

**MINUTE ITEM**  
This Calendar Item No. C12 was approved as  
Minute Item No. 12 by the California State Lands  
Commission by a vote of 3 to 0 at its  
06/20/05 meeting.

**CALENDAR ITEM  
C12**

A 54  
S 27

06/20/05  
PRC 6908 WP 6908.1  
M. Hays

**GENERAL LEASE - PROTECTIVE STRUCTURE USE AND  
ACCEPTANCE OF A QUITCLAIM DEED**

**APPLICANT/LESSEE:**

Southern California Edison Company  
2131 Walnut Grove Avenue  
Rosemead, CA 91770

**AREA, LAND TYPE, AND LOCATION:**

0.297 acres, more or less, of sovereign lands in the Pacific Ocean at Pebbly  
Beach, Santa Catalina Island, Los Angeles County.

**AUTHORIZED USE:**

The dismantling and removal of an industrial fuel wharf, removal of an offshore  
fuel barge mooring buoy system, removal of associated debris from the seabed  
and the continued use and maintenance of existing rock riprap shoreline  
protection.

**LEASE TERM:**

Ten years, beginning June 20, 2005

**CONSIDERATION:**

\$2,895 annual rent, with the State reserving the right to fix a different rent  
periodically during the lease term, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability Insurance coverage of no less than \$1,000,000.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.
2. On October 24, 1985, the Commission authorized a General Lease –  
Industrial Use to the Southern California Edison (SCE) for a fuel wharf,

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offshore barge mooring system, and riprap shoreline protection below the wharf. That lease expired on December 31, 1997, and is currently in holdover. SCE has submitted an application for the dismantling and removal of the fuel wharf, recovery and removal of debris on the seabed and the retention of existing riprap below and north of the wharf area running along SCE's boundary shoreline boundary.

3. The fuel wharf facilities and barge mooring system were built sometime prior to 1962 by the Santa Catalina Island Company and were subsequently purchased by SCE in 1962. The facilities were used by SCE to offload diesel, gasoline and liquid petroleum gas for use at SCE's electrical generation station and distributed to SCE clientele on the Island. The fuel wharf facilities have not been in use since 1986 and the pipelines located on the pier were removed. The operation of the fuel wharf facility was replaced by transporting fuel tanker trucks to the Island loaded on barges that offload at a commercial barge landing near Avalon. SCE proposes to dismantle and remove the 68-foot long wood pier, associated wharf facilities, fuel barge mooring system and recover debris from the seabed. The project will be completed in two phases, the first phase will dismantle and remove the onshore fuel wharf facilities and the second will include offshore marine demolition and removal. The recovery and removal of debris on the seabed include the fuel barge anchor, tires, anchors, chains, etc. The existing riprap located directly below the wharf will remain as shoreline protection. The proposed project is scheduled to be completed by the end of 2005.
4. Staff has reviewed historic and current survey data at the proposed Lease premises at Pebbly Beach and has determined that the existing riprap shoreline protection extending in front of the SCE property, which has not been previously authorized by the Commission, to be within the Commission's leasing jurisdiction. Staff recommends approval of a new lease for the retention of the existing shoreline protection.
5. Once the industrial fuel wharf has been properly removed to Staff's satisfaction, SCE will execute a lease quitclaim deed for a portion of Lease PRC 6908.1.
6. On May 11, 2005, the California Coastal Commission (CCC) granted Permit # 05-05-092 for this project under its certified regulatory program [Title 14, California Code of Regulations, section 15251 (c)].

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Staff has reviewed the document and determined that the conditions, as specified in Title 14, California Code of Regulations, section 15253 (b), have been met for the Commission to use the environmental analysis document certified by the CCC as a Negative Declaration equivalent in order to comply with the requirements of the CEQA.

7. 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.

**APPROVALS OBTAINED:**

California Coastal Commission  
City of Avalon  
U. S. Army Corps of Engineers

**APPROVALS REQUIRED:**

California Regional Water Quality Control Board

**EXHIBIT:**

- A. Site and Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

November 11, 2005

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT, CALIFORNIA COASTAL COMMISSION (CCC) PERMIT # 5-05-092, WAS ADOPTED FOR THIS PROJECT BY THE CCC UNDER ITS CERTIFIED PROGRAM [TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15251 (c)], AND THAT THE CALIFORNIA STATE LANDS COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION THEREIN AND CONCURS IN THE CCC'S DETERMINATION.

CALENDAR ITEM NO. C12 (CONT'D)

