

MINUTE ITEM

This Calendar Item No. 21
was approved as Minute Item
No. 21 by the State Lands
Commission by a vote of 2
to 0 at its 7/25/85
meeting.

CALENDAR ITEM

A 58
S 29

21

07/25/85
PRC 6438
Lipphardt

AMENDMENT TO GENERAL LEASE COMMERCIAL USE
AND RECREATIONAL USE

APPLICANT: Santa Catalina Island Co.
P. O. Box 737
Avalon, California 90704

AREA, TYPE LAND AND LOCATION: Five parcels consisting of 0.773 acres of tide and submerged land at Isthmus Cove and Catalina Harbor, Santa Catalina Island, Los Angeles County.

LAND USE: Operation of commercial and recreational piers and barge landing facilities.

TERMS OF ORIGINAL LEASE:

Initial period: 15 years beginning January 1, 1982.

Surety bond: \$50,000.

Public liability insurance: Combined single limit coverage of \$5,000,000.

Consideration: Five percent of all gross income from fuel sales and 20 percent of all other gross income attributable to the lease premises; minimum annual rent of \$10,000; five-year rent review.

TERMS OF PROPOSED LEASE:

This amendment expands the area of the lease PRC 6438 to provide for two accommodation floats.

CALENDAR ITEM NO. 21 (CONT'D)

APPLICANT STATUS:

Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Processing costs have been received.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884:

01/10/86.

OTHER PERTINENT INFORMATION:

1. Lessee presently operates commercial and recreational facilities at Isthmus Cove consisting of piers and barge landing facilities. Lessee has asked permission to add two additional floats to be attached to existing facilities. The new floats will be used to handle the overflow use during the summer months and will be removed after the summer season. Since Lessee's present rental is calculated on a percentage of gross basis and the amendment involves a small increase in use area (0.025 acres), staff recommends continuation of rent.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 3, New Construction of Small Structures, 2 Cal. Adm. Code 2905(c)(1).

Authority. P.R.C. 21084, 14 Cal. Adm. Code 15300, and 14 Cal. Adm. Code 2905.
3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. but will not affect those significant lands.

CALENDAR ITEM NO. 21 (CONT'D)

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES, 2 CAL. ADM. CODE 2905(c)(1).
2. FIND THAT THIS ACTIVITY WILL INVOLVE LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370, ET SEQ., BUT THAT SUCH ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON SUCH LANDS.
3. AUTHORIZE ISSUANCE TO SANTA CATALINA ISLAND COMPANY OF AN AMENDMENT SUBSTANTIALLY IN THE FORM ON FILE IN THE PRINCIPAL OFFICE OF THE STATE LANDS COMMISSION, WHICH EXPANDS THE LEASE AREA TO PROVIDE FOR TWO ADDITIONAL FLOATS, AS DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF; AND APPROVE CONTINUATION OF EXISTING RENTAL TERMS. THE EFFECTIVE DATE OF THIS AMENDMENT IS JULY 25, 1985. ALL REMAINING TERMS AND CONDITIONS OF LEASE PRC 6438 REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

CALENDAR PAGE	109
MINUTE PAGE	2185

EXHIBIT "A"

LAND DESCRIPTION

PRC 6438

Two parcels of tide and submerged land in Isthmus Cove on Santa Catalina Island, Los Angeles County, California, described as follows:

PARCEL 1 (Isthmus Cove)

BEGINNING at a point on the centerline of an existing pier at its landward terminus having approximate geographical coordinates of 33° 26' 29.9" north latitude and 118° 29' 49.4" west longitude; thence the following 19 courses:

1. S 58° E 20 feet;
2. N 32° E 110 feet;
3. S 58° E 73 feet;
4. N 32° E 60 feet;
5. N 58° W 70 feet;
6. N 32° E 238 feet;
7. N 58° W 45 feet;
8. S 32° W 238 feet;
9. N 58° W 24 feet;
10. N 32° E 42 feet;
11. N 58° W 26 feet;
12. S 32° W 42 feet;
13. N 58° W 55 feet;
14. S 32° W 32 feet;
15. S 68° E 92 feet;
16. S 32° W 25 feet;
17. S 58° E 15 feet;
18. S 32° W 113 feet; and
19. S 58° E 20 feet to the point of beginning.

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

PARCEL 2 (Isthmus Barge Landing)

Said parcel lies 10 feet on each side of a centerline, the landward terminus of which is located at approximate geographical coordinates of 33° 26' 30.4" north latitude and 118° 29' 26" west longitude and extends northwesterly 40 feet therefrom.

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

CALENDAR PAGE	110
MINUTE PAGE	2186

Three parcels of tide and submerged land in Catalina Harbor on Santa Catalina Island, Los Angeles County, California, described as follows:

PARCEL 3 (Catalina Harbor Dinghy Dock Pier)

BEGINNING at a point on the centerline of an existing pier at its landward terminus having geographical coordinates of 33° 26' 05.4" north latitude and 118° 30' 09" west longitude; thence the following nine courses:

1. S 73° 45' E 13 feet;
2. S 16° 15' W 140 feet;
3. S 73° 45' E 3 feet;
4. S 16° 15' W 38 feet;
5. N 73° 45' W 32 feet;
6. N 16° 15' E 38 feet;
7. S 73° 45' E 3 feet;
8. N 16° 15' E 140 feet; and
9. S 73° 45' E 13 feet to the point of beginning.

