

Staff Report 38

APPLICANT:

Santa Catalina Island Company, and Santa Catalina Island Conservancy

SUBLESSOR:

Santa Catalina Island Company

SUBLESSEES:

University of Southern California, Hubbs Sea World Research Institute, and Catalina Sea Bass Fund

PROPOSED ACTIONS:

Issuance of a General Lease – Commercial Use and Endorsement of three Subleases

AREA, LAND TYPE, AND LOCATION:

Sovereign land in various coves around Santa Catalina Island, Pacific Ocean, Los Angeles County

AUTHORIZED USE:

Lease: Use, operation, and maintenance of 752 moorings, six string lines, and coves for open anchorage.

Sublease: University of Southern California – Four anchors and up to four Shellfish long-line arrays.

Sublease: Hubbs Sea World Research Institute - Four finfish grow-out pens.

Sublease: Catalina Sea Bass Fund - Four finfish grow-out pens.

TERM:

Lease: 20 years beginning January 1, 2022

Subleases: 20 years beginning January 1, 2022, and ending concurrently with the lease on December 31, 2041.

CONSIDERATION:

A minimum annual rent of \$350,000 due on or before July 1 of each year of the lease against the following percentages of gross income:

- Mooring Subleases and Overnight Stay Charges: 25%
- Towing, Mechanical Services, Boat and Mooring Repairs: 4%
- Diving Services: 5%
- All Other Revenue: 10%

SPECIFIC LEASE PROVISIONS:

- Insurance: Liability insurance in an amount no less than \$5,000,000 per occurrence.
- Sublessee Insurance: Liability insurance in an amount no less than \$1,000,000 per occurrence.
- Bond: \$1,000,000 surety bond or other security.

STAFF ANALYSIS AND RECOMMENDATION:

AUTHORITY:

Public Resources Code sections 6005, 6216, 6301, and 6501.1; California Code of Regulations, Title 2, section 2000, subdivision (b).

PUBLIC TRUST AND STATE'S BEST INTERESTS:

On November 26, 2001, the Commission authorized a 20-year General Lease – Commercial Use to the Santa Catalina Island Company (SCICo) and the Santa Catalina Island Conservancy, for the continued use and maintenance of 720 revenue-producing moorings and six revenue-producing stringlines ([Item C87, November 26, 2001](#)). The lease expires on December 31, 2021.

On October 20, 2005, the Commission authorized an amendment to Lease 3639 to authorize the installation of 32 non-revenue-producing moorings ([Item C33, October 20, 2005](#)).

Moorings have existing offshore at Santa Catalina Island for more than 70 years. The first lease authorized by the Commission was on August 29, 1950 ([Item C3 August 29, 1950](#)).

The Santa Catalina Island Conservancy (Conservancy) was founded in 1972 as a non-profit and is one of the oldest private land trusts in Southern California. The Conservancy owns and protects 88 percent of Santa Catalina Island. In 1999, both parties formed Island Recreation Enterprises, LLC, to manage the operations of the moorings located within the Commission's jurisdiction and Lease 3639. Each entity is an equal partner, with the SCICo providing operations infrastructure and expertise over the management and maintenance of the moorings and stringlines.

A total of 752 moorings are available around Catalina Island. Of those, 720 are revenue producing with the SCICo issuing subleases for their use. When not in use by mooring sublessees, vacant moorings may be assigned to transient boaters on a day-to-day basis, subject to transient mooring rates. The remaining 32 moorings are utilized by SCICo staff for facilities maintenance and services including garbage pick-up, harbor patrol, mooring services, and health and safety services. The Lease requires 12 moorings be made available to the general public on a first-come first-served basis and subject to the transient mooring fee currently in effect. The lease also includes open anchoring areas, shown on Exhibits B-2 through B-6.

The moorings and stringlines at Catalina Island promote Public Trust recreational and other water-dependent uses year-round, including, fishing, swimming, kayaking, paddle boarding, boating, jet skiing, and diving. The proposed lease does not alienate the State's fee simple interest or permanently impair public rights. The lease is limited to a 20-year term, does not grant the Lessee exclusive rights to the lease premises, and reserves an easement to the public for Public Trust-consistent uses. Upon termination of the lease, the lessee may be required to remove all improvements from State land.

The sublease improvements for the four anchors and up to four shellfish longline arrays will continue to allow the University of Southern California, on behalf of the Wrigley Institute for Environmental Studies, to complete life cycle and multi-generational research on marine shellfish. The additional two subleases and a total of four finfish grow-out pens are operated by Hubbs Sea World Research Institute and Catalina Sea Bass Fund as part of the Ocean Resources Enhancement and Hatchery Program promoted by the California Department of Fish and Wildlife. Scientific study has been recognized by the courts to be consistent with the Public Trust Doctrine and marine shellfish culture is a water-dependent use. Commission staff believes the proposed subleases will not substantially interfere with Public Trust

needs at Catalina Harbor, at this time, or for the foreseeable term of the proposed subleases.

The proposed lease requires the lessee and sublessees to insure the lease premises and indemnify the State for any liability incurred as a result of the lessee's activities thereon. The lease also requires the payment of annual rent to compensate the people of the State for the occupation of the public land involved. The lessee will also be required to provide a surety bond or other security in the amount of \$1,000,000.

CLIMATE CHANGE:

Climate change impacts, including sea-level rise, increased wave activity, storm events, and flooding may impact existing structures subject to the proposed lease, which are located at the eleven sites around Santa Catalina Island. The structures consist of 752 moorings and six stringlines.

Table 1. Projected Sea-Level Rise for Los Angeles

Year	Projection (feet)
2030	0.7
2040	1.2
2050	1.8
2100	6.7

Source: Table 28, State of California Sea-Level Rise Guidance: 2018 Update

Note: Projections are with respect to a 1991 to 2009 baseline

As stated in *Safeguarding California Plan: 2018 Update* (California Natural Resources Agency 2018), climate change is projected to increase the frequency and severity of natural disasters related to flooding, drought, and storms (especially when coupled with sea-level rise). The combination of these conditions will likely result in increased wave run up, storm surge, and flooding in coastal and near coastal areas. In tidally influenced waterways, more frequent and powerful storms can result in increased flooding conditions and damage from storm created debris. Climate change and sea-level rise will further influence coastal and riverine areas by changing erosion and sedimentation rates. Beaches, coastal landscapes, and near-coastal riverine areas will be exposed to increased wave force and run up, potentially resulting in greater beach or bank erosion than previously experienced.

This increase in sea level combined with more frequent and stronger storm events will likely expose the lease area structures to higher flood risks, comprised of greater total water levels for longer periods of time. The floating moorings and stringlines will rise and fall with tides and waves, increasing their resiliency to some sea-level rise

impacts. The orientation of some coves may provide some sheltered protection for moorings in comparison to open exposed coastline areas. Regular inspection and maintenance of all moorings, as required by the terms of the lease, will reduce the likelihood of severe structural degradation or dislodgement. Pursuant to the proposed lease, the Applicant acknowledges that the lease premises and adjacent upland are located in an area that may be subject to the effects of climate change, including sea-level rise.

CONCLUSION:

For all the reasons above, staff believes the issuance of this lease and endorsement of the subleases will not substantially interfere with Public Trust needs and values at this location, at this time, and for the foreseeable term of the proposed lease; is consistent with the common law Public Trust Doctrine; and is in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the lease and endorsement of the subleases is a discretionary action by the Commission. Each time the Commission approves or rejects a use of sovereign land, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law.
2. This action is consistent with the "Meeting Evolving Public Trust Needs" and "Leading Climate Activism" Strategic Focus Areas of the Commission's 2021-2025 Strategic Plan.
3. Staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, title 2, section 2905, subdivision (a)(2).

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

4. The endorsement of subleases is not a project as defined by CEQA 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).

EXHIBITS:

- A. Land Description
- B1-B6. Site and Location Maps
- C1-C9. Individual Cove Site and Location Maps
- D. Best Management Practices for Marina Owners/Operators
- E. Best Management Practices for Guest Dock Users and Boaters
- F1-F3. Sublease Endorsements
- G. Sublease Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, title 2, section 2905, subdivision (a)(2).

PUBLIC TRUST AND STATE'S BEST INTERESTS:

Find that the issuance of the proposed lease will not substantially impair the public rights to navigation, fishing, or other Public Trust needs and values at this location, at this time, and for the foreseeable term of the lease; and is in the best interests of the State.

AUTHORIZATION:

1. Authorize issuance of a General Lease – Commercial Use to the Applicant beginning January 1, 2022, for a term of 20 years, for the use, operation, and maintenance of 752 moorings, six string lines, and coves for open anchorage; as described in Exhibit A and shown on Exhibits B1-B6 and C1-C9 (for reference purposes only) attached and by this reference made a part hereof; compensation: minimum annual rent of \$350,000 payable due on or before July 1 of each year against a percentage of gross income pursuant to the terms of the lease; consideration for the anchors, up to four shellfish long-line arrays and four finfish grow-out pens to be the public benefit with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interests; liability insurance in an amount no less than \$5,000,000 per occurrence; and surety bond or other security of \$1,000,000.

2. Authorize, by endorsement, a sublease between the Santa Catalina Island Company and the University of Southern California, of Lease 3639, which shall be subject to the terms of the lease, for a term of 20 years, beginning January 1, 2022, for the use, operation, and maintenance of four anchors and up to four shellfish long-line arrays; liability insurance in an amount no less than \$1,000,000 per occurrence.
3. Authorize, by endorsement, a sublease between the Santa Catalina Island Company and Hubbs Sea World Research Institute, of Lease 3639, which shall be subject to the terms of the lease, for a term of 20 years, beginning January 1, 2022, for the use, operation, and maintenance of four finfish grow-out pens; liability insurance in an amount no less than \$1,000,000 per occurrence.
4. Authorize, by endorsement, a sublease between the Santa Catalina Island Company and the Catalina Sea Bass Fund, of Lease 3639, which shall be subject to the terms of the lease, for a term of 20 years, beginning January 1, 2022, for the use, operation, and maintenance of four finfish grow-out pens; liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

LEASE 3639

LAND DESCRIPTION

Parcel 1 — Gallagher Beach

All of those tide and submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Gallagher Beach and lying landward or westerly of a line being more particularly described as follows:

BEGINNING at a point on the easterly shoreline of Santa Catalina Island from which a NGS monument "Channel 1933" bears North 54°13'07" West 47,538 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet, thence South 65°06'36" East 781 feet; thence South 16° 17'48" East 562 feet to a point having CCS 27, Zone 6, coordinates of X = 1,360,056 feet and Y = 444,320 feet, said point being on the easterly shoreline of said Island at the southeasterly extremity of land adjoining Gallagher Beach.

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

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath an existing pier located at Gallagher Beach; together with a necessary use area extending 10 feet from the extremities of said pier.

Parcel 2 — Toyon Bay

All of those tide and submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Toyon Bay, Banning Beach and lying landward or westerly of a line being more particularly described as follows:

BEGINNING at a point on the easterly shoreline of Santa Catalina Island from which a NGS monument "Channel 1933" bears North 54°52'45" West 47,475 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet, thence South 79°23'07" East 343 feet; thence South 48°53'46" East 436 feet; thence South 23°21'25" East 808 feet to a point having CCS 27, Zone 6, coordinates of X = 1,358,807 feet and Y = 445,729 feet, said point being on the easterly shoreline of said Island at the southeasterly extremity of land adjoining Banning Beach.

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

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath an existing pier located in Toyon Bay, together with a necessary use area extending 10 feet from the extremities of said pier.

Parcel 3 — Whites Cove

All of those tide and submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Button Shell Beach, Hen Rock, Whites Cove and Moonstone Beach and lying landward or westerly of a line being more particularly described as follows:

BEGINNING at a point on the easterly shoreline of Santa Catalina Island from which a NGS monument "Channel 1933" bears North 57°07'31" West 40,715 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet, thence North 03°36'07" West 6,712 feet more or less to the center of Long Point Lighthouse a NGS horizontal control station having CCS 27 coordinates of X = 1,354,398.66 feet and Y = 457,581.34 feet, said lighthouse is located on the easterly shoreline of said Island at Long Point the northeasterly extremity of land adjoining Button Shell Beach.

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

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath three existing piers located in Button Shell Beach, White's Landing and Moonstone Cove, together with a necessary use area extending 10 feet from the extremities of said piers.

Parcel 4 — Cabrillo/Goat Harbor

All of those tide and submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Cabrillo Harbor, Goat Harbor and lying landward or westerly of a line being more particularly described as follows:

BEGINNING at a point on the easterly shoreline of Santa Catalina Island known as Little Gibraltar from which a NGS monument "Channel 1933" bears North 66°36'19" West 23,866 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet, thence South 72°22'02" East 5,449 feet to a point having CCS 27, Zone 6, coordinates of X = 1,347,723 feet and Y = 461,856 feet, said point being on the easterly shoreline of said Island at a extremity of land referred to as Twin Rocks adjoining Goat Harbor.

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

Parcel 5 — Ripper's Cove

All of those tide and submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Ripper's Cove and lying landward or westerly of a line being more particularly described as follows:

BEGINNING at a point on the easterly shoreline of Santa Catalina Island from which a NGS monument "Channel 1933" bears North $61^{\circ}02'37''$ West 13,827 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of $X = 1,320,625.26$ feet and $Y = 472,983.28$ feet, thence South $82^{\circ}01'28''$ East 2,695 feet to a point having CCS 27, Zone 6, coordinates of $X = 1,335,392$ feet and $Y = 465,915$ feet, said point being on the easterly shoreline of said Island at a extremity of land adjoining Ripper's Cove.

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

Parcel 6 — Isthmus Cove

All those tide and submerged lands in the bed of the Pacific Ocean on the northeast side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Isthmus Cove, Fisherman's Cove, Fourth of July Cove and Cherry Cove and lying landward or westerly of a line being more particularly described as follows:

BEGINNING at a point on the easterly shoreline of Santa Catalina Island northeast of Fisherman's Cove from which a NGS monument "Channel 1933" bears South $89^{\circ}53'28''$ West 2,114 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of $X = 1,320,625.26$ feet and $Y = 472,983.28$ feet, thence North $63^{\circ}44'15''$ West 5,548 feet to NGS horizontal control station "Cherry2 1933" having a CCS 27, Zone 6, coordinates of $Y = 475,442.21$ feet and $X = 1,313,536.29$ feet, said point being on the easterly shoreline of said Island at a extremity of land known as Lion Head adjoining Cherry Cove.

