

MINUTE ITEM

This Calendar Item No. C11
was approved as Minute Item
No. C11 by the State Lands
Commission by a vote of 3
to 0 at its 6/11/90
meeting.

CALENDAR ITEM

A 58
S 29

C 1 1

06/11/90
PRC 6455
Townsend

GENERAL LEASE - COMMERCIAL USE

APPLICANT: Catalina Island Camps, Inc.
Attn: Greg Schneider, Director
311 Culver Boulevard
Playa del Rey, California 90293

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 the upland camp program.

TERMS OF ORIGINAL LEASE:

Initial period: Five (5) years beginning
January 1, 1985.

Surety bond: \$5,000.

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

Consideration: \$3,050 per annum; five-year
rent review.

TERMS OF PROPOSED LEASE:

Initial period: Seven (7) years beginning
January 1, 1990.

Surety bond: \$5,000.

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

CONSIDERATION: \$3,861 per annum; with the State reserving the
right to fix a different rental on each
fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:
Applicant is lessee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
B. Cal. Code Regs.: Title 2, Div. 3;
Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. By its action of July 21, 1983, Minute Item 2, the State Lands Commission authorized the issuance of a General Lease - Commercial Use to Westrey Clubs, Inc. for a period of three years beginning January 1, 1982. The Commission subsequently authorized the amendment and renewal of the lease by its action of October 24, 1985, Minute Item 10, for a period of five years from January 1, 1985. The amendment increased the use area to include two circular mooring areas 40 feet in diameter. The lease was assigned to Catalina Island Camps, Inc., as authorized by the Commission August 10, 1988, Minute Item 7.

Catalina Island Camps has filed an application with staff for a replacement lease, beginning January 1, 1990. Staff has proposed a seven-year term, wherein expiration will be simultaneous with the expiration of the Commission's General

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Lease - Commercial Use PRC 3639 to the Santa Catalina Island Conservancy and the Santa Catalina Island Company. The existing improvements on the lease premises include a pier, float extension, floats, swimline markers, and moorings for use in conjunction with the upland camp program. The Lessee has stated that no changes have occurred to the improvements and that none are proposed.

2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 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.
3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 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, 2 Cal. Code Regs 2905(a)(2).

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

- 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. CODE REGS. 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. CODE REGS. 2905(a)(2).
2. AUTHORIZE ISSUANCE, TO CATALINA ISLAND CAMPS, INC., OF A SEVEN-YEAR GENERAL LEASE - COMMERCIAL USE, BEGINNING JANUARY 1, 1990; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$3,861, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC

CALENDAR ITEM NO. C 1 7 (CONT'D)

LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF
\$3,000,000; 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.

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EXHIBIT "A"

PRC 6455

LAND DESCRIPTION

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 a California Coordinate System Zone 7 coordinates of $X = 4,129,305$ and $Y = 3,916,583$; thence $N 36^\circ W$, 270 feet; thence $N 54^\circ E$, parallel with said pier, 180 feet; thence $S 36^\circ E$, 570 feet; thence $S 54^\circ W$, 180 feet; thence $N 36^\circ W$, 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, NAD 1927.

END OF DESCRIPTION

REVIEWED MARCH 12, 1990 BY SAS.

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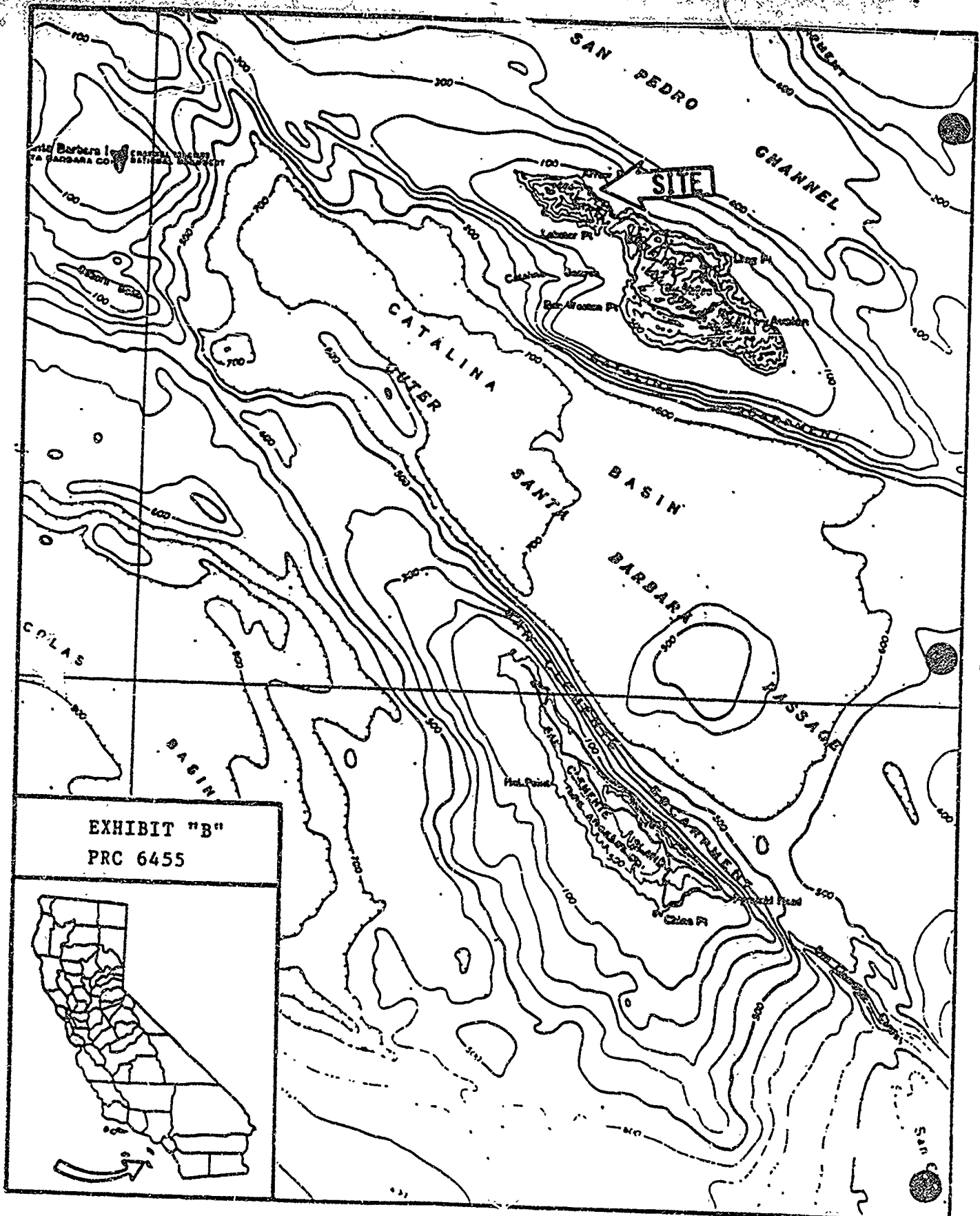


EXHIBIT "B"
 PRC 6455



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