MINUTE ITEM
This Calendar Item No. C16 was approved as Minute Item No. 16 by the California State Lands Commission by a vote of 2 to 0 at its 10-20-05 meeting.

# CALENDAR ITEM
# C16

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10/20/05
PRC 6439 WP 6439.1
M. Hays

## ACCEPTANCE OF A LEASE QUITCLAIM DEED AND ISSUANCE OF A GENERAL LEASE - RECREATIONAL USE

**LESSEE:**

Young Men's Christian Association of Glendale
140 North Louise Street
Glendale, CA 91206

**APPLICANT:**

Santa Catalina Island Conservancy
P. O. Box 2739
Avalon, CA 90704

**AREA, LAND TYPE, AND LOCATION:**

0.26 acres, more or less, of sovereign lands in the Pacific Ocean, at White's Cove, Santa Catalina Island, Los Angeles County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing pier, landing float and two string lines.

**LEASE TERM:**

Ten years, beginning January 1, 2005.

**CONSIDERATION:**

$2,537 per annum, 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:

Liability insurance with coverage of no less than $3,000,000.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.

2. On January 1, 1992, the Commission authorized a General Lease - Recreational Use with the Young Men's Christian Association of Glendale (YMCA) for the submerged lands adjacent to the upland camp facility. That lease expired on December 31, 2001. While processing a new lease application, staff was informed by the YMCA that, as of December 31, 2002, the Santa Catalina Island Conservancy (Conservancy) would not be renewing or extending the upland lease with the YMCA. On January 14, 2003, the YMCA executed a lease quitclaim deed releasing any interest in the lease area authorized by PRC 6439 and withdrew their lease application. The Conservancy is now applying for a new lease.

3. The upland camp facility has been leased previously by the Conservancy to various scouting organizations and most recently to the YMCA. The Conservancy does not currently have the upland camp facility leased. However, the pier is being used by Conservancy support personnel for access to the upland camp facility for maintenance and emergency purposes, and the string line moorings are used to tie-up support vessels.

4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of the CEQA because it is not a "project" as defined by the CEQA and the State CEQA Guidelines.

   Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, sections 15060(c)(3) and 15378.

5. 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).

   Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

6. 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.