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

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath four existing piers located in Isthmus Cove, Fisherman's Cove Fourth of July Cove, and Cherry Cove, together with a necessary use area extending 10 feet from the extremities of said piers.

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath an existing freight ramp and two existing launching ramps located in Isthmus Cove.

Parcel 7 — Howland's Landing

All of those tide and submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Howland's Landing, Sullivan's Beach, Big Geiger Cove, and Little Geiger Cove and lying landward or westerly of a line being more particularly described as follows:

BEGINNING at a point on the easterly shoreline of Santa Catalina Island from which a NGS monument "Channel 1933" bears South 70°11'09" East 11,027 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet, thence North 40°18'09" West 4,358 feet to a point having CCS 27, Zone 6, coordinates of X = 1,307,432 feet and Y = 480,045 feet, said point being on the easterly shoreline of said Island at the northeasterly extremity of land adjoining Howland's Landing.

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

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath an existing pier located in Howland's Landing, together with a necessary use area extending 10 feet from the extremities of said pier.

Parcel 8 — Emerald Bay

All of those tide and submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Emerald Bay, Johnson's Landing, and Doctor's Cove and lying landward or westerly of a line being more particularly described as follows:

BEGINNING at a point on the easterly shoreline of Santa Catalina Island said point also being the termination point of the lease line as described in Parcel 7, Howland's Landing, from which a NGS monument "Channel 1933" bears South 61°50'31" East 14,964 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet, thence North 41°24'48" West 1,468 feet; thence North 53°15'37" West 2,709 feet to a point having CCS 27, Zone 6, coordinates of X = 1,304,290 feet and Y = 482,767 feet, said point being on the easterly shoreline of said Island at point of land northwesterly of Doctor's Cove.

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

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath two existing piers located in Emerald Bay, together with a necessary use area extending 10 feet from the extremities of said piers.

Parcel 9 — Parson's Landing

All of those tide and submerged lands in the bed of the Pacific Ocean on the northerly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Parson's Landing and lying landward or southerly of a line being more particularly described as follows:

BEGINNING at a point on the northerly shoreline of Santa Catalina Island from which a NGS monument "Channel 1933" bears South 62°20'20" East 23,191 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet, thence South 75°24'07" West 2,089 feet to a point having CCS 27, Zone 6, coordinates of X = 1,298,063 feet and Y = 483,223 feet, said point being on the northerly shoreline of said Island at point of land northwesterly of Parson's Landing.

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

Parcel 10 — Catalina Harbor

All those tide and submerged lands in the bed of the Pacific Ocean on the southwest side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Catalina Harbor and landward or easterly of a line being more particularly described as follows:

BEGINNING at a NGS monument " Harbor 1933" having California Coordinate System 1927, Zone 6, coordinates of X = 1,311,829.67 and Y = 466,341.40, thence South 41° 44' 41" West 2920 feet to the westerly, shoreline of said Island at the southerly extremity of Catalina head.

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

ALSO EXCEPTING THEREFROM that portion of tideland owned by the Santa Catalina Island Company in Catalina Harbor containing 12.8 acres more or less lying between the ordinary high water mark and ordinary low water mark as described in Tideland Location No. 197 patented October 26, 1899 and filed in the office of the California State Lands Commission, Sacramento, California.

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath three existing dingy piers and one existing commercial pier together with a necessary use area extending 10 feet from the extremities of said dingy piers and commercial pier.

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath two existing ramps.

Parcel 11 — Little Harbor

All of those tide and submerged lands in the bed of the Pacific Ocean on the westerly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Little Harbor and lying landward or easterly of a line being more particularly described as follows:

BEGINNING at a point on the westerly shoreline of Santa Catalina Island from which a NGS monument "Channel 1933" bears North 00°33'33" East 22,226 feet, said monument having California Coordinate System 1927, Zone 6, coordinates of X = 1,320,625.26 feet and Y = 472,983.28 feet, thence South 00°39'47" East 1,616 feet to a point having CCS 27, Zone 6, coordinates of X = 1,320,427 feet and Y = 449,142 feet, said point being on the westerly shoreline of said Island at point of land southerly of Little Harbor.

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

The basis of bearings and coordinates for this description is the California Coordinate System 1927, Zone 6. All distances are grid and in feet.

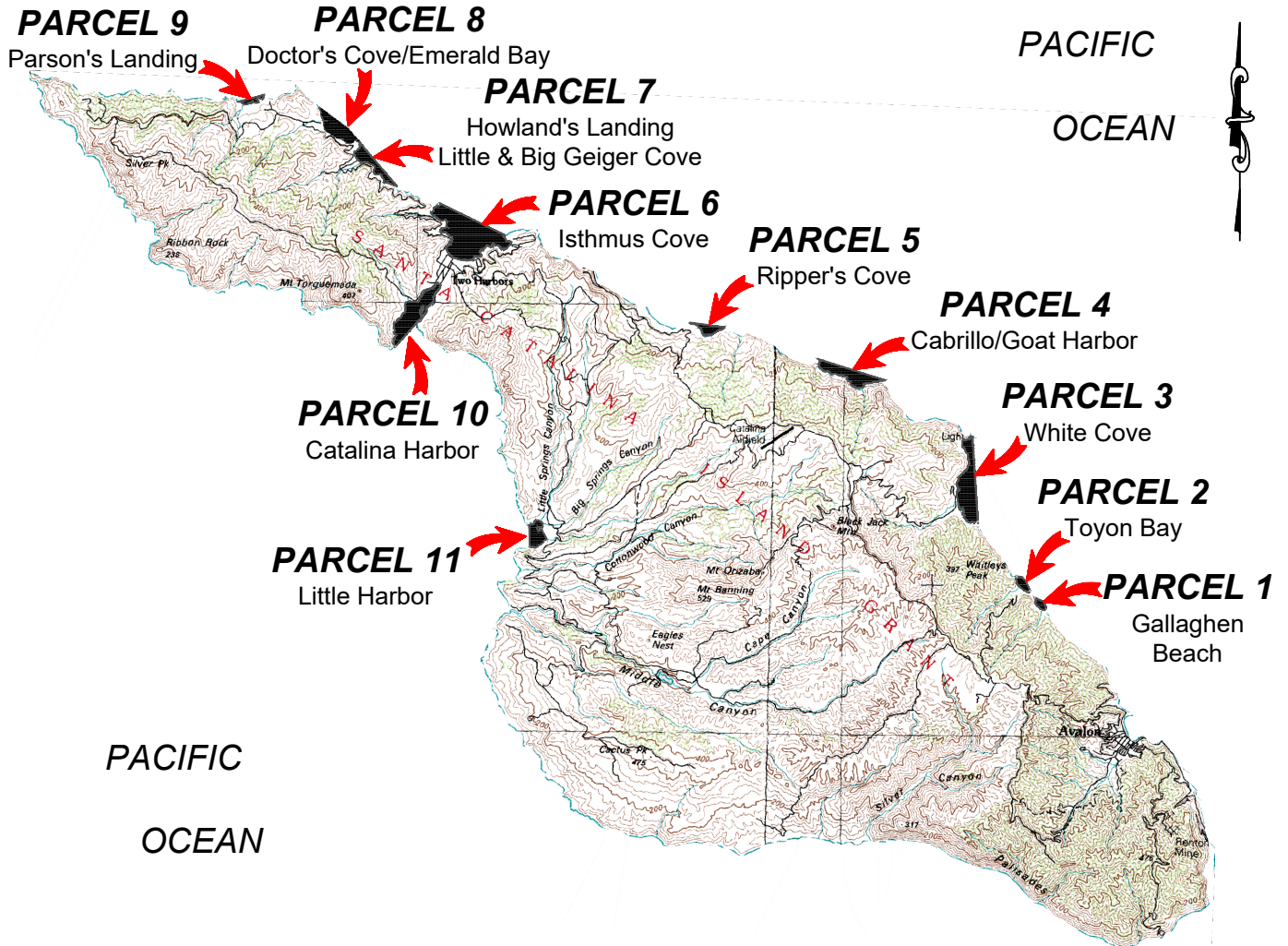
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Revised on August 26, 2020 by California State Lands Commission Boundary Unit



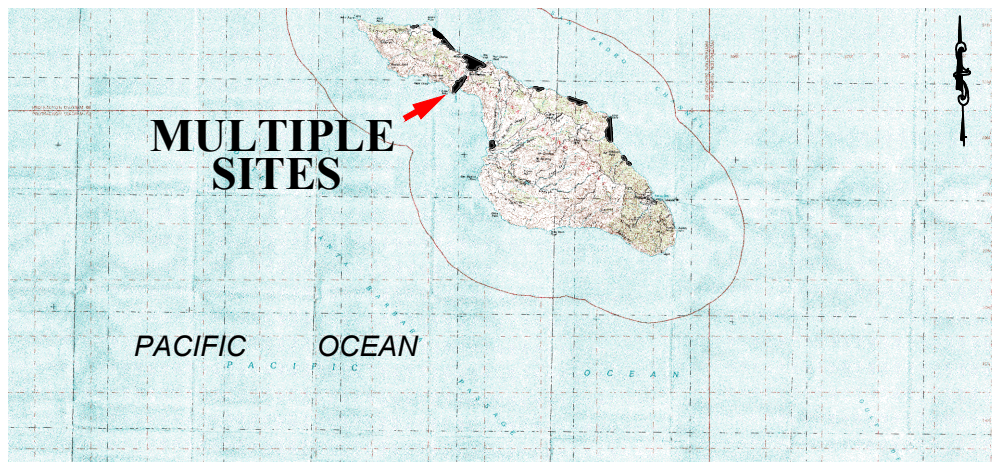
NO SCALE

SITE



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-1

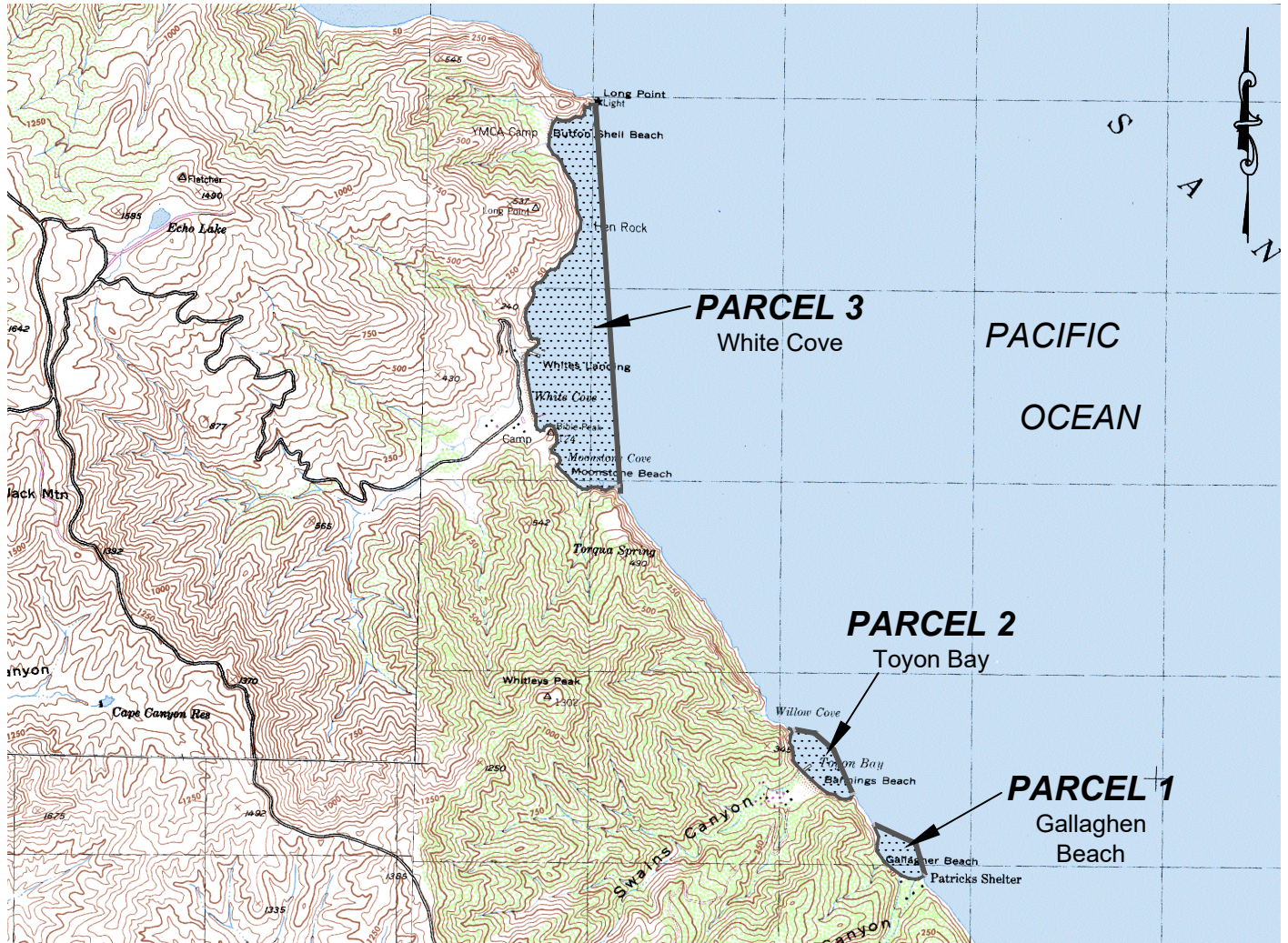
LEASE 3639
SANTA CATALINA
ISLAND COMPANY &
SANTA CATALINA ISLAND
CONSERVANCY
GENERAL LEASE -
COMMERCIAL USE
LOS ANGELES COUNTY



