MINUTE ITEM
This Calendar Item No. 34
was approved as Minute Item
No. 34 by the State Lands
Commission by a vote of 2
to 0 at its 11/20/86
meeting.

CALENDAR ITEM
34

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11/20/86
WP 4193 PRC 4193
Louie

GENERAL LEASE - INDUSTRIAL USE

APPLICANT: Connolly-Pacific Company
1925 Water Street, Berth 39
Long Beach, California 90802

AREA, TYPE LAND AND LOCATION:
Eight parcels totaling 9.036 acres of tide and submerged land, located at Jewfish Point and Empire Landing, Santa Catalina Island, Los Angeles County.

LAND USE: Maintenance of moorings used for barge and tug boat tie-ups, and one stiff leg crane.

TERMS OF ORIGINAL LEASE PRC 4193:
Initial period: Six years, ten months, 16 days beginning January 4, 1974.

Surety bond: $1,000.

Public liability insurance: Combined single limit coverage of $1,000,000.

Consideration: $550 per annum; five-year rent review.

TERMS OF ORIGINAL LEASE PRC 4626:
Initial period: Five years beginning November 19, 1980.

Surety bond: $1,000.

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

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Consideration: $550 per annum; five-year rent review.

Special: Rental in the amount of $7,840 was accepted by the Commission as consideration for the use of sites previously leased under PRC 4193 from November 20, 1980 through December 31, 1985 and under PRC 4626 from November 20, 1985 through December 31, 1985.

TERMS OF PROPOSED LEASE:

Initial period: Five years beginning January 1, 1986.

Surety bond: $10,000.

Insurance: Combined single limit coverage of $1,000,000.

CONSIDERATION: $5,790 for the year beginning January 1, 1986, $8,432 per annum, thereafter.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:
Applicant is lessee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has 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: 1/31/87 (includes 90-day extension).

OTHER PERTINENT INFORMATION:

1. Lease PRC 4193 at Jewfish Point expired on November 19, 1980. In the process of negotiating a new lease with Connolly-Pacific, the staff discovered that tide and submerged lands had been filled at Jewfish Point and Empire Landing as well as at other sites at Santa Catalina Island. There is a dispute as to the extent and

ownership of these filled lands between the State and the Santa Catalina Island Company, owner of the adjacent upland, from whom Connolly-Pacific leases the quarry site. Lease PRC 4626 at Empire Landing expired November 19, 1985.

In addition, the City of Avalon and County of Los Angeles have been conducting a feasibility study for construction of a commercial airport on the island which included consideration of Jewfish Point as a possible site. The staff has been informed that the City does not plan further consideration of Jewfish Point as an airport site.

2 Processing a lease for Connolly-Pacific had been held in abeyance during the title and boundary studies and determination by the City and County of airport site feasibility.

3. On March 27, 1986, the Commission authorized the acceptance of a negotiated rental covering use of the sites under PRC 4193 from November 20, 1980 through December 31, 1985 and under PRC 4626 from November 20, 1985 through December 31, 1985.

4. Connolly-Pacific has since applied for two new mooring sites at Jewfish Point. In addition, Lease PRC 4626 is being combined into Lease PRC 4193 for administrative purposes.

5. The proposed new lease is subject to a provision that the Lessor (State), by entering into this lease, is not waiving any right, title or interest in and to lands under dispute between the State and the Santa Catalina Island Company.

6. As to the existing moorings and one stiff leg crane, 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 1, Existing Facilities, 2 Cal. Adm. Code 2905(a)(2).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.

7. As to the two new moorings, 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 4, Minor Alteration to Land, 14 Cal. Adm. Code 15304.

   Authority: P.R.C. 21084 and 14 Cal. Adm. Code 15300.

8. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

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

EXHIBITS:

A. Land Description.
B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

2. AS TO THE EXISTING MOORINGS AND ONE STIFF LEG CRANE, 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 1, EXISTING FACILITIES, 2 CAL. ADM. CODE 2905(a)(2).

