

MINUTE ITEM
This Calendar Item No. C12
was approved as Minute Item
No. 12 by the State Lands
Commission by a vote of 3
to 0 at its 9-19-00
meeting.

CALENDAR ITEM
C12

A 54
S 27

09/19/00
PRC 7332
B. Dugal

**GENERAL LEASE - COMMERCIAL USE AND
A SUBLEASE**

LESSEE/SUBLESSOR:

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

SUBLESSEE:

Guy Sanders
P. O. Box 2112
Avalon, California 90704

AREA, LAND TYPE, AND LOCATION:

0.03 acres, more or less, of sovereign lands in the Pacific Ocean, near Pebbly Beach, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Lease: Continued use and maintenance of an existing concrete ramp.

Sublease: Storage and repair of boats, floats and other related marine services.

LEASE TERM:

Lease: 15 years, beginning January 1, 2000.

Sublease: January 1, 1998 through December 31, 2002.

CONSIDERATION:

Lease: \$1,282 per year; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

Sublease: The minimum annual rent is \$54,000 payable in monthly installments of \$4,500 and includes uplands not included in the State leased area.

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SPECIFIC LEASE PROVISIONS:

Insurance:

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

Bond:

\$25,000.

OTHER PERTINENT INFORMATION:

1. Lessee owns the uplands adjoining the lease premises.
2. The concrete ramp was originally constructed in 1966 and was used as a seaplane ramp. However, the ramp has not been used as a seaplane ramp for the past ten years. The ramp will be used by the Sublessee to take out and launch vessels via boat trailers to and from the upland boat storage/repair yard.
3. As to the lease covering the concrete ramp, 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 2, 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 (a)(2).

4. As to the sublease, 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 2, California Code of Regulations, section 2905 (a)(2).
5. 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.

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EXHIBITS:

- A. Location Map
- B. Lease Description

PERMIT STREAMLINING ACT DEADLINE:

September 9, 2000

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

AS TO THE LEASE COVERING THE CONCRETE RAMP, 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).

AS TO THE SUBLEASE, 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:

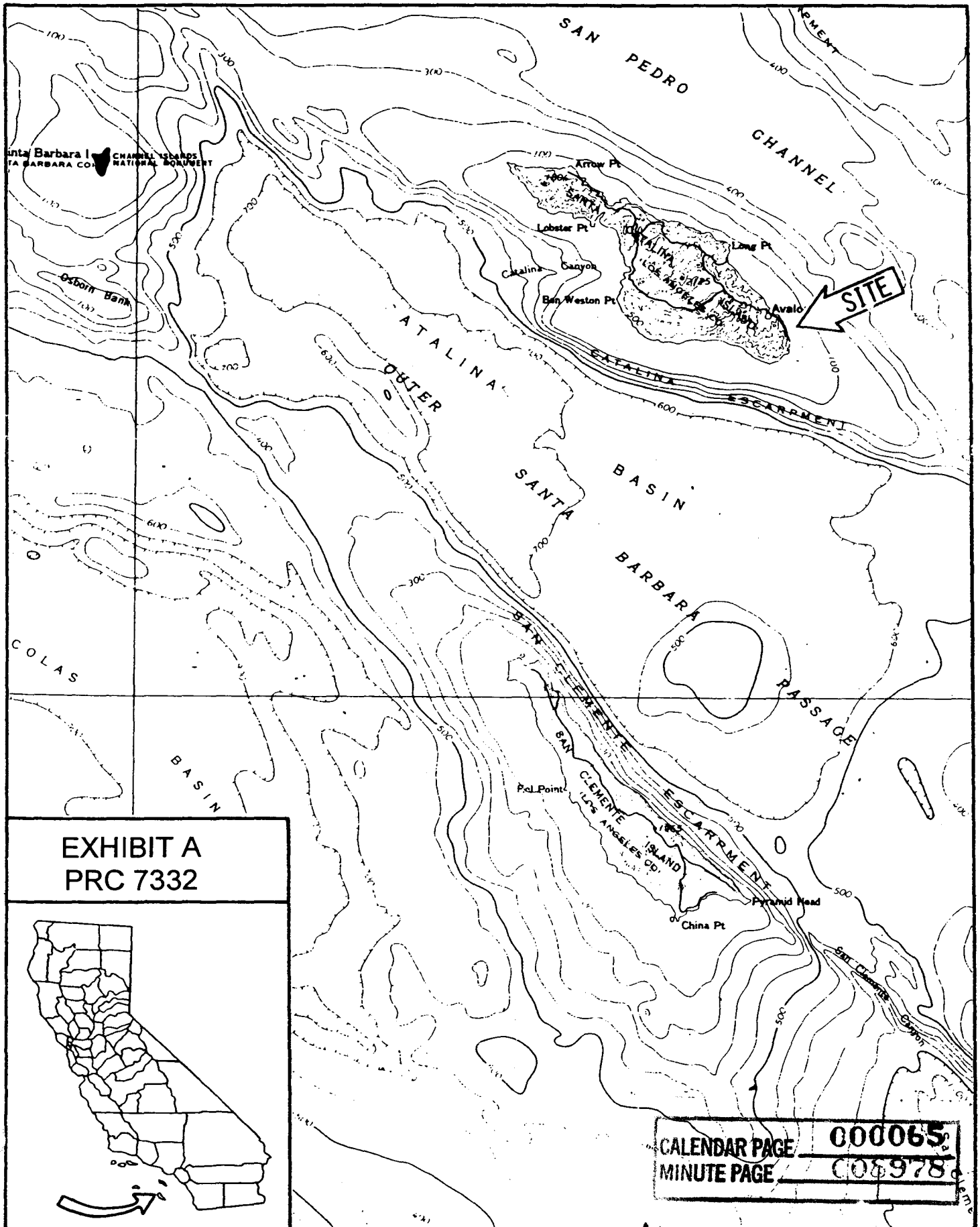
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO SANTA CATALINA ISLAND COMPANY OF A GENERAL LEASE - COMMERICAL USE, BEGINNING JANUARY 1, 2000, FOR A TERM OF 15 YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING CONCRETE RAMP, EFFECTIVE JANUARY 1, 2000, ON THE LAND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$1,282, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY

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DURING THE LEASE TERM, AS PROVIDED IN THE LEASE;
COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$5,000,000;
SURETY IN THE AMOUNT OF \$25,000; AND APPROVE THE SANTA
CATALINA ISLAND COMPANY'S SUBLEASE DATED JUNE 3, 1996 TO
GUY SANDERS ON FILE WITH THE CALIFORNIA STATE LANDS
COMMISSION, COVERING THE LAND DESCRIBED ON EXHIBIT B
ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.



Santa Barbara I. CHANNEL ISLANDS
 SANTA BARBARA CO. NATIONAL MONUMENT

SITE

EXHIBIT A
PRC 7332



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**EXHIBIT B
PRC 7332**

A strip of tide and submerged land 66 feet wide in the Pacific Ocean at Pebbly Beach on the northeasterly side of Santa Catalina Island, Los Angeles County, California, the centerline of said strip being described as follows:

BEGINNING at a point on the centerline of the amphibian plane ramp on said Pebbly Beach said point having local coordinates of N = 12,400 and E = 102,540 as said coordinate system is shown on Sheet 1 of 1 of that map entitled "Topographic Map of Santa Catalina Island (Pebble Beach)" prepared by the County of Los Angeles, Department of County Engineer, Survey Division, filed as Survey No. 108-62-A in the office of said County Engineer; thence from said point of beginning N 34° 20' 00" E, 125.00 feet to the end of the herein described line.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

END OF DESCRIPTION

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