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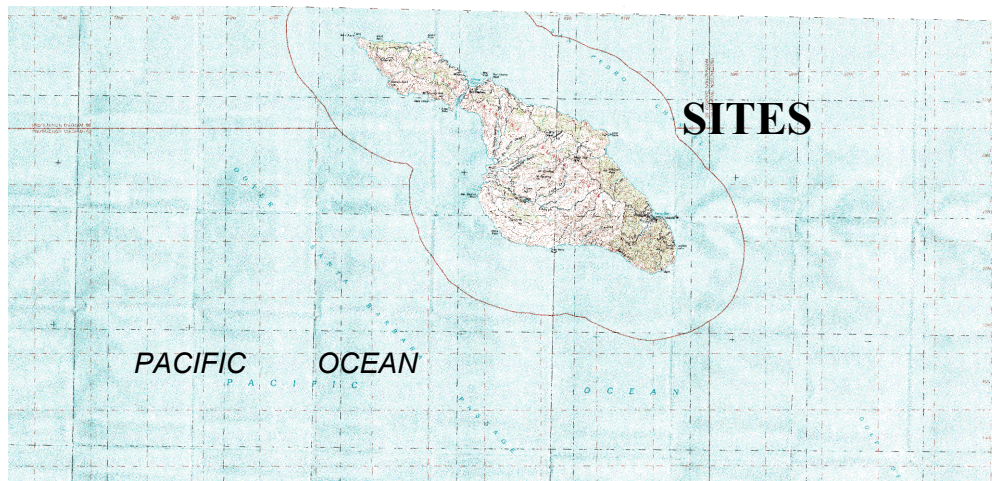
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SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit B-2

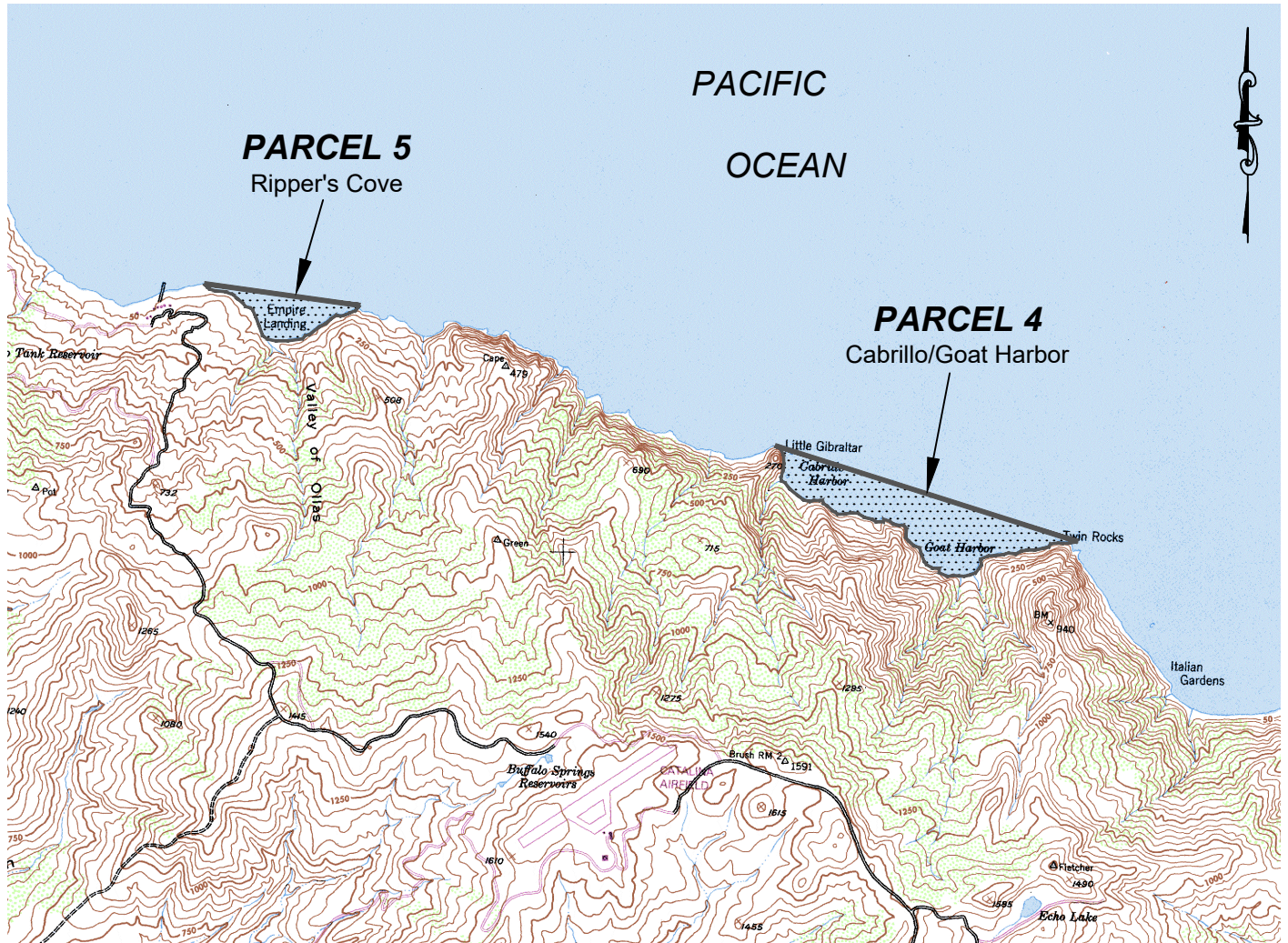
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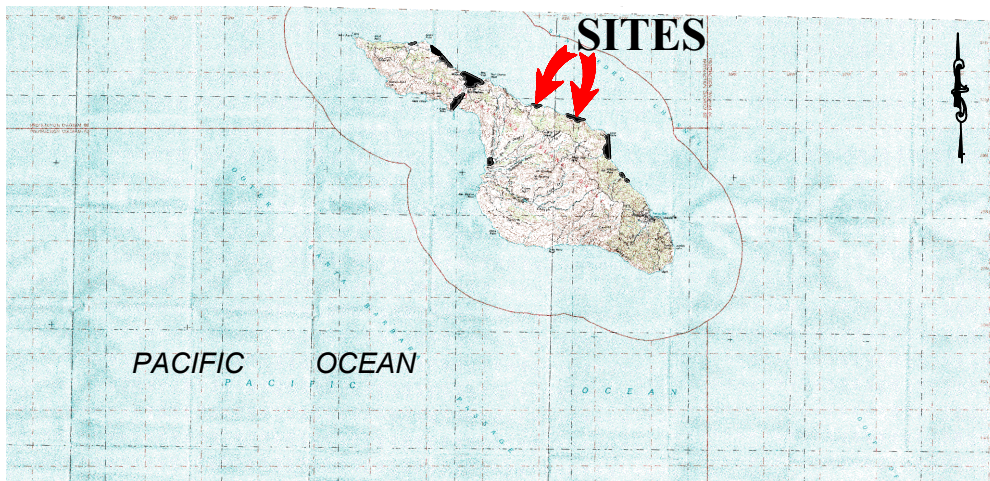
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SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit B-3

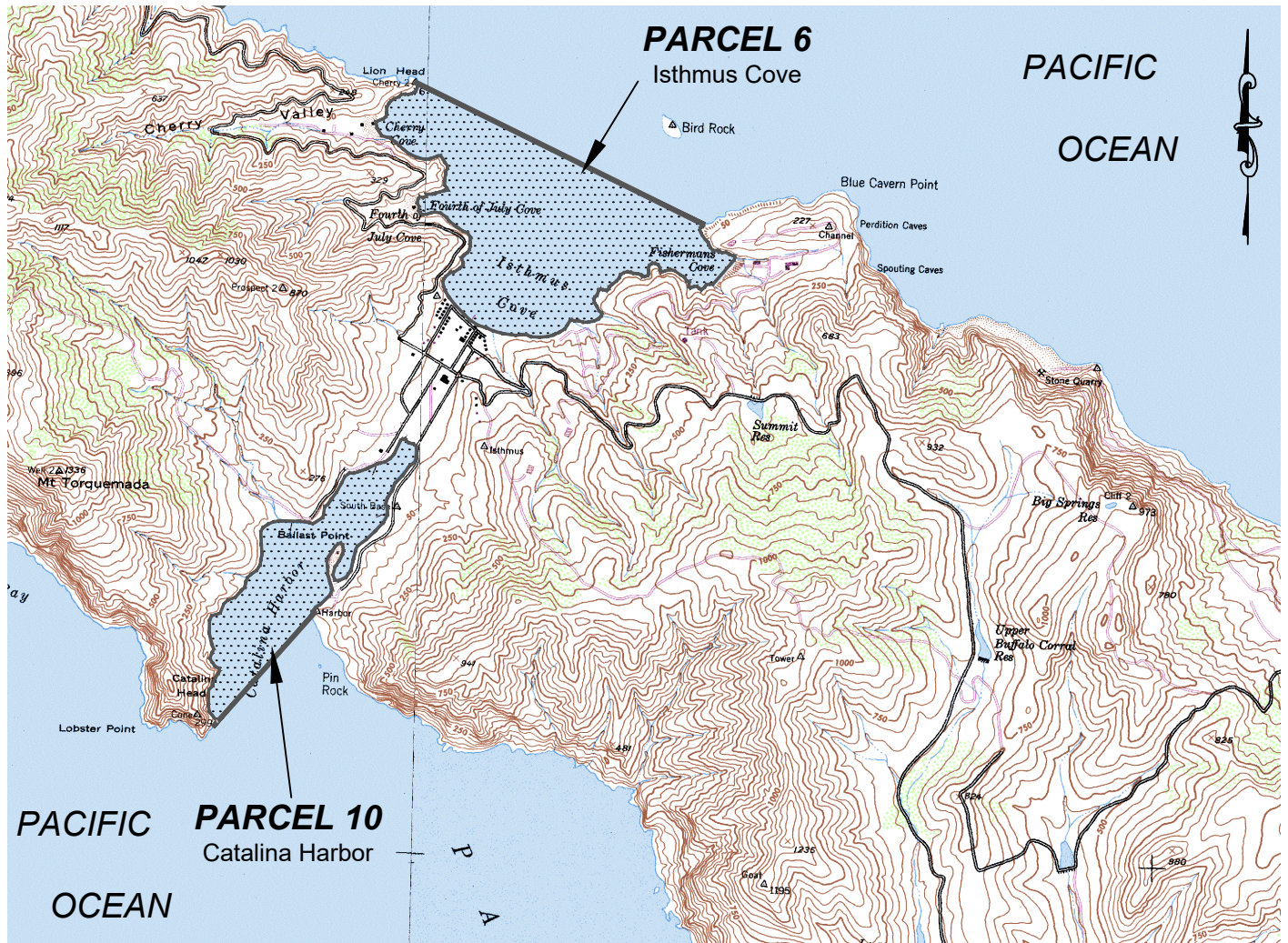
LEASE 3639

SANTA CATALINA
ISLAND COMPANY &
SANTA CATALINA ISLAND
CONSERVANCY
GENERAL LEASE -
COMMERCIAL USE
LOS ANGELES COUNTY



NO SCALE

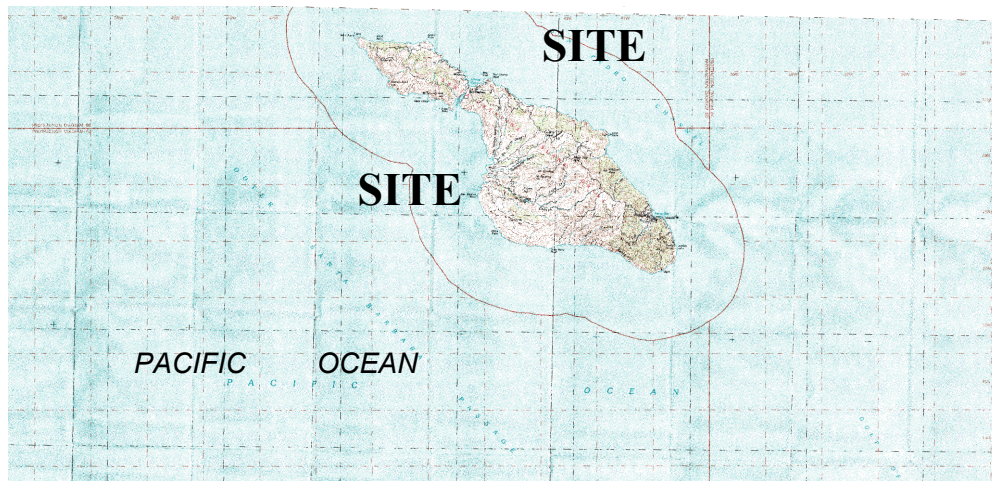
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SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit B-4

LEASE 3639

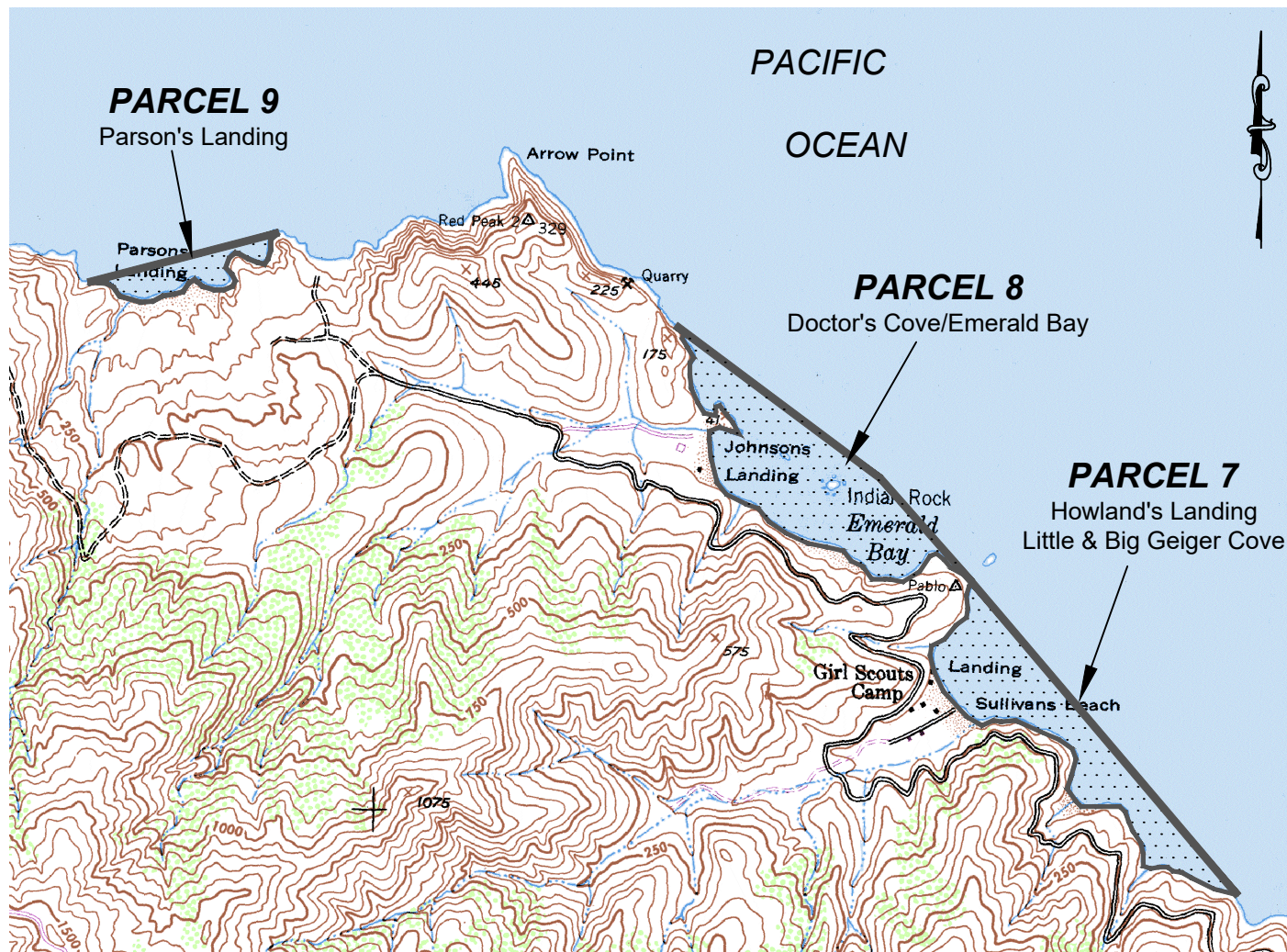
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GENERAL LEASE -
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LOS ANGELES COUNTY



