

MINUTE ITEM

This Calendar Item No. 19
was approved as Minute Item
No. 19 by the State Lands
Commission by a vote of 2
to 0 at its 11/30/77 CALENDAR ITEM
meeting.

19.

11/77
WP 1395
Atkins
PRC 1395

AMENDMENT AND ASSIGNMENT OF
GENERAL LEASE - COMMERCIAL USE

ASSIGNOR: Hollywood Turf Club
P. O. Box 369
Inglewood, California 90306

ASSIGNEE: Manna-Barbera Marineland
P. O. Box 937
Rancho Palos Verdes, California 90274

AREA, TYPE LAND AND LOCATION:

An 0.501 acre parcel of tide and submerged
land in the Pacific Ocean at Long Point,
Palos Verdes Peninsula, Los Angeles County.

LAND USE: A pier used for boat docking and salt water
intake system.

TERMS OF ORIGINAL LEASE:

Initial period: 10 years from November 22,
1954

Renewal options: 2 successive periods
of 10 years each.

Surety bond: \$5,000.

Public liability insurance: \$600,000 per
occurrence for bodily
injury and \$100,000 for
property damage.

Consideration: \$737.10.

Special: One-half of lessor's
gross income over \$5,434.
from the sublease of
the pier as approved
by the State Lands Commission
at its May 27, 1971 meeting.

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CALENDAR ITEM NO. 19. (CONTD)

TERMS OF PROPOSED LEASE:

Initial period: 15 years from December 1, 1977.

Renewal options: 1 period of 10 years.

Surety bond: \$5,000.

Public liability insurance: \$600,000 per occurrence for bodily injury and \$100,000 for property damage.

CONSIDERATION: \$2,960 per annum, with the State reserving the right to fix a different rental on each fifth anniversary of the lease. The pier is no longer sublet, and produces no direct income to the lessor.

BASIS FOR CONSIDERATION:

8% of appraised value of land.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code: Div. 6, Parts 1 & 2.

B. Administrative Code: Title 2, Div. 3, Arts. 1, 2, 6.5, 10 & 11.

OTHER PERTINENT INFORMATION:

1. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1B, which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.

2. This project is situated on State land identified as possessing significant environmental values pursuant to Public Resources Code 6370.1, and is classified in a use category, Class A which authorizes Restricted Use.

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Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

3. This structure has been in existence and under lease since November 22, 1954, and for this reason is exempt from Coastal Commission Guidelines.

EXHIBITS: A. Land Description. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF FRC 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. DETERMINE THAT THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF ARTICLE 6.5 OF TITLE 2 OF THE CALIFORNIA ADMINISTRATIVE CODE BECAUSE THIS PROJECT IS NOT A DEVELOPMENT WITHIN THE MEANING OF SECTION 2503 OF TITLE 2, OF THE CALIFORNIA ADMINISTRATIVE CODE AND SECTION 30105, OF THE PUBLIC RESOURCES CODE.
3. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE PUBLIC RESOURCES CODE.
4. AUTHORIZE THE AMENDMENT - ASSIGNMENT TO Hanna-Barbera Marineland OF A 15-YEAR GENERAL LEASE - COMMERCIAL USE FROM DECEMBER 1, 1977, WITH LESSEE'S OPTION TO RENEW FOR 1 PERIOD OF 10 YEARS; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$2,960, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$600,000 PER OCCURRENCE FOR BODILY INJURY AND \$100,000 FOR PROPERTY DAMAGE; FOR A PIER USED FOR BOAT DOCKING AND SALT WATER INTAKE SYSTEM ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

WF 1595

A strip of tide and submerged land 56 feet in width, in Los Angeles County, California, and lying 28 feet on each side of the following described centerline:

COMMENCING at U.S.C. & G.S. Station "NA REAR", said station having California Coordinate System Zone 5 coordinates, Y=38,075.17 and X=1,880,592.14; thence S 06° 10' 49" E, 897.57 feet to the POINT OF BEGINNING of the herein described centerline; thence S 13° 27' 05" W, 490.00 feet to the end of the herein described centerline.

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

END OF DESCRIPTION

Prepared John G. Jensen Checked Frank T. Carney
Reviewed J. A. Kunneth Date 10/20/77
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