

**STAFF REPORT
C47**

A 70
S 26

11/29/17
PRC 6442.1
L. Pino

REVISION OF RENT

LESSEE:

Western Los Angeles County Council, Inc.,
Boy Scouts of America

AREA, LAND TYPE, AND LOCATION:

1.36 acres, more or less, of sovereign land in the Pacific Ocean at Emerald Bay and Doctor's Cove, near Two Harbors, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Reconstruction, use, and maintenance of two fixed piers, two gangways, two floating dock modules connecting the two piers, and an attached boat landing float; the continued use and maintenance of two moorings, four small boat moorings; and the retention, use, and maintenance of a floating barge and seasonal swim area used in conjunction with the upland camp facilities.

LEASE TERM:

22 years, beginning January 1, 2007.

CONSIDERATION:

This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease and recommends that rent be revised from \$15,616 per year to \$17,645 per year, effective January 1, 2018.

OTHER PERTINENT INFORMATION:

1. On September 13, 2007, the Commission authorized a 22-year, General Lease – Recreational Use, to Western Los Angeles County Council, Inc., Boy Scouts of America, beginning January 1, 2007 ([Item C36, September 13, 2007](#)).
2. On June 21, 2013, the Commission authorized an amendment to Lease No. PRC 6442.1 a General Lease – Recreational Use, to revise the lease premises to reflect a smaller use and impact area of 1.36 acres, effective

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June 1, 2013, with the Parcel 5 swim area to be used on a seasonal basis ([Item C65, June 21, 2013](#)). The lease will expire on December 31, 2028.

3. The Lessee maintains a leasehold on Santa Catalina Island at Emerald Bay and Doctor's Cove from the Santa Catalina Island Conservancy for the upland camp facility. The facility is used by the Lessee for recreational purposes and for retreats. The water portion of the facility includes various improvements, including two fixed piers and gangways, two floating docks, a boat landing float, various moorings, a swim area with swimline marker, and a barge float.
4. Rent for the seasonal swim area in Doctor's Cove is prorated on a seasonal (3- month) basis to reflect actual use. A 10 percent public benefit discount is applied to the piers, gangways, and floating docks because these facilities are available for use by the public to access the upland.
5. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.
6. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

EXHIBIT:

- A. Site Location Map

RECOMMENDED ACTION:

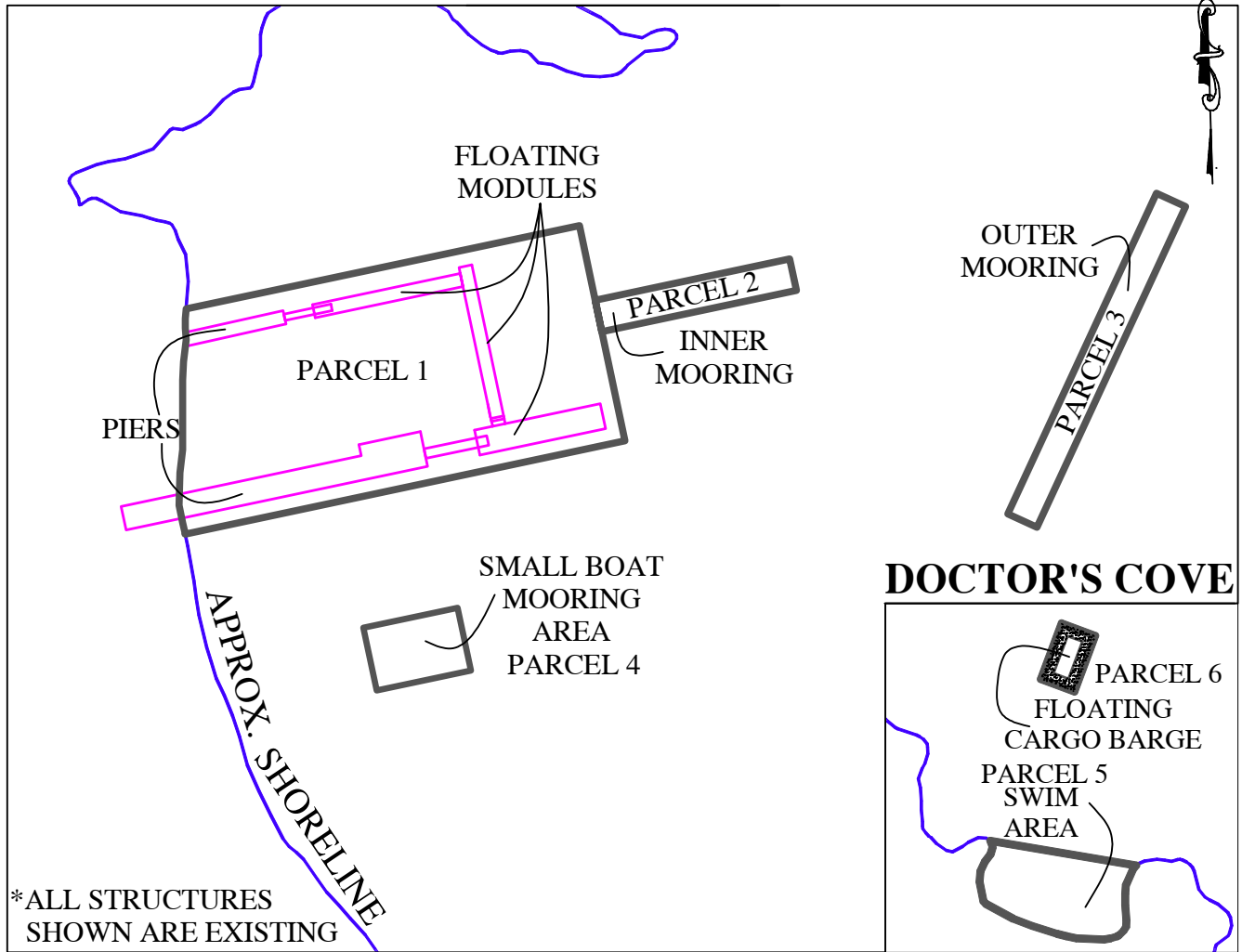
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 6422.1 from \$15,616 per year to \$17,645 per year, effective January 1, 2018.