TS 08/26/2020

NO SCALE

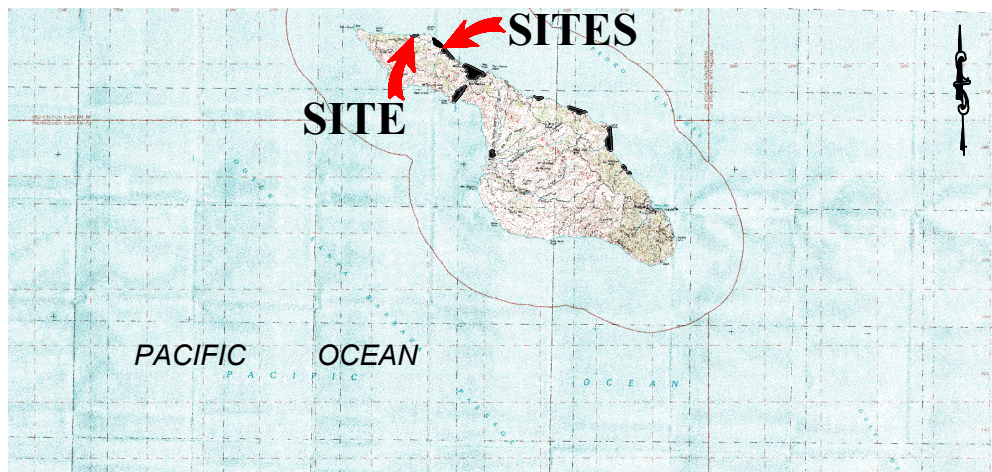
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SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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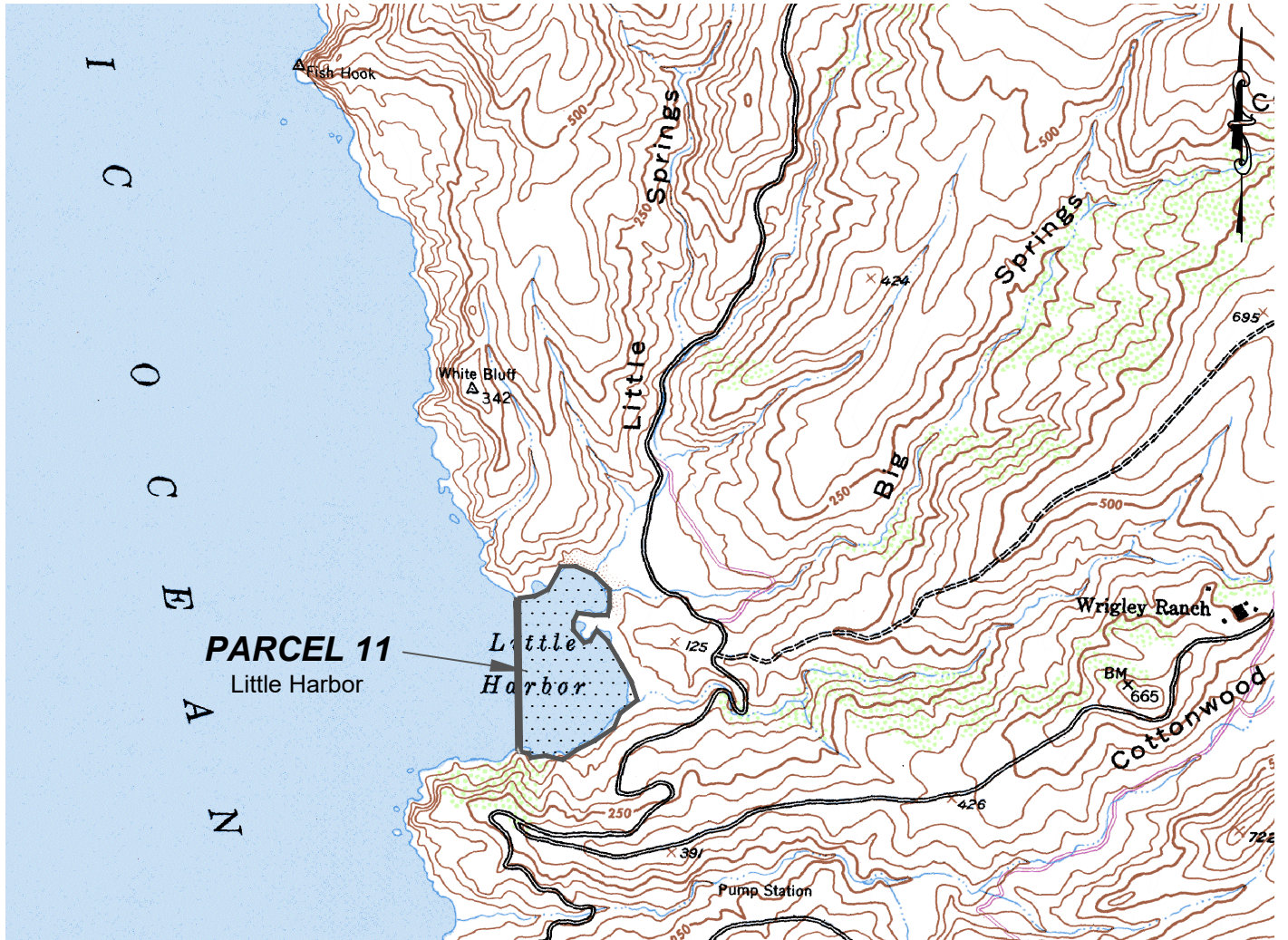
Exhibit B-5

LEASE 3639
SANTA CATALINA
ISLAND COMPANY
GENERAL LEASE -
COMMERCIAL USE
LOS ANGELES COUNTY



NO SCALE

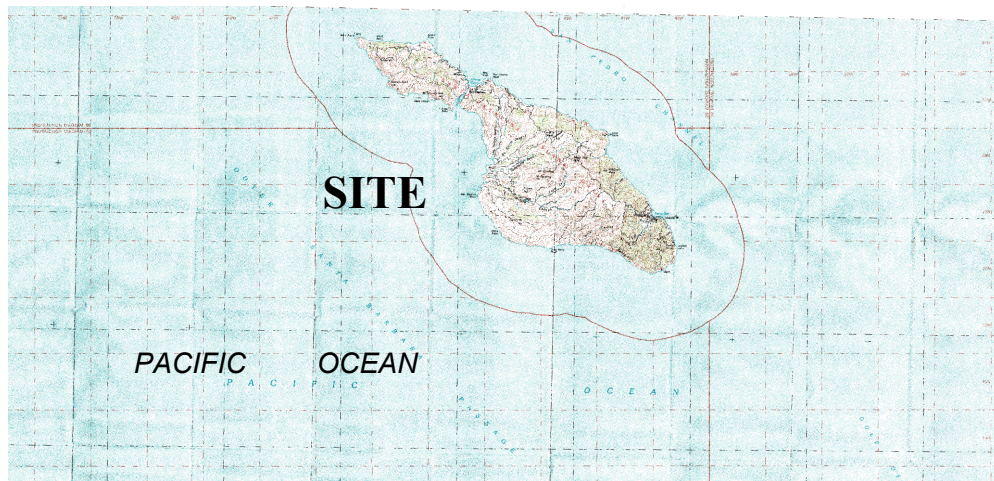
SITE



SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit B-6

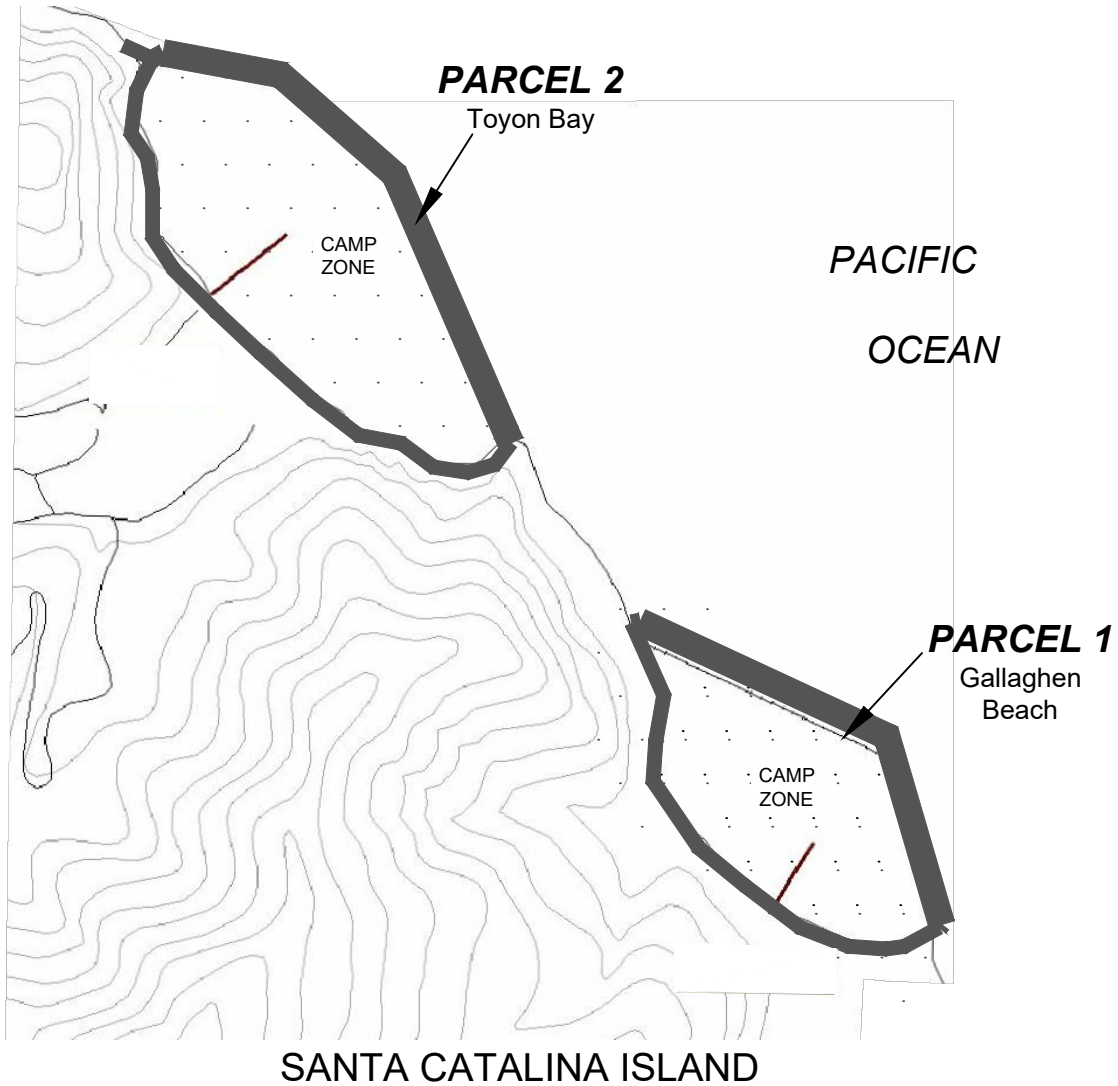
LEASE 3639
SANTA CATALINA
ISLAND COMPANY &
SANTA CATALINA ISLAND
CONSERVANCY
GENERAL LEASE -
COMMERCIAL USE
LOS ANGELES COUNTY



