

MINUTE ITEM

This Calendar Item No. C12.  
was approved as Minute Item  
No. 12. by the State Lands  
Commission by a vote of 2  
to 0 at its 8-28-79  
meeting.

CALENDAR ITEM  
C12.

8/79  
WP 4626  
Atkins  
PRC 4626

AMENDMENT OF GENERAL LEASE  
INDUSTRIAL USE

APPLICANT: Connolly-Pacific Company  
Division of L. G. Everist, Inc.  
Berth 39  
1925 Water Street  
Long Beach, California 90802  
Attn: Mr. Don Strain

AREA, TYPE LAND AND LOCATION: Two parcels of submerged land containing  
a total of 2.14 acres, southeasterly of  
Blue Cavern Point, Santa Catalina, Los  
Angeles County.

LAND USE: Use and maintenance of 2 existing mooring  
buoys.

TERMS OF ORIGINAL LEASE: (COVERING 9 BUOYS)  
Initial period: 10-years from November 20,  
1970.

Surety bond: \$1,000.

Consideration: \$2,433.60 per annum.

TERMS OF AMENDED LEASE: (COVERING 2 REMAINING BUOYS)  
Effective date: February 8, 1979, with  
a lease extension of  
5 years beginning November 20,  
1980.

Surety bond: \$1,000.

Public liability insurance: Combined single  
limit coverage of \$300,000.

CONSIDERATION: \$550 per annum.

BASIS FOR CONSIDERATION:  
\$550 minimum rental for this type of lease.

A 52  
S 27

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PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 & 2.

B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. This lease was originally issued to the American Cement Corporation. It was subsequently assigned to Connolly-Pacific Company by Commission action in April of 1973. The original lease covered 9 mooring buoys.

Connolly-Pacific Company has now requested the staff to reduce the lease area to cover the remaining 2 buoys. The lessee now needs only 2 buoys as they have reduced their upland operation in this area. The smaller lease area lowers the lease rate to the minimum of \$550 per year. The staff has reviewed the Commission criteria for selection among alternative rentals for industrial and right-of-way leases and has determined that the purposed rental is the most appropriate. Connolly-Pacific has also requested a 5-year extension of the existing lease term and that their name be amended in the lease to read Connolly-Pacific Company, Division of L. G. Everist, Inc. The Amendment and Extension document also carries a requirement for \$300,000 combined single limit public liability insurance. As the lease is only being extended 5-years from November 20, 1980. The 5-year rent review is being waived.

2. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1(R), 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.

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3. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class A, which authorizes Restricted Use.

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.

4. These buoys are existing facilities which were placed prior to implementation of the Coastal Act.

EXHIBITS:           A. Legal Description.       B. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C 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 CAL. ADM. CODE BECAUSE THIS PROJECT IS NOT A DEVELOPMENT WITHIN THE MEANING OF SECTION 2503, OF TITLE 2 OF THE CAL. ADM. CODE AND SECTION 30105 OF THE P.R.C.
3. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 OF THE P.R.C.
4. AUTHORIZE ISSUANCE TO CONNOLLY-PACIFIC COMPANY, DIVISION OF L. G. EVERIST, INC. OF AN AMENDMENT AND EXTENSION TO INDUSTRIAL LEASE PRC 4626.1 EFFECTIVE FEBRUARY 8, 1979 INCLUDING A 5-YEAR EXTENSION BEGINNING NOVEMBER 20, 1980; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$550, PROVISION OF A \$1,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE, COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR 2 MOORING BUOYS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

LAND DESCRIPTION

WP 4626

Two circular parcels of submerged land in San Pedro Channel, both having a radius of 150 feet, situate southeasterly of Blue Cavern Point, Santa Catalina Island, Los Angeles County, State of California, described as follows:

The radius points of the two circular parcels being the following bearings and distances from the USC & GS Station "QUARRY, 1933", Latitude  $33^{\circ} 26' 24''.782$ , Longitude  $118^{\circ} 27' 43''.281$ :

1. S  $60^{\circ} 55'$  E 1,980 feet;
2. S  $60^{\circ} 30'$  E 1,905 feet, EXCEPTING any portion within Parcel 1.

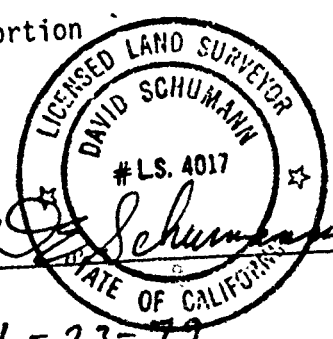
END OF DESCRIPTION

Prepared

M. J. Shaf

Checked

David Schumann



Reviewed

Date

4-23-77

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# SAN PEDRO CHANNEL

Bird Rock

Blue Cavern Point

Perdition Caves

Fisherman Cove

Spouting Caves

SITES

281

## SANTA CATALINA ISLAND

EXHIBIT "B"  
WP 4626

AVALON  
12 MILES



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