**EXHIBIT:**

A. Site and Location Map

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

**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.

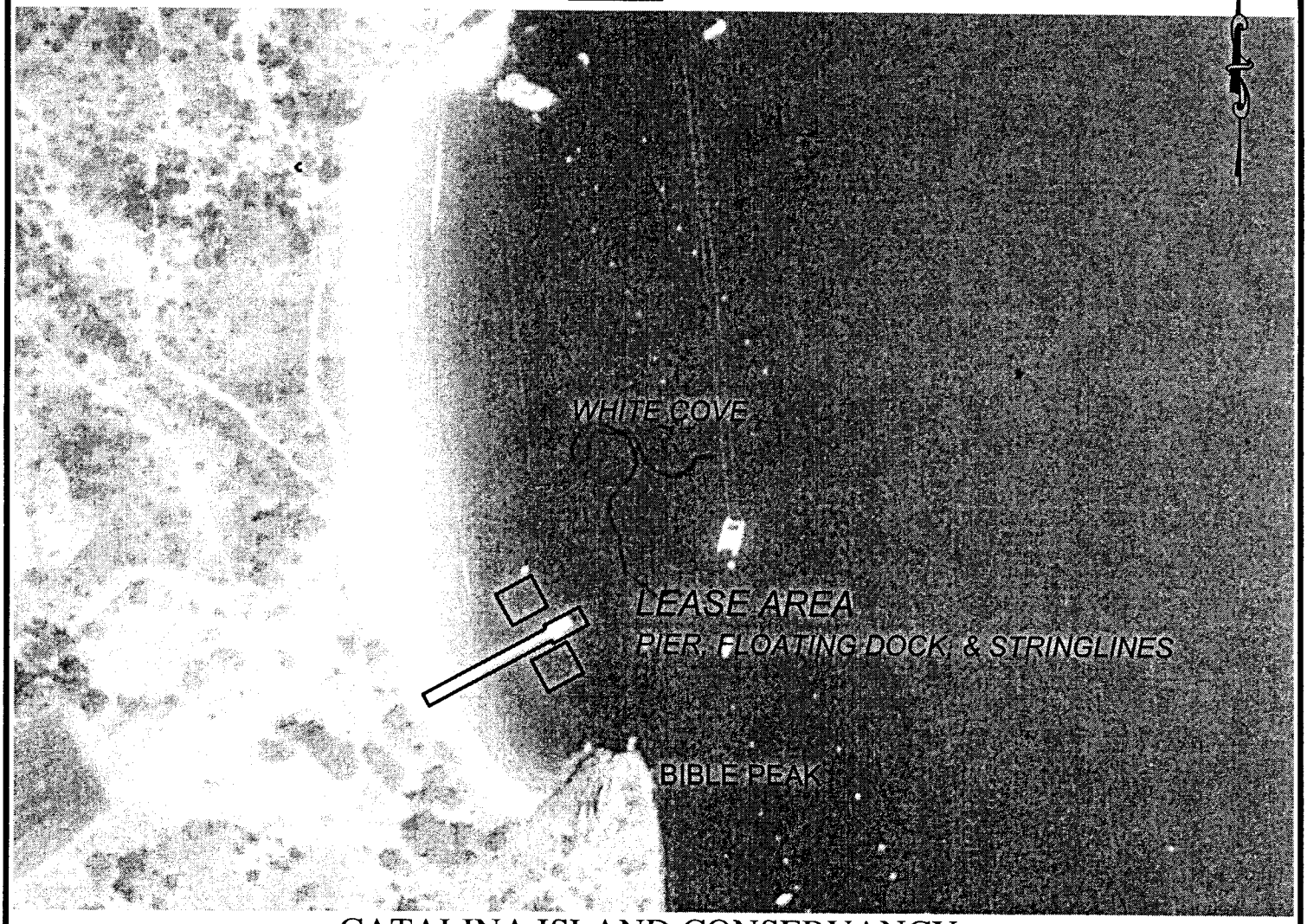
**AUTHORIZATION:**

AUTHORIZE ACCEPTANCE OF A LEASE QUITCLAIM DEED FROM THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF GLENDALE AND ISSUANCE TO SANTA CATALINA ISLAND CONSERVANCY OF A GENERAL LEASE – RECREATIONAL USE, BEGINNING JANUARY 1, 2005, FOR A TERM OF TEN YEARS, FOR THE CONTINUED USE AND

MAINTENANCE OF AN EXISTING PIER, LANDING FLOAT AND TWO STRING LINES ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF $2,537; AND LIABILITY INSURANCE WITH COVERAGE OF NO LESS THAN $3,000,000.

NO SCALE

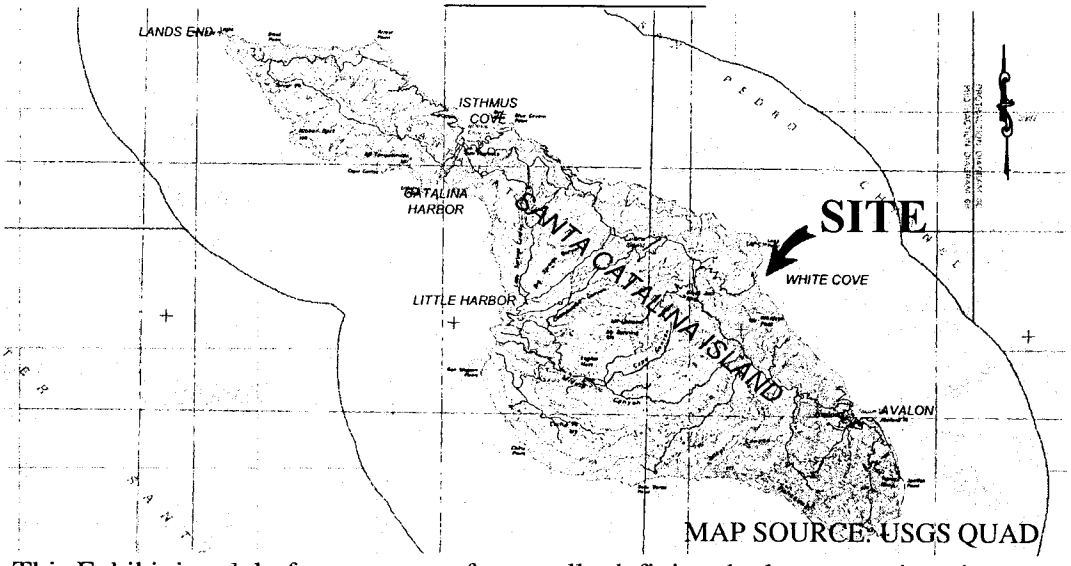
# SITE




CATALINA ISLAND CONSERVANCY
WHITE'S LANDING, SANTA CATALINA ISLAND

NO SCALE

# LOCATION




MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

# Exhibit A

PRC 6439.1
GENERAL LEASE
RECREATIONAL USE
SANTA CATALINA ISLAND
LOS ANGELES COUNTY

JAK 07/05

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