

**CALENDAR ITEM
C74**

A 70
S 26

06/29/15
PRC 6439.1
D. Simpkin

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Catalina Island Conservancy

AREA, LAND TYPE, AND LOCATION:

Sovereign land located at White's Cove, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Replacement, use, and maintenance of a fixed recreational pier and the continued use and maintenance of a float and two mooring string lines.

LEASE TERM:

10 years, beginning January 1, 2015.

CONSIDERATION:

\$4,902 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount no less than \$3,000,000 per occurrence.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. On December 20, 2005, the Commission authorized a 10-year General Lease – Recreational Use to the Catalina Island Conservancy (Conservancy) for the continued use and maintenance of an existing pier, landing float, and two string lines. The lease expired on December 31, 2014.
3. On August 26, 2014, the pier was destroyed by wave action from Hurricane Marie. The Conservancy is now requesting authorization for the replacement of the pier as well as the continued use and maintenance of the float and two mooring string lines.

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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 2, Replacement or Reconstruction; California Code of Regulations, Title 2, section 2905, subdivision (b).

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. 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 2, Replacement or Reconstruction; California Code of Regulations, Title 2, section 2905, subdivision (b).

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 the Catalina Island Conservancy beginning January 1, 2015, for a term of 10 years, for the replacement, use, and maintenance of a fixed recreational pier and the continued use and maintenance of a float and two mooring string lines, 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

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amount of \$4,902, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$3,000,000 per occurrence.

EXHIBIT A

PRC 6439.1

LAND DESCRIPTION

Parcel 1 – Pier and Floating Dock Lease Area

All of those tide and submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Whites Cove and being more particularly described as follows:

BEGINNING at a point on the easterly shore of Santa Catalina Island having California Coordinate System 1927, Zone 6, coordinates of X = 1,353,258.04 feet and Y = 452,148.07 feet from which a NGS monument "Channel 1933" bears North 57°26'34" West 38,716.98 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet, thence North 61°32'21" East 276.54 feet; thence North 28°27'39" West 7.00 feet; thence North 61°32'21" East 80.00 feet; thence South 28°27'39" East 40.00 feet; thence South 61°32'21" West 80.00 feet; thence North 28°27'39" West 7.00 feet; thence South 61°32'21" West 276.54 feet; thence North 28°27'39" West 26.00 to the point of beginning.

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

Parcel 2 – North String line Lease Area

All of those submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Whites Cove and being more particularly described as follows:

BEGINNING at a point adjacent to the easterly shore of Santa Catalina Island having California Coordinate System 1927, Zone 6, coordinates of X = 1,353,401.82 feet and Y = 452,347.72 feet from which a NGS monument "Channel 1933" bears North 57°48'22" West 38,731.50 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet, thence North 61°32'21" East 80.00 feet; ; thence South 28°27'39" East 70.00 feet; thence South 61°32'21" West 80.00 feet; thence North 28°27'39" West 70.00 feet to the point of beginning.

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

Parcel 3 – South String line Lease Area

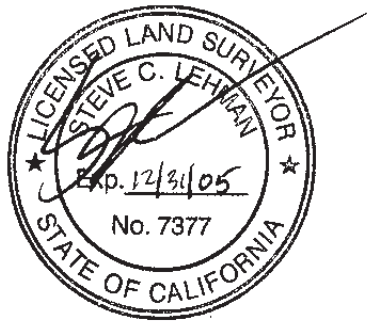
All of those submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Whites Cove and being more particularly described as follows:

BEGINNING at a point adjacent to the easterly shore of Santa Catalina Island having California Coordinate System 1927, Zone 6, coordinates of X = 1,353,473.30 feet and Y = 452,215.85 feet from which a NGS monument "Channel 1933" bears North 57°48'22" West 38,731.50 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet, thence North 61°32'21" East 80.00 feet; ; thence South 28°27'39" East 70.00 feet; thence South 61°32'21" West 80.00 feet; thence North 28°27'39" West 70.00 feet to the point of beginning.

