

MINUTE ITEM

This Calendar Item No. C58 was approved as Minute Item No. 58 by the California State Lands Commission by a vote of 3 to 0 at its 2/27/98 meeting.

**CALENDAR ITEM
C58**

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S 27

02/27/98
PRC6438 WP 6438.1
A. Scott

**GENERAL LEASE - COMMERCIAL AND RECREATIONAL
PIER LEASE**

LESSEE:

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

AREA, LAND TYPE, AND LOCATION:

0.82 acres, more or less, of sovereign tide and submerged lands in the Pacific Ocean at Isthmus Cove and Catalina Harbor, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

In Isthmus Cove: Existing fixed pier with harbor office and attached floating gas and accommodation docks. Existing barge landing ramp.

In Catalina Harbor: Two existing fixed piers with floating docks and one concrete ramp.

LEASE TERM:

20 years, beginning January 1, 1997.

CONSIDERATION:

\$10,000 minimum per year; or a percent of gross income as follows:

Shoreboat Service	7%
Charter Boat Service	6%
Loading and Unloading Fees	20%
Attractions	6%
Equipment Rental	8%
All Other Revenue	10%

per year, whichever is greater, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

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SPECIFIC LEASE PROVISIONS:

Insurance:

Combined single limit coverage of no less than \$5,000,000.

Bond:

\$50,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. This is a replacement lease for the continued operations of existing facilities in the Two Harbor area of Santa Catalina Island. Other than the City of Avalon, this is the most developed area on the island. Located on the upland are several commercial developments: visitor accommodations, restaurant, general store and recreational rental shops. This area also supports all the mooring activities around the island with the exception of those moorings in Avalon Harbor.
3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 14, California Code of Regulations, section 2905(a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 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.

EXHIBITS:

- A. Land Description
- B. Location Map

CALENDAR ITEM NO. C58 (CONT'D)

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061, AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO SANTA CATALINA ISLAND COMPANY OF A GENERAL LEASE-COMMERCIAL AND RECREATIONAL, BEGINNING JANUARY 1, 1997, FOR A TERM OF 20 YEARS, IN CONSIDERATION OF \$10,000 MINIMUM ANNUAL RENT OR VARIOUS PERCENTAGES OF GROSS INCOME AS SPECIFIED IN THAT LEASE, ON FILE, IN THE SACRAMENTO OFFICE OF THE COMMISSION FOR THE CONTINUING OPERATION OF PIERS, DOCKS AND RAMPS ON THE LAND DESCRIBED IN EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

EXHIBIT "A"
LAND DESCRIPTION

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 15 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 105 feet;
10. S 32° W 32 feet;
11. S 58° E 92 feet;
12. S 32° W 25 feet;
13. S 58° E 15 feet;
14. S 32° W 113 feet, and
15. 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. 197, 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° 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

REVISED JUNE 7, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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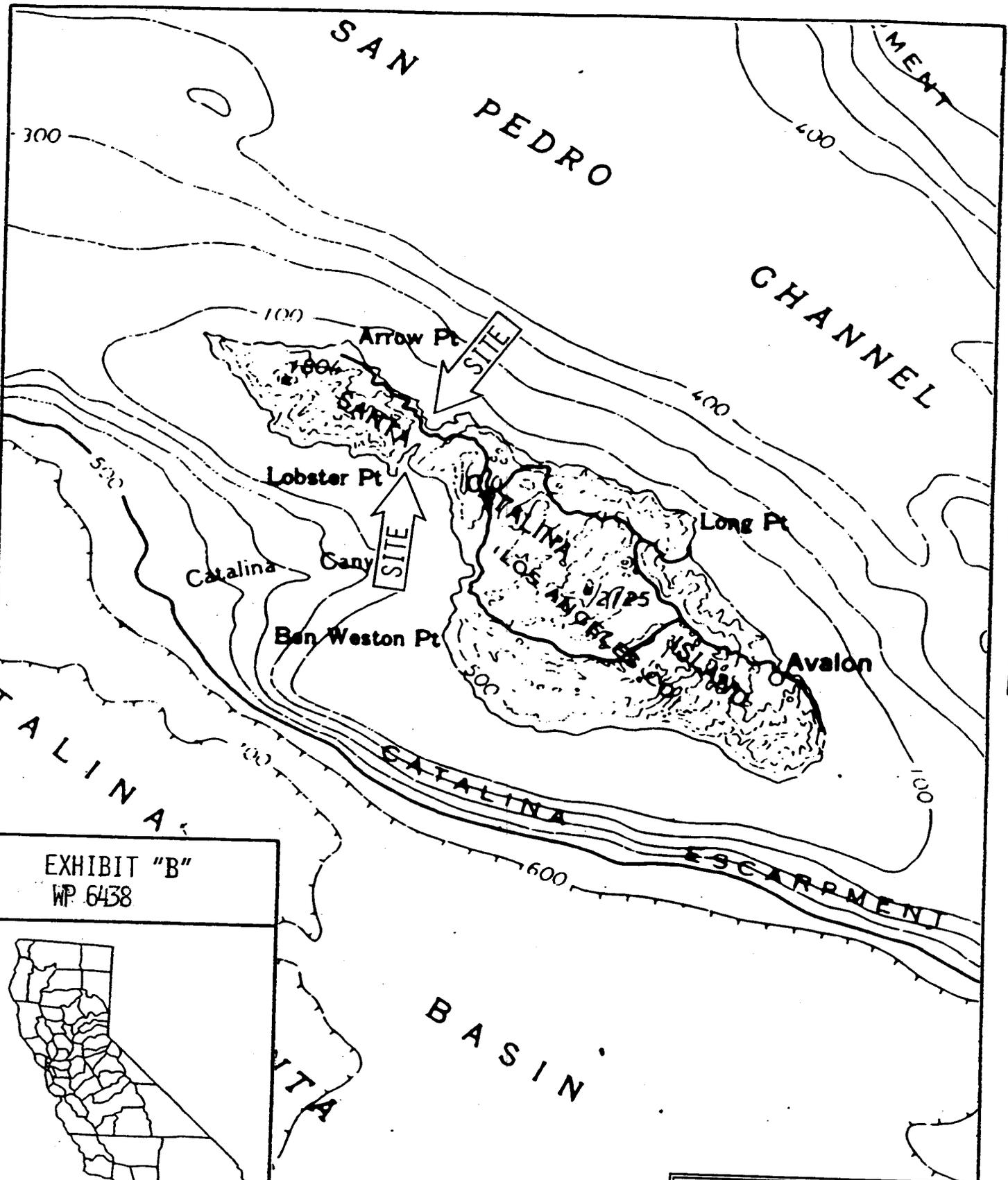


EXHIBIT "B"
WP 6438



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