

**MINUTE ITEM**

This Calendar Item No. C16 was approved as Minute Item No. 16 by the California State Lands Commission by a vote of 2 to 0 at its 7-11-97 meeting.

**CALENDAR ITEM  
C16**

A 54  
S 27

07/11/97  
PRC 6456 WP 6456.1  
B. Dugal

**GENERAL LEASE - RECREATIONAL USE**

**LESSEE:**

Inter-Varsity Christian Fellowship of the United States of America  
P. O. Box 466  
Avalon, California 90704

**AREA, LAND TYPE, AND LOCATION:**

Four acres, more or less, of sovereign lands in the Pacific Ocean, at Gallaghers Beach, Santa Catalina Island, Los Angeles County.

**AUTHORIZED USE:**

Continued use and maintenance of existing recreational facilities used in conjunction with upland camp activities.

**LEASE TERM:**

Ten years, beginning January 1, 1991.

**CONSIDERATION:**

\$50 per year; plus the public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

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

**OTHER PERTINENT INFORMATION:**

1. Applicant has the right to use the uplands adjoining the lease premises.
2. The Applicant's previous lease with the California State Lands Commission (CSLC) expired December 31, 1990. Back rent in the amount of \$350 has been paid by the Applicant.

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3. The Applicant has not altered the previously authorized improvements except for the installation of a storm buoy. The existing storm buoy is located northeast of the existing pier and landing at Gallaghers Beach and is used to moor vessels only during inclement weather.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 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; Title 2, California Code of Regulations, section 2905 (a)(2). The project (storm buoy) is also exempt under Class 3, New Construction of Small Structures; Title 2 California Code of Regulations, section 2905 (c)(3).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 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.

**EXHIBITS:**

- A. Location Map
- B. Land Description

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a) (2). THE PROJECT

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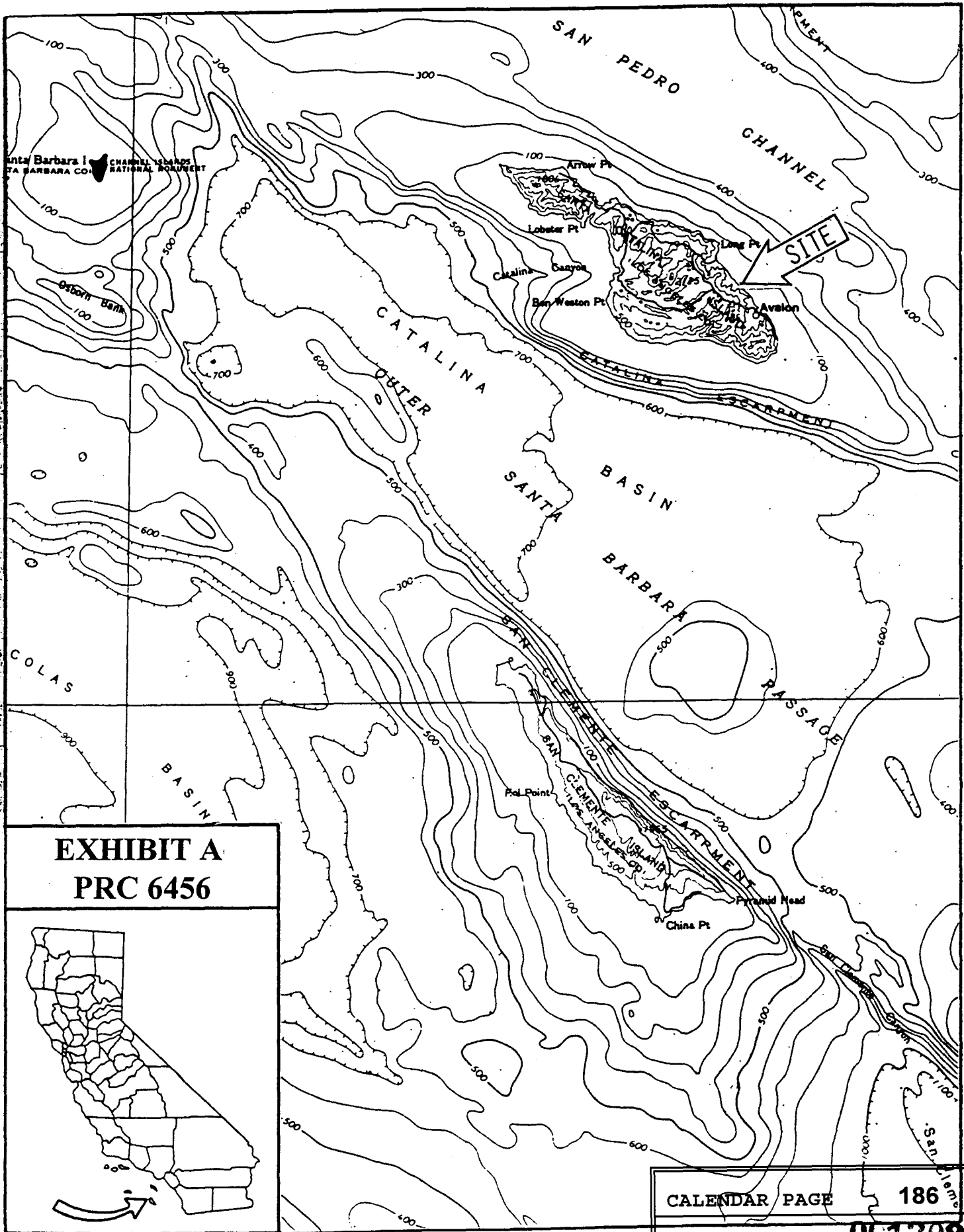
(STORM BUOY) IS ALSO EXEMPT UNDER CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (c)(3).

**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 SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO INTER-VARSITY CHRISTIAN FELLOWSHIP OF THE UNITED STATES OF AMERICA OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING JANUARY 1, 1991, FOR A TERM OF TEN YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF EXISTING RECREATIONAL FACILITIES ON THE LAND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$50 PLUS THE PUBLIC USE AND BENEFIT WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$3,000,000.



**EXHIBIT A**  
**PRC 6456**



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Exhibit B  
LAND DESCRIPTION

A parcel of tide and submerged land at Gallagher Beach on the northeasterly shore of Santa Catalina Island, Los Angeles County, California, described as follows:

BEGINNING at a point near the southeast end of the said Gallagher Beach having California Coordinate System Zone 7 coordinates of X = 4,182,630 and Y = 3,883,090; thence the following four courses:

1. N 31° E 350 feet;
2. N 59° W 700 feet;
3. S 31° W 350 feet;
4. S 59° E 700 feet to the point of beginning.

TOGETHER WITH an area 20.00 feet in diameter lying beneath an existing storm buoy located northeasterly of the existing pier and landing at Gallagher Beach.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark. This description is based on the California Coordinate System, Zone 7, (NAD27)

END OF DESCRIPTION

Reviewed June 19, 1997 - J.M. McKown

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