

MINUTE ITEM
This Calendar Item No. C36 was approved as
Minute Item No. 36 by the California State Lands
Commission by a vote of 3 to 0 at its
09-13-07 meeting.

CALENDAR ITEM
C36

A 54 09/13/07
S 27 PRC6442 WP 6442.1
M. Hays

GENERAL LEASE - RECREATIONAL USE

APPLICANT:

Western Los Angeles County Council, Inc., Boy Scouts of America
16525 Sherman Way, C-8
Van Nuys, CA 91406

AREA, LAND TYPE, AND LOCATION:

2.43 acres, more or less, of sovereign lands in the Pacific Ocean, at Emerald Bay
and Doctor's Cove, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

The reconstruction, use and maintenance of two fixed piers with two gangways,
two floating dock modules that connect the two piers, and an attached boat
landing float; the continued use and maintenance of two moorings, four small
boat moorings, and a swim area and a swimline marker; and the retention, use
and maintenance of a floating barge and swim area, used in conjunction with the
upland camp facilities, as shown on Exhibit A.

LEASE TERM:

22 years, beginning January 1, 2007.

CONSIDERATION:

\$14,500 per annum; plus the public use and benefit, with the State reserving the
right to fix a different rent periodically during the lease term, as provided in the
lease.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance coverage of no less than \$3,000,000; with no exclusion
for watercraft or aircraft liability.

Other:

The lease contains provisions that the Lessee must implement the
Commission's "Best Management Practices for Guest Dock Users and

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Boaters”, including additional Best Management Practices (BMPs) the Commission subsequently deems appropriate. Lessee shall post the BMPs for Guest Dock Users and Boaters in prominent places within the Lease Premises

OTHER PERTINENT INFORMATION:

1. The Applicant has the right to use the upland property adjacent to the Lease Premises under a lease with the Santa Catalina Island Conservancy and the Santa Catalina Island Company.
2. On August 26, 1997, the Commission authorized a General Lease - Recreational Use with Scout Camping Consortium, Inc. That lease expired on December 31, 2006. The Applicant was a member of the Scout Camping Consortium, Inc., and has continued to operate and manage Camp Emerald Bay during the lease term. The Applicant became the sole upland camp tenant of the Santa Catalina Island Conservancy and the Santa Catalina Island Company via the upland leases in 2000. The Applicant is now applying for a new lease.
3. The Applicant is proposing to disassemble, relocate and reconstruct the two aged fixed piers, a 192-foot long, 15-foot wide, docking pier and a 63-foot long, 12-foot wide pier and floating dock modules and gangways that connect the dock floats to the piers. All 56 of the existing piles will be cut off at the base and removed from the site. Any materials that cannot be recycled (reused at the camp) will be barged to the mainland and deposited at a disposal site. The reconstructed larger pier will be used for docking of a ferry boat while the smaller pier will serve as a dock for the camp's boating, canoeing, kayaking and swimming activities.
4. The existing moorings, located in Emerald Bay, are used for camp boats and the barge float, located in Doctor's Cove, is used to offload supplies and baggage/luggage from the transit ferry boat and later ferried to the pier by boat. There are two enclosed designated swim areas, one in the center between the two fixed piers and one in Doctor's Cove which includes a swimline marker.
5. The Boys Scouts of America (BSA) campers use the facilities during the summer months and when they are not using the camp facilities, the Applicant continues to manage the facilities which remain open in the Fall and Spring months for use by other youth groups such as BSA Councils,

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YMCA, church groups, schools and institutions for weekend, day and midweek use for a fee. The programs offered include educational programming on natural, marine and cultural sciences; history, boating and swimming instruction and safety; and organized sports and leadership skills. Access to the camp is via a transit ferry which will dock at the proposed reconstructed pier facility. In addition, the pier facilities are open to the general public for loading and unloading persons, supplies and equipment to access the shoreline, coastal trails and campgrounds. The piers are also used by the general public to gain access to the Island. The lease requires the Applicant to submit an annual report to include a description of all activities and programs provided, number of participants with group affiliations and a report of income and expenses generated for each year.