NO SCALE

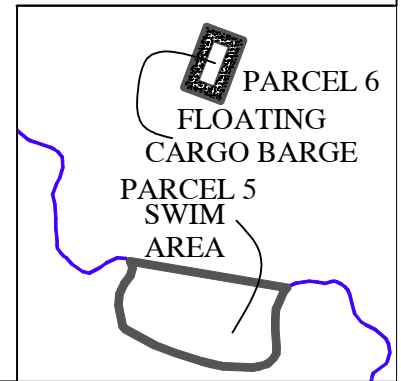
EMERALD BAY



OUTER MOORING

PARCEL 3

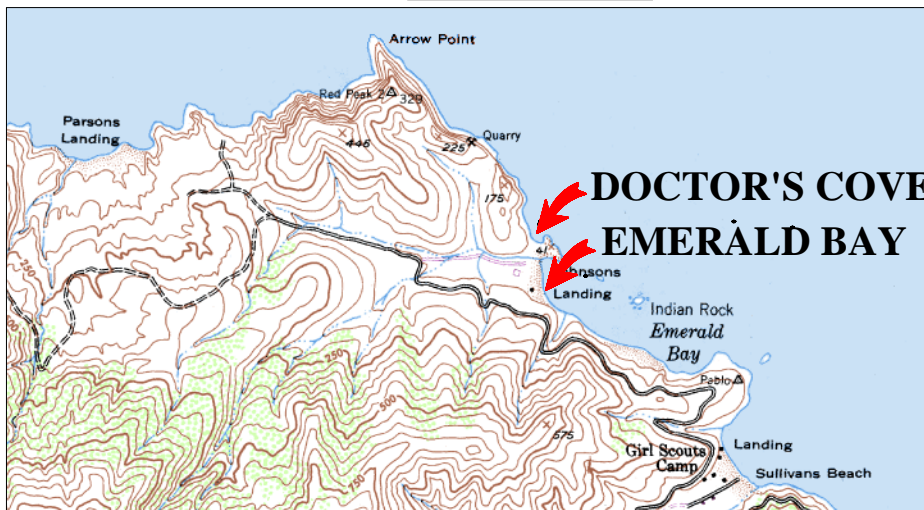
DOCTOR'S COVE



EMERALD BAY & DOCTOR'S COVE

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 6442.1
 WESTERN LOS ANGELES
 COUNTY COUNCIL -
 BOY SCOUTS OF AMERICA
 GENERAL LEASE -
 RECREATIONAL USE
 LOS ANGELES COUNTY

SITE

CATALINA ISLAND



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.