

**CALENDAR ITEM
C52**

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S 27

12/05/12
PRC 6410.1
A. Franzoia

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Santa Catalina Island Company

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Pacific Ocean at Ballast Point in Catalina Harbor, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Use and maintenance of a dinghy pier, access ramp, and floats.

LEASE TERM:

10 years, beginning December 5, 2012.

CONSIDERATION:

\$1,030 per year, with the State reserving the right to fix a different rent periodically during the lease, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Liability insurance coverage in the amount of no less than \$3,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. On April 17, 2006, the Commission authorized a General Lease – Recreational Use to LAACO Ltd., A California Limited Partnership, for a 10-year term which automatically expired on December 31, 2009 upon termination of their upland lease with the applicant.
3. The prior Lessee, LAACO Ltd. was a yacht club that used the lease premises as a mooring site and access point to the yacht club's lease on the adjoining upland. In the absence of a new lessee, the Applicant, as the owner of the upland, is now applying for a General Lease –

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Recreational Use for the continued use and maintenance of the dinghy pier, access ramp, and floats.

4. 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.

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 – Recreational Use to Santa Catalina Island Company beginning December 5, 2012, for a term of 10 years, for the use and maintenance of a dinghy pier, access ramp, and floats as described in Exhibit A and shown on Exhibit B (for reference

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purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$1,030, with the State reserving the right to fix a different rent periodically during the lease term; and liability insurance in the amount of no less than \$3,000,000.

EXHIBIT A

PRC 6410.1

LAND DESCRIPTION

A parcel of tide and submerged land located in Catalina Harbor, northerly of the northerly end of Ballast Point on Santa Catalina Island, Los Angeles County, California, said parcel being immediately beneath an existing pier and floats together with a necessary use area extending 10 feet from the extremities of said pier and floats, the southwesterly end of said pier having approximate California Coordinate System, Zone 7 (NAD 27) coordinates of Y = 3,905,398 feet and X = 4,134,513 feet.

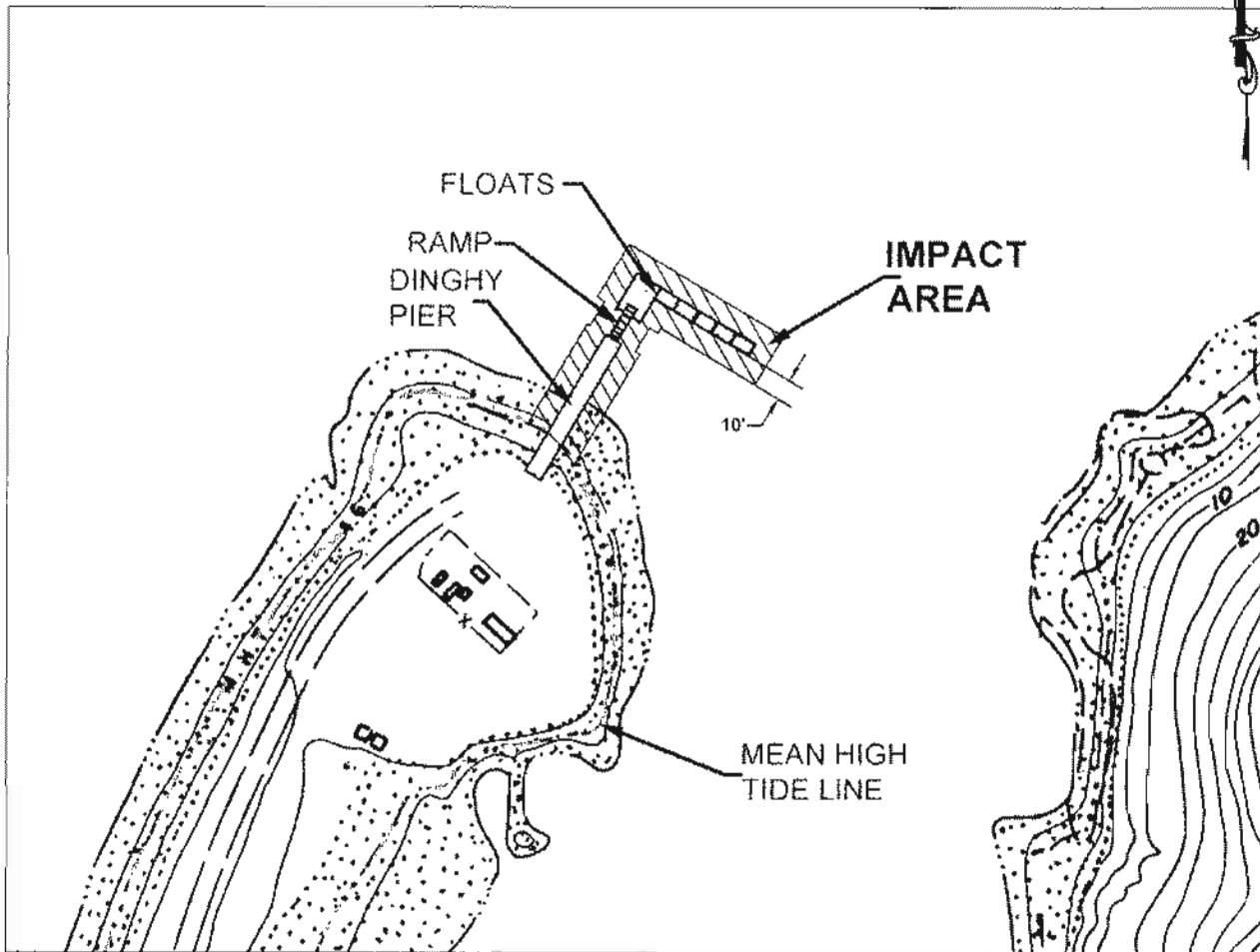
EXCEPTING THEREFROM any lands validly patented as Tideland Location No. 197, Los Angeles County.

