

MINUTE ITEM

This Calendar Item No. C8.
was approved as Minute Item
No. 8 by the State Lands
Commission by a vote of 3
to 0 at its 1-24-80
meeting.

CALENDAR ITEM

C8.

1/80
WP 3692
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PRC 3692

AMENDMENT OF A NON-COMMERCIAL LEASE

LESSEE: University of Southern California
University Park
Los Angeles, California 90007
ATTN: Michael J. Bocchicchio, A.I.A.
University Architect and Director of
Architectural Services.

AREA, TYPE LAND AND LOCATION:
Approximately 360 acres of tide and submerged
lands in San Pedro Channel adjacent to
and offshore of Santa Catalina Island,
Los Angeles County.

LAND USE: The operation of a marine Science Center.

TERMS OF CURRENT LEASE:
Initial period: 15 years from December 14,
1966.
Renewal options: 3 successive periods
of 10 years each.
Consideration: \$500.
Improvements include:
Boat ramp, 13 moorings,
pier, ramp, float and
concrete launching ramp.

TERMS OF PROPOSED AMENDMENT:
The addition of a rock mole, pier and heliport
with an increased rental to \$1,000 per
annum.

CONSIDERATION: \$1,000 per annum, with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
A nominal monetary consideration, in con-
junction with the public benefit.

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S 27

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CALENDAR ITEM NO. C8 (CONTD)

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is lessee of upland.

OTHER PERTINENT INFORMATION:

1. The University of Southern California proposes to place a rock mole, concrete pier and heliport within the existing lease area covered by their lease PRC 3692.1. These additional improvements require an amendment to this lease. The purpose of these structures is to provide docking for deeper draft vessels and a heliport to provide immediate access to an existing decompression chamber in emergency situations.
2. A Negative Declaration was prepared by the County of Los Angeles, pursuant to CEQA and implementing regulations. A Notice of Determination has been received.
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 and Staff has coordinated this project with those agencies and organizations which nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.
4. A Coastal Permit has been issued, for the improvements to be added to the lease area.

APPROVALS OBTAINED:

Coastal Commission, County of Los Angeles,
United States Army Corps of Engineers.

EXHIBITS:

- A. Site Plan.
- B. Location Map.
- C. Negative Declaration.

