

**CALENDAR ITEM
C60**

A 54
S 27

08/14/12
PRC 6455.1
K. Foster

GENERAL LEASE – COMMERCIAL USE

APPLICANT:

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

AREA, LAND TYPE, AND LOCATION:

0.85 acres of sovereign land in the San Pedro Channel at Howlands Landing, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Continued use and maintenance of a fixed pier, two gangways, three floating boat dock segments, a seasonal swim area, floating swim platform, a mooring stringline,; and the use and maintenance of one individual mooring and used in conjunction with an upland camp facility.

LEASE TERM:

10 years, beginning January 1, 2012.

CONSIDERATION:

\$8,660 per annum, and the public use and benefit, effective January 1, 2012, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease. Additional rent in the amount of \$3,398 for the holdover period from January 1, 2010, to December 31, 2011, and \$1,864 for the difference in rent already paid against rent owed for the period from January 1, 2012 to December 31, 2012.

SPECIFIC LEASE PROVISIONS:

Insurance: Liability insurance in the amount of no less than \$3,000,000; coverage shall not exclude watercraft.

Bond: \$10,000.

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Other: Should the Applicant's lease for the use of the upland property terminate for any reason, this Lease shall also terminate.

OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the upland adjoining the lease premises.
2. On April 24, 2001, the Commission authorized issuance of Lease No. PRC 6455.1, a General Lease – Commercial Use, to Catalina Island Camps, Inc. for the construction of a fixed pier and gangways, and for existing recreational facilities used in conjunction with an upland youth camp facility. The lease expired on December 31, 2009 and is currently in holdover status. The Applicant has submitted an application requesting a new General Lease – Commercial Use.
3. The lease provides that during a holdover period, "...the annual rental then in effect shall be increased by twenty-five percent (25%)" The additional rental of \$3,398 is the difference between the rent paid and the additional 25% rent owed during the holdover period from January 1, 2010, to December 31, 2011.
4. The prior lease authorized a use area of 2.434 acres, encompassing the existing pier, gangways, boat floats, swim platform, and mooring stringline, as well as a fishing platform and two skiff moorings that are no longer used and have been removed. In addition to the previously authorized improvements, the Applicant has added an individual mooring for use by the facility's manager. As the camp does not require or use a significant portion of the previously authorized use area, the Applicant is requesting a new lease with a reduced total use area of 0.85 acre, shown as Parcels 1-4 on Exhibit B.
5. The swim area improvements, including a floating swim platform and floating rope boundary marker located within Parcel 1, are in the water for approximately six months out of the year, between April 15 and October 15, and are removed for the remainder of the year. Rent for Parcel 1 has been prorated to reflect its seasonal use.
6. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15061), the staff has determined that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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

7. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. 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.

EXHIBITS:

- A. Land Description
- B. Location and Site Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (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 section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Commercial Use to Catalina Island Camps, Inc. beginning January 1, 2012, for a term of 10 years, for a fixed pier and two gangways, three floating boat dock segments, seasonal swim area and floating swim platform, a mooring stringline, and one individual mooring as described in Exhibit A and as shown on Exhibit B (for reference purposes only) consideration in the amount of \$8,660 per annum effective January 1, 2012, with the State reserving the right to fix a different rent periodically during the lease term as provided in the lease; accept additional rent in the amount of \$3,398 for the holdover period from January 1, 2010, to December 31, 2011, and \$1,864 for the difference in rent already paid against rent owed for the period from January 1, 2012, to December 31, 2012; liability insurance in the amount of no less than

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\$3,000,000; coverage shall not exclude watercraft; surety bond, or other security in the amount of \$10,000.

EXHIBIT A

PRC 6455.1

LAND DESCRIPTION

Four parcels of tide and/or submerged land situate in the bed of the Pacific Ocean on easterly side of Santa Catalina Island, lying adjacent to Howland's Landing, Los Angeles County, State of California, more particularly described as follows:

PARCEL 1 (Seasonal Swim Area)

BEGINNING at the point which bears North $61^{\circ} 34' 42''$ West, 7198.51 feet from the NGS monument Cherry 2 having CCS27 Zone 6 coordinates of Northing (y) = 475442.21 feet, Easting (x) = 1313536.29 feet; thence from said point of beginning the following four (4) courses:

1. North $34^{\circ} 14' 27''$ West, 100.00 feet;
2. North $55^{\circ} 45' 33''$ East, 200.00 feet;
3. South $34^{\circ} 14' 27''$ East, 100.00 feet and
4. South $55^{\circ} 45' 33''$ West, 200.00 feet to the POINT OF BEGINNING.

