

**CALENDAR ITEM
C48**

A 54
S 27

12/05/12
PRC 7378.1
A. Franzoia

REVISION OF RENT

LESSEE:

Santa Catalina Island Company

AREA, LAND TYPE, AND LOCATION:

Sovereign land at Pebbly Beach near the city of Avalon, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Commercial use of a freight barge landing ramp and impact areas for barges and a tug.

LEASE TERM:

26 years and three (3) months, beginning January 1, 1990.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease, and recommends that rent be revised from \$7,275 per year to \$8,325 per year, effective January 1, 2013.

OTHER PERTINENT INFORMATION:

1. On March 27, 1990, the Commission approved the issuance of a General Lease – Commercial Use for a 26-year-and-three-month term beginning January 1, 1990, to the Santa Catalina Island Company for the continued use and maintenance of a concrete freight barge landing ramp.
2. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

CALENDAR ITEM NO. **C48** (CONT'D)

EXHIBITS:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 7378.1 from \$7,275 per year to \$8,325 per year, effective January 1, 2013.

EXHIBIT A

LAND DESCRIPTION

PRC 7378.1

PARCEL 1

A strip of tide and submerged land 20 feet wide in the Pacific Ocean on the northeast side of Catalina Island at Pebbly Beach, Los Angeles County, California, said strip lying 10 feet on each side of the following described line:

BEGINNING at a point having local coordinate system coordinates of E = 102,423 and N = 12,526 as said coordinate system is shown on Sheet 1 of 1 of that certain 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 N 38° 30' E, 50 feet to the end of the herein described line.

EXCEPTING THEREFROM any land lying landward of the ordinary high tide line of the Pacific Ocean.

PARCEL 2

A strip of tide and submerged land 40 feet wide in the Pacific Ocean on the northeast side of Catalina Island at Pebbly Beach, Los Angeles County, California, said strip lying 20 feet on each side of the following described line:

COMMENCING at a point having local coordinate system coordinates of E = 102,423 and N = 12,526 as said coordinate system is shown on Sheet 1 of 1 of that certain 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 N 38° 30' E, 50 feet to the TRUE POINT OF BEGINNING; thence N 38° 30' E, 130 feet to the end of the herein described line.

EXCEPTING THEREFROM any land lying landward of the ordinary high tide line of the Pacific Ocean.

PARCEL 3

A strip of tide and submerged land 20 feet wide in the Pacific Ocean on the northeast side of Catalina Island at Pebbly Beach, Los Angeles County, California, said strip lying 10 feet on each side of the following described line:

COMMENCING at a point having local coordinate system coordinates of E = 102,423 and N = 12,526 as said coordinate system is shown on Sheet 1 of 1 of that certain 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 N 38° 30' E, 135 feet; thence S 51° 30' E, 30 feet to the TRUE POINT OF BEGINNING; thence N 38° 30' E, 65 feet to the end of the herein described line.

