

MINUTE ITEM

This Calendar Item No. C38 was approved as Minute Item No. 38 by the California State Lands Commission by a vote of 3 to 4 at its 11-21-06 meeting.

CALENDAR ITEM

C38

A 73

11/21/06

S 38

PRC 6785

WP 6785.1

J. Smith

ASSIGNMENT OF INTEREST

CO-LESSEE/ASSIGNOR:

City of Anaheim
200 South Anaheim Boulevard, Suite 356
Anaheim, California 92805

CO-LESSEE/ASSIGNEE:

Southern California Edison Company
14799 Chestnut Street
Westminster, California 92683

AREA, LAND TYPE, AND LOCATION:

21.5 acres, more or less, of sovereign lands in the Pacific Ocean, near San Onofre, San Diego County.

AUTHORIZED USE:

Cooling water conduits, environmental monitoring buoys and a walkway and riprap.

LEASE TERM:

42 years, beginning March 1, 1981.

CONSIDERATION:

\$88,316 per year.

OTHER PERTINENT INFORMATION:

1. Assignor and Assignee are co-owners, along with San Diego Gas & Electric Company and the City of Riverside, of the uplands adjoining the lease premises.
2. The San Onofre Nuclear Generating Station (SONGS) is currently jointly owned by Southern California Edison Company (75.05%), the City of Anaheim (3.16%), San Diego Gas & Electric Company (20%), and the City

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of Riverside (1.79%). Southern California Edison is the Operating Agent of SONGS.

Lease PRC 6785.1 is a 42-year Industrial Lease that was issued to Southern California Edison Company (SCE), San Diego Gas & Electric Company, the City of Anaheim (Anaheim) and the City of Riverside beginning March 1, 1981. The lease authorizes the use and maintenance of cooling water conduits, environmental monitoring buoys and rock riprap and walkway associated with SONGS.

In 2004, it was determined that the steam generators at SONGS required replacement. Pursuant to the SONGS Operating Agreement, a co-owner could elect to opt out of paying its share of the costs associated with resolving operational impairments (such as the replacement of the steam generators), in exchange for a reduction in its ownership share. Anaheim is interested in reducing its ownership interest in SONGS to zero, in order to make room in its generation portfolio for more renewable resources. Therefore, Anaheim is requesting Commission approval to assign its 3.16% undivided interest in the facilities covered by Lease PRC 6785.1 to SCE.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of the CEQA because it is not a "project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, sections 15060 (c)(3) and 15378.

APPROVALS OBTAINED:

Nuclear Regulatory Commission; Federal Energy Regulatory Commission; and the City of Anaheim

EXHIBITS:

- A. Location Map
- B. Land Description

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RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

