining the lease premises.
2. The California State Lands Commission (CSLC) issued Lease No. PRC 6455.1 to the Applicant for a seven year period beginning January 1, 1990. The existing improvements located on the lease premises include a 90-foot pier and a 48-foot float extension that is attached to the pier, swimming/fishing floats, swimline markers and boat moorings that are used in conjunction with the Applicant's upland camp program.
3. Lease No. PRC 6455.1 has been in holdover status since January 1, 1997, while the Applicant negotiated an upland sublease agreement with Two Harbors Enterprises, Inc. The parties have now agreed on terms and have entered into a sublease agreement. The upland property owner, Santa Catalina Island Company, has approved the sublease between the parties. The Applicant has submitted an application to the CSLC in order to replace the expired lease.
4. The existing pier has deteriorated since it was originally constructed in the early 1980s. The Applicant proposes to remove the existing pier and float extension and construct a new 60-foot timbered pier. The new pier would be substantially smaller than the old pier due to the use of a new 70-foot gangway ramp that is proposed to connect the new pier to a small concrete landing onshore. The existing floating dock will be attached to the end of the new pier by a 50-foot long gangway ramp.
5. The existing pier is supported by 22 deteriorated wood timber piles that will be completely removed from the lease premises. The proposed new pier will be constructed out of wood and will be supported by 12 encased creosote treated timber piles, as approved by the Department of Fish and Game.
6. On June 12, 2000, the California Coastal Commission (CCC) granted Permit #5-00-093 for this project under its certified regulatory program (Title 14, California Code of Regulations, section 15251 (c)). Staff has reviewed the document and determined that the conditions, as specified in Title 14, California Code of Regulations, section 15253 (b), have been met for the Commission to use the environmental analysis document certified

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by the CCC as a Negative Declaration equivalent in order to comply with the requirements of the CEQA.

7. 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.

APPROVALS OBTAINED:

United States Army Corps of Engineers
California Coastal Commission
County of Los Angeles

EXHIBITS:

- A. Site Map
- B. Land Description

PERMIT STREAMLINING ACT DEADLINE:

July 21, 2001.

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT, CALIFORNIA COASTAL COMMISSION (CCC) PERMIT # 5-00-093, WAS ADOPTED FOR THIS PROJECT BY THE CCC UNDER ITS CERTIFIED PROGRAM (TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15251 (c)), AND THAT THE CALIFORNIA STATE LANDS COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION THEREIN AND CONCURS IN THE CCC'S DETERMINATION.

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.

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AUTHORIZATION:

AUTHORIZE ISSUANCE TO CATALINA ISLAND CAMPS, INC., OF A GENERAL LEASE - COMMERCIAL USE, BEGINNING JANUARY 1, 1997, FOR A TERM OF 13 YEARS, WITH THE RIGHT TO RENEW FOR ONE ADDITIONAL PERIOD NOT TO EXCEED FIVE YEARS, SUBJECT TO SUCH REASONABLE RENEWAL TERMS AND CONDITIONS AS THE STATE MAY IMPOSE; FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A STANDING TIMBERED PIER AND TWO GANGWAYS AND THE CONTINUED USE AND MAINTENANCE OF EXISTING RECREATIONAL FACILITIES USED IN CONJUNCTION WITH AN UPLAND CAMP PROGRAM ON THE LAND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$6,478, EFFECTIVE JANUARY 1, 2001, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$3,000,000; SURETY IN THE AMOUNT OF \$5,000, ACCEPT PAYMENT IN THE AMOUNT OF \$15,444 FOR RENT FOR THE PERIOD OF JANUARY 1, 1997 THROUGH DECEMBER 31, 2000.

EXHIBIT B

PRC 6455

LAND DESCRIPTION

Three parcels of tide and submerged land in the Pacific Ocean at Sullivans Beach (Howlands Landing) on the northwesterly 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 at Sullivans Beach (Howlands Landing) having a California Coordinate System Zone 7 coordinates of X = 4,129,305 and Y = 3,916,583; thence N 36° W, 270 feet; thence N 54° E, parallel with said pier, 180 feet; thence S 36° E, 570 feet; thence S 54° W, 180 feet; thence N 36° W, 300 feet to the point of beginning.

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

PARCEL 2

A parcel of submerged land lying immediately beneath a 10 foot square float located 500 feet, more or less, northeasterly 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

Two circular parcels of submerged land 40 feet in diameter, adjacent to the easterly line of above described Parcel 1 and lying 100 feet to 180 feet, more or less, southeasterly of the northeast corner of said Parcel 1.

This description is based on the California Coordinate System, Zone 7, NAD 1927.

END OF DESCRIPTION

REVIEWED MARCH 12, 1990 BY SAS.

