

MINUTE ITEM
This Calendar Item No. C13
was approved as Minute Item
No. 13 by the State Lands
Commission by a vote of 3
to 0 at its 4/26/89
meeting.

CALENDAR ITEM

C 13

A 36

S 18

04/26/89

PRC 4196

Townsend

AMENDMENT AND RENEWAL
GENERAL LEASE - INDUSTRIAL USE

APPLICANT: Southern California Edison Company
Attn: Sherill M. Crawley
P.O. Box 410
Long Beach, California 90801

AREA, TYPE LAND AND LOCATION:
A 5.74-acre parcel of tide and submerged land
in the Pacific Ocean at Ormand Beach, Ventura
County.

LAND USE: Operation and maintenance of cooling water
conduits.

TERMS OF ORIGINAL LEASE:

Initial period: Twenty years beginning
April 24, 1969.

Renewal options: Two successive periods of
14 years each.

Surety bond: \$5,000.

Consideration: \$13,936.40 per annum;
five-year rent review.

TERMS OF PROPOSED LEASE:

Initial period: Fourteen years beginning
April 24, 1989.

Surety bond: \$5,000.

CALENDAR ITEM NO. C. 13 (CONT'D)

CONSIDERATION: \$18,262 per annum; with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
B. Cal. Code Regs.: Title 2, Div. 3;
Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. Southern California Edison Company has provided notice of its desire to exercise the first of two successive fourteen-year renewal options of Lease PRC 4196, effective April 24, 1969. Staff of the Commission recommends that the lease be renewed, and amended to provide for an increase in the annual lease consideration to \$18,262. All other terms and conditions of the lease shall remain unchanged and in full force and effect. It should, however, be noted that the Lessee has installed diver protection barriers on the intake and outfall structures. The barriers are located within the existing lease premises.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Code Regs 2905(a)(2).

Authority: P.R.C. 21084, 14 Cal. Code Regs. 15300, and 2 Cal. Code Regs. 2905.

CALENDAR ITEM NO. C 13 (CONT'D)

APPROVALS OBTAINED:
N/A.

FURTHER APPROVALS REQUIRED:
N/A.

EXHIBITS: A. Land Description.
 B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. CODE REGS 2905(a)(2).
2. AUTHORIZE ISSUANCE TO SOUTHERN CALIFORNIA EDISON COMPANY OF A FOURTEEN-YEAR RENEWAL AND AMENDMENT OF LEASE PRC 4196, EFFECTIVE APRIL 24, 1989, PROVIDING:
 - A. AN EXERCISE OF THE FIRST OF TWO SUCCESSIVE FOURTEEN-YEAR RENEWAL OPTIONS;
 - B. AN INCREASE IN THE ANNUAL RENTAL CONSIDERATION TO \$18,262, WITH FIVE-YEAR RENT REVIEWS; AND
 - C. THAT ALL OTHER TERMS AND CONDITIONS OF SAID LEASE REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT FOR THE CONTINUED OPERATION AND MAINTENANCE OF EXISTING COOLING WATER CONDUITS ON THE LAND DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

PRC 4196.1

LAND DESCRIPTION

A strip of tide and submerged land in Ventura County, California, said strip lying 50 feet on each side of the following described centerline:

BEGINNING at a point in that certain course in the southwesterly line of parcel 1, shown on Record of Survey Map, filed for record September 18, 1967 in Book 36, Page 22 of Records of Surveys, in the office of the County Recorder of said County, said certain course is shown on said map as having a bearing of "North 45° 58' 16" West" and a length of "799.29 feet", said point being North 45° 58' 16" West, 248.18 feet, from the Southeasterly terminus of said certain course; thence South 41° 15' 36" West, 2498.87 feet.

EXCEPTING THEREFROM that portion thereof lying within the land conveyed to Southern California Edison Company by Corporation Quitclaim Deed recorded March 24, 1965 in Book 2756, Page 416 of Official Records of the County Recorder of said County.

END OF DESCRIPTION

REVISED NOVEMBER 18, 1988 BY BIU 1.

