

MINUTE ITEM

This Calendar Item No. C82 was approved as Minute Item No. 82 by the California State Lands Commission by a vote of 3 to 0 at its 12/16/98 meeting.

**CALENDAR ITEM
C82**

A 53
S 28

PRC 628 12/16/98
WP 628.1
J. Smith

LEASE RENEWAL

LESSEE:

Chevron U.S.A. Inc.
P.O. Box 1392
Bakersfield, California 93302

AREA, LAND TYPE, AND LOCATION:

0.877 acres, more or less, of sovereign lands in Santa Monica Bay, near El Segundo, Los Angeles County.

AUTHORIZED USE:

Continued use and maintenance of a 42" diameter saltwater intake pipeline.

PREVIOUS LEASE TERM(S):

15 years, beginning February 15, 1983.

PROPOSED LEASE TERM:

15 years, beginning February 15, 1998.

CONSIDERATION:

\$10,336 per year with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

The recommended adjustment of rent is based on adjustment of the prior rent by application of the Consumer Price Index (CPI). Application of the CPI to adjust rents at this time is an interim measure necessitated by budget constraints and resultant losses in staff, and does not obligate the Commission to use the CPI to adjust rents other than as specifically set forth herein.

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SPECIFIC LEASE PROVISIONS:

Liability Insurance, combined single limit coverage of no less than \$500,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 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; Title 2, California Code of Regulations, section 2905(a)(2).

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

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Land Description.
- B. Location and Site Map.

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS

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OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905(a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO CHEVRON U.S.A. INC., OF A GENERAL LEASE - RIGHT-OF-WAY USE, BEGINNING FEBRUARY 15, 1998, FOR A TERM OF 15 YEARS, FOR CONTINUED USE AND MAINTENANCE OF A 42" DIAMETER SALTWATER INTAKE PIPELINE ON THE LAND DESCRIBED ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$10,336; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$500,000.

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EXHIBIT "A"

LAND DESCRIPTION

PRC 628

A STRIP OF LAND 30 FEET WIDE IN THE CITY OF EL SEGUNDO, LOS ANGELES COUNTY, CALIFORNIA LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A 2-INCH CAPPED PIPE DESIGNATED NIA AND SET BY STANDARD OIL COMPANY ON THE COMMON BOUNDARY BETWEEN LOS ANGELES AND EL SEGUNDO SAID MONUMENT HAVING CALIFORNIA ZONE 7 COORDINATES OF $X = 4,158,301.17$ $Y = 4,081,962.39$ AND BEING SHOWN UPON A "MAP OF THE ORDINARY HIGH WATER MARK VICINITY OF EL SEGUNDO" SHEET 1 OF 2 DATED MARCH 1962 RECORDED ON 8-10-64 AS DOCUMENT NO. 3319 IN FILE NO. F1564 RECORDS OF LOS ANGELES COUNTY; THENCE S. $89^{\circ} 56' 19''$ W. 27.20 FEET TO THE NORTHEASTERLY CORNER OF LOT 1 TRACT 1314 PER MAP BOOK 20 AT PAGE 161 RECORDS OF LOS ANGELES COUNTY; THENCE S. $23^{\circ} 16' 07''$ E. 253.07 FEET AND S. $66^{\circ} 43' 53''$ W. 172.36 FEET MORE OR LESS TO A POINT ON THE 1935 ORDINARY HIGH WATER MARK OF SANTA MONICA BAY, AS SAME IS SHOWN ON THE ABOVE-MENTIONED MAP OF THE ORDINARY HIGH WATER MARK, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S. $66^{\circ} 43' 53''$ W. TO A POINT DISTANT ALONG SAID BEARING 1,274.03 FEET FROM THE AFOREMENTIONED ORDINARY HIGH WATER MARK OF 1935.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTIONS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 7.

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EXHIBIT "B"
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