

**STAFF REPORT
C48**

A 70
S 26

11/29/17
PRC 6456.1
L. Pino

REVISION OF RENT

LESSEE:

InterVarsity Christian Fellowship/USA

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Pacific Ocean at Gallagher Beach, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

Use and maintenance of a pier, access ramp, floating dock, swim area, and seven moorings.

LEASE TERM:

10 years, beginning January 1, 2013.

CONSIDERATION:

This lease provides that the Commission 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 \$10,777 per year to \$10,086 per year, effective January 1, 2018.

OTHER PERTINENT INFORMATION:

1. On February 22, 2013, the Commission authorized a 10-year General Lease – Recreational Use to InterVarsity Christian Fellowship/USA, beginning January 1, 2013 ([Item C71, February 22, 2013](#)). The lease will expire on December 31, 2022.
2. The Lessee maintains a leasehold on Santa Catalina Island at Gallagher Beach from the Santa Catalina Island Conservancy for the upland camp facility. The upland camp facility is used by the Lessee for recreational purposes. The water portion of the facility includes various improvements, including a fixed pier, gangway, floating dock, swim area and seven moorings. The pier, gangway, and floating dock are authorized for year-round use; however, the gangway and floating dock are only used for 9 months out of the year and are removed between November and February; the swim area is used for 7 months from April 15 to November

STAFF REPORT NO. **C48** (CONT'D)

15; four of the moorings are used for 12 months, one mooring for 9 months, and two moorings for 3 months from June 1 to August 31.

3. The reduction of rent is a result of a change to the impact area around the pier gangway and dock.
4. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.
5. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

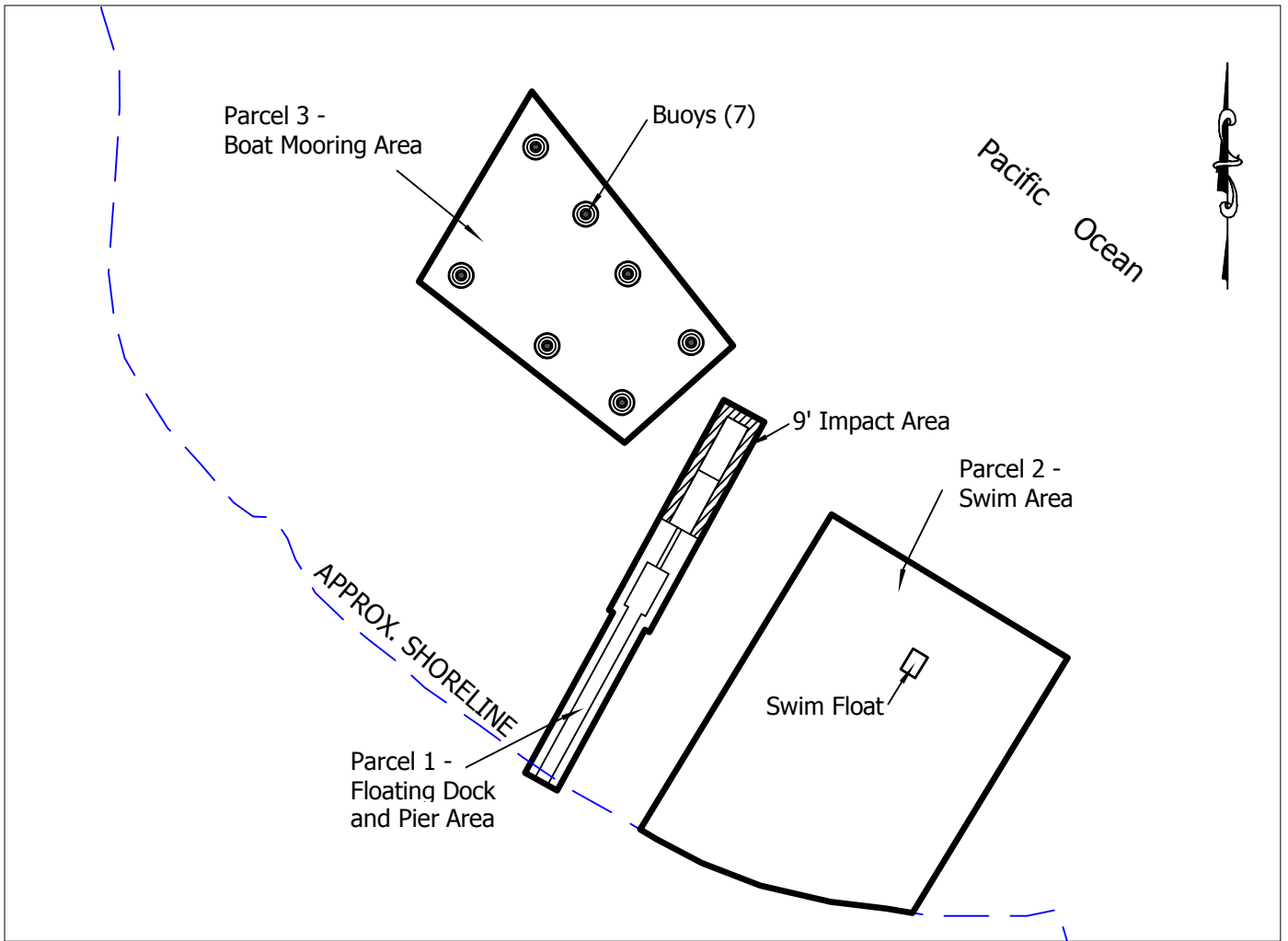
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 6456.1 from \$10,777 per year to \$10,086 per year, effective January 1, 2018.

NO SCALE

SITE



APN 7480-042-004

GALLAGHER BEACH, SANTA CATALINA ISLAND

NO SCALE

LOCATION



Exhibit A

PRC 6456.1
 INTERVARSITY
 CHRISTIAN FELLOWSHIP/USA
 GENERAL LEASE -
 RECREATION USE
 LOS ANGELES COUNTY



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.

MAP SOURCE: USGS QUAD

MJF 10/02/17