PARCEL 2 (Pier and Floating Docks)

BEGINNING at the point which bears North $62^{\circ} 32' 16''$ West, 7116.02 feet from the NGS monument Cherry 2 having CCS27 Zone 6 coordinates of Northing (y) = 475442.21 feet, Easting (x) = 1313536.29 feet; thence from said point of beginning the following eleven (11) courses:

1. North $34^{\circ} 14' 27''$ West, 10.00 feet;
2. North $55^{\circ} 45' 33''$ East, 170.54 feet;
3. North $34^{\circ} 14' 27''$ West, 18.00 feet;
4. North $55^{\circ} 45' 33''$ East, 98.00 feet;
5. South $34^{\circ} 14' 27''$ East, 75.00 feet;
6. South $55^{\circ} 45' 33''$ West, 40.00 feet;
7. North $34^{\circ} 14' 27''$ West, 29.00 feet;
8. South $55^{\circ} 45' 33''$ West, 38.00 feet;
9. North $34^{\circ} 14' 27''$ West, 8.00 feet;
10. South $55^{\circ} 45' 33''$ West, 190.54 feet and
11. North $34^{\circ} 14' 27''$ West, 10.00 feet to the POINT OF BEGINNING.

PARCEL 3 (Mooring Stringline)

BEGINNING at the point which bears North 62° 08' 37" West, 6787.93 feet from the NGS monument Cherry 2 having CCS27 Zone 6 coordinates of Northing (y) = 475442.21 feet, Easting (x) = 1313536.29 feet; thence from said point of beginning the following four (4) courses:

1. North 34° 14' 27" West, 180.00 feet;
2. North 55° 45' 33" East, 50.00 feet;
3. South 34° 14' 27" East, 180.00 feet and
4. South 55° 45' 33" West, 50.00 feet to the POINT OF BEGINNING.

PARCEL 4 (Individual Mooring)

BEGINNING at the point which bears North 59° 53' 39" West, 7285.56 feet from the NGS monument Cherry 2 having CCS27 Zone 6 coordinates of Northing (y) = 475442.21 feet, Easting (x) = 1313536.29 feet; thence from said point of beginning the following four (4) courses:

1. North 34° 14' 27" West, 15.00 feet;
2. North 55° 45' 33" East, 30.00 feet;
3. South 34° 14' 27" East, 15.00 feet and
4. South 55° 45' 33" West, 30.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion located landward of said ordinary high water mark of said bay/ocean.

