

File
VMS
15.2
01
0
MOS

09
7/21/83

CALENDAR ITEM

002 3

7/21/83
W 22957.11
Louie
PRC 6455

GENERAL LEASE - COMMERCIAL USE

APPLICANT: Westrey Clubs, Inc./Tocaloma Club,
dba Catalina Island Camps
10905 Venice Boulevard
Los Angeles, California 90034

AREA, TYPE LAND AND LOCATION:
A 1.894-acre parcel of tide and submerged
land, located at Howlands Landing, Santa
Catalina Island, Los Angeles County.

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

TERMS OF PROPOSED PERMIT:
Initial period: Three years from January 1,
1982.
Surety bond: \$5,000.
Public liability insurance: Combined single
limit coverage of \$3,000,000.

CONSIDERATION: \$1,700 per annum.

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

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is lessee of upland.
Filing fee has been received.

(NON-SUBSTANTIVE REVISION 03/27/85)

A 58

S 27

04
1446

CALENDAR ITEM NO. 008 (CONTD)

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 684: 9/21/83 X (90).

OTHER PERTINENT INFORMATION:

1. Westrey Clubs, Inc. currenty has a lease for use of the adjacent upland which expires December 31, 1984
2. This project is exempt from CEQA because it involves existing facilities pursuant to 2 Cal. Adm. Code Section 2905, Class 1, and Reconstruction of Facilities pursuant to 2 Cal. Adm. Code, Sec. 2905, Class 2.
3. The project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in use category "A" which authorizes Restricted Use. The project as proposed will not have a significant effect upon the identified environmental values.
4. The lease requires that all camp improvements be marked in a manner so as to distinguish them from adjacent revenue producing moorings under PRC 3639.1.
5. Westrey Clubs, Inc., is a profit making corporation engaged in the educational, recreational, camping, and instructional teaching of boys and girls from nursery school through teenage, swimming and sailing schools, and boys' and girls' clubs.

EXHIBITS:

- A. Land Description.
- B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2905, AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.

CALENDAR ITEM NO. (C) 2 (CONTD)

2. AUTHORIZE ISSUANCE TO WESTREY CLUBS, INC./TICALOMA CLUB, dba CATALINA ISLAND CAMPS, OF A THREE-YEAR GENERAL LEASE - COMMERCIAL USE, FROM JANUARY 1, 1982, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,700; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC 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.

EXHIBIT "A"
LAND DESCRIPTION

W 22957.11

Two parcels of tide and submerged land in the Pacific Ocean at Sullivans Beach 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 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.

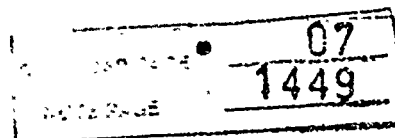
PARCEL 2

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.

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

END OF DESCRIPTION

REVISED FEB. 17, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.



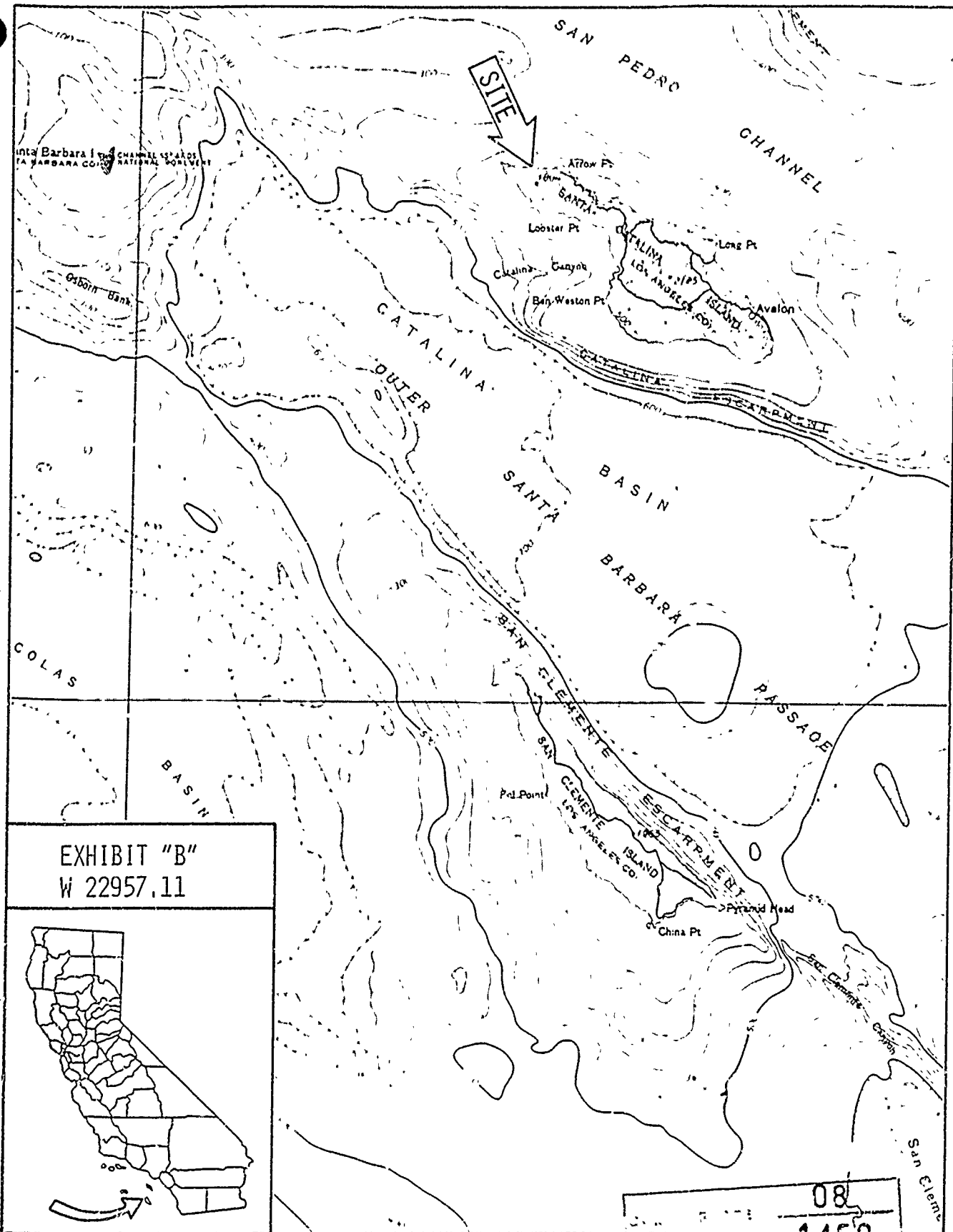


EXHIBIT "B"
W 22957.11



08
1450