

AGENDA ITEM 8.0

California Cultural and Historical Endowment Board Meeting
9/29/2011

STAFF REPORT

GRANTEE:	Catalina Island Conservancy
PROJECT:	Eagles Nest Lodge on Catalina Island
LOCATION:	Santa Catalina Island
PROJECT SUMMARY:	CCHE funds were awarded in November of 2010 for the restoration of Eagles Nest Lodge. Grantee is requesting a material change to relocate Eagles Nest Lodge 1.7 miles from its original site to higher ground.
FUNDING RESERVED:	\$500,000
FUNDING RESERVATION DATE:	11/09/2010
FUNDING APPROVAL DATE:	11/09/2010
IN GRANT AGREEMENT?:	Yes
GRANT AGREEMENT TERM:	03/01/2011-03/31/2013
FUNDING ROUND:	Funding Round 4

BACKGROUND INFORMATION

Round 4 CCHE funding for Eagles Nest Lodge was approved in November of 2010. The approved work plan includes the dismantling, cataloguing of materials for re-use and for the restoration and rebuilding of the Lodge in its current location within Middle Ranch on Catalina Island. For over 150 years, Middle Ranch has been the hub of Island ranching, recreation and land stewardship, with Eagles Nest Lodge as the centerpiece of engagement with the public.

In March 2011, the Catalina Island Conservancy began a Master Plan process to examine the Middle Ranch site and the functions that will happen within it. As a result of this assessment, the Conservancy has notified CCHE of their intent to relocate Eagles Nest Lodge 1.7 miles within Middle Ranch to higher ground. The current location is within a Significant Ecological Area and is also vulnerable to floods. One of the major reasons the Lodge is in such dire need of restoration is because of storm and flood damage. The Conservancy feels that keeping the Lodge in its current location (next to a stream within a flood plain) is not the most prudent use of CCHE or match dollars.

In addition, the grantee believes that the new site preserves the original intent of a roadside stagecoach stop yet maintains a feeling of isolation similar to the original location. The new site will build on a larger scale Master Plan to interpret the historical and cultural landscape of Middle Ranch. The Conservancy also intends to eventually move two historic barns into the same general location to provide a cultural center to tell the bigger story of the Ranch and Island's history— the cultural, transportation and agricultural history.

REQUEST

The Conservancy is requesting approval of a material change to relocate Eagles Nest Lodge 1.7 miles from its original site to higher ground.

A material change exists when there is, among other factors, a change of circumstances altering the structure of the project or affecting the applicant's ability to implement the project. In this case, there has been a change in circumstance as the

grantee is requesting to rebuild Eagles Nest Lodge 1.7 miles away from the original site on higher ground.

BUDGET DETAIL

A revised project work plan and budget is attached. The grantee is requesting a 6 month extension from 3/31/2013 until 9/30/2013. No changes have been made to the CCHE budget as originally approved. Additional infrastructure costs at the new site include a new septic system, water tank, propane tank, firebox and hydrant. These additional costs will be covered by the Conservancy.

CEQA STATUS

The Los Angeles County Department of Regional Planning has issued an Environmental Determination Letter that the project in its new location qualifies for a categorical exemption under Section 15301(d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety and Section 15301(e)(1) Additions to Existing Structures. CCHE staff in an independent review finds that the project qualifies for an exemption under CEQA Guidelines Section 15303.

PROPERTY ARRANGEMENT

The applicant holds a Corporation Grant Deed recorded February 14, 1975.

MATCH REQUIREMENT

The applicant has demonstrated that they have more than the required match of 60% of CCHE funds.

STAFF RECOMMENDATION

Staff recommends approval of the material change to relocate Eagles Nest Lodge 1.7 miles away from its original site to higher ground and for approval of the revised B-1 budget/work plan.

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