

**CALENDAR ITEM
C71**

A 54
S 27

02/22/13
PRC 6456.1
A. Franzoia

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Intervarsity Christian Fellowship

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Pacific Ocean at Gallagher Beach, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Use and maintenance of a pier, access ramp, floating dock, swim area and seven moorings.

LEASE TERM:

10 years, beginning January 1, 2013.

CONSIDERATION:

\$10,777 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 July 11, 1997, the Commission authorized a General Lease – Recreational Use for a 10-year term which expired on December 31, 2000, and is in holdover.
2. The upland at this location is owned by the Santa Catalina Island Conservancy who has leased the property to the InterVarsity Christian Fellowship/USA (applicant). The upland lease was extended for three years beginning January 1, 2013, and ending December 31, 2015. Applicant has the option to extend the upland lease for three more consecutive three-year terms.

CALENDAR ITEM NO. **C71** (CONT'D)

3. Lessee shall use Authorized Improvements solely for recreational purposes. The pier, gangway and floating dock are used all year; the swim area is used for seven months from April 15 to November 15; four of the moorings are used for 12 months, one mooring for nine months, and two moorings for three months from June 1 to August 31. Lessee shall provide Lessor date stamped photographic evidence of their installation and removal within three days of either operation.

4. 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, 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.

5. 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).

CALENDAR ITEM NO. **C71** (CONT'D)

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 Intervarsity Christian Fellowship beginning January 1, 2013, for a term of 10 years, for the use and maintenance of a pier, access ramp, floating dock, swim area with swim float, and seven moorings 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 \$10,777, 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.

LAND DESCRIPTION

Parcel 1 – Pier and Floating Dock Area

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

BEGINNING at a point on the easterly shore of Santa Catalina Island having California Coordinates System 1927, Zone 6, coordinates of X = 1,359,556.50 feet and Y = 444,371.00 feet from which NGS monument "Channel 1933" bears North 53° 41' 10" West 48,314.64 feet, said monument having California Coordinates System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet; thence South 61° 17' 52" East 30.00 feet; thence North 28° 42' 08" East 151.03 feet; thence South 61° 17' 52" East 4.00 feet; thence North 28° 42' 08" East 197.64 feet; thence North 61° 17' 52" West 38.00 feet; thence South 28° 42' 08" West 197.64 feet; thence South 61° 17' 52" East 4.00 feet; thence South 28° 42' 08" West 151.03 feet, more or less to the point of beginning.

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

Parcel 2 – Swim Area

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

BEGINNING at a point on the easterly shore of Santa Catalina Island having California Coordinates System 1927, Zone 6, coordinates of X = 1,359,651.33 feet and Y = 444,324.37 feet from which NGS monument "Channel 1933" bears North 53° 42' 29" West 48,418.66 feet, said monument having California Coordinates System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet; thence North 31° 17' 35" East 304.15 feet; thence South 58° 42' 25" East 227.79 feet; thence South 31° 17' 35" West 246 feet more or less to a point on said shore; thence westerly 237 feet more or less along said shore to the point of beginning.

EXCEPTING THEREFROM any portion of said land lying landward of the ordinary high water mark of said ocean

Parcel 3 – Boat Mooring Area

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

BEGINNING at a point adjacent to the easterly shore of Santa Catalina Island having California Coordinates System 1927, Zone 6, coordinates of X = 1,359,468.70 feet and Y = 444,776.18 feet from which NGS monument "Channel 1933" bears North 54° 00' 50" West 48,004.72 feet, said monument having California Coordinates System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet; thence North 30° 43' 07" East 182.61 feet; thence South 38° 22' 13" East 267.70 feet; thence South 48° 13' 44" West 120.28 feet; thence North 51° 55' 01" East 215.66 feet to the point of beginning.