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

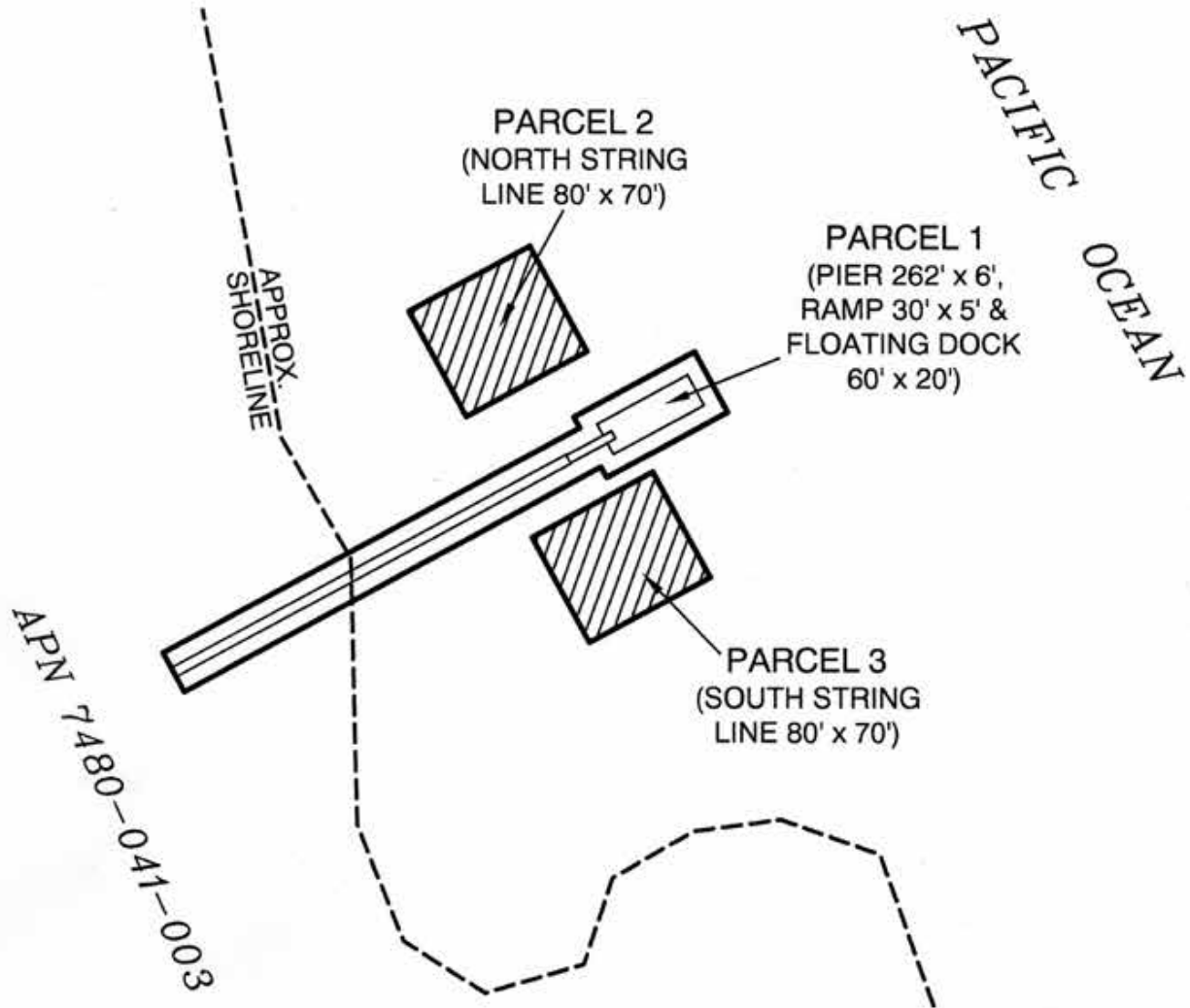
The basis of bearings and coordinates for this description is the California Coordinate System 1927, Zone 6. All distances are grid and in feet.

END OF DESCRIPTION



NO SCALE

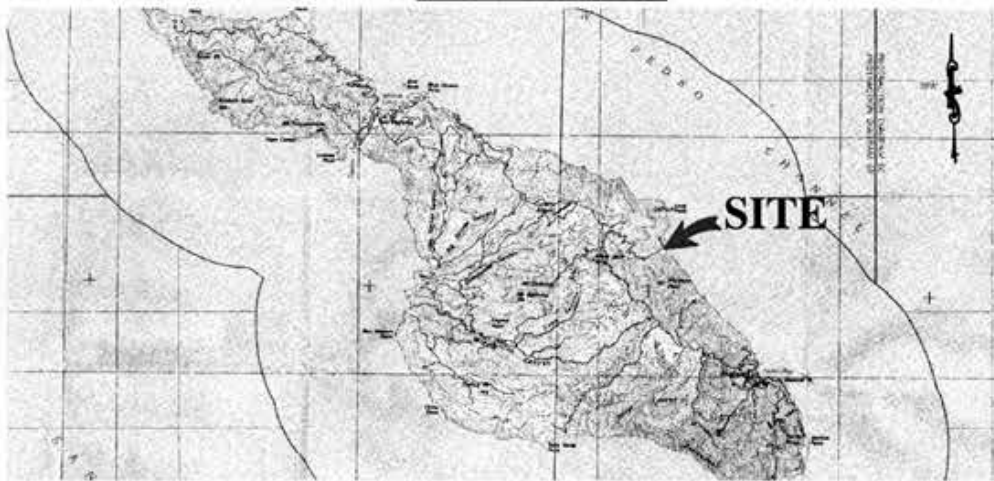
SITE



WHITE'S COVE, NEAR LONG POINT, SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 6439.1
 CATALINA ISLAND
 CONSERVANCY
 APN 7480-041-003
 GENERAL LEASE -
 RECREATIONAL USE
 LOS ANGELES COUNTY



TS 04/21/15

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.