

MINUTE ITEM
This Calendar Item No. C50 was approved as
Minute Item No. 50 by the California State Lands
Commission by a vote of 3 to 2 at its
4-26-05 meeting.

**CALENDAR ITEM
C50**

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S 27

04/26/05
PRC 6438 WP 6438.1
J. Smith

AMENDMENT OF 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 lands in the Pacific Ocean at Isthmus Cove and Catalina Harbor, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Operation of commercial and recreational piers and barge loading facilities.

LEASE TERM:

20 years, beginning January 1, 1997.

CONSIDERATION:

Minimum annual rent of \$10,000 against a percentage of gross receipts, whichever is greater; and \$0.02 per gallon of fuel sold; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

PROPOSED AMENDMENT:

Authorize the replacement and expansion of the Harbor Master's Office and the installation of a sewage pump-out system on the Isthmus Pier. All other terms and conditions of the lease shall remain in effect without amendment.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. The Santa Catalina Island Company (SCIC) is the current lessee of State Lease PRC 6438.1 covering commercial and recreational facilities at Isthmus Cove and Catalina Harbor. The SCIC has submitted an

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application to the Commission for replacement and expansion of the existing Harbor Master's Office and installation of a sewage pump-out system on the Isthmus Pier (Pier). The Pier serves recreational boaters and campers visiting Cherry Cove, Howlands Landing, Emerald Bay and Fourth of July Cove. The Pier also serves residents of Two Harbors, and supports personnel associated with the USC Marine Science Center. The sewage pump-out system promotes clean boating and will eliminate the need for boaters to dispose of sewage at Avalon or the mainland.

3. On March 16, 2005, the California Coastal Commission (CCC) granted Permit #5-04-019 for this project under its certified regulatory program (Title 14, California Code of Regulations, section 15251(c)).

Staff has reviewed the document and determined that the conditions, as specified in Title 14, California Code of Regulations, section 15253(b), have been met for the Commission to use the environmental analysis document certified by the CCC as a Negative Declaration equivalent in order to comply with the requirements of the CEQA.

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.

APPROVALS OBTAINED:

California Coastal Commission

FURTHER APPROVALS REQUIRED:

U.S. Army Corps of Engineers; Regional Water Quality Control Board

EXHIBITS:

- A. Location and Site Map
- B. Land Description

PERMIT STREAMLINING ACT DEADLINE:

August 29, 2005

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RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT, CALIFORNIA COASTAL COMMISSION (CCC) PERMIT #5-04-019, WAS ADOPTED FOR THIS PROJECT BY THE CCC UNDER ITS CERTIFIED PROGRAM [TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15251 (c)], AND THAT THE CALIFORNIA STATE LANDS COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION THEREIN AND CONCURS IN THE CCC'S DETERMINATION.

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 THE AMENDMENT OF LEASE NO. PRC 6438.1, A GENERAL LEASE - COMMERCIAL AND RECREATIONAL USE, OF LANDS DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE APRIL 1, 2005, TO REPLACE AND EXPAND THE EXISTING HARBOR MASTER'S OFFICE AND INSTALL A SEWAGE PUMP-OUT SYSTEM ON THE ISTHMUS PIER; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