TS 08/26/2020

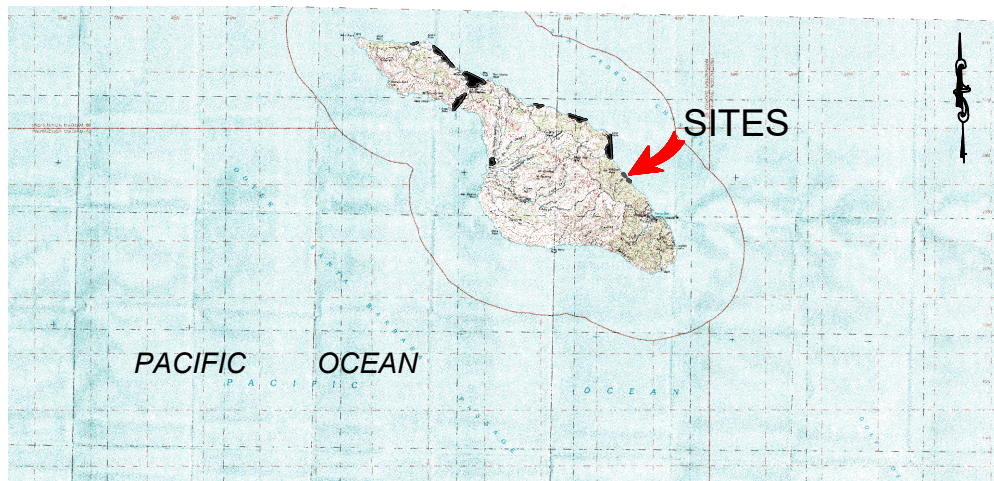
NO SCALE

SITE



NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit C-1

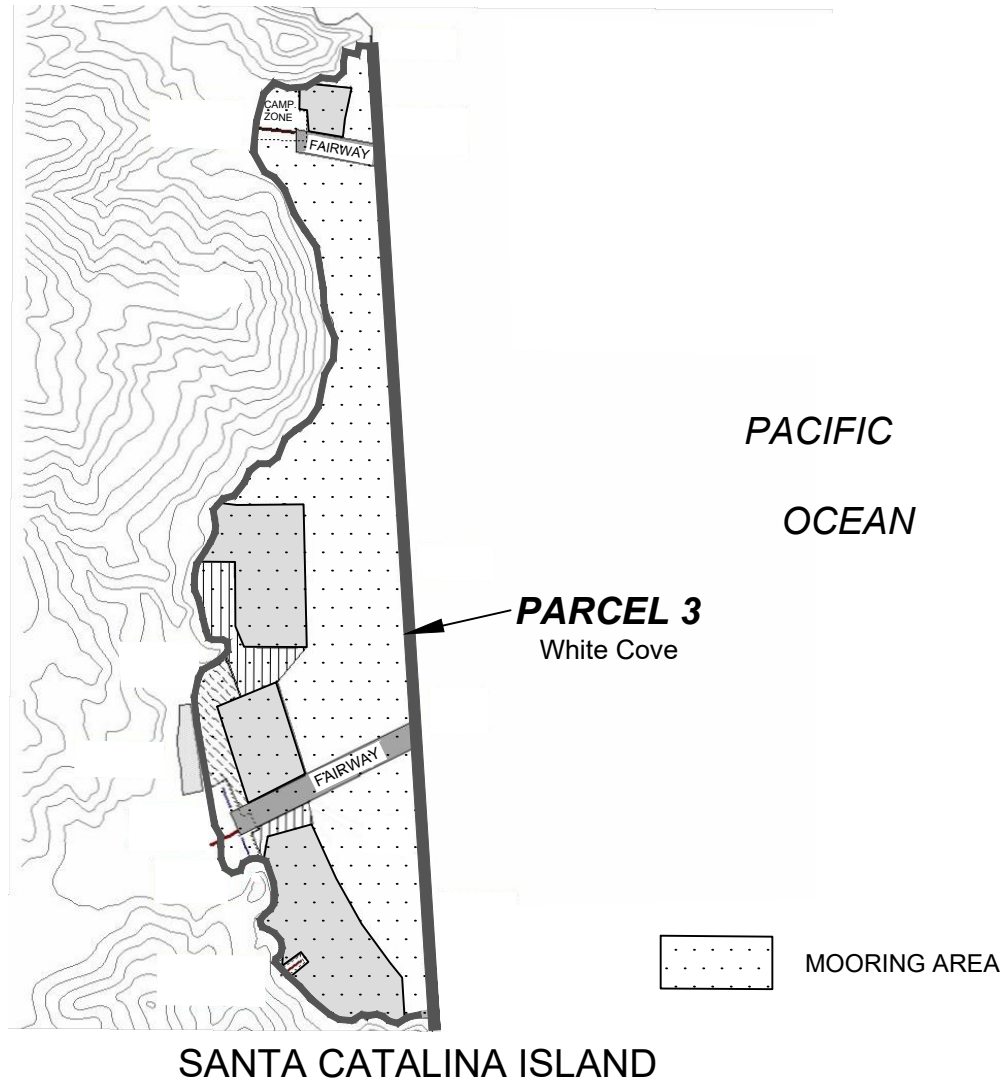
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LOS ANGELES COUNTY



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NO SCALE

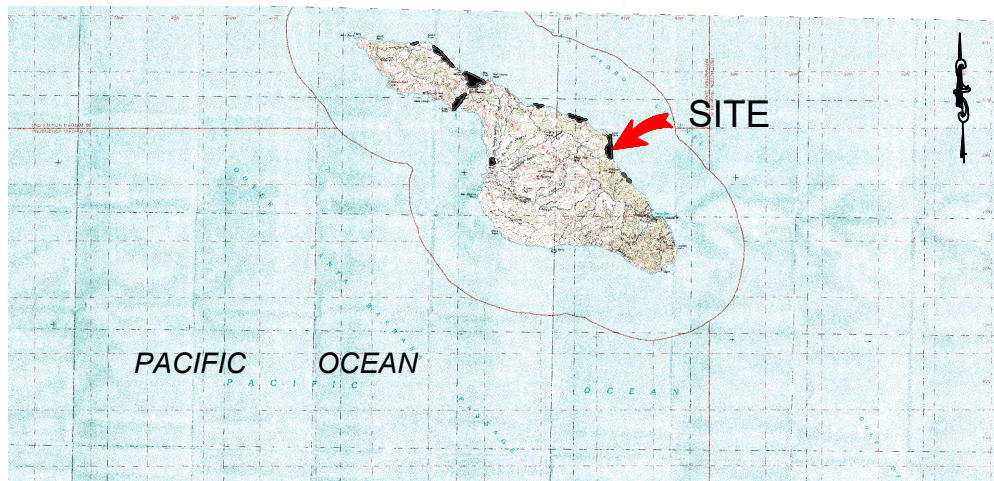
SITE



SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit C-2

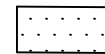
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NO SCALE

SITE



MOORING AREA

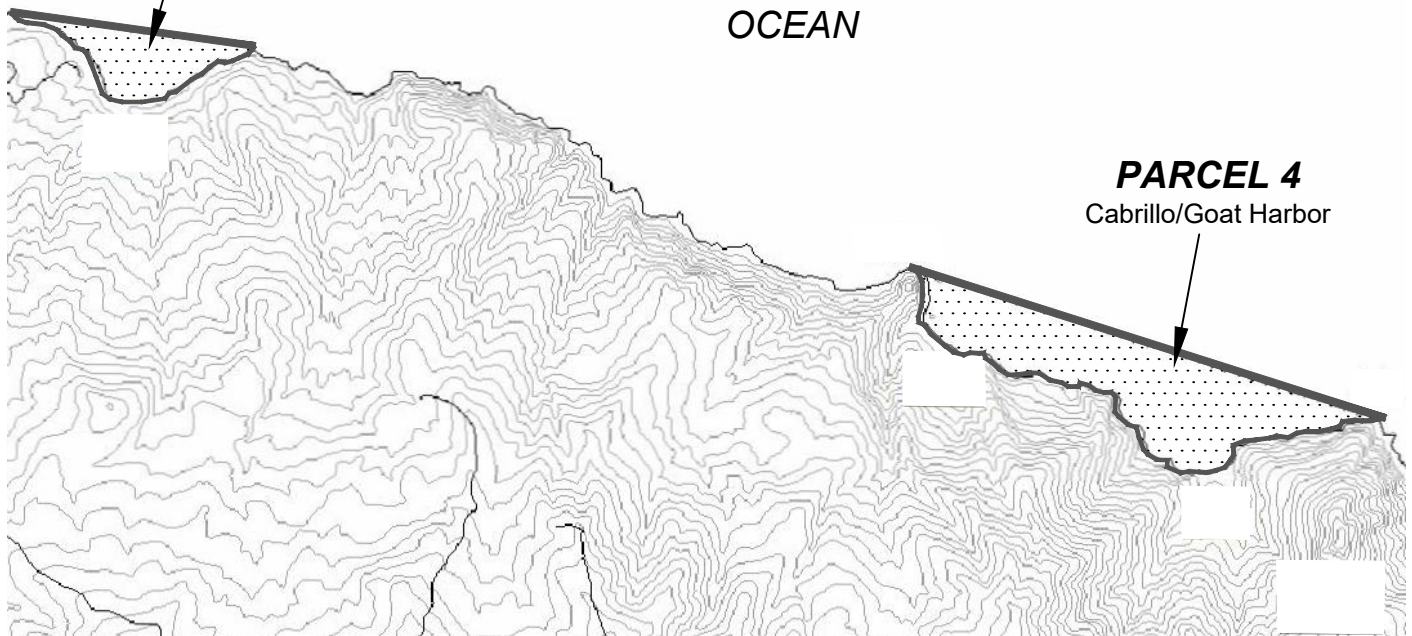


PARCEL 5

Ripper's Cove

PACIFIC

OCEAN



SANTA CATALINA ISLAND

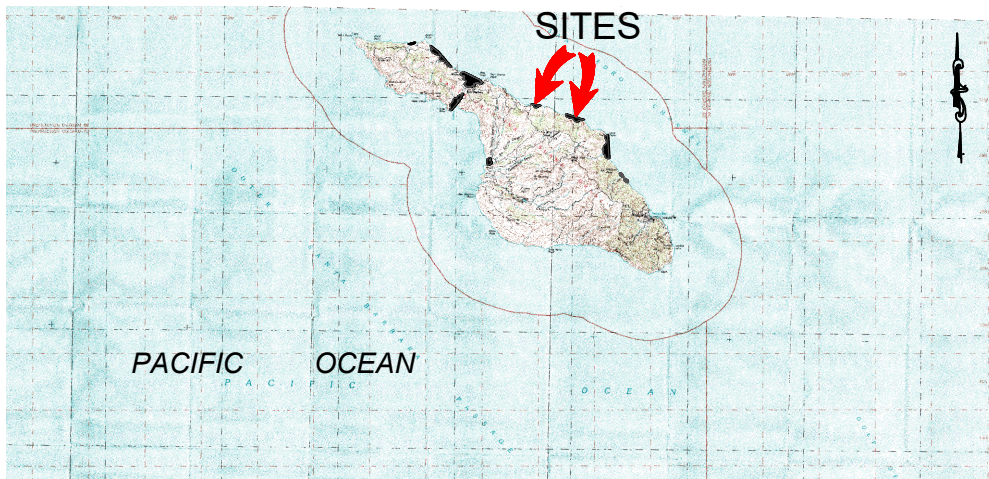
PARCEL 4

Cabrillo/Goat Harbor

NO SCALE

LOCATION

SITES



MAP SOURCE: USGS QUAD

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Exhibit C-3

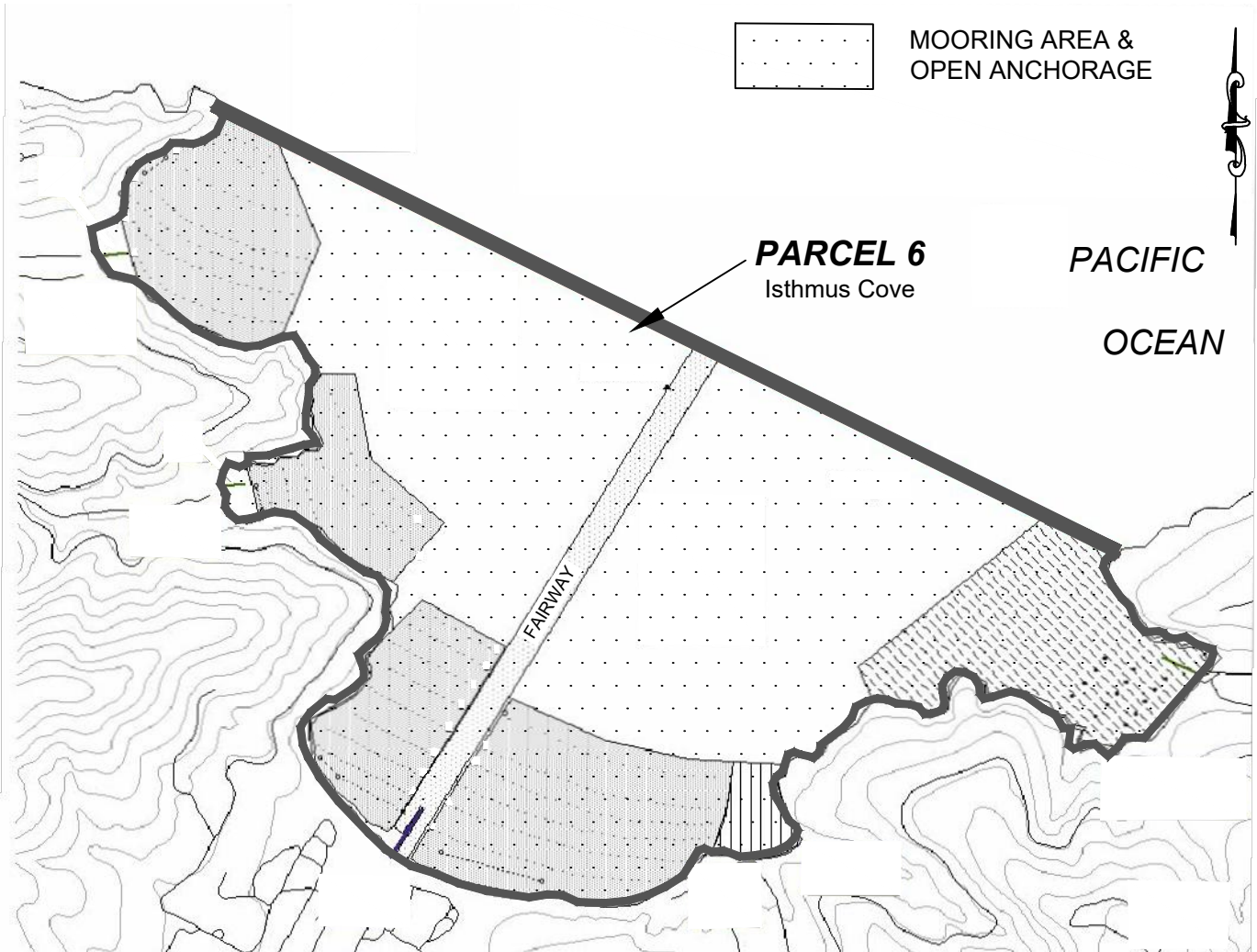
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CONSERVANCY
GENERAL LEASE -
COMMERCIAL USE
LOS ANGELES COUNTY



