

**CALENDAR ITEM
C83**

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04/26/13
PRC 6440.1
A. Franzoia

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Guided Discoveries, Inc.

AREA, LAND TYPE, AND LOCATION:

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

AUTHORIZED USE:

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

LEASE TERM:

10 years, beginning January 1, 2013 and ending on December 31, 2022.

CONSIDERATION:

\$7,636 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 December 31, 2007, the YMCA of Glendale terminated its upland lease with the Santa Catalina Island Conservancy which effectively terminated lease No. PRC 6440.1. Guided Discoveries, Inc. (GDI) began operating Camp Fox at Button Shell Beach on January 1, 2007. They operated without a lease and continued making annual rental payments. GDI has submitted an application for a new lease.
2. The pier, ramp, floating dock, and four mooring buoys are used year-round. The swim area is used only three months of the year from June 1 to August 31. The swim area shall be installed no sooner than May 15

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and removed no later than September 15. Lessee shall provide Lessor date-stamped photographic evidence of their installation and removal within three days of either operation.

3. 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.

4. 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. Site and Location 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.

CALENDAR ITEM NO. **C83** (CONT'D)

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to Guided Discoveries, Inc. beginning January 1, 2013, for a term of 10 years, for the use and maintenance of a pier, ramp, floating dock, swim area, and four 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 \$7,636 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 6440.1

LAND DESCRIPTION

Six parcels of tide and/or submerged land situate in the bed of the Pacific Ocean on easterly side of Santa Catalina Island, lying adjacent to Button Shell Beach, Los Angeles County, State of California, more particularly described as follows:

PARCEL 1 (Pier, Ramp and Floating Dock)

BEGINNING at the point which bears South 64° 04' 46" East, 36616.51 feet from the NGS monument Channel 1933 having CCS27 Zone 6 coordinates of Northing (y) = 472983.28 feet, Easting (x) = 1320625.26 feet; thence from said point of beginning the following nine (9) courses:

1. North 07° 45' 57" East, 14.00 feet;
2. South 82° 14' 03" East, 212.61 feet;
3. North 64° 04' 34" East, 14.42 feet;
4. South 82° 14' 03" East, 132.03 feet;
5. South 07° 45' 57" West, 52.00 feet;
6. North 82° 14' 03" West, 90.00 feet;
7. North 07° 45' 57" East, 16.00 feet;
8. North 82° 14' 03" West, 266.63 feet;
9. North 07° 45' 57" East, 14.00 feet to the POINT OF BEGINNING.

PARCEL 2 (Seasonal Swim Area)

BEGINNING at the point which bears South 64° 15' 52" East, 36610.89 feet from the NGS monument Channel 1933 having CCS27 Zone 6 coordinates of Northing (y) = 472983.28 feet, Easting (x) = 1320625.26 feet; thence from said point of beginning the following six (6) courses:

1. South 73° 53' 46" East, 212.54 feet;
2. South 19° 11' 33" West, 62.17 feet;
3. North 82° 14' 03" West, 5.05 feet;
4. South 64° 04' 34" West, 14.42 feet;
5. North 82° 14' 03" West, 208.71 feet;
6. North 23° 19' 36" East, 103.55 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion located landward of ordinary high water mark of said ocean.

PARCELS 3 through 6 (Individual Mooring Buoys)

Four circular parcels of submerged land, 50 feet in diameter, the centers of said parcels having the following CCS27 Zone 6 coordinates:

1. Northing (y) = 457081.05 feet, Easting (x) = 1354047.89 feet;
2. Northing (y) = 457046.30 feet, Easting (x) = 1354008.82 feet;
3. Northing (y) = 457001.30 feet, Easting (x) = 1353999.77 feet;
4. Northing (y) = 456736.09 feet, Easting (x) = 1353962.22 feet;

