

**CALENDAR ITEM
C38**

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S 27

06/28/10
WP 6438.1
K. Foster

AMENDMENT OF LEASE

LESSEE:

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

LAND TYPE AND LOCATION:

Sovereign lands in 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 income,
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 addition of a six-foot by eight-foot seasonal floating dock extension
to the existing seasonal floating dinghy docks and fixed pier at Isthmus Cove. 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. On February 27, 1998, the Commission authorized the issuance of Lease
No. PRC 6438.1, a General Lease – Commercial and Recreational Use, to
the Santa Catalina Island Company (Lessee), for a fixed pier with floating

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docks and a barge landing ramp in Isthmus Cove, along with two fixed piers with floating docks and a concrete ramp in Catalina Harbor.

3. The Lessee submitted an application to the Commission requesting an amendment to the Lease to authorize the addition of a six-foot by eight-foot seasonal floating dock extension to the existing seasonal floating dinghy docks attached to the fixed pier at Isthmus Cove. The dinghy docks are generally installed and used on a seasonal basis from mid-May into October to allow the mooring of dinghys commonly used by boaters to access the Two Harbors area of Santa Catalina Island. The additional six-foot by eight-foot dock extension will be used solely for the loading and offloading of passengers and is expected to help facilitate passenger access to the heavily used dinghy docks during this seasonal period.
4. 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 CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905 (c)(1).

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

5. 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 REQUIRED:

Los Angeles County, California Coastal Commission, and the U.S. Army Corps of Engineers.

EXHIBITS:

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

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RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15061 as a categorically exempt project, Class 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905 (c)(1).

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 shown on Exhibit A (for reference purposes only) and as described in Exhibit B attached and by this reference made a part hereof, effective June 28, 2010, for the addition of a six-foot by eight-foot seasonal floating dock extension to the existing seasonal floating dinghy docks attached to the fixed pier at Isthmus Cove; all other terms and conditions of the lease will remain in effect without amendment.