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NO SCALE

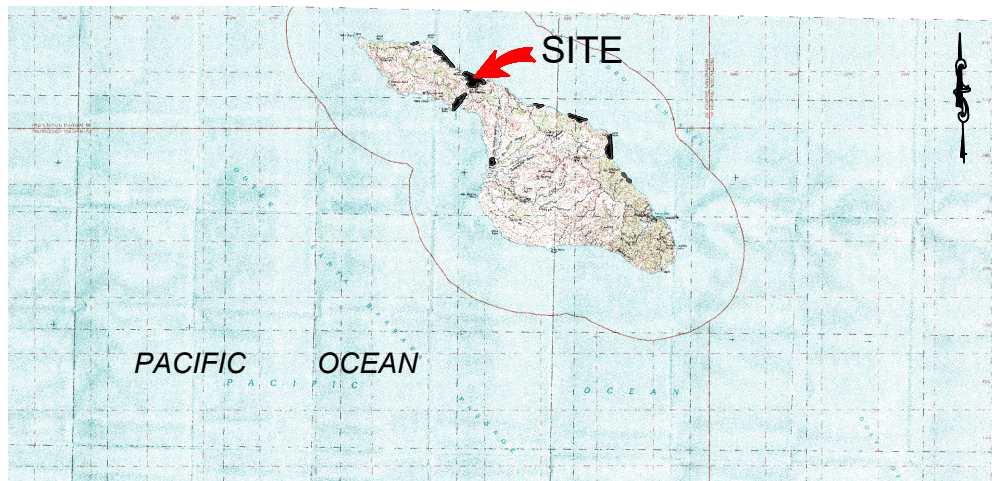
SITE



SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit C-4

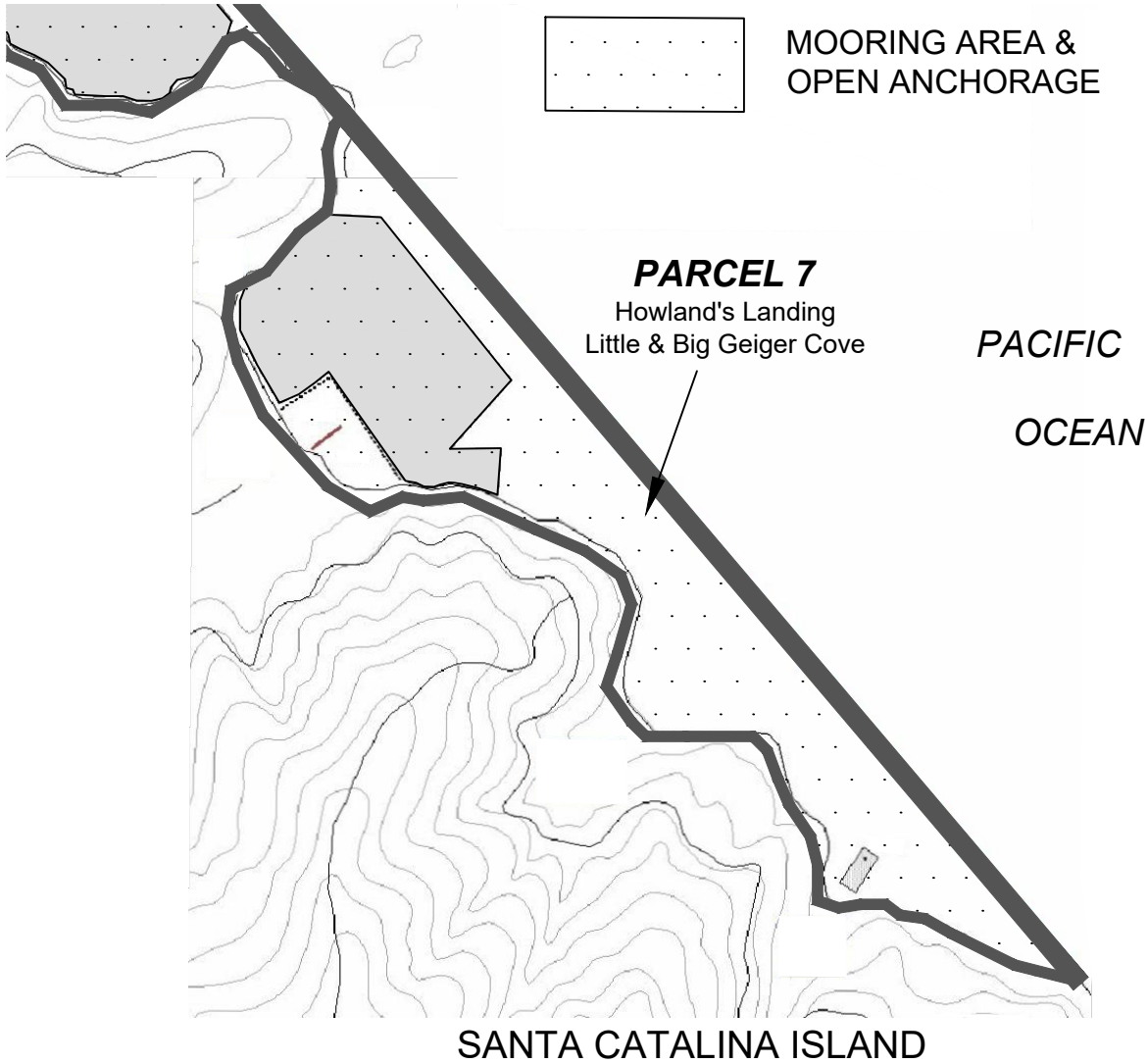
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LOS ANGELES COUNTY



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NO SCALE

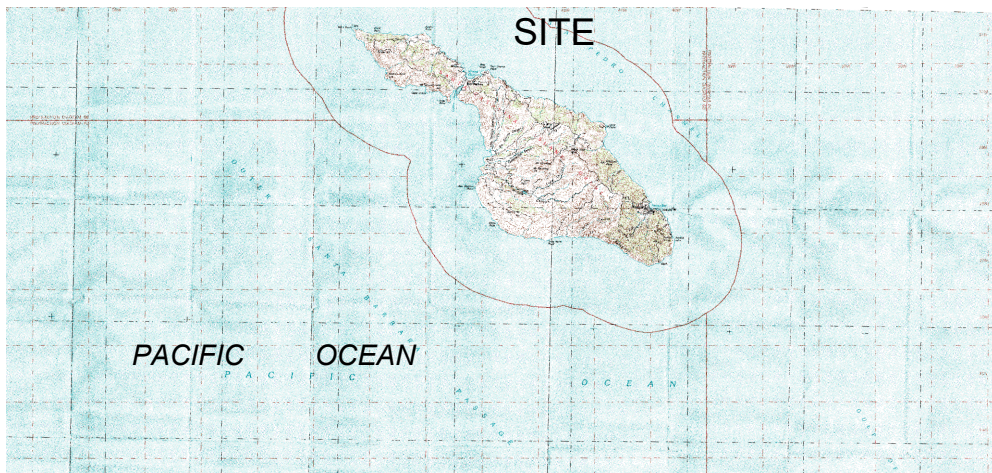
SITE



SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit C-5

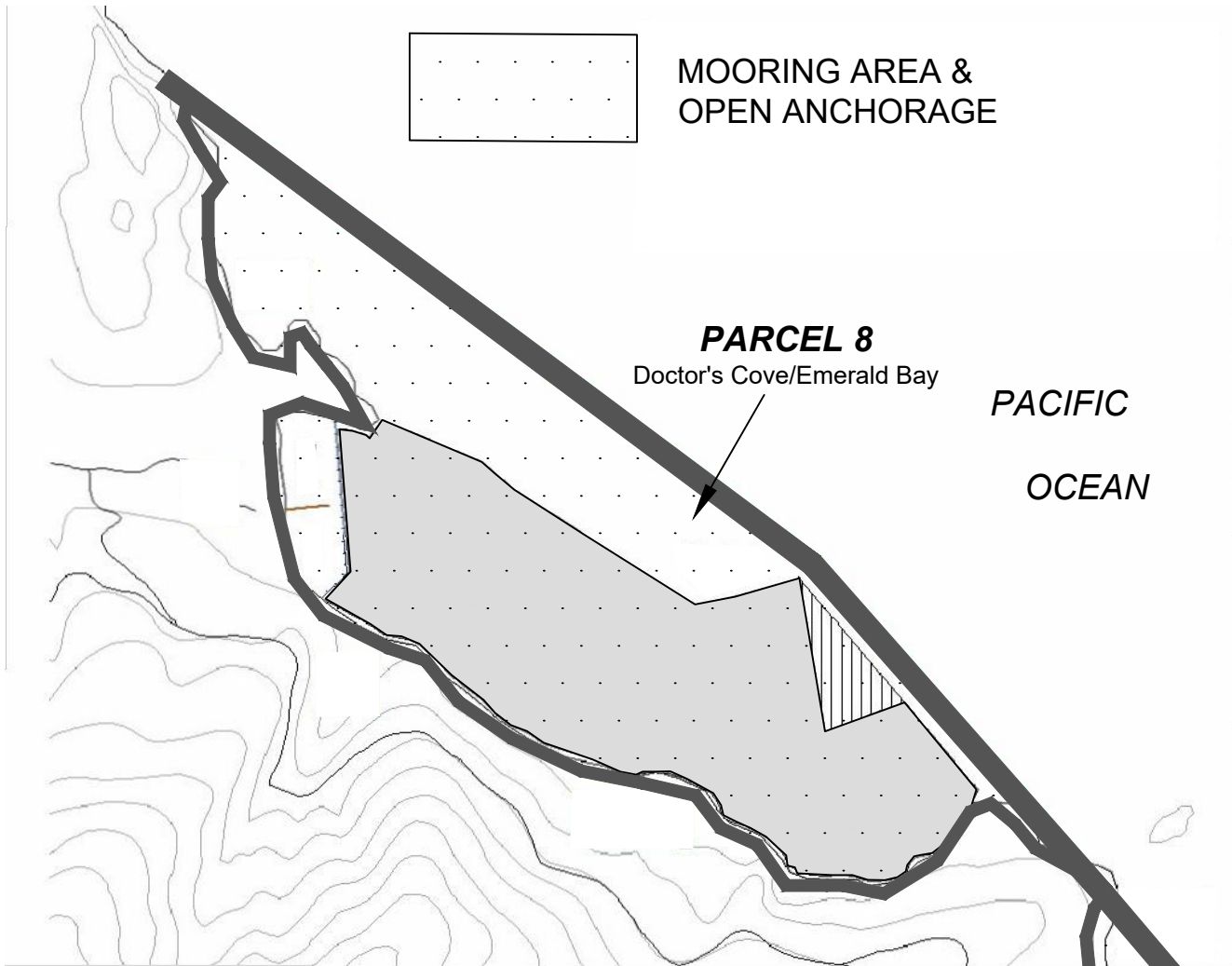
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NO SCALE

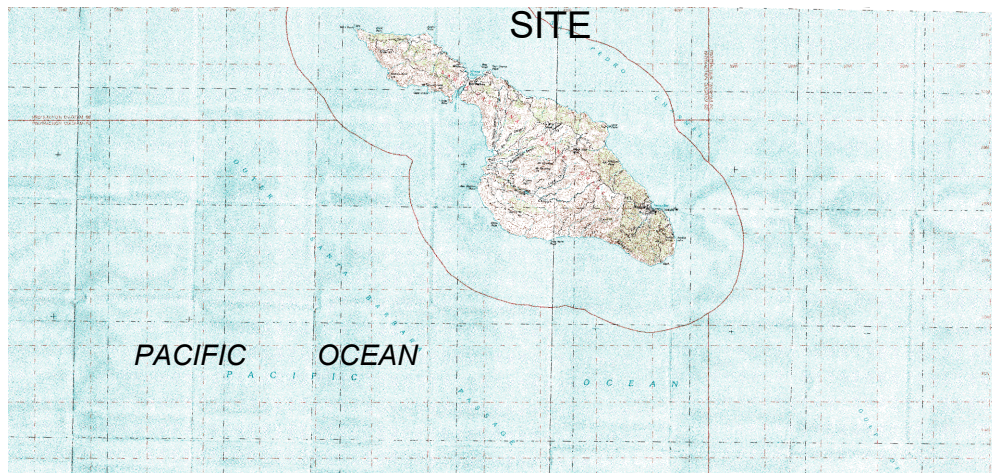
SITE



SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit C-6

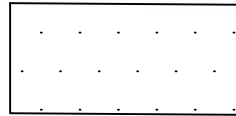
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NO SCALE