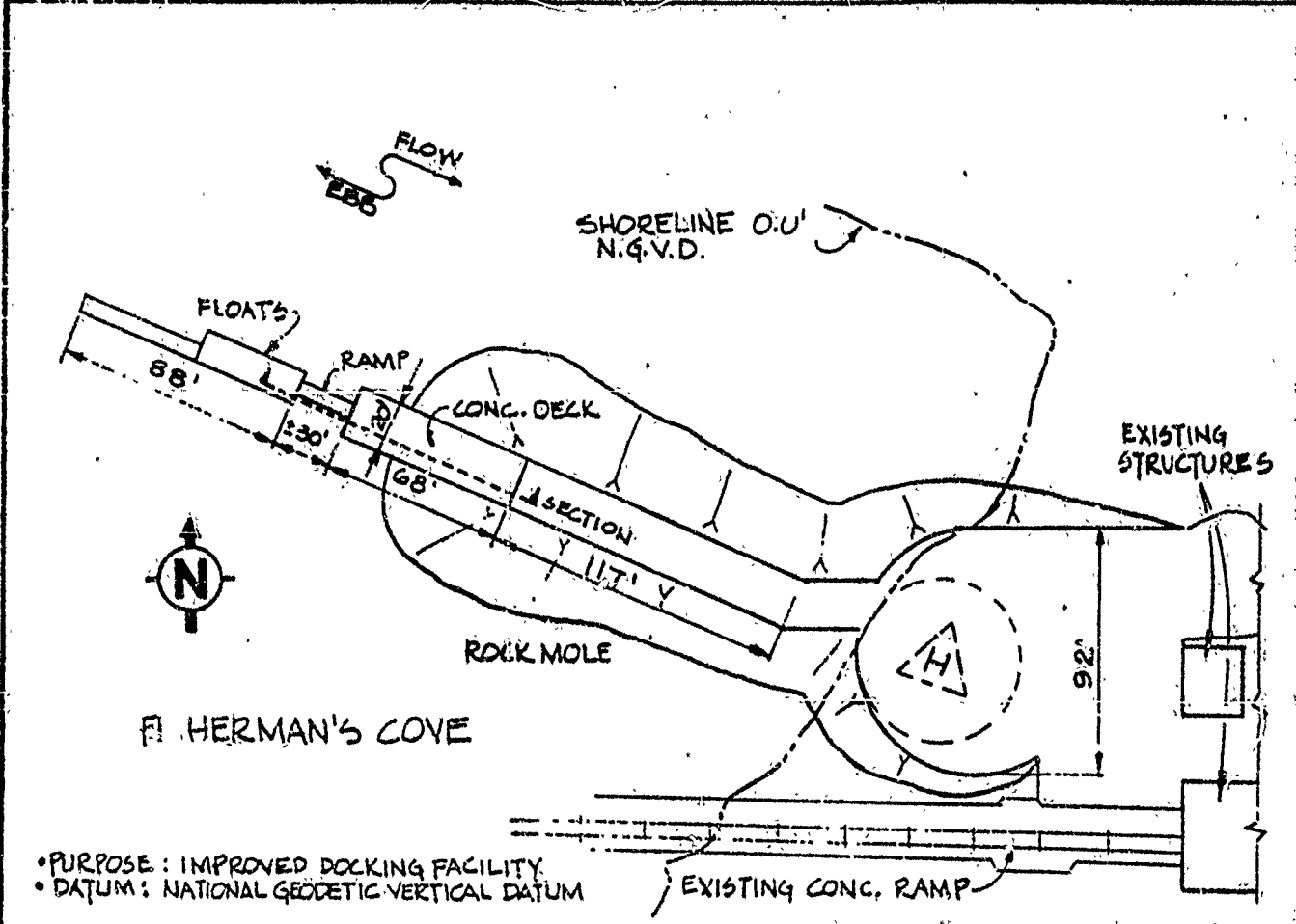
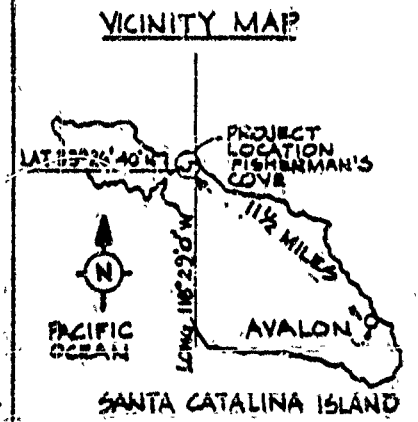
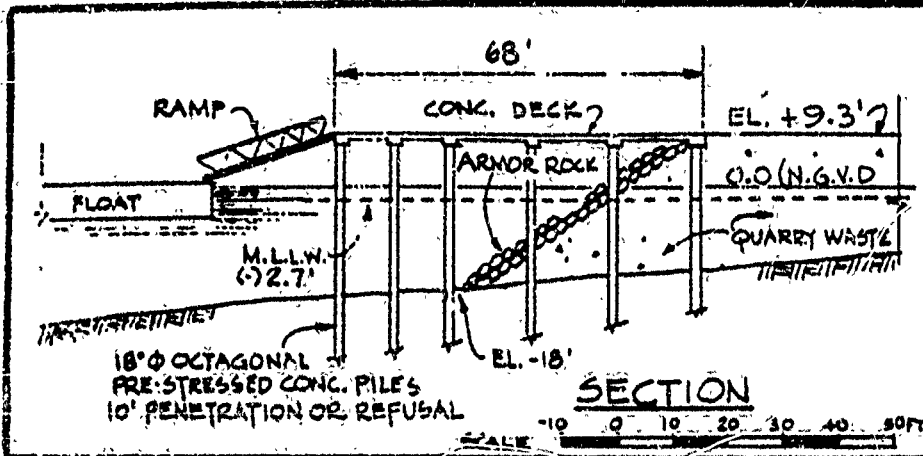
CALENDAR ITEM NO. C8. (CONTD)

