

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 12/23/86  
meeting.

CALENDAR ITEM

19

12/23/86

PRC 6438

Lipphardt

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CONTINUATION OF ANNUAL RENT ON GENERAL LEASE -  
COMMERCIAL USE, PRC 6438

APPLICANT:

Santa Catalina Island Company  
P. O. Box 737  
Avalon, California 90704

AREA, TYPE LAND AND LOCATION:

Five parcels consisting of 0.773 acres of tide  
and submerged land, located 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 rent  
of \$10,000; five-year rent  
review.

(PAGES 108-108.5 ADDED 12/19/86)

-1-

CALENDAR PAGE

108

MINUTE PAGE

4035

CALENDAR ITEM NO. 19 (CONT'D)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 5, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884:

N/A.

OTHER PERTINENT INFORMATION:

1. The terms of Lease PRC 6438 provide that the State may adjust the annual rental to a different amount effective on each fifth anniversary or subsequent anniversary following the fifth anniversary of the lease. Staff reviewed the lease in accordance with the Commission's rental regulations (2 Cal. Adm. Code 2003) and recommends that the rent remain unchanged for the ensuing five-year period.

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 because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

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.

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 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.

(ADDED 12/19/86)

-2-

CALENDAR PAGE  
MINUTE PAGE

108.1  
4036

CALENDAR ITEM NO. 19 (CONT'D)

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. APPROVE THE CONTINUATION OF THE ANNUAL RENT ON GENERAL LEASE - COMMERCIAL USE, PRC 6438 TO THE SANTA CATALINA ISLAND COMPANY EFFECTIVE JANUARY 1, 1987; FOR OPERATION OF COMMERCIAL AND RECREATIONAL PIERS AND BARGE LANDING FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

(ADDED 12/19/86)

-3-

CALENDAR PAGE	101.2
MINUTE PAGE	4037

## EXHIBIT "A"

## LAND DESCRIPTION

ENC 9438

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 96° E 20 feet;
2. N 32° E 110 feet;
3. S 58° E 73 feet;
4. S 32° E 68 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.

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  $33^{\circ} 26' 05.4''$  north latitude and  $118^{\circ} 30' 09''$  west longitude; thence the following nine courses:

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

EXCEPTING THEREFROM any lands validly patented as Tideland Location No. 117, Los Angeles County.

PARCEL 4 (Catalina Harbor Pier)

Said parcel 36 feet in width lies 18 feet on each side of a centerline extending S  $06^{\circ}$  W, 192 feet along the centerline of an existing pier, the landward terminus of which has geographical coordinates of  $33^{\circ} 26' 55.8''$  north latitude and  $118^{\circ} 30' 25.15''$  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  $33^{\circ} 26' 55.4''$  north latitude and  $118^{\circ} 30' 28.15''$  west longitude, thence S  $10^{\circ} 30'$  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, 1965, BY BOUNDARY SERVICES UNIT, H. L. SHAFER, SUPERVISOR.

CALENDAR PAGE

108.4

MINUTE PAGE

4039

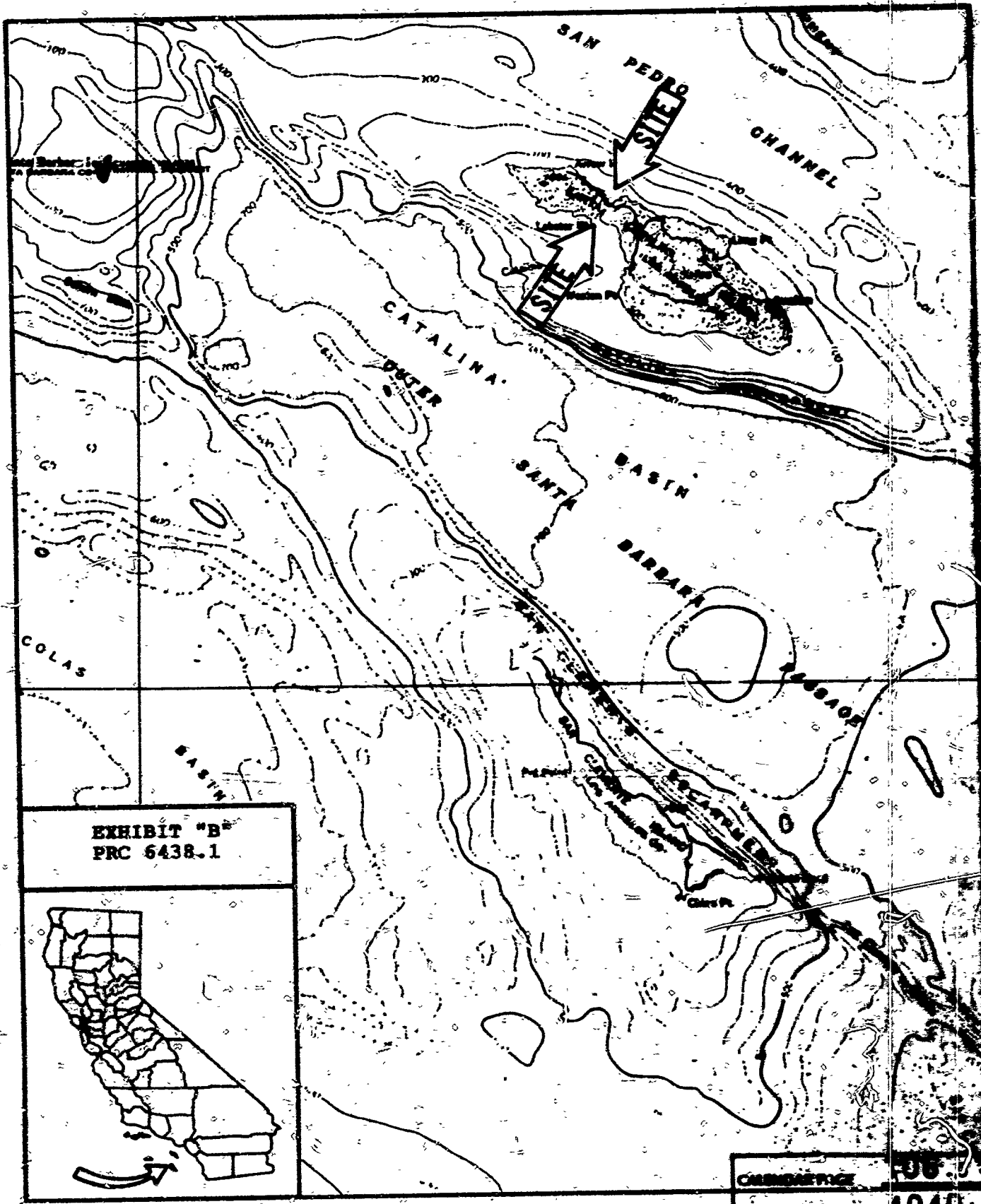


EXHIBIT "B"  
PRC 6438.1



CHANDLER 1040  
MINUTE PAGE 1040