MINUTE ITEM
This Calendar Item No. C40 was approved as Minute Item No. 40 by the California State Lands Commission by a vote of 3 to Ø at its 05/10/07 meeting.

CALENDAR ITEM
C40

A 54

S 27

PRC 8747

05/10/07
W 26208
K. Foster

GENERAL LEASE - RECREATIONAL USE

APPLICANT:

King Harbor Yacht Club
280 Yacht Club Way
Redondo Beach, CA 90277-2049

AREA, LAND TYPE, AND LOCATION:

0.095 acres, more or less, of sovereign lands in Little Fisherman's Cove, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Construction, use and maintenance of a new temporary seasonal floating dock as shown on Exhibit A.

LEASE TERM:

Ten years, beginning May 10, 2007.

CONSIDERATION:

$932 per year, with the State reserving the right to fix a different rent during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Insurance:

Single limit liability coverage of no less than $3,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the uplands adjoining the lease premises.

2. The Applicant is a yacht club that maintains the upland property for use by its members, who access the property via boat, typically in the form of small dinghies. To facilitate better member access, the Applicant is proposing to construct a six-foot wide by 131-foot long floating dock adjacent to the upland property located in Little Fisherman's Cove, Santa

Catalina Island. The design of the proposed dock is consistent with others currently in use on Santa Catalina Island, and would consist of joined sections attached by chains to permanent anchors. The dock would be in place only part of the year, from June 15 to October 1. Annual dock and chain removal, storage and replacement would be contracted to and conducted by Two Harbors Enterprises. The dock sections would be constructed at the Club's facility in Redondo Beach and towed to the site. The mooring anchors and dock sections are each estimated to take half a day to install, with the mooring anchors installed approximately one week prior to the dock sections. Staff has reviewed the plans and specifications and recommends approval of the project.

3. 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 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905 (c)(1).

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

4. 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:

California Department of Fish and Game

FURTHER APPROVALS REQUIRED:

California Coastal Commission, Los Angeles County Regional Planning, U.S. Army Corps of Engineers, Los Angeles Regional Water Quality Control Board

EXHIBITS:

A. Site and Location Map
B. Land Description

PERMIT STREAMLINING ACT DEADLINE:
June 18, 2007

RECOMMENDED ACTION:
IT IS RECOMMENDED THAT THE COMMISSION:

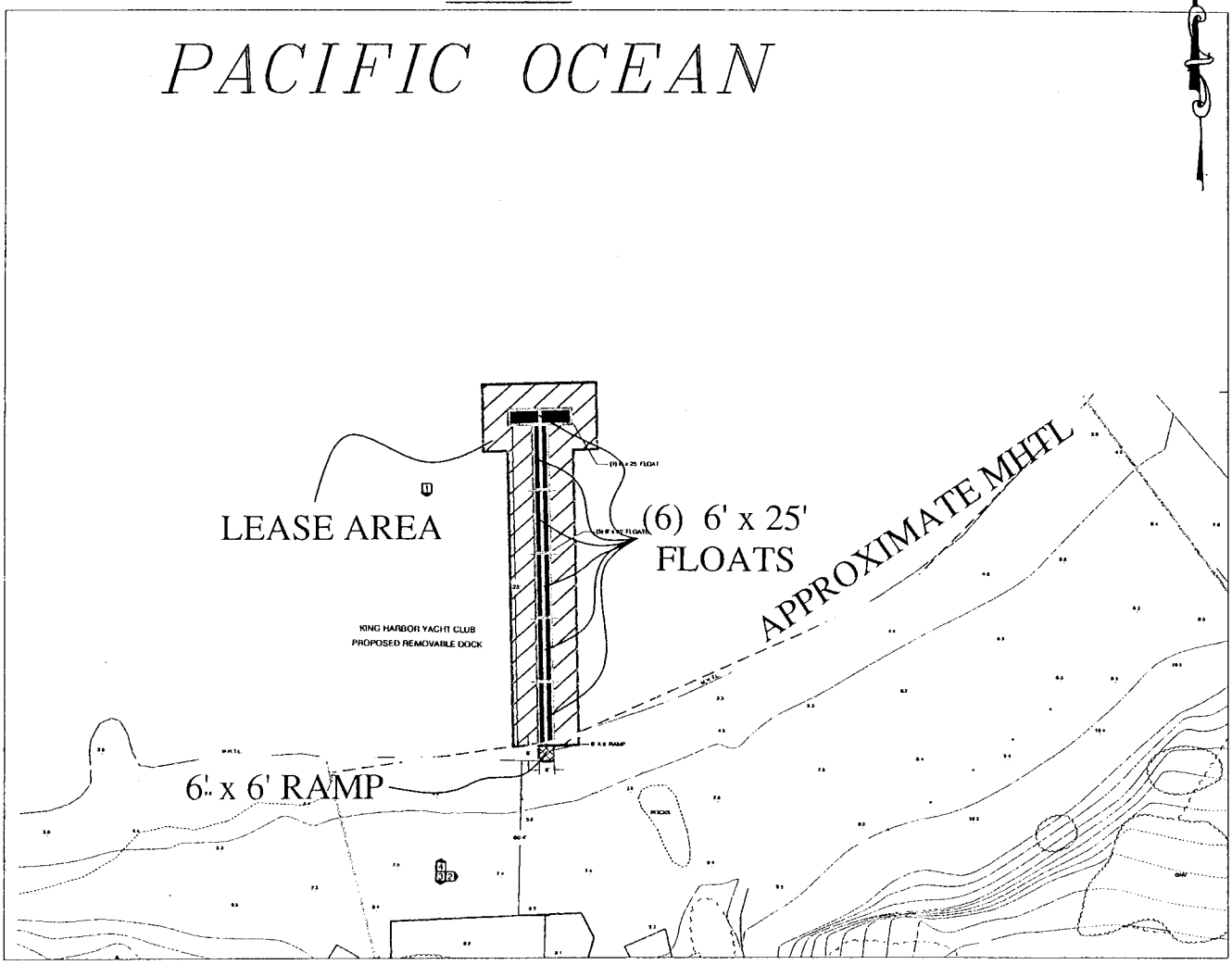
CEQA FINDING:
FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (c)(1).