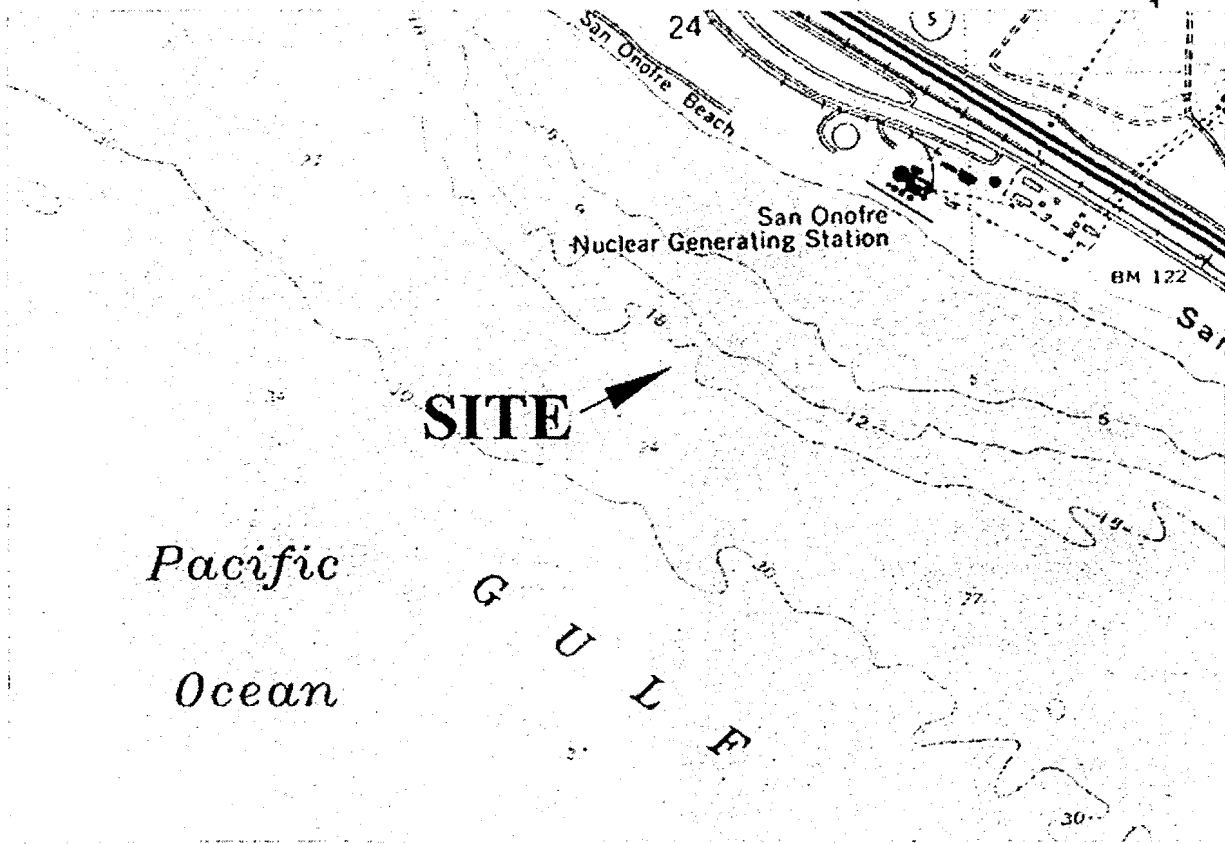
AUTHORIZATION:

AUTHORIZE AN ASSIGNMENT OF THE CITY OF ANAHEIM'S UNDIVIDED INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY IN LEASE PRC 6785.1, A GENERAL LEASE - INDUSTRIAL USE; FOR FACILITIES LOCATED ON SOVEREIGN LANDS DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE JANUARY 1, 2007.

NO SCALE

LOCATION MAP

San Onofre Nuclear Generating Station



NO SCALE

CALIFORNIA MAP



EXHIBIT A

WP 6785.1

Southern California
Edison Co. et al

San Onofre

SAN DIEGO COUNTY

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

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Exhibit B

LAND DESCRIPTION

Three parcels of tide and submerged land lying in the Pacific Ocean adjacent to the San Onofre Nuclear Generating Station, San Diego County, State of California, more particularly described as Parcel 1, Parcel 2 and Parcel 4, as follows:

PARCEL 1

COMMENCING at the easterly terminus of that certain course in the southwesterly boundary line of the 83.63 acre parcel of land shown on the Licensed Surveyor's Map filed on June 13, 1963, as Map No. 6242 of Record 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 S 49° 34' 15" E and a length of 300.24 feet; thence S 57° 24' 41" E, 8.64 feet to the TRUE POINT OF BEGINNING; thence the following 45 courses:

1.	S 33° 00' 00" W,	56.81 feet;
2.	S 39° 44' 55" W,	2,347.44 feet;
3.	N 57° 00' 00" W,	58.14 feet;
4.	S 33° 00' 00" W,	140.00 feet;
5.	S 57° 00' 00" E,	50.00 feet;
6.	S 33° 00' 00" W,	681.39 feet;
7.	N 57° 00' 00" W,	20.00 feet;
8.	S 33° 00' 00" W,	140.00 feet;
9.	S 57° 00' 00" E,	20.00 feet;
10.	S 33° 00' 00" W,	5,029.50 feet;
11.	S 57° 00' 00" E,	40.00 feet;
12.	N 33° 00' 00" E,	5,029.50 feet;
13.	S 57° 00' 00" E,	80.00 feet;
14.	N 33° 00' 00" E,	140.00 feet;
15.	N 57° 00' 00" W,	50.00 feet;
16.	N 33° 00' 00" E,	681.39 feet;
17.	S 57° 00' 00" E,	20.00 feet;
18.	N 33° 00' 00" E,	140.00 feet;
19.	N 57° 00' 00" W,	11.37 feet;
20.	N 39° 44' 55" E,	543.88 feet;
21.	S 50° 15' 05" E,	70.00 feet;
22.	N 39° 44' 55" E,	140.00 feet;
23.	N 50° 15' 05" W,	45.00 feet;
24.	N 39° 44' 53" E,	1,660.88 feet;
25.	S 61° 03' 16" E,	21.05 feet;
26.	S 26° 17' 55" W,	2,343.08 feet;

