

MINUTE ITEM
This Calendar Item No. C/S
was approved as Minute Item
No. 15 by the State Lands
Commission by a vote of 3
to 0 at its 4/26/87
meeting.

CALENDAR ITEM
C 15

04/26/89
PRC 6911
Townsend

A 29
S 18

AMENDMENT OF GENERAL LEASE - RIGHT-OF-WAY USE

LESSEE: Union Oil Company of California, dba Unocal
Attn: Rod Reynolds
P.O. Box 7600
Los Angeles, California 90051

AREA, TYPE LAND AND LOCATION:
A 17.032-acre parcel of tide and submerged land
in the Pacific Ocean near Point Pedernales,
Santa Barbara County.

LAND USE: Operation and maintenance of one power cable
from Platform Irene to shore.

TERMS OF ORIGINAL LEASE:
Initial period: Twenty-five years beginning
November 1, 1985.

Public liability insurance: Combined single
limit coverage of \$2,000,000.

Consideration: \$3,211.50 per annum; two-year,
and five-year rent reviews.

TERMS OF PROPOSED LEASE AMENDMENT:
Land area: Change the lease description
from a parcel of land
comprising 17.982 acres to
17.032 acres. All other
terms of the lease remain
unchanged.

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

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APPLICANT STATUS:

Applicant is permittee of upland.

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. The terms of the original lease, as approved by the Commission on October 24, 1985, Minute Item 31, state that Lessee shall provide Lessor with "as-built" plans upon completion of construction. The proposed lease amendment does not significantly enlarge or enhance the estate or use of the site by Lessee. The proposed amendment only changes the land description to more accurately reflect the use area of State land utilized for the previously considered and approved improvements. All other terms and conditions of the lease shall remain unchanged and in full force and effect. The Amendment shall be effective November 1, 1987.
2. Inasmuch as submittal of the "as-built" plans are a requirement of the original lease agreement, staff of the Commission recommends that all filing fees and processing costs be waived.
3. The terms of the lease further provide that the State may modify the amount or rate of consideration, effective on the second, the fifth, and each successive fifth anniversary of the beginning date of the lease. Staff prepared a fair market appraisal of the lease premises. Based on the information contained in the report, staff recommends continuation of the current annual rental, in the amount of \$3,211.50, effective November 1, 1987, the second anniversary of the lease.

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4. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq., but will not affect those significant lands.
5. 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 because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Code Regs. 15378.

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 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.
2. WAIVE ALL FILING FEES AND PROCESSING COSTS ASSOCIATED WITH THE AMENDMENT OF LEASE PRC 6911.
3. AUTHORIZE THE AMENDMENT OF LEASE PRC 6911, EFFECTIVE NOVEMBER 1, 1987, TO PROVIDE FOR A NEW LAND DESCRIPTION AS SHOWN ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.
4. ALL OTHER TERMS AND CONDITIONS OF LEASE PRC 6911 SHALL REMAIN UNCHANGED, AND IN FULL FORCE AND EFFECT.
5. AUTHORIZE CONTINUATION OF THE CURRENT ANNUAL RENTAL IN THE AMOUNT OF \$3,211.50, EFFECTIVE NOVEMBER 1, 1987, WITHOUT PREJUDICE TO ITS RIGHT TO EFFECT MODIFICATION ON THE FIFTH, OR ANY SUCCEEDING FIFTH ANNIVERSARY OF THE LEASE.

EXHIBIT "A"

LAND DESCRIPTION

PRC 6911

A strip of tide and submerged land 20 feet wide in the Pacific Ocean near Point Pedernales, Santa Barbara County, California, the centerline of said strip being described as follows:

BEGINNING at a point near the mouth of the Santa Ynez River in said Santa Barbara County, said point having coordinates of N=441,551.75, E=1,216,930.30; thence along the following 37 courses:

- | | | |
|-----|----------------|--|
| 1. | N 72°03'17" W | 4,275.29 feet; |
| 2. | N 81°31'01" W | 1,386.87 feet; |
| 3. | S 42°39'28" W | 887.38 feet; |
| 4. | S 43°59'31" W | 924.33 feet; |
| 5. | S 47°23'50" W | 4,581.11 feet; |
| 6. | S 48°52'43" W | 919.93 feet; |
| 7. | S 46°06'42" W | 947.70 feet; |
| 8. | S 46°34'03" W | 1,137.45 feet; |
| 9. | S 49°19'12" W | 716.20 feet; |
| 10. | S 45°13'32" W | 359.21 feet; |
| 11. | S 47°59'03" W | 747.01 feet; |
| 12. | S 44°23'09" W | 461.77 feet; |
| 13. | S 54°03'28" W | 247.03 feet; |
| 14. | S 46°01'34" W | 473.84 feet; |
| 15. | S 50°15'21" W | 478.60 feet; |
| 16. | S 46°31'26" W | 1,169.97 feet; |
| 17. | S 46°33'40" W | 1,349.66 feet; |
| 18. | S 45°12'11" W | 398.81 feet; |
| 19. | S 54°22'34" W | 386.29 feet; |
| 20. | S 47°50'15" W | 485.67 feet; |
| 21. | S 40°17'04" W | 490.27 feet; |
| 22. | S 47°31'21" W | 2,779.50 feet; |
| 23. | S 47°44'38" W | 871.45 feet; |
| 24. | S 46°30'36" W | 804.97 feet; |
| 25. | S 49°51'49" W | 975.78 feet; |
| 26. | S 31°49'39" W | 136.53 feet; |
| 27. | S 47°09'02" W | 1,224.86 feet; |
| 28. | S 42°10'51" W | 373.80 feet; |
| 29. | S 51°23'26" W | 533.65 feet; |
| 30. | S 46°40'59" W | 698.22 feet; |
| 31. | S 57°51'46" W | 184.23 feet; |
| 32. | S 52°03'50" W | 1,150.00 feet; |
| 33. | S 56°20'07" W | 625.98 feet; |
| 34. | S 52°34'37" W | 1,367.46 feet; |
| 35. | S 52°04'49" W | 1,233.41 feet; |
| 36. | S 54°10'04" W | 971.96 feet; |
| 37. | S 52°28'56" W, | 590.47 feet to a point on the offshore ownership boundary of the State of California as determined according to the decree entered by the United States Supreme Court in |