3. AS TO THE TWO NEW MOORINGS, 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 4, MINOR ALTERATIONS TO LAND, 14 CAL. ADM. CODE 15304.

4. AUTHORIZE ISSUANCE TO CONNOLLY-PACIFIC COMPANY OF A FIVE-YEAR GENERAL LEASE - INDUSTRIAL USE BEGINNING JANUARY 1, 1986; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $5,790 FOR THE YEAR BEGINNING JANUARY 1, 1986 AND $8,432 PER YEAR THEREAFTER, PROVISION OF A $10,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $1,000,000; FOR MAINTENANCE OF MOORINGS FOR USE AS BARGE AND TUG BOAT TIE-UPS AND ONE STIFF LEG CRANE, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF; AND THAT BY AUTHORIZING THIS LEASE, THE STATE DOES NOT WAIVE ANY RIGHT, TITLE OR INTEREST IN AND TO SUCH LANDS UNDER DISPUTE BETWEEN THE STATE AND THE SANTA CATALINA ISLAND COMPANY.

5. AUTHORIZE TERMINATION OF LEASE PRC 4626 EFFECTIVE JANUARY 1, 1986.

EXHIBIT "A"

LAND DESCRIPTION WP 4193

Six parcels of tide and submerged land near Jewfish Point and two parcels of tide and submerged land between Blue Cavern Point and Empire Landing, Santa Catalina Island, Los Angeles County, California, said parcels being described as follows:

PARCEL 1

BEGINNING at a point having coordinates of N = 3,864,340 and E = 4,196,240; thence S 68° 49' 07" W, 214.49 feet; thence S 74° 03' 17" W, 72.80 feet; thence N 00° 00' 00" E, 195.00 feet; thence S 74° 03' 17" E, 72.80 feet; thence S 68° 49' 07" E, 214.49 feet to the point of beginning.

PARCEL 2

BEGINNING at a point having coordinates of N = 3,864,050 and E = 4, 196,320; thence S 70° 10' 39" W, 228.54 feet; thence S 74° 03' 17" W, 72.80 feet; thence N 00° 00' 00" E; 195.00 feet; thence S 74° 03' 17" E, 72.80 feet; thence S 70° 10' 39" E, 228.54 feet to the point of beginning.

PARCEL 3

A circular parcel of submerged land 300 feet in diameter, the center of said circle having coordinates of N = 3,864,280 and E = 4,197,460.

PARCEL 4

A circular parcel of submerged land 300 feet in diameter, the center of said circle having coordinates of N = 3,862,730 and E = 4,197,210.

PARCEL 5

BEGINNING at a point having coordinates of N = 3,864,625 and E = 4,196,325; thence S 72° 46' 36" W, 261.74 feet; thence S 74° 03' 17" W, 72.80 feet; thence N 00° 00' 00" E, 195.00 feet; thence S 74° 03' 17" E, 72.80 feet; thence S 72° 46' 36" E, 261.74 feet to the point of beginning.

PARCEL 6

A circular parcel of submerged land 300 feet in diameter, the center of said circle having coordinates of N = 3,865,600 and E = 4,197,300.

PARCEL 7

A circular parcel of submerged land 300 feet in diameter, the center of said circle bearing S 60° 51' E, 1,980 feet from USC&GS Station "QUARRY, 1933", North Latitude 33° 26' 24."782, West Longitude 118° 27' 43." 281.