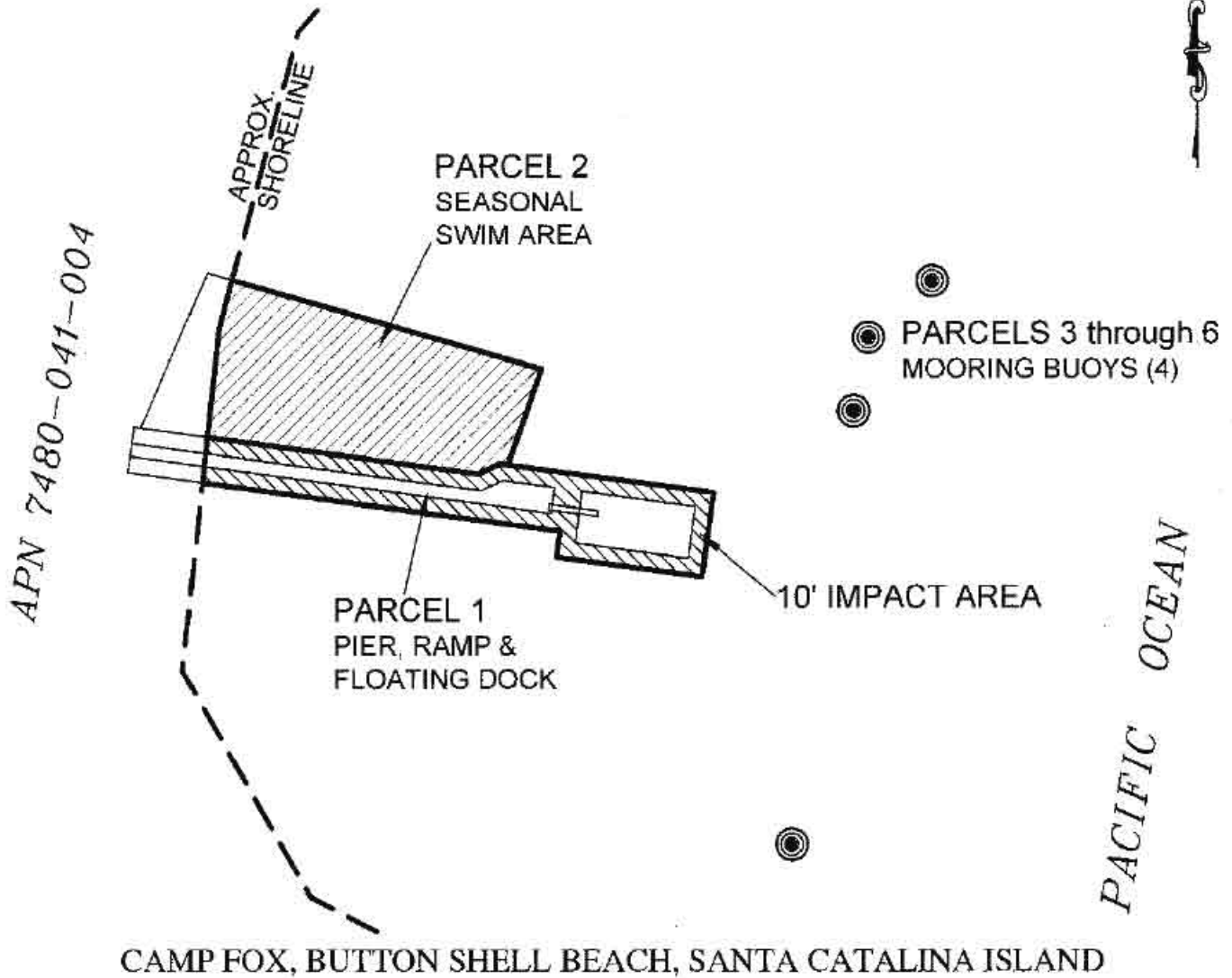
END OF DESCRIPTION

Prepared 02/11/13 by the California State Lands Commission Boundary Unit



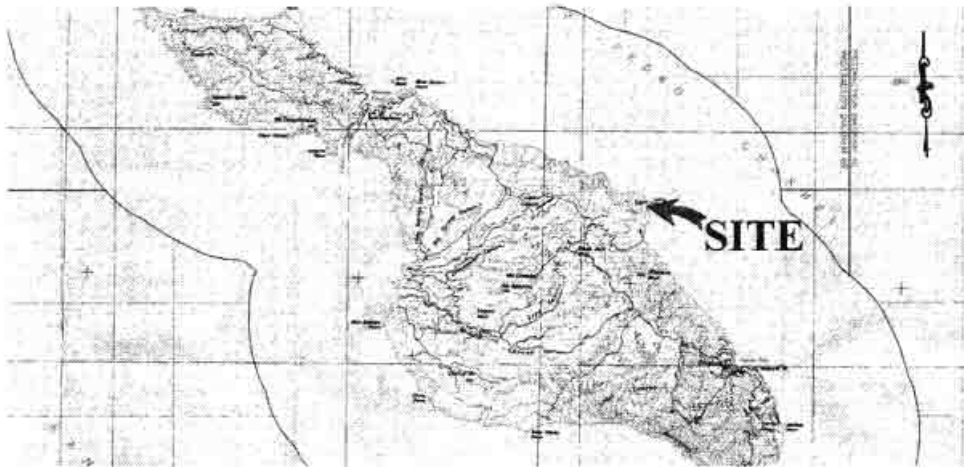
NO SCALE

SITE



NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B
 PRC 6440.1
 GUIDED DISCOVERIES
 APN 7480-041-004
 GENERAL LEASE -
 RECREATIONAL USE
 LOS ANGELES COUNTY



TS 02/11/13

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.