**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.

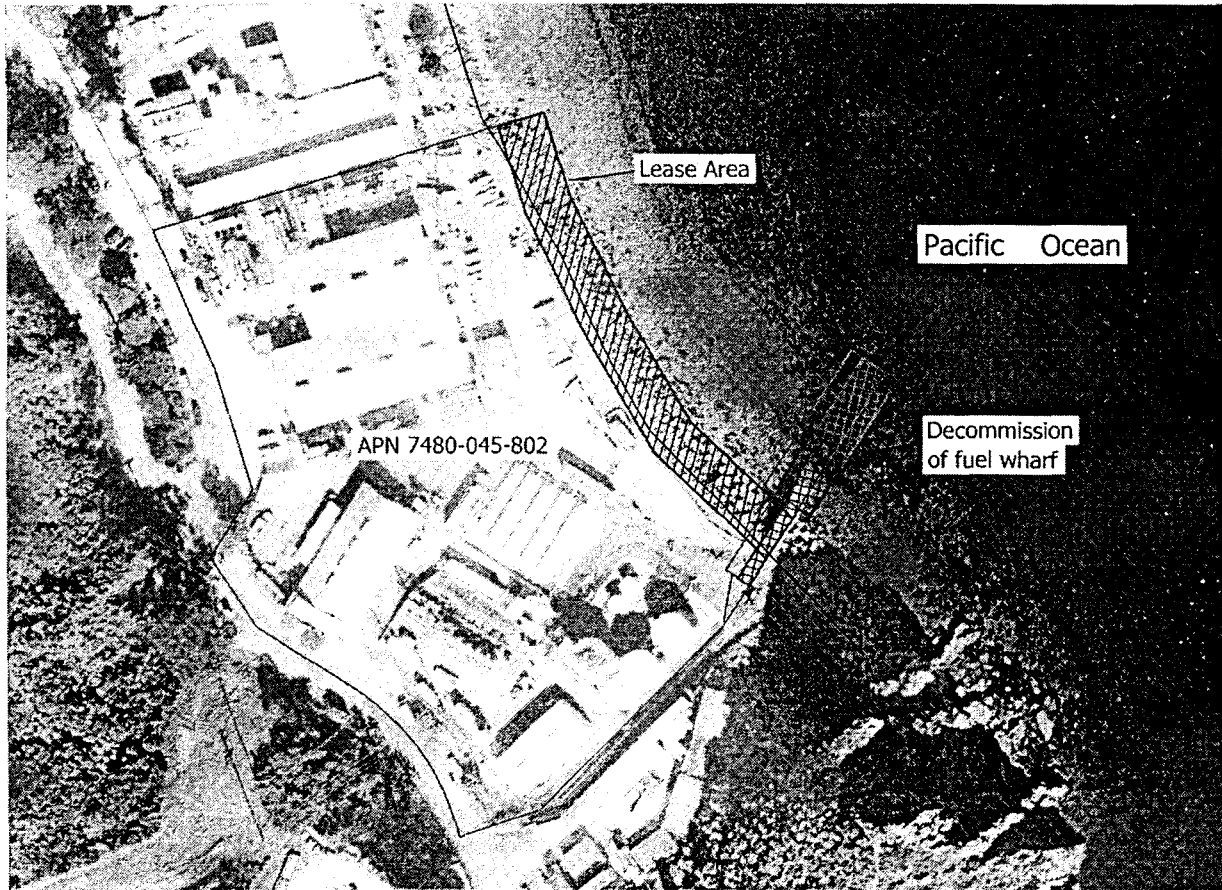
**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO SOUTHERN CALIFORNIA EDISON COMPANY OF A GENERAL LEASE-PROTECTIVE STRUCTURE USE, BEGINNING JUNE 20, 2005, FOR A TERM OF TEN YEARS, FOR THE DISMANTLING AND REMOVAL OF AN INDUSTRIAL FUEL WHARF FACILITY; THE REMOVAL OF AN OFFSHORE FUEL BARGE MOORING SYSTEM; THE RECOVERY AND REMOVAL OF ASSOCIATED DEBRIS FROM THE SEABED; AND THE CONTINUED USE AND MAINTENANCE OF EXISTING ROCK RIPRAP SHORELINE PROTECTION ON THE LAND AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$2,895, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE WITH COVERAGE OF NO LESS THAN \$1,000,000.

AUTHORIZE ACCEPTANCE BY THE EXECUTIVE OFFICER, OR HIS DESIGNEE, OF A LEASE QUITCLAIM DEED FOR A PORTION OF LEASE PRC 6908.1 UPON STAFF'S DETERMINATION OF COMPLETE REMOVAL OF THE INDUSTRIAL FUEL WHARF FACILITY.

NO SCALE

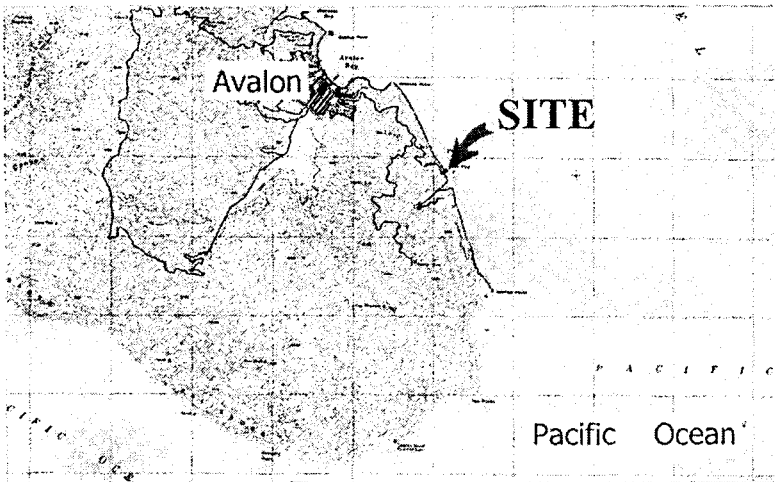
# SITE



APN 7480-045-802  
 PEBBLY BEACH, SANTA CATALINA ISLAND

NO SCALE

# LOCATION



**Exhibit A**  
 PRC 6908  
 SOUTHERN CALIFORNIA  
 EDISON CO. - GENERAL  
 LEASE - PROTECTIVE  
 STRUCTURE USE  
 LOS ANGELES COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties 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.

MAP SOURCE: USGS QUAD

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