IT IS RECOMMENDED THAT THE COMMISSION:

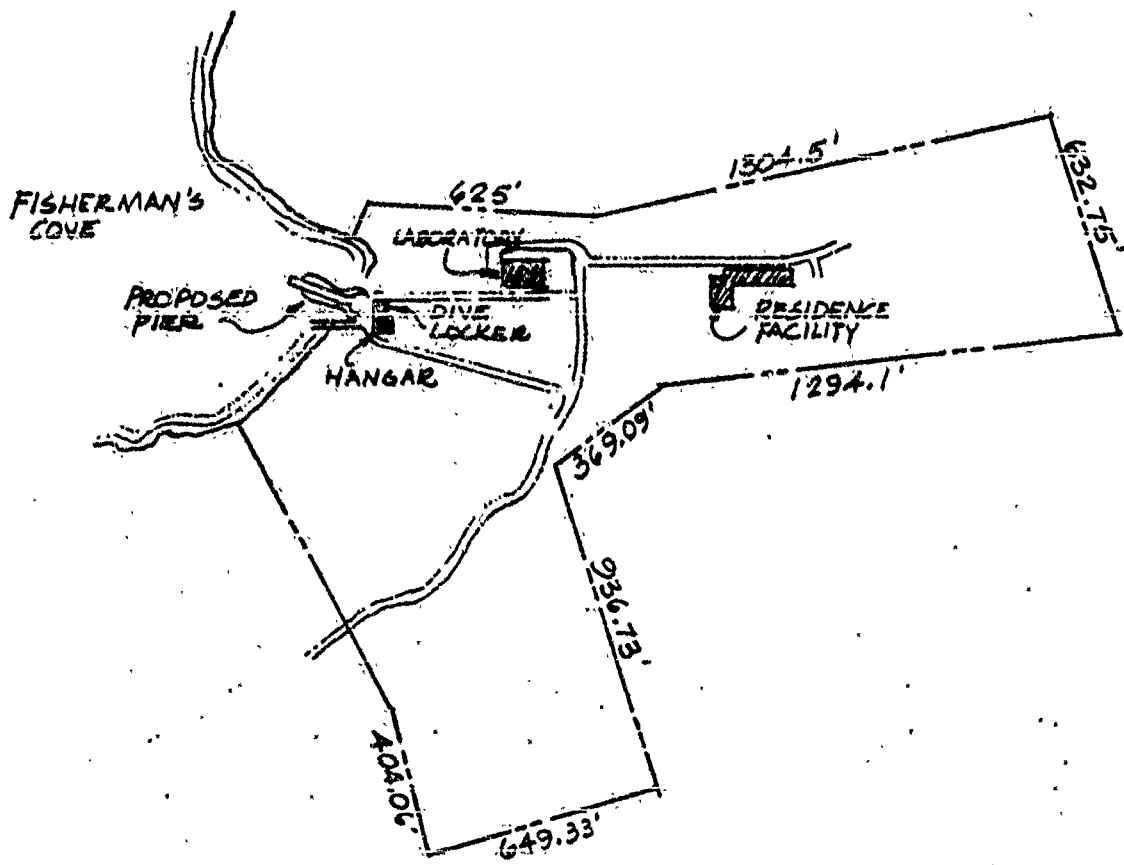
1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE COUNTY OF LOS ANGELES, ON FEBRUARY 21, 1978.
2. CERTIFY THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NEGATIVE DECLARATION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. DETERMINE THAT THE LEASE AMENDMENT IS CONSISTENT WITH THE PROVISIONS OF ARTICLE 6.5, OF TITLE 2, OF THE CAL. ADM. CODE.
5. FIND THAT APPROVING THE LEASE AMENDMENT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
6. AUTHORIZE APPROVAL OF AN AMENDMENT TO LEASE PRC 3692.1 WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA, A 15-YEAR NON-COMMERCIAL LEASE FROM DECEMBER 14, 1966, WITH THE LESSEE'S OPTION TO RENEW FOR 3 SUCCESSIVE PERIODS OF 10 YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,000 AND STATEWIDE PUBLIC BENEFIT, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; FOR THE ADDITION OF A ROCK MOLE, PIER AND HELIPORT ON THE LAND SHOWN ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