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- 27. N 57° 00' 00" W, 11.43 feet;
- 28. S 33° 00' 00" W, 140.00 feet;
- 29. S 57° 00' 00" E, 20.00 feet;
- 30. S 33° 00' 00" W, 681.38 feet;
- 31. N 57° 00' 00" W, 50.00 feet;
- 32. S 33° 00' 00" W, 140.00 feet;
- 33. S 57° 00' 00" E, 80.00 feet;
- 34. S 33° 00' 00" W, 2,699.50 feet;
- 35. S 57° 00' 00" E, 40.00 feet;
- 36. N 33° 00' 00" E, 2,699.50 feet;
- 37. S 57° 00' 00" E, 20.00 feet;
- 38. N 33° 00' 00" E, 140.00 feet;
- 39. N 57° 00' 00" W, 20.00 feet;
- 40. N 33° 00' 00" E, 681.38 feet;
- 41. S 57° 00' 00" E, 50.00 feet;
- 42. N 33° 00' 00" E, 140.00 feet;
- 43. N 57° 00' 00" W, 58.09 feet;
- 44. N 26° 17' 55" E, 2,347.21 feet; and
- 45. N 33° 00' 00" E, 64.97 feet

to a point in the southwesterly boundary line of the 83.63 acre parcel of land shown on said Licensed Surveyor's Map No. 6242; thence along said southwesterly line, the following two courses:

- 46. N 65° 24' 53" W, 48.94 feet; and
- 47. N 57° 24' 41" W, 137.60 feet

to the TRUE POINT OF BEGINNING.

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

PARCEL 2

Twenty-six circular parcels of submerged land offshore from the San Onofre Nuclear Generating Station, twenty-four of the twenty-six parcels having a radius of 20 feet and two of the twenty-six parcels having a radius of 70 feet; the centers of said circles having the following California Coordinate System Zone 6 Coordinates (CCS27, Zone 6):

Those parcels having a radius of 20 feet;

- A N 438,950 E 1,595,140
- B N 437,800 E 1,596,785
- C N 438,625 E 1,597,360
- D N 439,775 E 1,595,710

E	N 435,015	E 1,597,290
F	N 435,850	E 1,597,860
G	N 434,670	E 1,599,495
H	N 436,325	E 1,600,650
I	N 435,175	E 1,602,300
J	N 436,000	E 1,602,875
K	N 437,145	E 1,601,225
L	N 432,860	E 1,605,610
M	N 438,110	E 1,597,255
N	N 437,855	E 1,597,815
O	N 422,795	E 1,615,480
P	N 422,030	E 1,616,020
Q	N 421,930	E 1,616,115
R	N 421,405	E 1,616,475
S	N 409,340	E 1,621,035
T	N 430,910	E 1,599,985
U	N 444,820	E 1,586,260
V	N 437,340	E 1,599,050
W	N 417,210	E 1,621,415
X	N 412,635	E 1,622,490

Those parcels having a radius of 70 feet;

Y	N 435,877	E 1,600,930
Z	N 423,061	E 1,615,705

PARCEL 3

Parcel 3 was for a temporary use which has expired and therefore is no longer included in the lease area.

PARCEL 4

Those tide and submerged lands lying immediately beneath an existing walkway and rock riprap as shown on the plot plan of "Permanent Beach Walkway", sheet 1 of 4, in Southern California Edison Company's application on file in Lease PRC 4560 of State Lands Commission.

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

END OF DESCRIPTION

-PREPARED BY THE CALIFORNIA STATE LANDS COMMISSION-

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