

**CALENDAR ITEM
C69**

A 54
S 27

02/22/13
PRC 6441.1
A. Franzoia

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

San Gabriel Valley Boy Scouts of America

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Pacific Ocean at Cherry Cove, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Use and maintenance of a pier, access ramp, floats, and swim areas.

LEASE TERM:

10 years, beginning January 1, 2013.

CONSIDERATION:

\$16,313 per year effective January 1, 2013, with the State reserving the right to fix a different rent periodically during the lease, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Liability insurance coverage in the amount of no less than \$3,000,000.

OTHER PERTINENT INFORMATION:

1. On February 12, 1997, the Commission authorized a General Lease – Recreational Use for a 10-year term which expired on December 31, 2006 and is in holdover. The uplands at this location is owned by the Santa Catalina Island Conservancy and leased to the San Gabriel Valley Boy Scouts of America. The upland lease was extended for five years beginning January 1, 2013 and ending December 31, 2017.
2. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1,

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Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. 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. Land Description
- B. Location and Site Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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 section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to San Gabriel Valley Boy Scouts of America beginning January 1, 2013, for a term of 10 years, for the use and maintenance of a pier, access ramp, floats, and swim areas as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$16,313, with the State reserving the right to fix a different rent periodically during the lease term; and liability insurance in the amount of no less than \$3,000,000.

EXHIBIT A

PRC 6441.1

LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Cherry Cove, more particularly described as follows:

COMMENCING at the point having California Coordinate System 1927, Zone 6, coordinates of X = 1,312,877.99 feet and Y = 474,630.27 feet and from which a NGS monument "Channel 1933" bears South 77° 59' 54" East, 7920.40 feet, said monument having CCS 27, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet; thence North 83° 34' 29" East 30.00 feet to the POINT OF BEGINNING; thence along the following nine (9) courses:

1. North 06° 25' 31" West, 180.00 feet;
2. North 83° 34' 29" East, 163.00 feet;
3. South 06° 25' 31" East, 121.94 feet;
4. North 83° 34' 29" East, 10.00 feet;
5. South 06° 25' 31" East, 70.00 feet;
6. South 83° 34' 29" West, 10.00 feet;
7. South 06° 25' 31" East, 178.06 feet;
8. South 83° 34' 29" West, 163.00 feet;
9. North 06° 25' 31" West, 190.00 feet to the point of beginning.