WP 3692

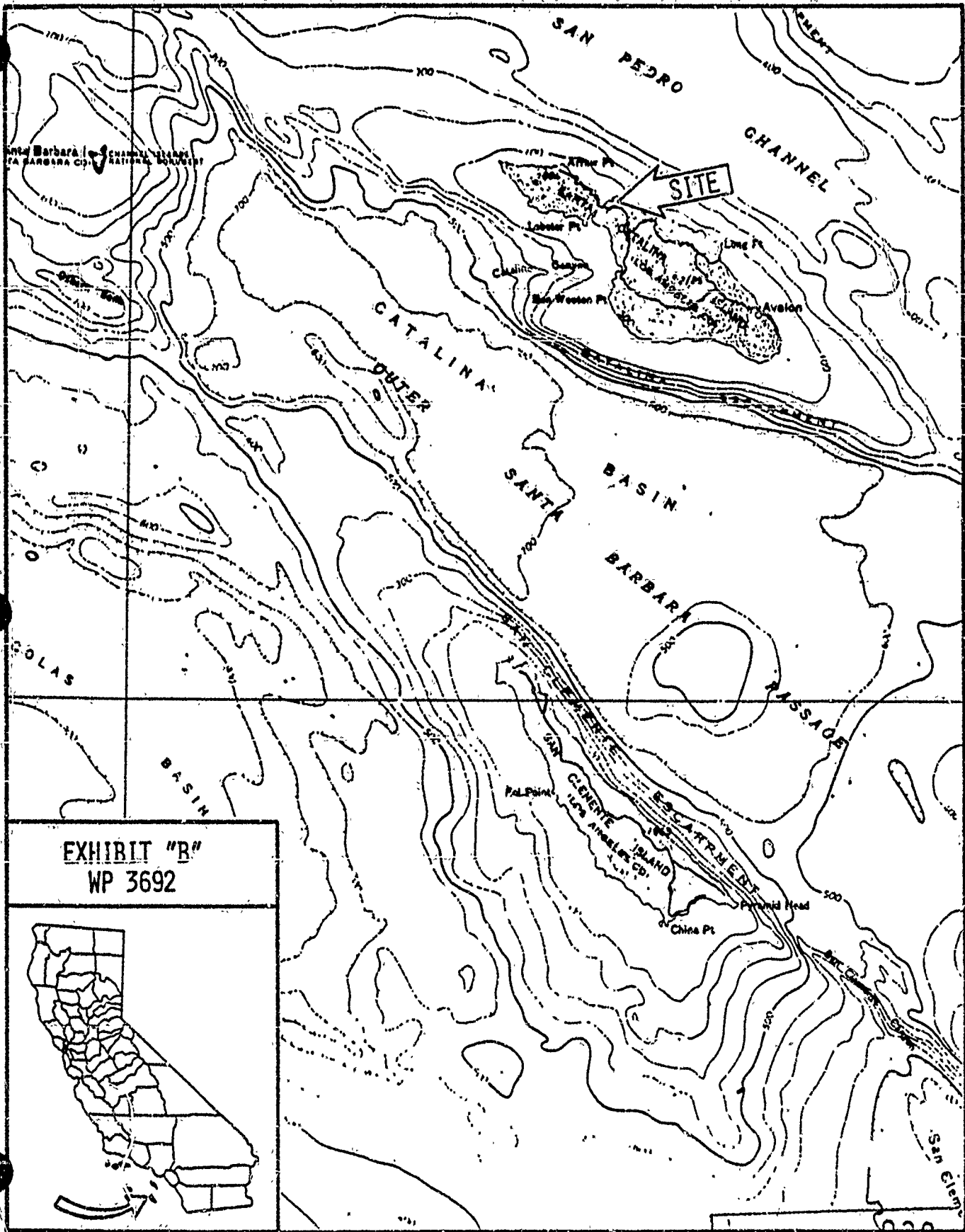


SITE DETAILS 1 OF 2		
C.S.M.C. WATERFRONT IMPROVEMENT PROJECT FOR THE UNIVERSITY OF SOUTHERN CALIF.		
PROPOSED PIER		
SCALE	DWG. NUMBER	DATE
AS NOTED	AKC-010A	11-30-78



- ADJACENT LANDS ARE VACANT - SANTA CATALINA ISLAND CO.
- PROPOSED ROCK MOLE CONSISTS OF 8,300 CUBIC YARDS OF QUARRY WASTE ROCK FILL

SITE PLAN 2 OF 2		
C.S.M.C. WATERFRONT IMPROVEMENT PROJECT FOR THE UNIVERSITY OF SOUTHERN CALIF.		
PROPOSED PIER		
SCALE	DWG. NO.	GEN. DAPP.
1" = 500'	K-C-0103	11381-30-78
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Santa Barbara Channel, Santa Barbara Channel National Monument

EXHIBIT "B"
WP 3692



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EXHIBIT "C"

CONDITIONAL USE PERMIT CASE NO. 1255-(4)
FACTUAL DATA REPORT & NEGATIVE DECLARATION
Owner/Applicant: University of Southern
California

DATE OF HEARING:
April 4, 1978

1. Location and Description of the Subject Property:

The subject property is a vacant irregularly shaped parcel located at Big Fisherman's Cove in the Catalina Island Zoned District.

The subject property was zoned M-3 by Section 273 of the Zoning Ordinance.

The proposed site is a rockfill extension of the beach area of the University of Southern California Marine Institute property.

2. Description and Purpose of the Project:

The applicant proposes to establish and maintain a helistop for emergency medical use under the provisions of Section 278.6(d) of the Zoning Ordinance as shown on the Plot Plan marked Exhibit "A".

The plan shows a touchdown area of 65 feet in diameter with a west to east landing and an east to west takeoff pattern

3. Surrounding Area:

The area surrounding the subject property is vacant, rugged mountainous terrain and ocean.

4. Cases on the Subject Property:

Variance Case 80-(4), a request for a school residence facility with less than the required parking was approved by the Regional Planning Commission on August 15, 1972.

5. General Plan:

The subject property is located within the C-Conservation area category on the interpretative maps of Environmental Development Guide which were designed to be used in the administration of land use controls under the provisions of injunction issued July 9, 1975 by Judge David A. Thomas in Superior Court Case 63218.

The proposed project, an addition to an existing use, is not in conflict with the plan.

6. Streets:

There are no public streets on this portion of Catalina Island.

7. Road Department Requests:

The Road Department makes no requests for dedication nor improvements.

8. Environmental Data:

The area surrounding the subject property is completely uninhabited and any disturbance on the environment occurred at the establishment of the facility. The project has been recommended for a Negative Declaration.

9. Bases for Negative Declaration:

a. The project is consistent with the policies shown on applicable County and/or City General Plans.

b. No unique or significant natural features including, but not limited to, animal life, fish life, or plant life, or its habitat or movement are to be adversely affected.