SITE

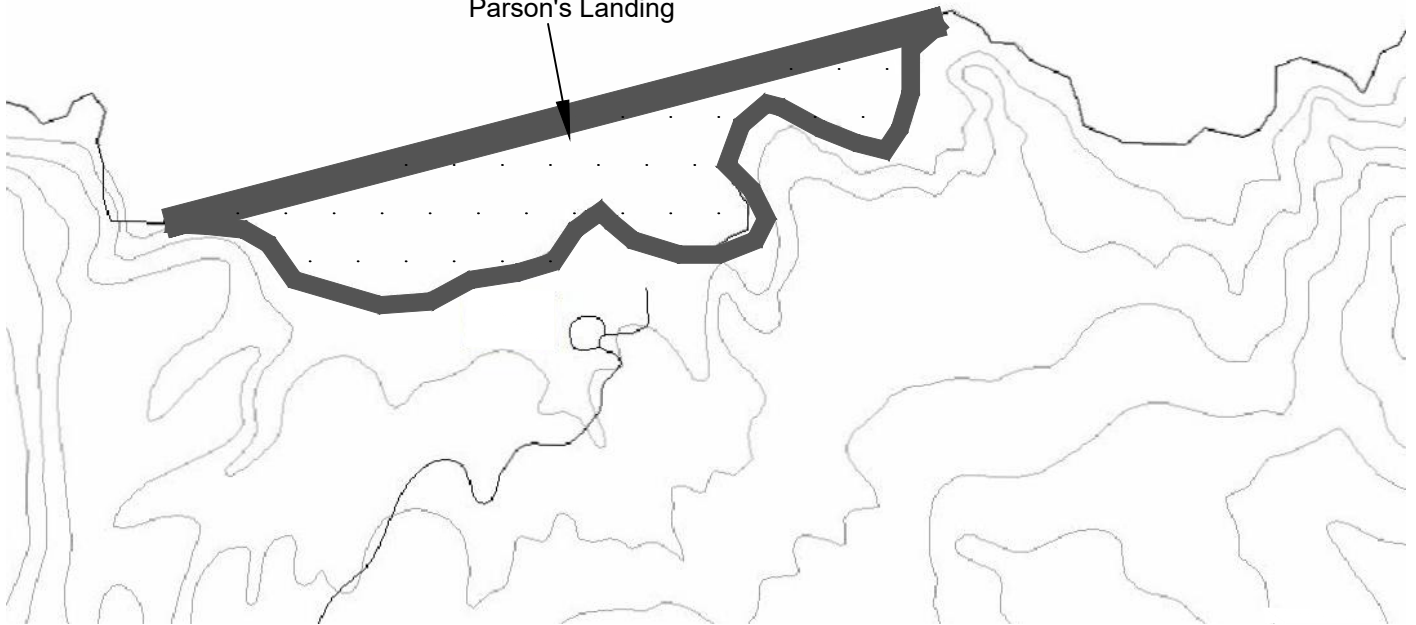


MOORING AREA &
OPEN ANCHORAGE



PACIFIC
OCEAN

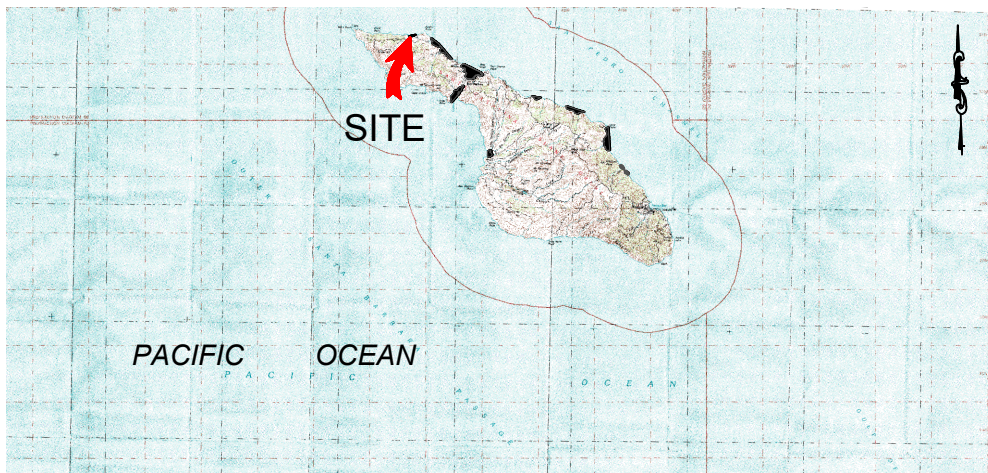
PARCEL 9
Parson's Landing



SANTA CATALINA ISLAND

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit C-7

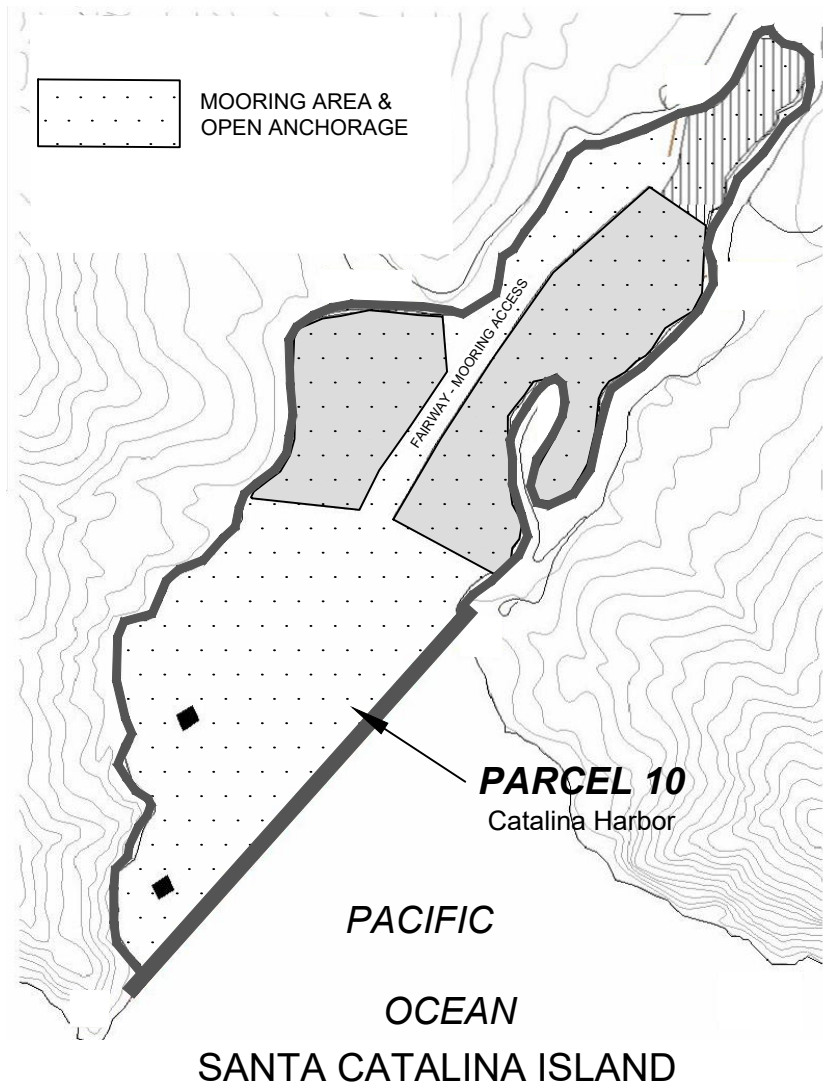
LEASE 3639
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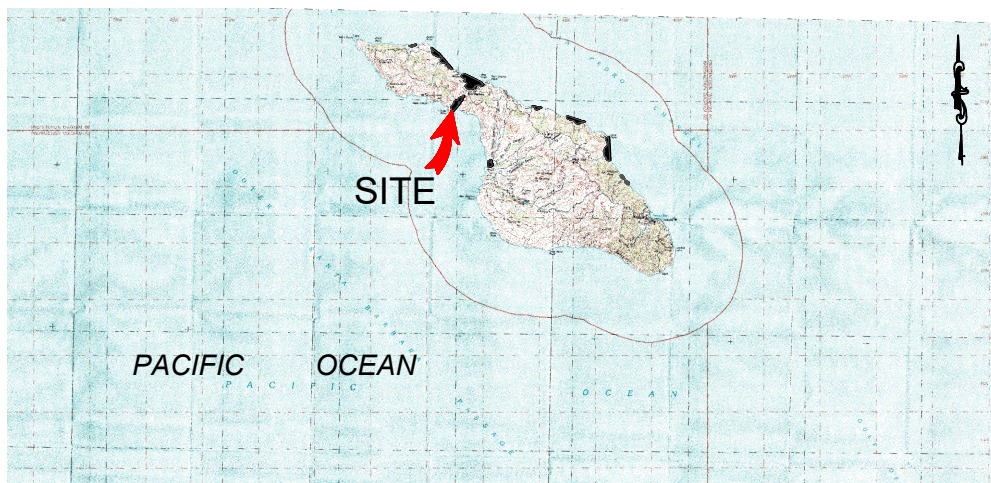
NO SCALE

SITE



NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit C-8

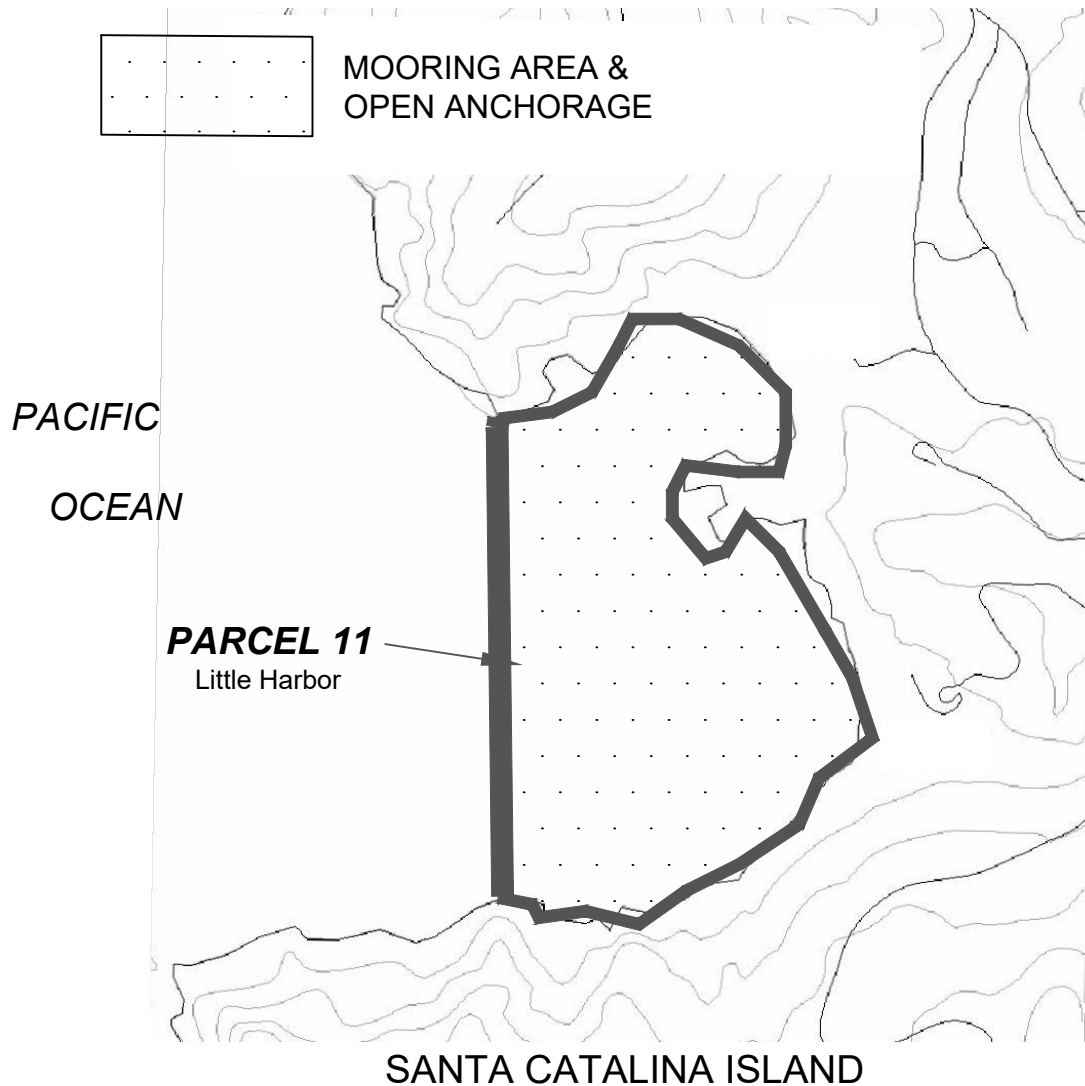
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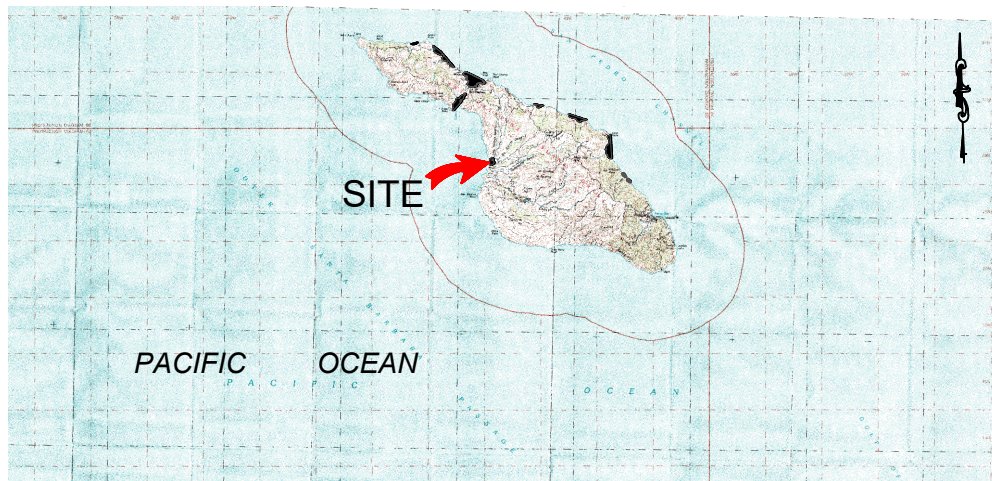
NO SCALE

SITE



NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit C-9

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LOS ANGELES COUNTY



EXHIBIT D

BEST MANAGEMENT PRACTICES FOR MARINA OWNERS / OPERATORS

Petroleum Management

Instruct staff not to use detergents or emulsifiers on a fuel or oil spill.

Post emergency telephone numbers to report oil or chemical spills in prominent locations at the marina.

Recommend the installation and use of fuel/air separators on air vents or tank stems of inboard fuel tanks to reduce the amount of fuel spilled into surface waters during fueling.

Provide a collection site for used oily pads and used oil or provide information on how and where to dispose of them.

Hazardous Wastes

Have a marina policy to manage hazardous wastes and hazardous materials.

Post a prohibition on the disposal of used oil, antifreeze, paint, solvents, varnishes and batteries into the dumpster or general collection waste receptacles.

If you provide for hazardous waste collection, manage the wastes in a proper fashion through the use of structurally sound, non-leaking containers, in accordance with all local, state and federal laws.

In the event of a spill or leak, clean up and dispose of materials promptly and properly and report the spill to all appropriate entities.

If operating a collection facility is not feasible, provide information to your tenants on how and where to dispose their wastes.

Encourage the use of alternative products to hazardous household chemicals. There are many non-toxic or less-toxic products that can be used as alternatives.

Emergencies

Have an updated map of important shut off valves and make sure all employees know the locations.

Keep your list of Emergency Phone Numbers and contact persons updated.

Be sure that all employees are trained in emergency procedures and that they know their responsibilities for each situation as designed in an Emergency Response Plan.

Underwater Boat Hull Cleaning

Require the use of legal hull paints to reduce the possibility of contamination when performing hull cleaning.

