

**CALENDAR ITEM
C25**

A 54
S 27

08/08/05
PRC 6696.1
M. Hays

REVISION OF RENT

LESSEE:

City of Avalon
P. O. Box 707
Avalon, CA 90704

AREA, LAND TYPE, AND LOCATION:

Ten acres, more or less, of sovereign lands in the Pacific Ocean, near Avalon, Santa Catalina Island, Los Angeles, County.

AUTHORIZED USE:

Continued use and maintenance of existing recreational mooring facilities.

LEASE TERM:

15 years, beginning July 1, 1999.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that the minimum annual rent be revised from \$296 per year per mooring to \$379 per year per mooring, against 25 percent of gross income for the moorings, whichever is greater, as provided in the lease, effective July 1, 2006. The lease provides for installation of a maximum of 61 moorings within the lease area.

The recommended rent is based on adjustment of the prior rent by application of the Consumer Price Index (CPI). The adjustment does not obligate the Commission to use the CPI to adjust future rents.

EXHIBIT:

A. Location Map

CALENDAR ITEM NO. C25 (CONT'D)

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

APPROVE THE REVISION OF MINIMUM ANNUAL RENT FOR LEASE NO. PRC 6696.1 FROM \$296 PER YEAR PER MOORING TO \$379 PER YEAR PER MOORING, EFFECTIVE JULY 1, 2006.

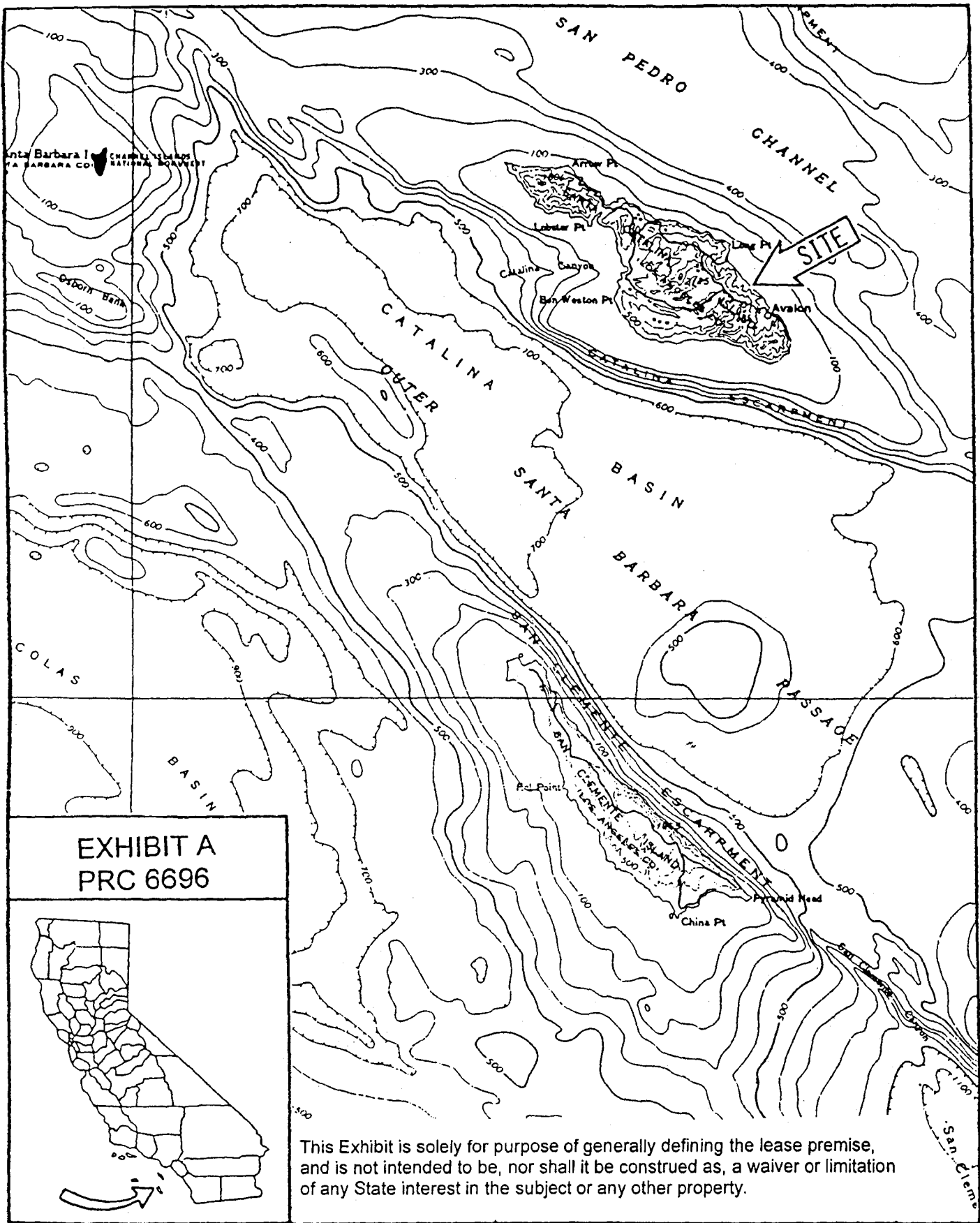


EXHIBIT A
PRC 6696



This Exhibit is solely for purpose of generally defining the lease premise, 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.

MH 6/23/05

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