CONDITIONAL USE PERMIT CASE NO. 1255-(4)
FACTUAL DATA REPORT & NEGATIVE DECLARATION
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- c. No archeological, cultural, historical, recreational, or scenic sites are to be adversely affected.
- d. The project will not result in a significant dislocation of people.
- e. The project will not result in a substantial detrimental effect on air or water quality or on ambient noise levels for adjoining areas.
- f. The project will not breach any published national, state or local standard relating to solid waste or litter control.
- g. The project will not have a substantial and demonstrable negative aesthetic effect.
- h. The project will not create any hazards including, but not limited to flooding, erosion, or siltation.
- i. The project is not subject to major geologic hazards.
- j. The project will not result in the need for public services beyond those presently available or proposed in the near future; and, the project will not have a significant growth-inducing impact.
- k. The project does not appear to generate major environmental controversy.

10. Notification:

Notices of this public hearing were mailed to the surrounding property owners (1) and other interested parties (7) on March 9, 1978. Legal notice of this hearing was published in the Catalina Islander on March 9, 1978.

Paul M. Skophammer
Planning Assistant II

RH:PMS:njf

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CONDITIONAL USE PERMIT CASE NO. 1255-(4)

ZONING BOARD HEARING DATE: April 4, 1978

PROCEDURE BEFORE THE BOARD:

Four people were sworn, all of whom testified in favor of the proposed emergency helistop to be used in conjunction with a Marine Science Center.

FINDINGS:

1. The applicant proposes to establish and maintain a helistop for emergency medical use. The proposed site is a rockfill extension of the beach area of the University of Southern California Marine Institute property located at Big Fisherman's Cove in the Catalina Island Zoned District.
2. The subject property is located within the M-3 (Unlimited) Zone which was designed to conditionally accommodate the proposed use.
3. The area surrounding the subject property is vacant, rugged mountainous terrain and ocean. The subject property is completely isolated; there are no dwellings or buildings in the vicinity.
4. The subject property is within the C - Conservation category on the General Plan which is characterized as suitable for expanding existing development including the proposed use.
5. The subject property was developed to a Marine Science Center in Zone M-3 as a matter of course.
6. There were no protests to this request.
7. Compliance with conditions hereinafter mentioned, including a ten year time limit, will mitigate any adverse affect on the comfort and welfare of the surrounding property owners or others.
8. There are no public streets adjacent or in the vicinity of the subject property.
9. The area surrounding the subject property is completely uninhabited and any disturbance of the environment occurred at the establishment of the facility.
10. That the Negative Declaration complies with the California Environmental Quality Act and if the proposed use is granted, there would not be a significant affect on the environment.

BASED ON THE FOREGOING, THE ZONING BOARD CONCLUDES:

- A. Granting the proposed conditional use permit with the conditions and restrictions hereinafter mentioned will not be in substantial conflict with any general plan adopted for the area.
- B. The requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

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1. This permit shall not be effective for any purpose until a duly authorized representative of the owner of the property involved has filed at the office of said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all the conditions of this permit;
2. It is hereby declared to be the intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
3. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;
4. That all requirements of the Zoning Ordinance and of the specific zoning of subject property must be complied with unless set forth in the permit or shown on the approved plot plan;
5. That the property shall be developed and maintained in substantial conformance with the plot plan on file mark Exhibit "A";
6. That all structures conform with the requirements of the Division of Building and Safety of the Department of County Engineer;
7. That provision shall be made for all natural drainage. All drainage plans shall be submitted to the County Engineer, Design Division for approval, prior to construction;
8. That unless this grant is used within a year from the date of Regional Planning Commission approval, the grant will expire. (A one-year time extension may be requested prior to such expiration date.)
9. That this grant will expire on May 10, 1988.

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5-3-78

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ZONING BOARD HEARING DATE: April 4, 1978

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Ordinance, and as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site has adequate traffic access and said site is adequately served by other public or private service facilities which it requires.

THE ZONING BOARD RECOMMENDS:

1. That the Regional Planning adopt the Negative Declaration.
2. That, in view of the findings of fact presented above, this Conditional Use Permit be GRANTED, subject to the attached conditions.

ZONING BOARD MEMBERS CONCURRING:

Chairman: Mrs. Clark
Commissioner: Mrs. Llewellyn
Senior Staff Member: Mr. Chase
County Counsel present: Mr. Ross

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