6. **Reconstruction of two piers with two gangways, two floating dock modules and a boat landing float at Emerald Bay:** On May 10, 2007, the California Coastal Commission (CCC) granted Permit # 5-06-412 for this project under its certified regulatory program [Title 14, California Code of Regulations, section 15251 (c)]. Staff has reviewed the document and determined that the conditions, as specified in Title 14, California Code of Regulations, section 15253 (b), have been met for the Commission to use the environmental analysis document certified by the CCC as a Negative Declaration equivalent in order to comply with the requirements of the CEQA.

7. **Existing two moorings, four small boat moorings, and swim area at Emerald Bay and swimline marker at Doctor's Cove:** 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).

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

8. **Existing barge float with mooring and swim area at Doctors Cove:** Pursuant to the Commission's delegation of authority and the State CEQA

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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 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905 (c)(1).

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

9. These activities involve 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.

APPROVALS OBTAINED:

California Coastal Commission, Los Angeles County Department of Regional Planning, Regional Water Quality Control Board, California Department of Fish and Game, and the U. S. Army Corps of Engineers

EXHIBITS:

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

PERMIT STREAMLINE ACT DEADLINE:

November 10, 2007

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

RECONSTRUCTION OF TWO PIERS WITH TWO GANGWAYS, TWO FLOATING DOCK MODULES AND BOAT LANDING FLOAT: FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT, CALIFORNIA COASTAL COMMISSION (CCC) PERMIT # 5-06-412, WAS ADOPTED FOR THIS PROJECT BY THE CCC UNDER ITS CERTIFIED PROGRAM [TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15251 (c)], AND THAT THE CALIFORNIA STATE LANDS COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION THEREIN, AS

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SPECIFIED IN TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15253(b) AND CONCURS IN THE CCC'S DETERMINATION.

EXISTING TWO MOORINGS, FOURS SMALL BOAT MOORINGS, AND SWIMLINE MARKER: 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).

EXISTING BARGE FLOAT WITH MOORING AND SWIM AREA: 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 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (c)(1).

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THESE ACTIVITIES ARE CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