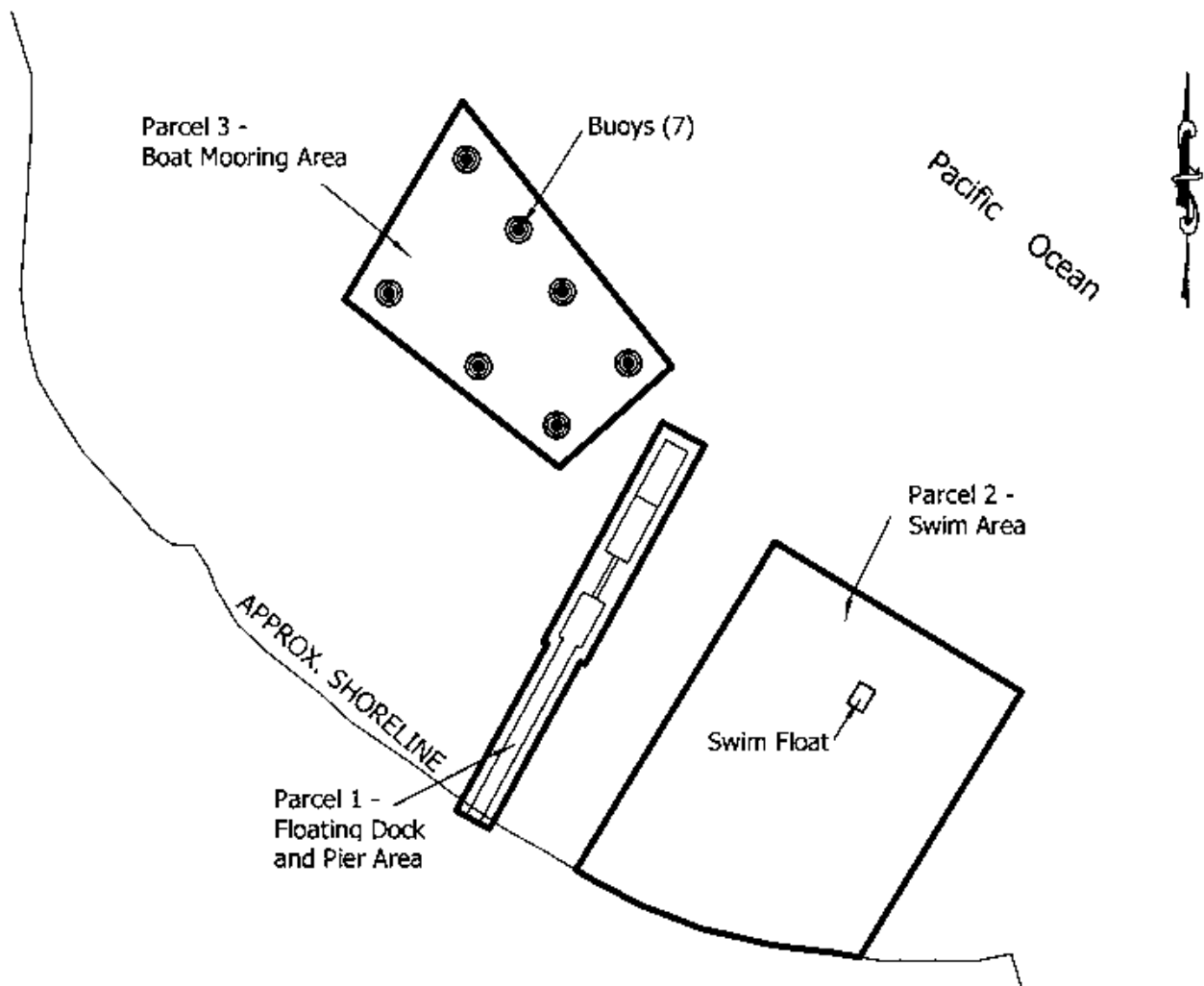
END OF DESCRIPTION

Prepared 1/17/2013 by the Boundary Unit of the California State Lands Commission.



NO SCALE

SITE



APN 7480-042-004
 GALLAGHER BEACH, SANTA CATALINA ISLAND

NO SCALE

LOCATION Santa Catalina Island

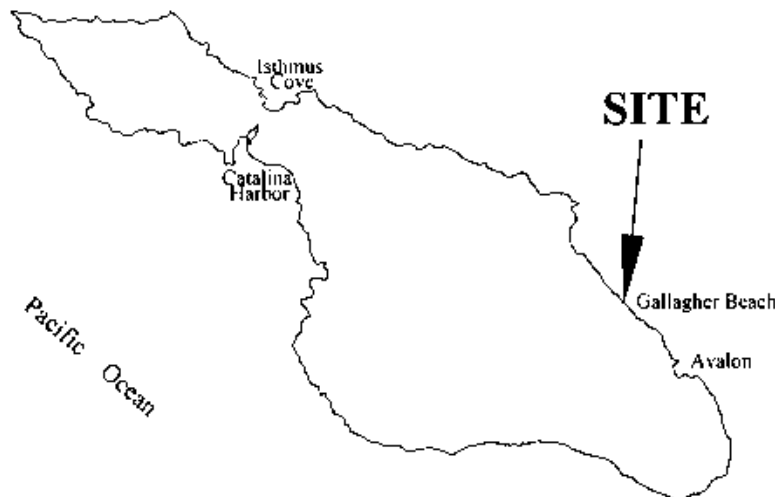


Exhibit B

PRC 6456.1
 INTERVARSITY
 CHRISTIAN FELLOWSHIP/USA
 GENERAL LEASE -
 RECREATION 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.

MAP SOURCE: USGS QUAD