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

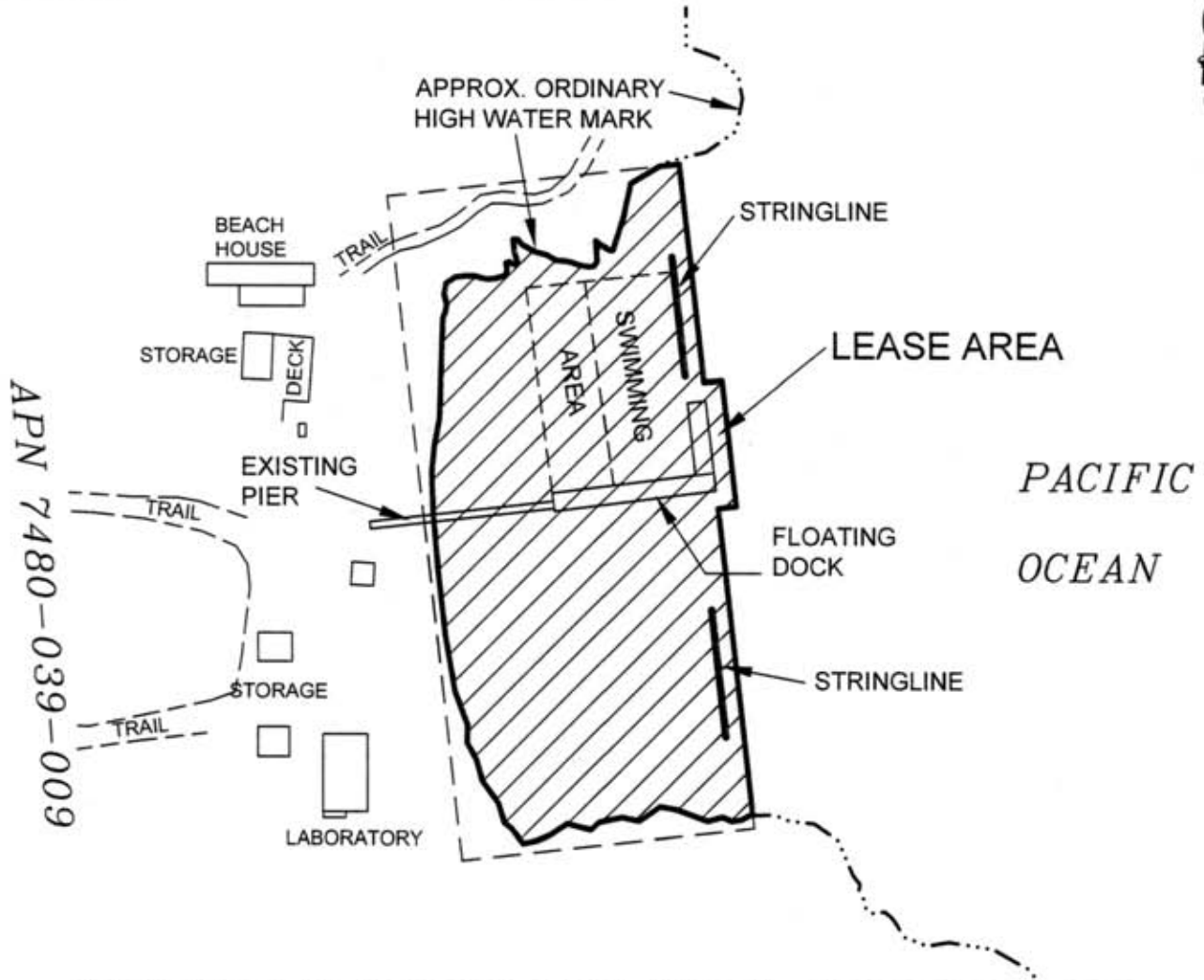
END OF DESCRIPTION

Prepared 11/16/12 by the California State Lands Commission Boundary Unit



NO SCALE

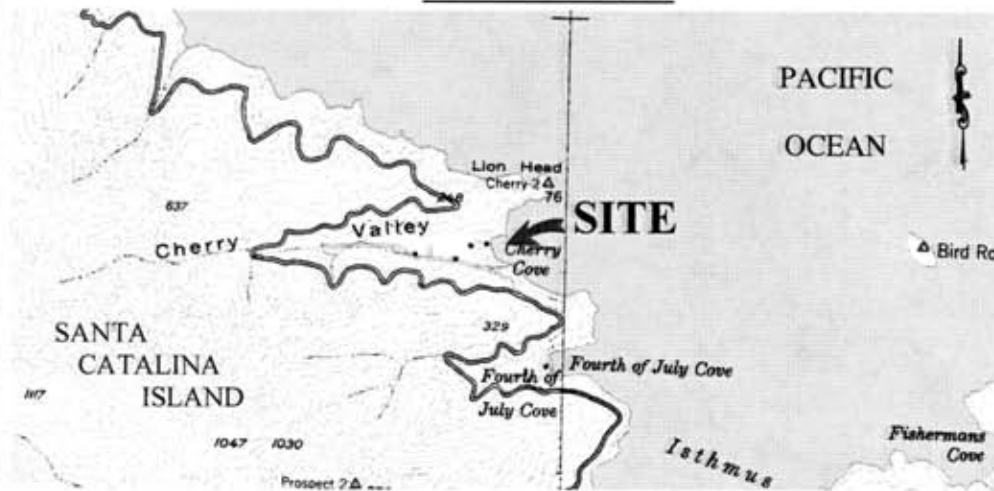
SITE



CHERRY CAMP, CHERRY COVE, SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 6441.1

SAN GABRIEL VALLEY COUNCIL
 BOY SCOUTS OF AMERICA
 CHERRY COVE
 APN 7480-039-009
 GENERAL LEASE -
 RECREATIONAL USE
 LOS ANGELES COUNTY



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.