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PRC 6911

Exhibit "A" (con.t)

United States v. California, Original No. 5, on January 31,
1966, 382 US 448, and the end of the herein described line.

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

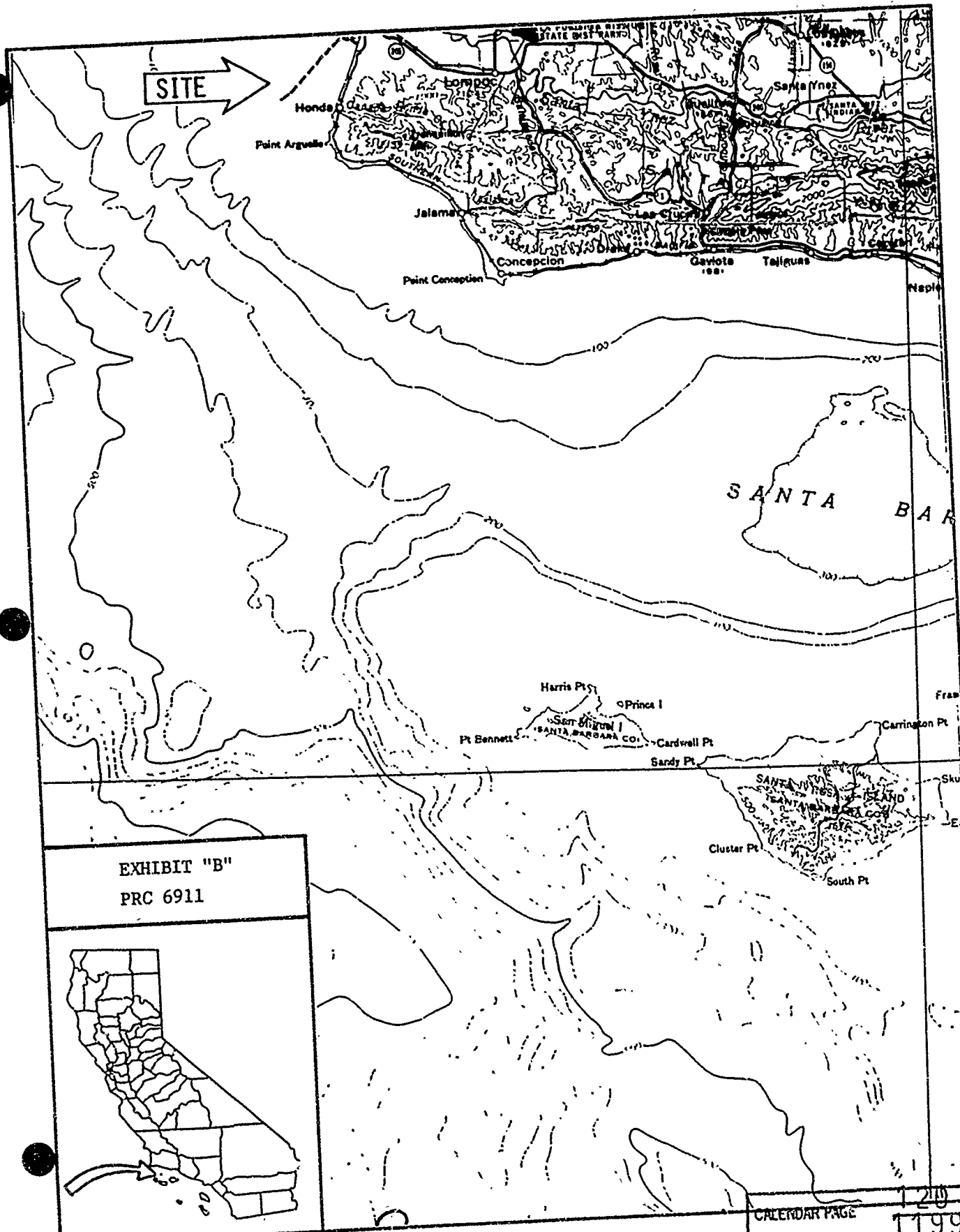
This description is based on the California Coordinate System of
1927, Zone 5.

END OF DESCRIPTION

REVISED FEBRUARY 23, 1987, BY BOUNDARY SERVICES UNIT, M. L. SHAFER,
SUPERVISOR.

0363b

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SITE

EXHIBIT "B"
 PRC 6911



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