

MINUTE ITEM

This Calendar Item No. C26 was approved as Minute Item No. 26 by the California State Lands Commission by a vote of 3 to 0 at its 06/26/06 meeting.

CALENDAR ITEM
C26

A	67		06/26/06
		PRC 8685	W 26112
S	35		J. Brown

GENERAL LEASE - NON-COMMERCIAL USE

APPLICANT:

The Bolsa Chica Conservancy
3842 Warner Avenue
Huntington Beach, CA 92649-4263

AREA, LAND TYPE, AND LOCATION:

6.12 acres, more or less, of sovereign lands at Bolsa Chica, City of Huntington Beach, Orange County.

AUTHORIZED USE:

Use and maintenance of the existing Bolsa Chica Interpretive Center and other related activities associated with the Center programs.

LEASE TERM:

Ten years, beginning June 26, 2006.

CONSIDERATION:

The public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance of no less than \$1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant has legal access to the lease premises.
2. The Bolsa Chica Conservancy is a non-profit, non-political organization of responsible members of the community from science, business, education and government, established to ensure the preservation, restoration and

CALENDAR ITEM NO. C26 (CONT'D)

enhancement of the Bolsa Chica Ecological Reserve in Huntington Beach through public outreach, participation, education and leadership.

3. On August 17, 1973, the Commission authorized a lease to the California Department of Fish and Game (DFG) to manage the Bolsa Chica Ecological Reserve. Under agreement with DFG, the Bolsa Chica Conservancy has been operating the interpretive center since 1994. The Bolsa Chica Conservancy has now submitted an application for consideration of a new lease for the use and maintenance of the interpretive center and for associated activities that provide information, educational displays, classes, tours, research, clean-up and trail maintenance and restoration efforts. The interpretive center is comprised of a prefabricated building, a parking area, electrical service and portable restroom facilities.
4. On May 13, 1993, the California Coastal Commission (CCC) granted Permit # 5-93-093 for the placement of a prefabricated modular 1440 square foot, 12 foot-high structure within the existing parking lot area of the Bolsa Chica Ecological Reserve under its certified regulatory program (Title 14, California Code of Regulations, section 15251(c)).
5. 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.
6. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code Sections 6370, et seq. Based upon the staff's consultation with the person's 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 and California Department of Fish and Game

EXHIBITS:

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

CALENDAR ITEM NO. C26 (CONT'D)

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT, CALIFORNIA COASTAL COMMISSION (CCC) PERMIT #5-93-093, 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 AND CONCURS IN THE CCC'S DETERMINATION.

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 SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE BOLSA CHICA CONSERVANCY OF A GENERAL LEASE – NON-COMMERCIAL USE, BEGINNING JUNE 26, 2006, FOR A TERM OF TEN YEARS, FOR THE USE AND MAINTENANCE OF AN INTERPRETIVE CENTER AND OTHER RELATED ACTIVITIES ASSOCIATED WITH THE CENTER'S PROGRAMS AS SHOWN ON EXHIBIT A AND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION TO BE THE PUBLIC USE AND BENEFIT WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; LIABILITY INSURANCE COVERAGE OF NO LESS THAN \$1,000,000.

NO SCALE

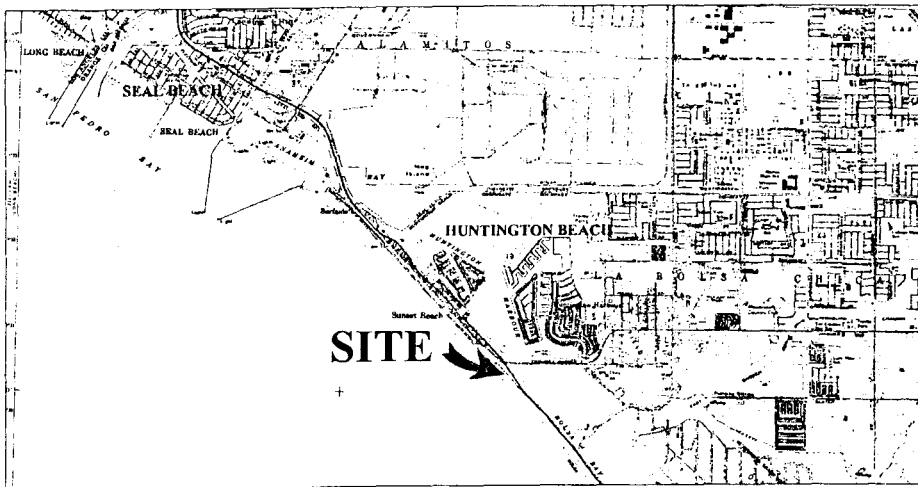
SITE



BOLSA CHICA CONSERVANCY
 3842 WARNER AVE., HUNTINGTON BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

W 26112
 GENERAL LEASE
 NON-COMMERCIAL USE
 BOLSA CHICA
 ORANGE 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.

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001302

CALENDAR PAGE

WHITE PAGE

SCL 5-23-06

EXHIBIT B

W26112

LAND DESCRIPTION

Two parcels of sovereign land situated in the unincorporated territory of the County of Orange, State of California described as Part 1 and Part 2 in Exhibit 1 of that certain corporation quitclaim deed recorded August 17, 1973 from Signal Bolsa Corporation to the State of California, recorded in Book 10855 Official Records Page 531, Orange County Records.

END OF DESCRIPTION