CALENDAR PAGE	84
MINUTE PAGE	1163

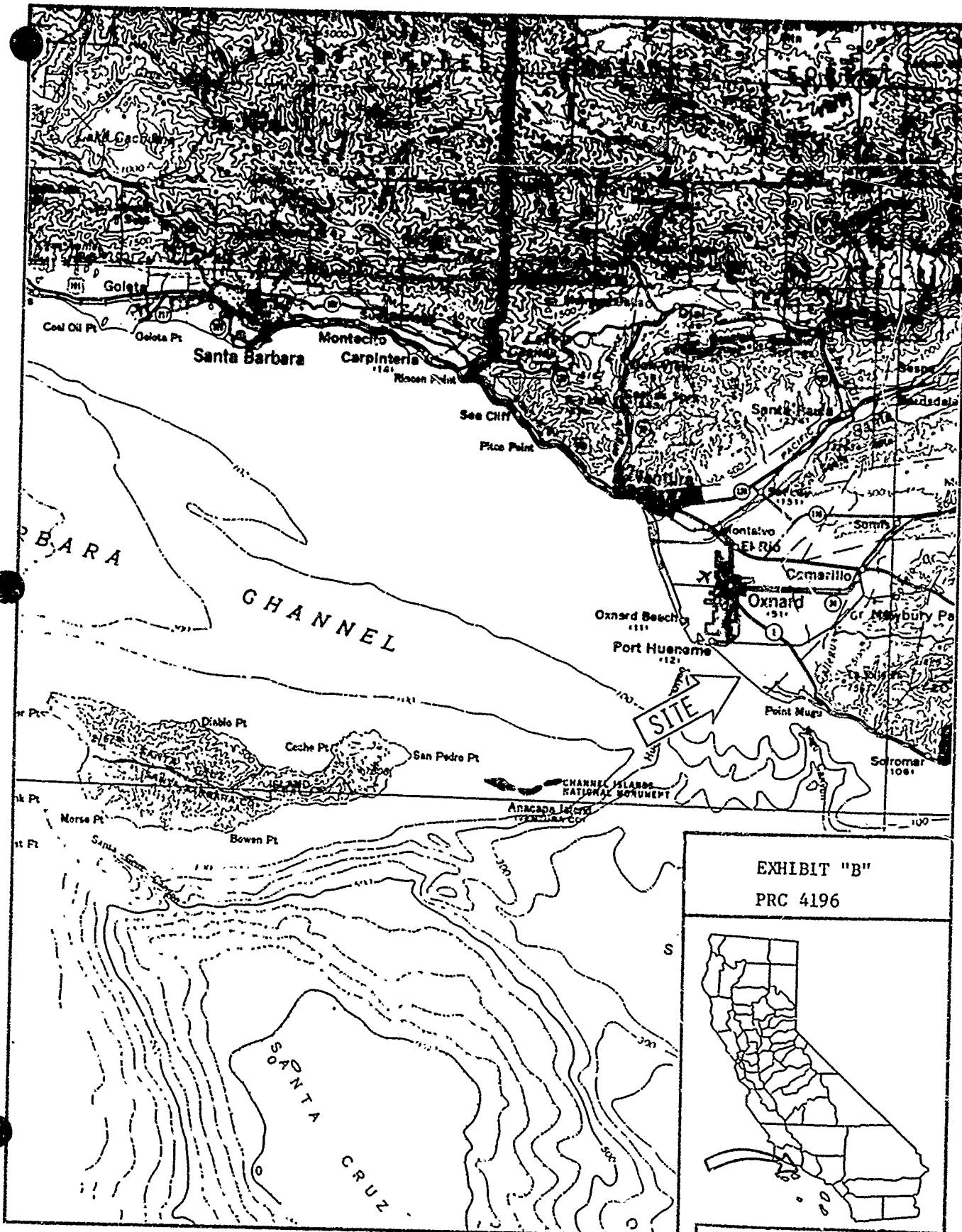


EXHIBIT "B"

PRC 4196



CALENDAR PAGE

85

MINUTE PAGE

1164