

MINUTE ITEM
This Calendar Item No. C38 was approved as
Minute Item No. 38 by the California State Lands
Commission by a vote of 3 to 0 at its
6-27-00 meeting.

CALENDAR ITEM
C38

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June 27, 2000

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PRC 3639.1

A. Scott

**APPROVAL OF OPERATOR/MANAGER PURSUANT TO THE PROVISIONS OF
LEASE PRC 3639.1**

LESSEE:

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

Santa Catalina Island Conservancy
P. O. Box 2739
Avalon, California 90704

PROPOSED OPERATOR/MANAGER

Island Recreation Enterprises, LLC
150 Metropole
Avalon, California 90704

AREA, LAND TYPE, AND LOCATION:

335 acres, more or less, of tide and submerged lands in various coves around
Santa Catalina Island, in the Pacific Ocean, Los Angeles County.

AUTHORIZED USE:

The physical operation and maintenance of commercial moorings in accordance
with the provisions of an existing lease.

OTHER PERTINENT INFORMATION:

1. Lessee owns the uplands adjoining the lease premises.
2. This lease contains a provision that allows the Lessee to have an
"Operator/Manager" who will conduct the daily operations of the leasehold
on its behalf. The lease provides that the Commission must give prior
written approval of any "Operator/Manager" or change in
"Operator/Manager".

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3. As part of the approval of the original lease, the Commission approved Doug Bombard Enterprises as the "Operator/Manager". Mr. Bombard has retired and is no longer the "Operator/Manager". The Lessee desires to have the Commission approve Island Recreation Enterprises, LLC (IRE) as the new "Operator/Manager" pursuant to the terms of Paragraph 19 of the holdover lease.
4. IRE is a company comprised of Two Harbors Enterprises, which is an interim operator/manager made up of the prior employees of Doug Bombard Enterprises, and the Santa Catalina Island Conservancy.

IRE is qualified to be the operator because the employees have many years of experience in the operation with the prior operator/manager, and the operations will be directed by an individual with experience as Harbor Master for the City of Avalon. The IRE has the financial backing of the Santa Catalina Island Conservancy.

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

Authority: Public Resources Code 21065 and Title 14, California Code of Regulations Section 15378.

6. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code 6370, et seq. but such activity will not affect those significant lands.

EXHIBIT:

- A. Site Map

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 BECAUSE THE ACTIVITY IS NOT A

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PROJECT AS DEFINED BY PUBLIC RESOURCES CODE 21065 AND
TITLE 14, CALIFORNIA CODE OF REGULATIONS SECTION 15378.

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY WILL INVOLVE LANDS IDENTIFIED AS
POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT
TO PUBLIC RESOURCES CODE 6370, ET SEQ., BUT THAT SUCH
ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON THOSE
RESOURCES FOR WHICH SUCH LANDS.

AUTHORIZATION:

APPROVE ISLAND RECREATION ENTERPRISES, LLC, AS THE
OPERATOR/MANAGER PURSUANT TO PARAGRAPH 19 OF LEASE
NO. PRC 3639.1.

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