

**CALENDAR ITEM  
C47**

A 54  
S 27

12/05/12  
PRC 6442.1  
K. Foster

**REVISION OF RENT**

**LESSEE:**

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

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

2.43 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:**

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 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:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease, and recommends that rent be revised from \$14,500 per year plus the public use and benefit, to \$21,520 per year plus the public use and benefit, effective January 1, 2013.

**OTHER PERTINENT INFORMATION:**

1. On September 13, 2007, the Commission authorized the issuance of Lease No. PRC 6442.1, a General Lease – Recreational Use, to the Lessee for the various improvements and uses described above, in

CALENDAR ITEM NO. **C47** (CONT'D)

conjunction with an upland youth camp facility operated by the Lessee on Santa Catalina Island.

2. The authorized improvements are used primarily by camp visitors; however, the piers are available for public use by boaters who desire to visit areas beyond the camp which are difficult to access by other means. As a result of this public access, the staff recommends a 10-percent public benefit discount on the annual rental amount.
3. The Staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

**EXHIBIT:**

- A. Site And Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

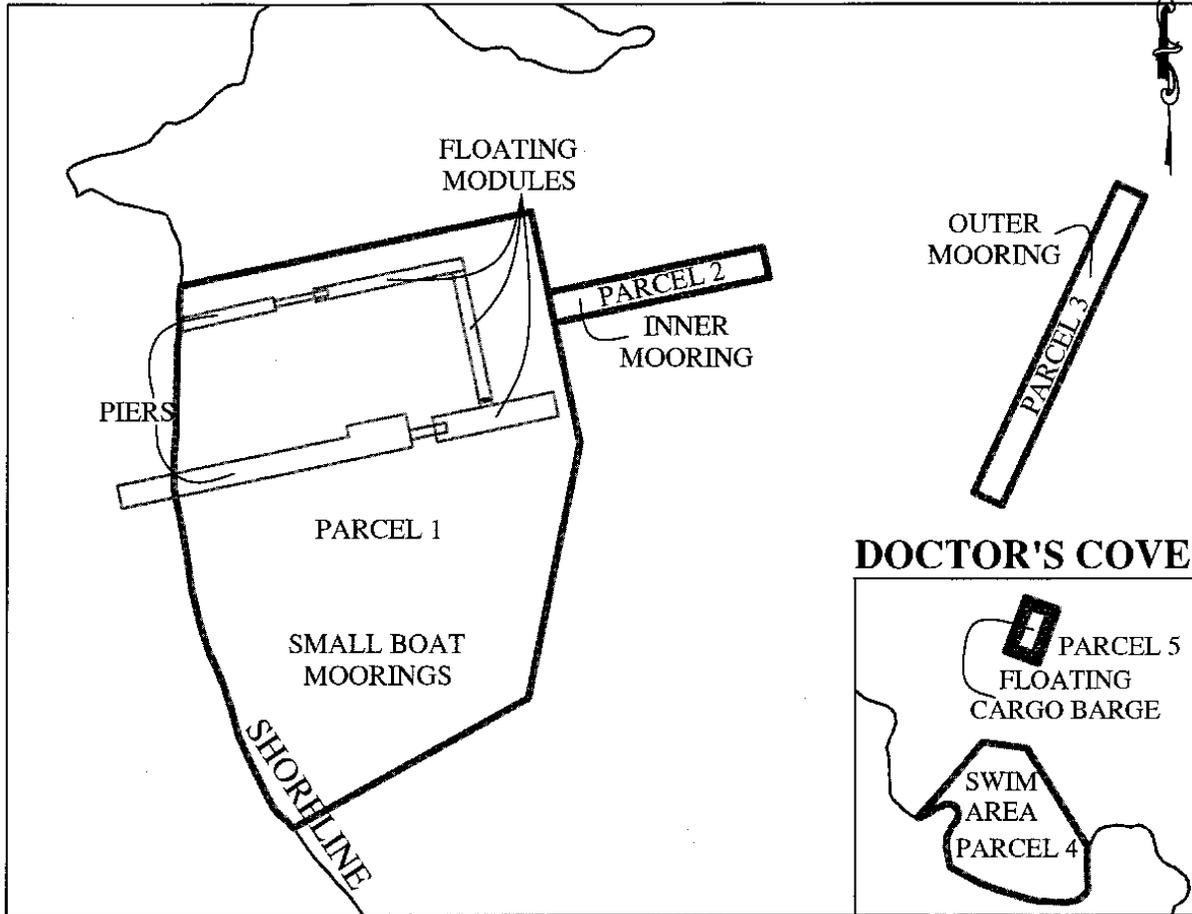
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15060(c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 6442.1 from \$14,500 per year plus the public use and benefit, to \$21,520 per year plus the public use and benefit, effective January 1, 2013.

NO SCALE

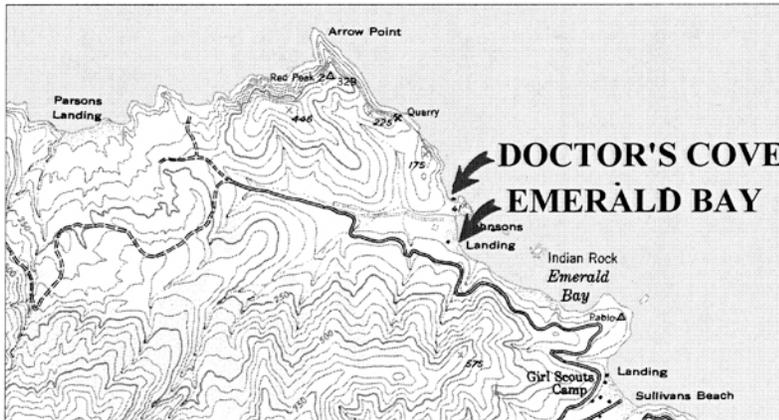
# EMERALD BAY



EMERALD BAY & DOCTOR'S COVE

NO SCALE

## LOCATION



MAP SOURCE: USGS QUAD

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.

## Exhibit A

PRC 6442.1

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

SITE