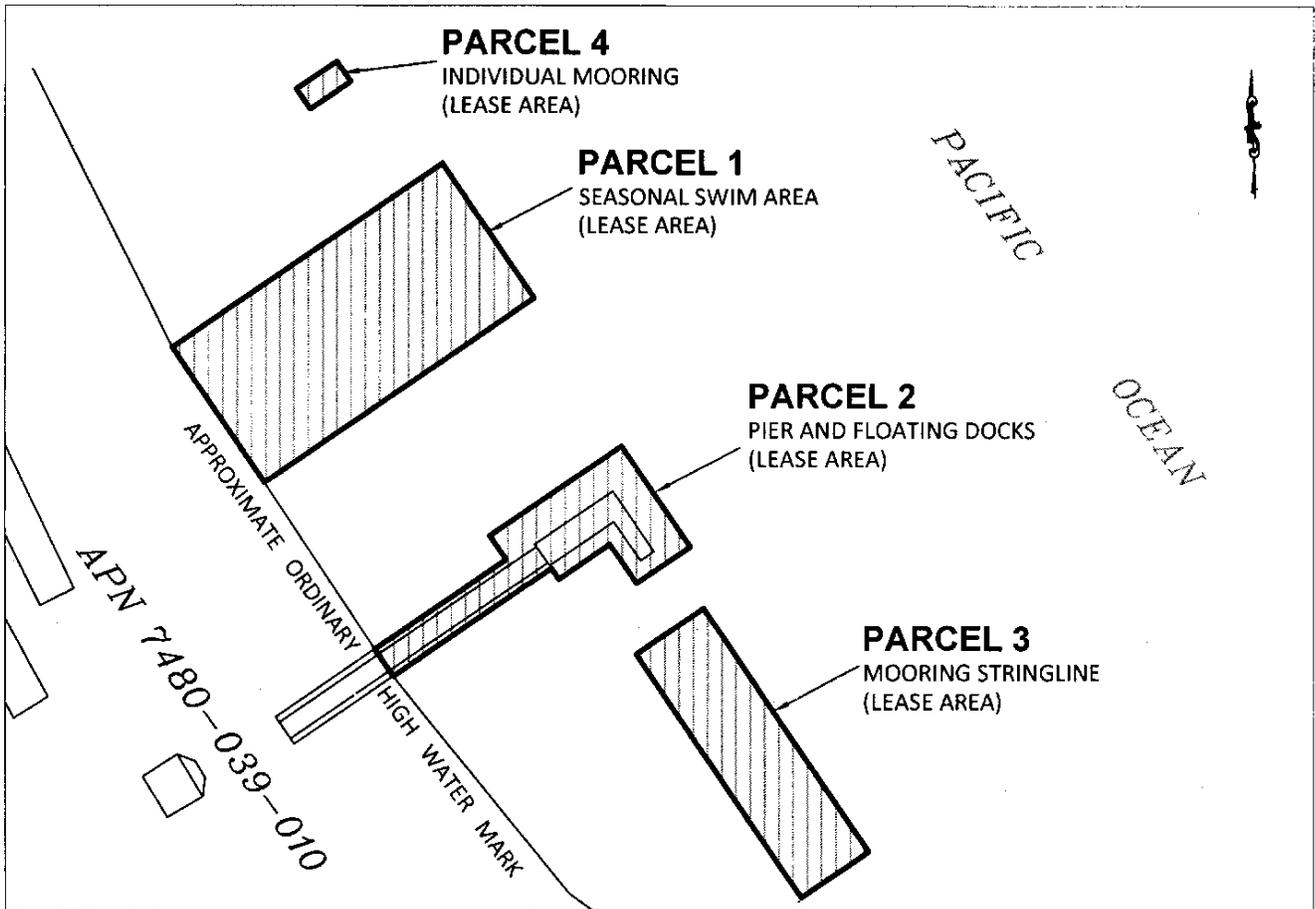
END OF DESCRIPTION

Prepared 06/29/12 by the California State Lands Commission Boundary Unit



NO SCALE

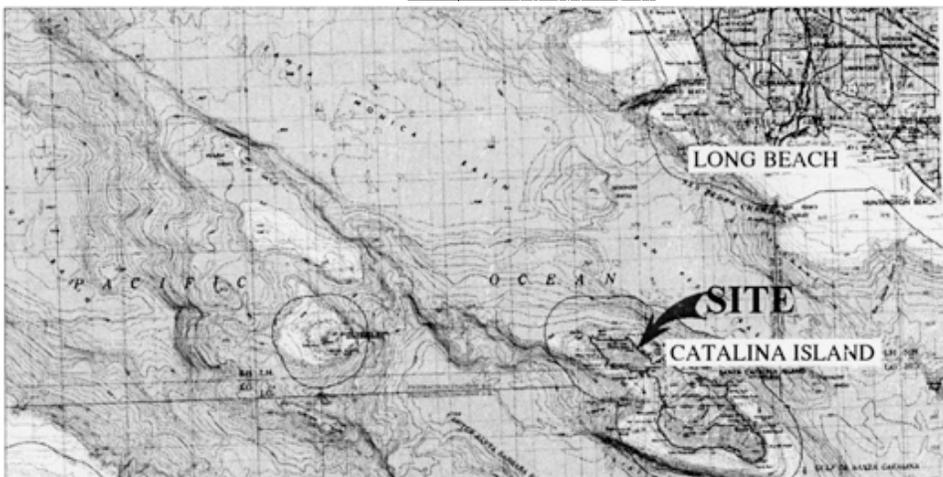
SITE



SANTA CATALINA ISLAND, HOWLAND'S LANDING

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 B

PRC 6455.1
 CATALINA ISLAND
 CAMPS, INC
 APN 7480-039-010
 GENERAL LEASE-
 RECREATIONAL USE
 LOS ANGELES COUNTY



TS 06/29/12