

MINUTE ITEM

This Calendar Item No. C10
was presented at a meeting
held on 10/24/85
at 3
meeting.

CALENDAR ITEM

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C10 :

10/24/85
PRC 6455
Lipphardt

AMENDMENT AND RENEWAL OF GENERAL LEASE - COMMERCIAL USE

APPLICANT: Westrey Clubs, Inc.
10905 Venice Boulevard
Los Angeles, California 90034

AREA, TYPE LAND AND LOCATION: Three parcels of tide and submerged land totalling 1.952 acres, located at Howland's Landing, Santa Catalina Island, Los Angeles County.

LAND USE: Recreational facilities used in conjunction with upland camp programs.

TERMS OF ORIGINAL LEASE:

Initial period: Three years beginning January 1, 1982.

Surety bond: \$5,000.

Public liability insurance: Combined single limit coverage of \$3,000,000.

Consideration: \$1,700 per annum.

TERMS OF PROPOSED LEASE AMENDMENT AND RENEWAL:

Initial period: Five years beginning January 1, 1985.

The amendment expands the lease area to provide for two additional moorings.

CONSIDERATION: \$3,050 per annum.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

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APPLICANT STATUS:

Applicant is lessee of upland.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884:

10/28/85.

OTHER PERTINENT INFORMATION:

1. On December 16, 1982, the State Lands Commission authorized Lease PRC 3639, as amended, to Co-Lessee Santa Catalina Island Company and Santa Catalina Island Conservancy for maintenance of income-producing moorings at Santa Catalina Island. The nonincome-producing moorings used by the area's camps, previously included in PRC 3639, were to be deleted from said lease and were to be provided for by the camp that uses the moorings. At Howland's Landing, where Lessee's camp facilities are authorized under PRC 6455, there are two such moorings. This Amendment modifies the lease area to provide for these additional moorings. The renewal extends the lease for five years from January 1, 1985. Lessee has a lease for the use of the adjacent upland which expires December 31, 1989.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Adm. Code 2905(a)(2).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.

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3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq., but will not affect those significant lands.

EXHIBITS: A. Land Description.
 B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. ADM. CODE 2905(a)(2).
2. FIND THAT THIS ACTIVITY WILL INVOLVE LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370, ET SEQ., BUT THAT SUCH ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON SUCH LANDS.
3. AUTHORIZE ISSUANCE TO WESTREY CLUBS, INC. OF AN AMENDMENT AND RENEWAL TO LEASE PRC 6455, SUBSTANTIALLY IN THE FORM ON FILE IN THE PRINCIPAL OFFICE OF THE STATE LANDS COMMISSION, OF A FIVE-YEAR GENERAL LEASE - COMMERCIAL USE BEGINNING JANUARY 1, 1985; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$3,050, FOR RECREATIONAL FACILITIES TO BE USED IN CONJUNCTION WITH UPLAND CAMP PROGRAMS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF. THE EFFECTIVE DATE OF THE AMENDMENT AND RENEWAL IS JANUARY 1, 1985. ALL REMAINING TERMS AND CONDITIONS OF LEASE PRC 6455 REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

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EXHIBIT "A"

LAND DESCRIPTION

PRC 6455

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 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.

END OF DESCRIPTION

REVISED APRIL 2, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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