EXCEPTING THEREFROM any lands validly patented as Tideland Location No. 197, Los Angeles County.

PARCEL 4 (Catalina Harbor Pier)

Said parcel 36 feet in width lies 18 feet on each side of a center line extending S 06° W, 192 feet along the centerline of an existing pier, the landward terminus of which has geographical coordinates of 33° 26' 55.8" north latitude and 118° 30' 25.15" west longitude.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of Catalina Harbor.

PARCEL 5 (Catalina Harbor Concrete Ramp)

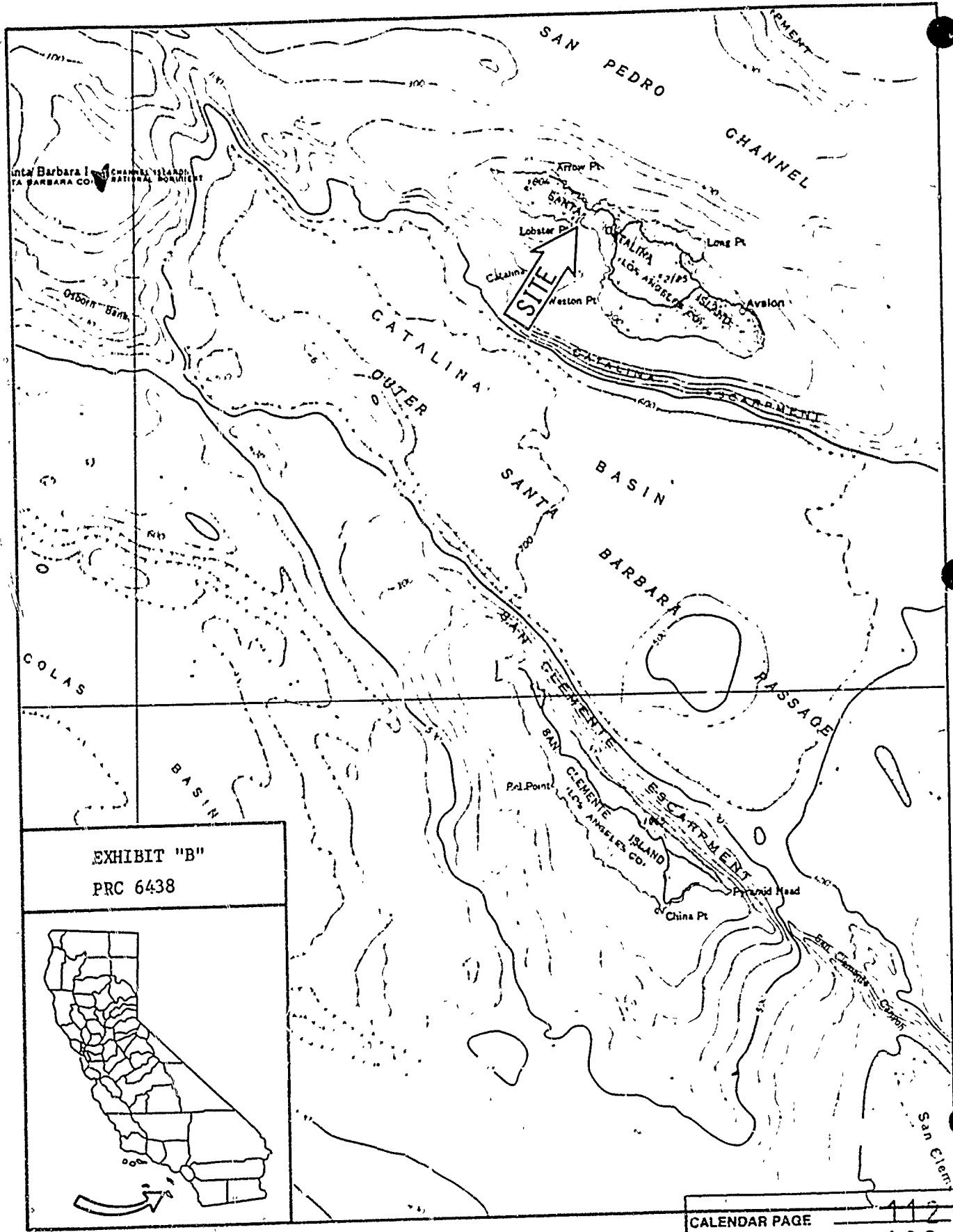
Said parcel 30 feet wide lies 15 feet on each side of a centerline BEGINNING at a point having geographical coordinates of 33° 26' 55.4" north latitude and 118° 30' 28.15" west longitude, thence S 10° 30' E, 85 feet.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of Catalina Harbor.

END OF DESCRIPTION

PARCEL 1 REVISED JUNE 12, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

CALENDAR PAGE	111
MINUTE PAGE	2187



Santa Barbara Island Channel Islands
 Santa Barbara County National Monument

EXHIBIT "B"
 PRC 6438



CALENDAR PAGE	112
MINUTE PAGE	2188