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 ISSUANCE TO KING HARBOR YACHT CLUB OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING MAY 10, 2007, FOR A TERM OF TEN YEARS, FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A TEMPORARY SEASONAL FLOATING DOCK AS SHOWN ON EXHIBIT A AND AS DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF $932, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; WITH LIABILITY INSURANCE COVERAGE OF NO LESS THAN $3,000,000.

NO SCALE

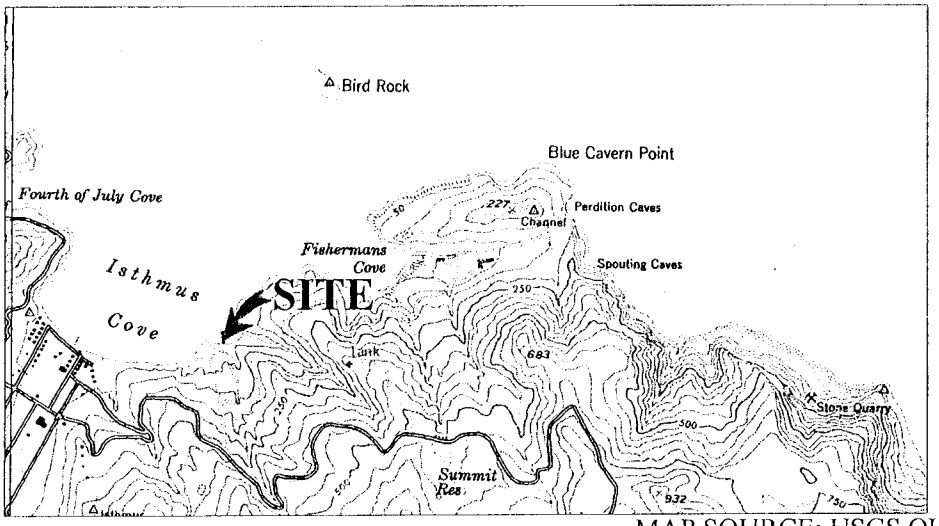
SITE 1



LITTLE FISHERMAN'S COVE

NO SCALE

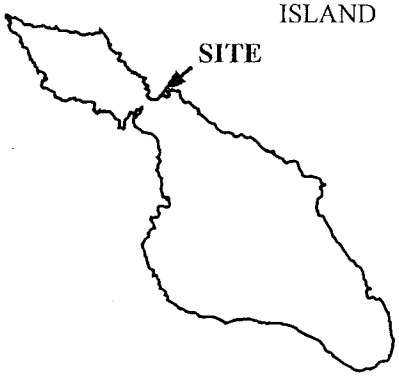
LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

W 26208
KING HARBOR YACHT CLUB
GENERAL LEASE
RECREATIONAL USE
SANTA CATALINA ISLAND
LOS ANGELES COUNTY



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.

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MJF 4/25/07

EXHIBIT B

W 26208

LAND DESCRIPTION

Two parcels of tide and submerged land in the Pacific Ocean, situated in the bed of Little Fisherman's Cove, Catalina Island, Los Angeles County, California, more particularly described as follows:

PARCEL 1

A six feet (6 feet) wide strip of land, lying three feet (3 feet) on each side of the following described centerline:

BEGINNING at a point, having approximate CCS83, Zone 5 coordinates
North coordinate=1619640 feet, East coordinate=6411658 feet;
thence along the centerline of the floating dock, N 01°02'02" W, 125 feet to a point hereinafter referred to as Point A.

PARCEL 2

A twenty-five feet (25 feet) wide strip of land, lying twelve and one-half (12.5 feet) on each side of the following described centerline:

BEGINNING at the aforementioned point referred to as Point A as described in Parcel 1; thence, N 01°02'02" W, 6 feet to the end of the described centerline.

TOGETHER WITH a ten feet (ten feet) use area adjacent to Parcel 1 and Parcel 2.

EXCEPTING therefrom any lands located landward of the ordinary high water mark of the Pacific Ocean.

END OF DESCRIPTION

Location of the floating dock supplied by applicant and shown on that certain map titled "PROPOSED REMOVABLE DOCK RAMP" dated 2/08/07.

PREPARED 4/26/07 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT

LICENSED LAND SURVEYOR
STEVE C. LEHMAN
Exp. 12/31/07
No. 7377
STATE OF CALIFORNIA