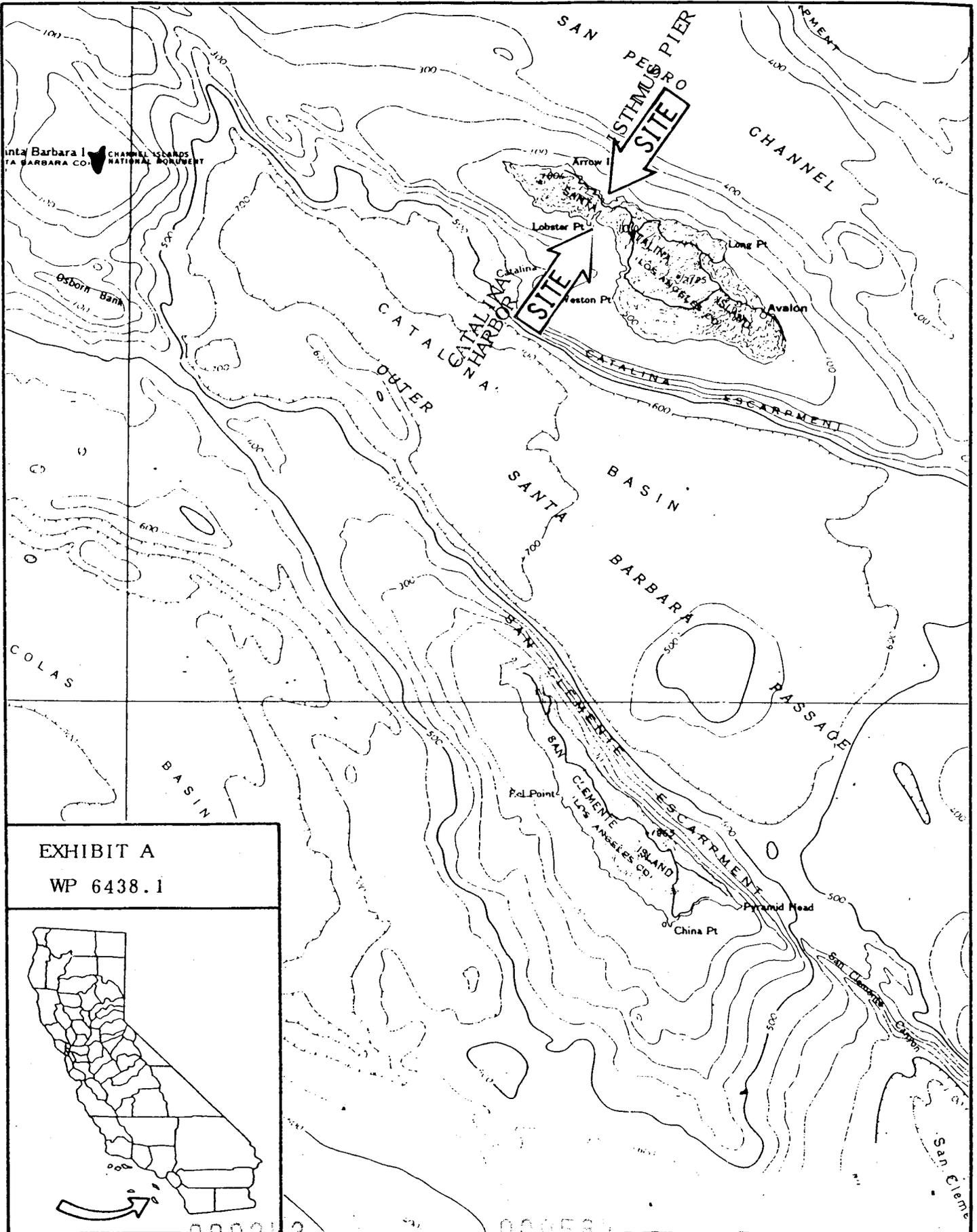


EXHIBIT A
WP 6438.1

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EXHIBIT B

LAND DESCRIPTION

WP 6438.1

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.

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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° 26' 05.4" north latitude and 118° 30' 09" west longitude; thence the following nine courses:

1. S 73° 45' E 13 feet;
2. S 16° 15' W 140 feet;
3. S 73° 45' E 3 feet;
4. S 16° 15' W 38 feet;
5. N 73° 45' W 32 feet;
6. N 16° 15' E 38 feet;
7. S 73° 45' E 3 feet;
8. N 16° 15' E 140 feet, and
9. S 73° 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° 26' 55.8" north latitude and 118° 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° 26' 55.4" north latitude and 118° 30' 28.15" west longitude; thence S 10° 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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