END OF DESCRIPTION

REVISED OCTOBER, 1997 BY SCR

NO SCALE

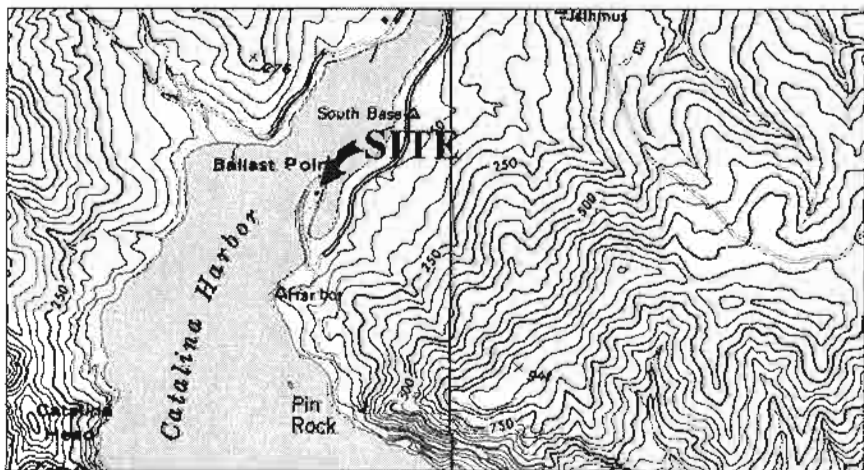
SITE



BALLAST POINT, CATALINA ISLAND

NO SCALE

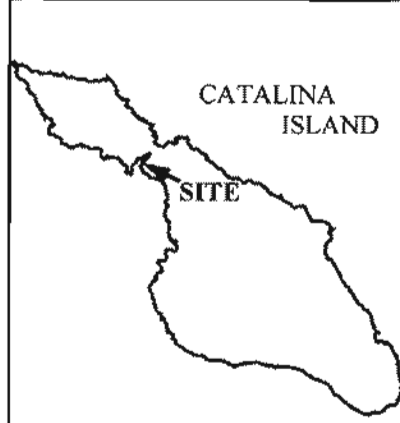
LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 6410.1
 SANTA CATALINA ISLAND CO.
 APN: 7480-040-017
 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.