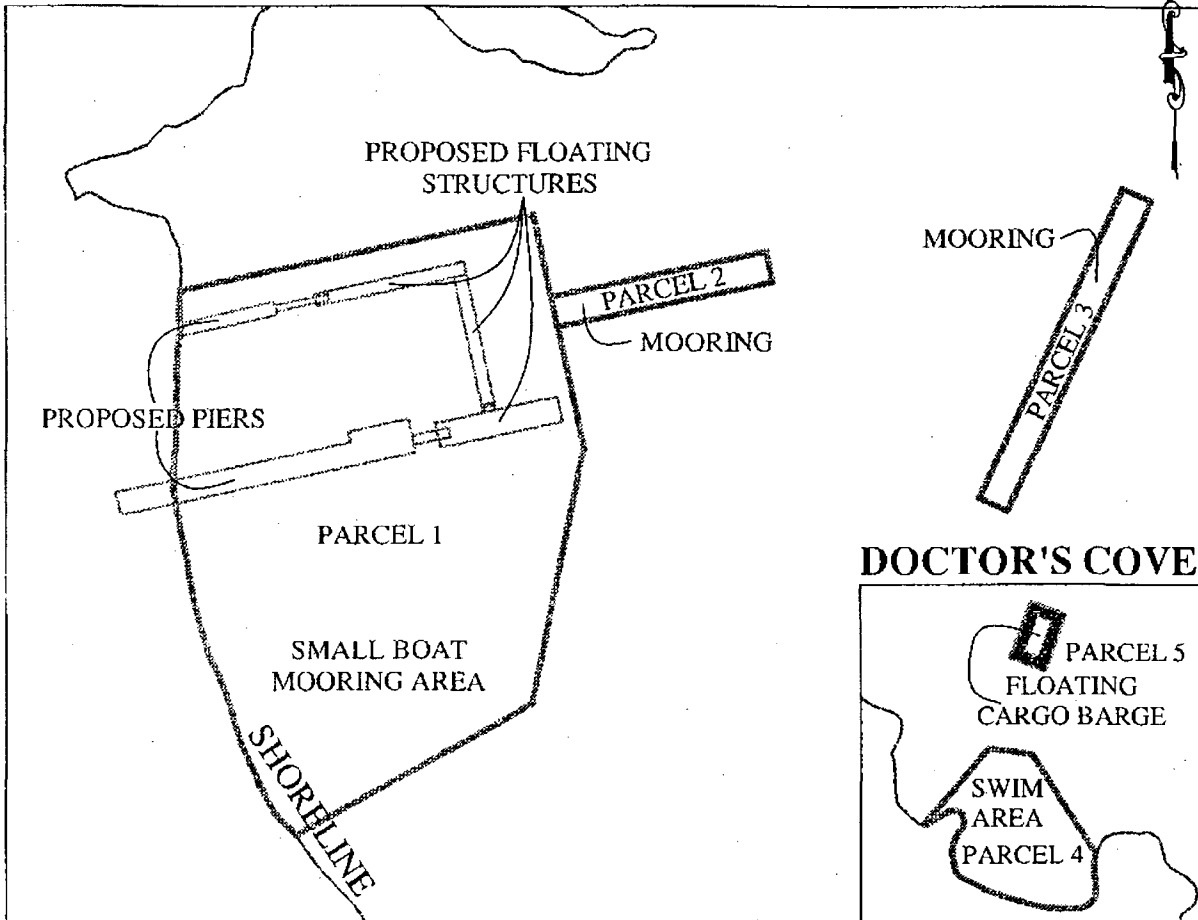
AUTHORIZE ISSUANCE TO THE WESTERN LOS ANGELES COUNTY COUNCIL, INC., BOY SCOUTS OF AMERICA, OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING JANUARY 1, 2007, FOR A TERM OF 22 YEARS, FOR THE RECONSTRUCTION, USE, AND MAINTENANCE OF TWO FIXED PIERS WITH TWO GANGWAYS, TWO FLOATING DOCK MODULES AND BOAT LANDING FLOAT; THE CONTINUED USE AND MAINTENANCE OF TWO MOORINGS, FOUR SMALL BOAT MOORINGS, SWIM AREA AND A SWIMLINE MARKER; AND THE RETENTION, USE AND MAINTENANCE OF A SWIM AREA AND BARGE FLOAT WITH MOORING AS SHOWN ON EXHIBIT A AND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION IN THE AMOUNT OF \$14,500 PER ANNUM, PLUS THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT TO FIX A DEFFERENT RENT

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PERIODICALLY DURING THE LEASE TERM; AND LIABILITY
INSURANCE WITH COVERAGE OF NO LESS THAN \$3,000,000.

NO SCALE

EMERALD BAY

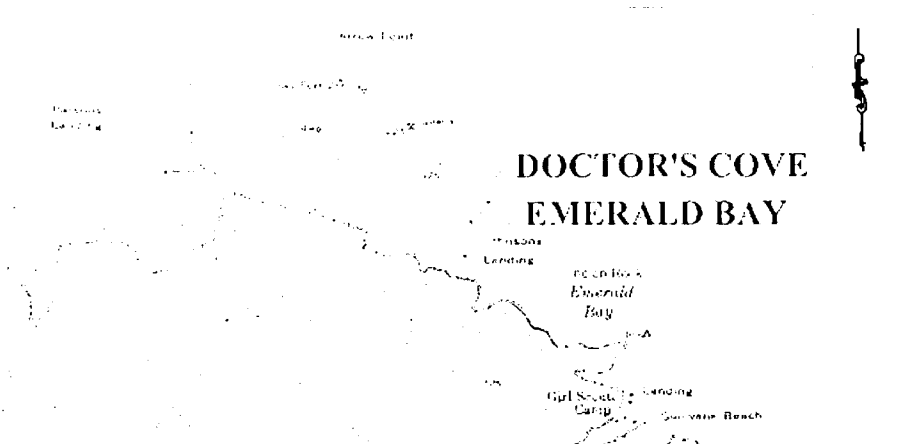


DOCTOR'S COVE

EMERALD BAY & DOCTOR'S COVE

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

WP 6442.1

WESTERN LOS ANGELES
 COUNTY COUNCIL -
 BOY SCOUTS OF AMERICA
 GENERAL LEASE
 RECREATIONAL USE
 SANTA CATALINA ISLAND
 LOS ANGELES COUNTY