Boat Sewage Discharge

If your marina operates a pump out facility, install adequate signs to identify the station, its location and hours of operation.

Provide the service at convenient times and at a reasonable cost.

Make the pump out station user friendly.

Develop and adhere to a regular inspection and maintenance schedule for the pump out station.

Provide educational information about the pump out station to boaters.

Inform berth holders of existing local, state and federal regulations pertaining to the use of Marine Sanitation Devices and the illegal discharge of boat sewage.

Post a list of local pump out locations in a conspicuous location such as the entrances to the docks.

Solid Waste

Keep litter picked up.

Place trash receptacles and dumpsters in convenient locations for boaters and guests.

Use covered dumpsters and trashcans so they do not fill up with rainwater and do not blow away in heavy winds.

Keep trash enclosures clean and free of debris.

Keep cleanup equipment and materials available.

Inspect trash storage areas regularly.

Dispose of all solid wastes in accordance with local, state and federal laws and regulations.

Liquid Waste

Train marina employees in oil spill response procedures.

Keep adequate spill response equipment and materials in strategic locations.

Storm Water Runoff

Maintain a Storm Water Pollution Prevention Plan.

Report spills that have entered or have a potential to enter a water body to appropriate agencies.

Provide signage adjacent to any storm drain inlet to discourage illegal dumping of pollutants.

Provide signs adjacent to parking lots that prohibit littering, dumping and vehicle servicing or washing.

Develop and implement a regular sweeping / cleaning program for hard surface areas.

Reduce or eliminate landscaping and irrigation runoff into the waterway.

EXHIBIT E

BEST MANAGEMENT PRACTICES FOR BERTH HOLDERS / GUEST DOCK USERS / BOATERS

Bilge Water Management

Keep bilge area as dry as possible.

Regularly check fittings, fluid lines, engine seals, and gaskets.

Fix all oil and fuel leaks in a timely manner.

Do not drain oil into the bilge.

Fit a drain pan, if feasible, underneath the engine to collect drips and leaks.

Consider the use oil-absorbent pads, even in small boats.

If a bilge contains oil, absorb as much free oil as possible with a pad. Then pump the bilge dry and wipe down the bilge and equipment. If a bilge is severely contaminated, use a pump out service. Never pull the drain plug on a boat with a bilge full of oil, especially if it is on a launch ramp.

Dispose of oil-soaked absorbents at a proper facility. Check with the marina operator for guidance.

Do not use detergents or bilge cleaners unless the bilge can be pumped into an appropriate facility.

Petroleum Containment

Fill portable fuel containers on land or on the fuel dock to reduce the chance of fuel spills into the water.

Avoid overfilling fuel tanks and attend the fuel nozzle at all times.

Perform all major engine maintenance away from surface water. Any maintenance work on an engine must be done in compliance with rules and regulations governing the marina.

Use petroleum absorption pads while fueling to catch splash back and the any drops when the nozzle is transferred back from the boat to the fuel dock.

Keep engines properly maintained for efficient fuel consumption, clean exhaust, and fuel economy. Follow all manufacturers' specifications.

Immediately report oil and fuel spills to the marina office and the U.S. Coast Guard National Response Center (Phone # 1 (800) 424-8802) and other appropriate agencies.

Hazardous Materials

Improper handling of hazardous materials can cause harm to human health and the environment and can result in serious penalties and expensive cleanup costs if contaminations occur.

Hazardous wastes generated by recreational boaters are considered household hazardous waste. Dispose of household hazardous waste in properly marked containers if provided by the marina or at the nearest appropriate site.

Vessel Sewage

Boaters should never pump out any holding tank in waters inside the three nautical mile limit. Always remember that it is illegal to discharge raw sewage from a vessel into U.S. waters.

Pumpout facilities should be used to dispose of stored waste whenever possible. They are fast, clean, and inexpensive.

Marine sanitation devices (MSDs) must be maintained to operate properly. Keep your disinfectant tank full, use biodegradable treatment chemicals, and follow the manufacturer's suggested maintenance program.

Do not dispose of fats, solvents, oils, emulsifiers, disinfectants, paints, poisons, phosphates, diapers, and other similar products in MSDs.

Whenever possible, use land-based rest rooms rather than onboard ones.

Vessel Cleaning and Maintenance

Ask your marina manager what types of maintenance projects are allowed in the slip.

Minimize the use of soaps and detergents by washing your vessel more frequently with plain water.

Do not use cleaners that contain ingredients such as ammonia, sodium, chlorinated solvents, or lye.

Use hose nozzles that shut off when released to conserve water and reduce the runoff from boat washing.

Ventilate your space to prevent the accumulation of flammable or noxious fumes.

Use eye protection and a respirator when there is the possibility that dust and debris could damage eyes or lungs.

Remove oil, debris and clutter from your immediate work area and dispose of properly.

Avoid spills in the water of all solvents, paints and varnishes.

Carefully read labels to ensure the products are used in a manner that is safe and won't harm the environment.

Use teak cleaners sparingly and avoid spilling them or fiberglass polishers in the water.

Sanding and Painting

When working in marinas, use designated sanding and painting areas. Check with the marina manager for the location and proper use of these areas.

Work indoors or under cover whenever wind can potentially blow dust and paint into the open air.

Where feasible, use environmentally friendly tools, such as vacuum sanders and grinders, to collect and trap dust. Some marinas have this equipment for rent, check with the manager.

Clean up all debris, trash, sanding dust, and paint chips immediately following any maintenance or repair activity.

Use a drop cloth beneath the hull to catch sanding dust and paint drops when working over unpaved surfaces.

When sanding or grinding hulls over a paved surface, vacuuming or sweeping loose paint particles is the preferred cleanup method. Do not hose the debris away.

Buy paints, varnishes, solvents, and thinners in sizes appropriate for the proposed work to avoid having to dispose of stale products.

When possible, use water-based paints and solvents.

Switch to longer lasting, harder, or non-toxic antifouling paint at your next haul out.

Paints, solvents, and reducers should be mixed far from the water's edge and transferred to work areas in tightly covered containers of 1 gallon or less.

Keep in mind that solvents and thinners may be used more than once by allowing the solids to settle out and draining the clean product off the top.

When in doubt about proper disposal practices, check with your marina and/or appropriate government agency.

Boaters should report any illegal discharge of boat sewage to the marina office or appropriate agency.

Boaters should use environmentally sensitive cleaning supplies that may end up in your gray water.

Boat Hull Cleaning and Maintenance

Ensure hull paint is properly applied and maintained to protect the hull from fouling organisms and thus improve your boat's performance.

Wait 90 days after applying new bottom paint before underwater cleaning.

Schedule regular hull cleaning and maintenance to reduce the build up of hard marine growth and eliminate the need for hard scrubbing.

Regularly scheduled gentle cleaning will also increase the effectiveness of the antifouling hull paint and extend its useful life.

Repair paint bonding problems at haul out to avoid further chipping and flaking of paint in the water.

Use, or ask your diver to use, non-abrasive scrubbing agents, soft sponges or pieces of carpet to reduce the sloughing of paint and debris.

Boaters are encouraged to use boat hull cleaning companies and individuals that practice environmentally friendly methods.

Solid Waste

Do not dump plastic or any other trash into the water.

Use the dumpsters, trash receptacles and other approved containers to dispose of garbage and other waste.

SUBLEASE

ENDORSEMENT

**STATE OF CALIFORNIA
STATE LANDS COMMISSION**

Pursuant to Commission Minute Item No. _____ dated, June 29, 2021, the herein sublease between, the **Santa Catalina Island Company** and the **University of Southern California**. under a portion of State Lease 3639, is hereby approved.

BY: _____
BRIAN BUGSCH, Chief
Land Management Division

SUBLEASE

ENDORSEMENT

**STATE OF CALIFORNIA
STATE LANDS COMMISSION**

Pursuant to Commission Minute Item No. _____ dated, June 29, 2021, the herein sublease between, the **Santa Catalina Island Company**, and Hubbs Sea World Research Institute. under a portion of State Lease 3639, is hereby approved.

BY: _____
BRIAN BUGSCH, Chief
Land Management Division

SUBLEASE
ENDORSEMENT

STATE OF CALIFORNIA
STATE LANDS COMMISSION

Pursuant to Commission Minute Item No. _____ dated, June 29, 2021, the herein sublease between, the **Santa Catalina Island Company**, and the **Catalina Sea Bass Fund**. under a portion of State Lease 3639, is hereby approved.

BY: _____
BRIAN BUGSCH, Chief
Land Management Division

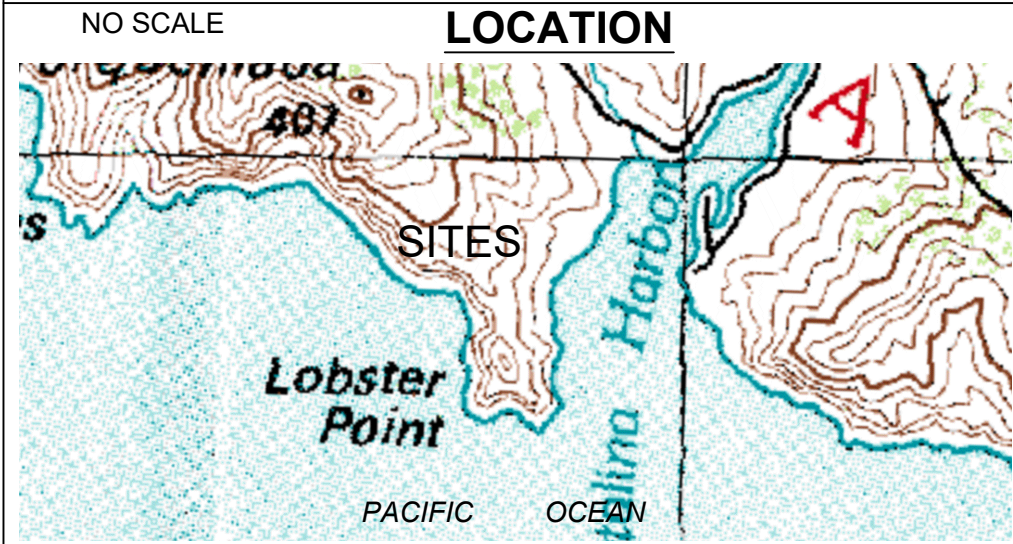
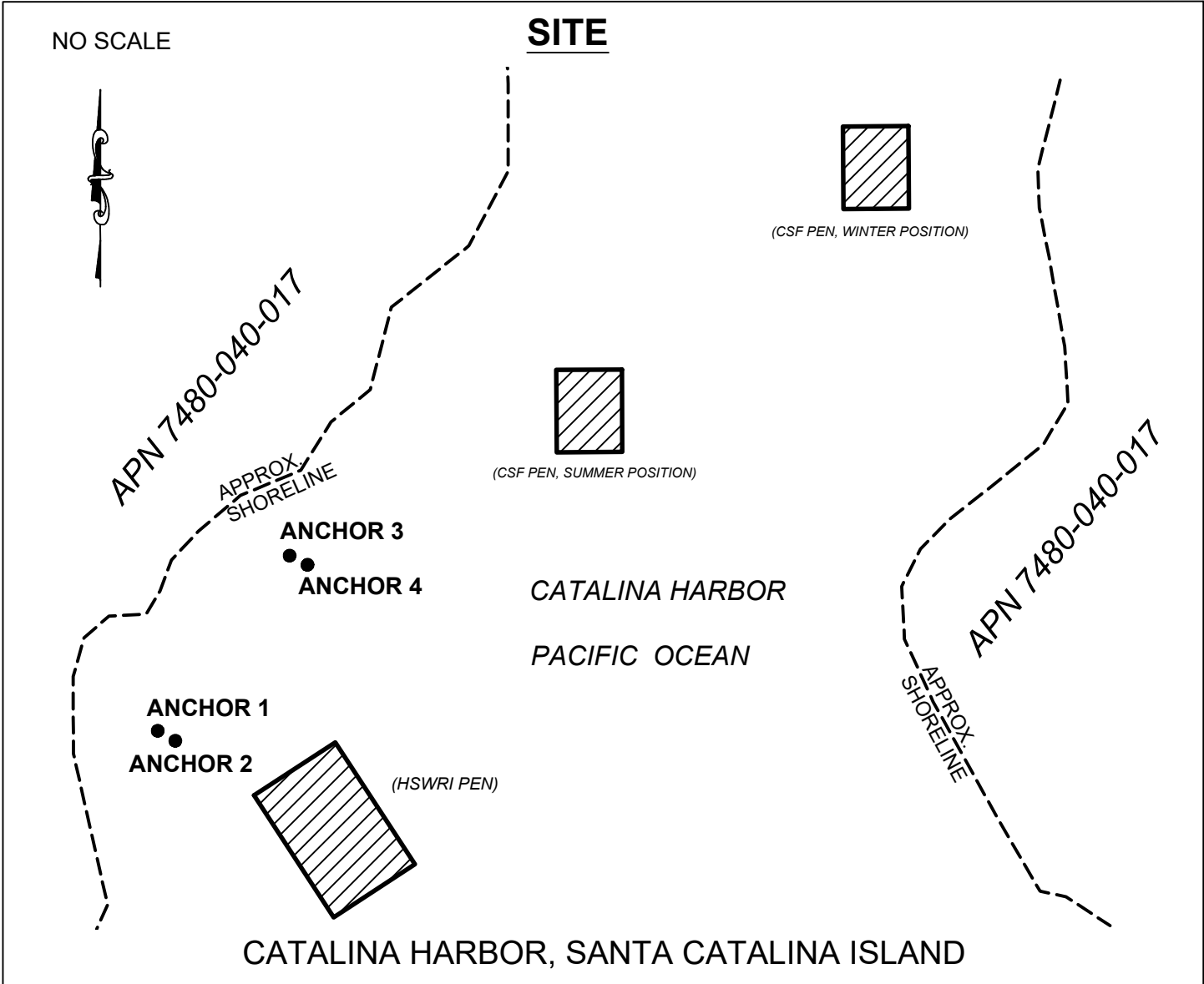


Exhibit G

LEASE 3639
SANTA CATALINA
ISLAND COMPANY &
SANTA CATALINA ISLAND
CONSERVANCY
GENERAL LEASE -
COMMERCIAL USE
LOS ANGELES COUNTY

CATALINA ISLAND

SITE

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