PARCEL 8

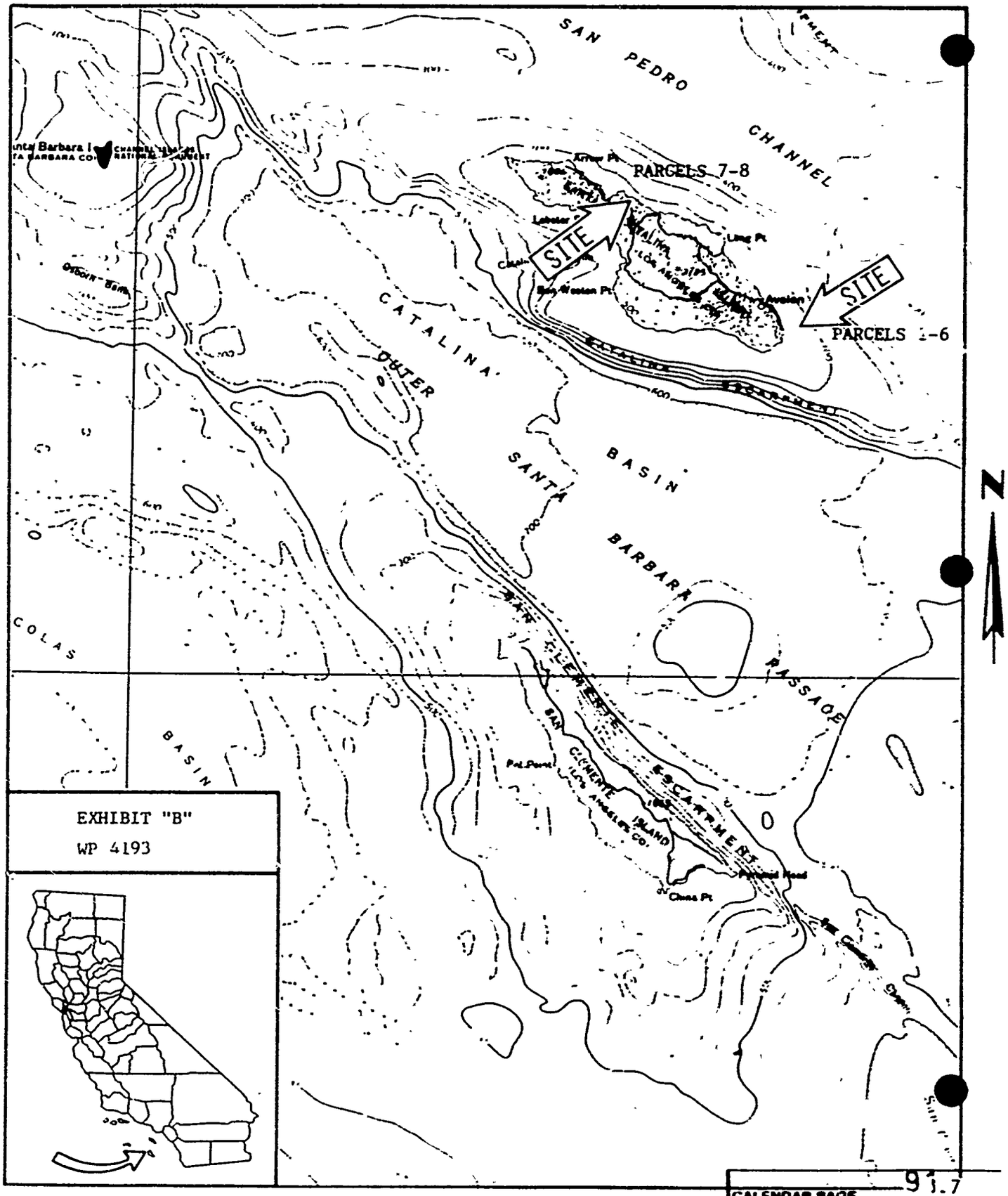
A circular parcel of submerged land 300 feet in diameter, the center of said circle bearing S 60° 30' E, 1,905 feet from USC&GS Station "QUARRY, 1933", North Latitude 33° 26' 24."782, West Longitude 118° 27' 43."281.

EXCEPTING THEREFROM any portion lying within above described Parcel 7.

The descriptions in Parcels 1 through 6 are based on the California Coordinate Systems, Zone 7.

END OF DESCRIPTION

REVISED MAY 15, 1986 BY BOUNDARY SERVICES UNIT M. L. SHAFER SUPERVISOR.



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