

**CALENDAR ITEM
C37**

A 70
S 26

12/17/14
PRC 6444.1
A. Franzoia

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Fourth of July Yacht Club

AREA, LAND TYPE, AND LOCATION:

0.53 acre, more or less, of sovereign land in Fourth of July Cove, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Continued use and maintenance of a pier, ramp, three floats, a swim float, and two dinghy tie lines.

LEASE TERM:

10 years, beginning January 1, 2015.

CONSIDERATION:

\$7,622 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

Insurance: Liability insurance in an amount no less than \$1,000,000 per occurrence.

OTHER PERTINENT INFORMATION:

1. The Applicant has a Yacht Club License Agreement with Santa Catalina Island Resort Services, Inc. to use the upland adjoining the lease premises. The License Agreement expires December 31, 2019, and includes an option to extend the term for five (5) years. The Applicant submitted a letter indicating its intention to exercise the option to extend its upland license.
2. On March 1, 1995, the Commission authorized issuance of a General Lease-Recreational Use to the Fourth of July Yacht Club. That lease expires on December 31, 2014. Applicant is now applying for a new lease

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for the continued use, maintenance, and operation of the authorized facilities located in Fourth of July Cove.

3. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (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).

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

4. 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. Site and Location 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 – Recreational Use to Fourth of July Yacht Club, beginning January 1, 2015, for a term of 10 years, for a pier, ramp, three floats, a swim float, and two dinghy tie lines as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached

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and by this reference made a part hereof; annual rent in the amount of \$7,622 with an annual Consumer Price Index adjustment; liability insurance in an amount of no less than \$1,000,000 per occurrence.

EXHIBIT "A"

PRC 6444.1

LAND DESCRIPTION

A parcel of tide and submerged land in the Pacific Ocean at Fourth of July Cove on the northeasterly shore of Santa Catalina Island, Los Angeles County, California, described as follows:

BEGINNING at a point on the landward centerline of an existing pier having California Coordinate System, Zone 7 coordinates of $x = 4,135,730$ and $y = 3,911,325$; thence the following eleven courses:

1. N 09° W 13 feet;
2. N 81° E 135 feet;
3. N 09° W 8.5 feet;
4. N 81° E 25 feet;
5. S 09° E 45 feet;
6. S 81° W 25 feet;
7. N 09° W 8.5 feet;
8. S 81° W 20 feet;
9. S 09° E 180 feet;
10. S 81° W 115 feet; and
11. N 09° W 195 feet to the point of beginning.

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

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

END OF DESCRIPTION

REVISED MAY 10, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

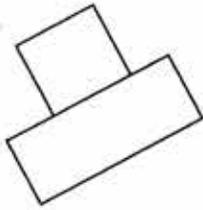
NO SCALE

SITE

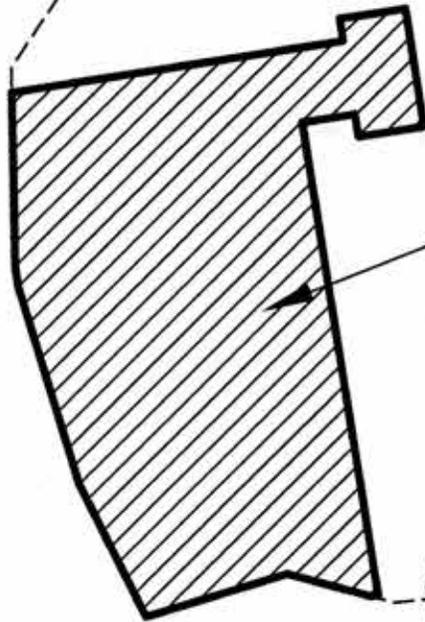


PACIFIC

OCEAN



APN 7480-040-021



LEASE PARCEL

(EXISTING PIER, RAMP, FLOATS, SWIM FLOAT AND TWO DINGHY TIE LINES)

APPROX. SHORELINE

FOURTH OF JULY COVE, SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 6444.1
FOURTH OF JULY YACHT CLUB
CLUB
APN 7480-040-021
GENERAL LEASE -
RECREATIONAL USE
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.

TS 10/16/14