SITE

CATALINA
 ISLAND

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EXHIBIT B

PRC 6442.1

LAND DESCRIPTION

PARCEL 1 –Two Piers with Floating Modules, Swim Area, and Small Boat Moorings

All of those tide and submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Emerald Bay and Johnson's Landing, and more particularly described as follows:

BEGINNING at a point on the easterly shoreline of Santa Catalina Island having California Coordinate System 1983, Zone 5, coordinates of North = 1629231.87 feet and East = 6399755.54 from which a NGS monument "Channel 1933" bears South 63°42'43" East 17,850.94 feet, said monument having California Coordinate System 1983, Zone 5, coordinates of North = 1621325.99 feet and East = 6415760.32 feet, thence North 61°00'14" East 172.94 feet, thence North 11°23'24" East 168.08 feet, thence North 11°55'06" West 89.68 feet to a point hereby known as "Point A", thence North 11°55'06.07" West 63.57 feet, thence South 78°04'54" West 231.46 feet to a point on the ordinary high water mark, thence southerly along the ordinary high water mark 368 feet more or less to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the Pacific Ocean.

PARCEL 2 – Inner Mooring

A 20 feet wide strip of submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Emerald Bay and Johnson's Landing, and lying 10 feet on each on each side of the following described centerline:

BEGINNING at a point referred to as "Point A" herein above described Parcel 1 and having California Coordinate System 1983, Zone 5, coordinates of North = 1629568.23 feet and East = 639921.47 feet thence North 78°04'54" East 140.87 feet to termination of said centerline.

The sidelines of said strip shall be lengthened or shortened at the westerly end so as to terminate on the easterly line of said Parcel 1 and the easterly end so as to terminate on a line lying perpendicular to the east end of said centerline.

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PARCEL 3 – Outer Mooring

A 20 feet wide strip of submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Emerald Bay and Johnson’s Landing, and lying 10 feet on each on each side of the following described centerline:

BEGINNING at a point in the bed of the Pacific Ocean having California Coordinate System 1983, Zone 5, coordinates of North = 1629444.21 feet and East = 6400202.42 from which a NGS monument “Channel 1933” bears South 62°26’39” East 17,548.61 feet, said monument having California Coordinate System 1983, Zone 5, coordinates of North = 1621325.99 feet and East = 6415760.32 feet thence North 24°52’08” East 220.10 feet to the termination of said centerline.

The sidelines of said strip shall begin and terminate at a point lying Perpendicular to the beginning and termination of said centerline.

PARCEL 4 – Swim Area (Doctor’s Cove)

All of those tide and submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Doctor’s Cove and more particularly described as follows:

BEGINNING at a point on the easterly shoreline of Santa Catalina Island having California Coordinate System 1983, Zone 5, coordinates of North = 1630010.43 feet and East = 6399706.26 from which a NGS monument “Channel 1933” bears South 61°35’19.82” East 18,252.47 feet, said monument having California Coordinate System 1983, Zone 5, coordinates of North = 1621325.99 feet and East = 6415760.32 feet, thence North 31°50’58” West 122.42 feet, thence North 82°08’45” West 46.15 feet, thence South 40°16’07” West 103.15 feet to a point on the ordinary high water mark, thence easterly along the ordinary high water mark 308 feet more or less to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the Pacific Ocean.

PARCEL 5 – Floating Cargo Barge

A 36 feet wide strip of submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Doctor's Cove, and lying 18 feet on each side of the following described centerline:

BEGINNING at a point in the bed of the Pacific Ocean having California Coordinate System 1983, Zone 5, coordinates of North = 1630209.02 feet and East = 6399636.48 from which a NGS monument "Channel 1933" bears South 61°08'55" East 18,408.87 feet, said monument having California Coordinate System 1983, Zone 5, coordinates of North = 1621325.99 feet and East = 6415760.32 feet thence North 20°26'20" East 60.00 feet to the termination of said centerline.

The sidelines of said strip shall begin and terminate at a point lying Perpendicular to the beginning and termination of said centerline.

END OF DESCRIPTION

PREPARED 8/23/07 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT

