MINUTE ITEM

This Calendar Item No. C06 was approved as Minute Item No. 6 by the State Lands Commission by a vote of 3 to 0 at its 1/23/84 meeting.

CALENDAR ITEM

C06

1/23/84
WP 3692
Louie
PRC 3692

AMENDMENT AND FIRST RENEWAL OF
NON-COMMERCIAL LEASE PRC 3692.1

APPLICANT: University of Southern California
University Park
Los Angeles, California 90007
Attention: Ms. Katherine Slocum

AREA, TYPE LAND AND LOCATION:
Five parcels totaling 360 acres of tidelands and submerged lands, located in San Pedro Channel, adjacent to and offshore of Santa Catalina Island, Los Angeles County.

LAND USE: Operation of a marine science center.

TERMS OF ORIGINAL LEASE WITH AMENDMENTS:

Initial period: 15 years from December 14, 1966.

Renewal options: Three successive periods of ten years each.

Consideration: $1,000 per annum and the public benefit; five-year rent review.

Special: Lessee agrees to continuously reserve a site within the leased area sufficient in size to moor a 65-foot craft operated by the Department of Fish and Game, State of California, or other agency as may be designated by the State from time to time.

A 58

S 27

CALENDAR PAGE 24
MINUTE PAGE 30

TERMS OF PROPOSED RENEWAL AND AMENDMENT:

Initial period: Ten years from December 14, 1981.

Public liability insurance: Combined single limit coverage of $3,000,000.

Special: The amendment incorporates provisions to reflect the Commission's current leasing policy.

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

PREREQUISITE TERMS:

Applicant is owner of upland.

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: N/A.

OTHER PERTINENT INFORMATION:

1. The University of Southern California, a non-profit corporation, presently operates a marine science center at Big Fisherman's Cove, Santa Catalina Island. The State lease premises are used for oceanographic and other scientific research purposes. The facilities have historically been used by other State of California institutions, including University of California, California Department of Fish and Game, Southern California Ocean Studies Consortium and the California Advisory Board on Underwater Parks. In addition, there is a decompression chamber at the marine science center for emergency use which contributes to the public's health and safety.

2. This activity is exempt from CEQA because it is not considered to be a project (14 Cal. Adm. Code 15378).

3. The project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in use category "A" which authorizes Restricted Use. The project as proposed will not have a significant effect upon the identified environmental values.

EXHIBITS:

A. Land Description.
B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS ACTIVITY IS EXEMPT FROM CEQA PURSUANT TO 14 CAL. ADM. CODE 15061(b)(1), BECAUSE IT IS NOT A PROJECT AS DEFINED IN PRC 21065 AND 14 CAL. ADM. CODE 15378; AND FIND THAT THE ACTIVITY WILL HAVE NO SIGNIFICANT ENVIRONMENTAL IMPACT ON THE IDENTIFIED ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370.1.

2. AUTHORIZE ISSUANCE TO UNIVERSITY OF SOUTHERN CALIFORNIA OF A TEN-YEAR RENEWAL AND AMENDMENT OF LEASE PRC 3692.1, FROM DECEMBER 14, 1981, WITH LESSEE'S OPTION TO RENEW FOR TWO SUCCESSIVE PERIODS OF TEN YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $1,000, PLUS THE PUBLIC BENEFIT, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $3,000,000; FOR THE CONTINUED OPERATION OF A MARINE SCIENCE CENTER ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION WP 3692

Five parcels of tide and submerged land in the Pacific Ocean off Santa Catalina Island, Los Angeles County, California, more particularly described as follows:

PARCEL 1 - FISHERMANS COVE

All that area bounded on the South, Southeast and Northeast by the mean high tide line and on the North by a straight line extending from a point on the mean high tide line at approximately 33° 26' 47" North Latitude 118° 29' 04" West Longitude and a point on the mean high tide line at approximately 33° 26' 39" North Latitude 118° 29' 19" West Longitude.

PARCEL 2 - BLUE CAVERN POINT

All that area bounded on the South and Southeast by the mean high tide line and extending from a point on the mean high tide line at approximately 33° 26' 39" North Latitude 118° 29' 19" West Longitude, thence to approximately 33° 26' 50" North Latitude 118° 29' 08" West Longitude, thence to approximately 33° 26' 57.5" North Latitude 118° 28' 33.5" West Longitude, thence to approximately 33° 26' 55" North Latitude 118° 28' 32" West Longitude, and thence to a point on the mean high tide line at approximately 33° 26' 53.5" North Latitude 118° 28' 35" West Longitude.

PARCEL 3 - HARBOR REEFS

All that rectangular area included within the boundaries extending from approximately 33° 26' 45" North Latitude 118° 29' 20.5" West Longitude, thence to approximately 33° 26' 56.5" North Latitude 118° 29' 35" West Longitude, thence to approximately 33° 27' 04.5" North Latitude 118° 29' 26.5" West Longitude, thence to approximately 33° 26' 53" North Latitude 118° 29' 12" West Longitude.

PARCEL 4 - PIN ROCK

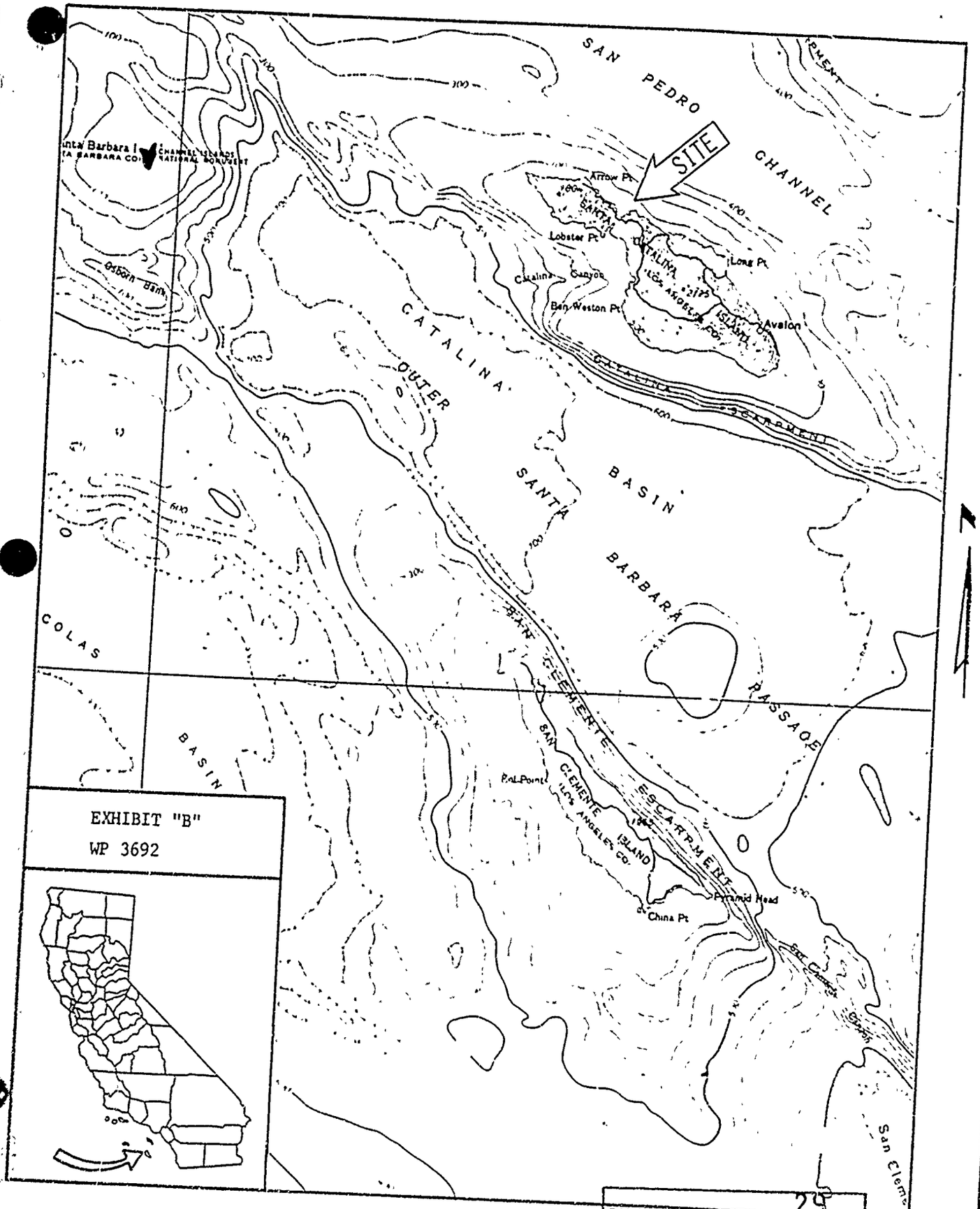
All that area bounded on the Northeast by the mean high tide line and extending from a point on the mean high tide line at approximately 33° 25' 40" North Latitude 118° 30' 21" West Longitude, thence to approximately 33° 25' 37" North Latitude 118° 30' 26" West Longitude, thence to approximately 33° 25' 29.5" North Latitude, thence to approximately 33° 25' 29.5" North Latitude 118° 30' 23.5" West Longitude, thence to approximately 33° 25' 17" North Latitude 118° 30' 06.5" West Longitude, thence to the mean high tide line at approximately 33° 25' 23" North Latitude 118° 30' 02" West Longitude.

PARCEL 5 - OCEAN RANGE

All that area bounded on the Southwest by the mean high tide line and extending from a point on the mean high tide line at approximately 33° 26' 53.5" North Latitude 118° 28' 35" West Longitude, thence to approximately 33° 27' 13.5" North Latitude 118° 27' 54" West Longitude, thence to approximately 33° 26' 50" North Latitude 118° 27' 37.5" West Longitude, thence to approximately 33" 26' 33" North Latitude 118° 28' 12" West Longitude, and thence to a point on the mean high tide line at approximately 33° 26' 30.5" North Latitude 118° 28' 12" West Longitude.

END OF DESCRIPTION

REVIEWED DECEMBER 28, 1983, BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.



CALENDAR PAGE 29

MINUTE PAGE 35