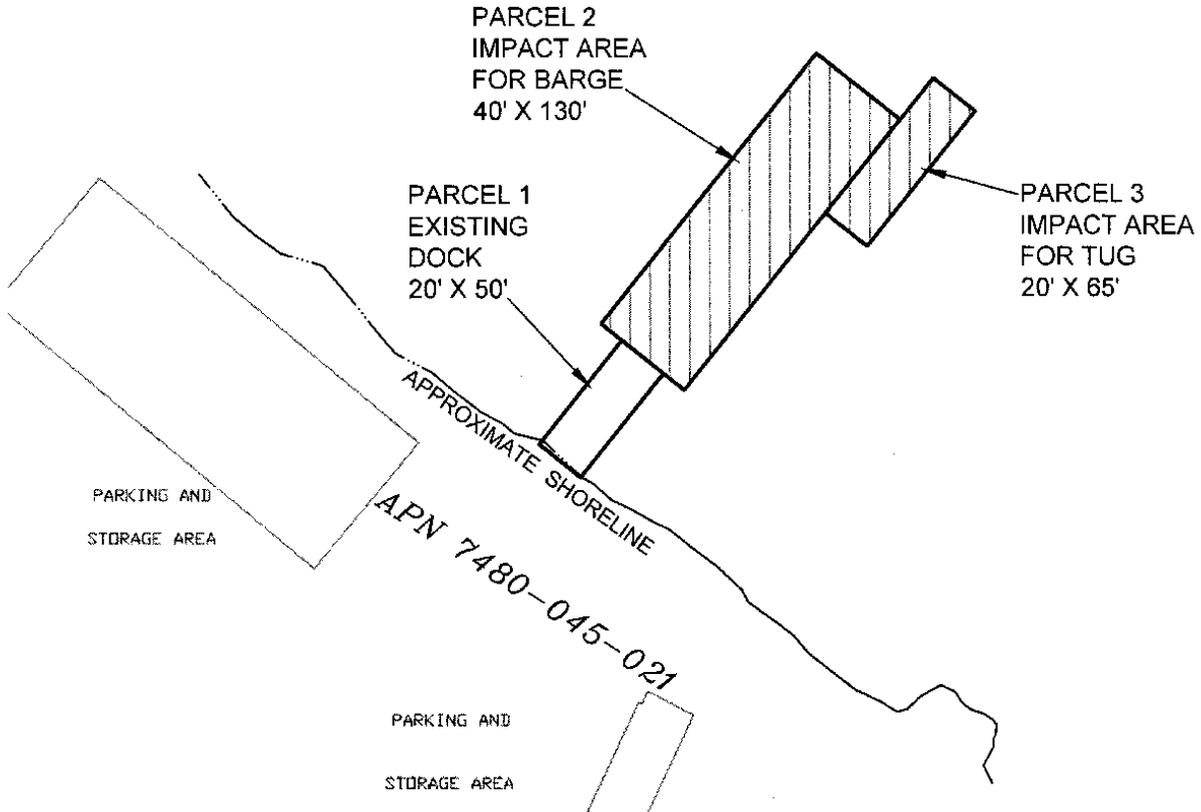
EXCEPTING THEREFROM any land lying landward of the ordinary high tide line of the Pacific Ocean.

The above description is based on that original description prepared by BIU 1 on September 2, 1988 as found in PRC 7378 file.

NO SCALE

SITE

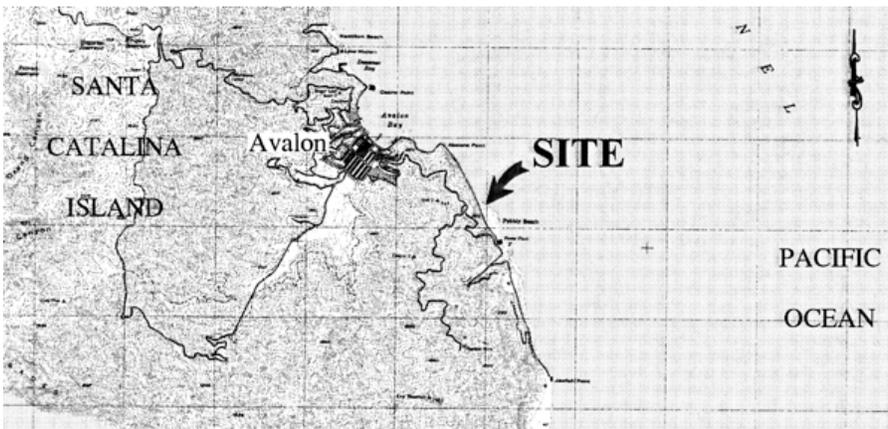
PACIFIC OCEAN



NEAR PEBBLY BEACH, SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 7378.1
 SANTA CATALINA ISLAND
 COMPANY
 APN 7480-045-021
 GENERAL LEASE-
 COMMERCIAL USE
 LOS ANGELES COUNTY



TS 09/19/12