

**CALENDAR ITEM
C78**

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S 27

02/22/13
PRC 8330.1
D. Oetzel

GENERAL LEASE – RIGHT-OF-WAY USE

APPLICANT:

Southern California Edison
2131 Walnut Grove Avenue
Rosemead, CA 91770

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in the Pacific Ocean, near Jewfish Point on Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

The use and maintenance of two source saltwater wells with appurtenant buried pipeline and electrical conduit, two well heads on concrete pads, and a 10-ft. by 22-ft., 8-ft.high fence surrounding the well site.

LEASE TERM:

10 years, beginning July 1, 2012.

CONSIDERATION:

\$130 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISION:

Insurance: Liability insurance: no less than \$1,000,000 per occurrence; the State may, at any time, require an increase in the amount of liability insurance to reflect economic inflation and to cover any additionally authorized improvements or alterations.

OTHER PERTINENT INFORMATION:

1. Southern California Edison Company (SCE), through its desalination plant at Pebbly Beach, provides drinking water for Santa Catalina Island.

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2. The two saltwater wells provide an alternate water source for Southern California Edison's desalination plant (Plant) at Pebbly Beach, which serves Santa Catalina Island. The water is transported approximately 0.8 miles northwest to the Plant via a buried 8-inch diameter, high-density polyethylene water line on the uplands owned by Santa Catalina Island Company (Island Company). Only a small portion of the pipeline is on State lands. An easement was granted to SCE by the Island Company for the pipeline. Power for the two wells is from a buried electrical conduit that extends approximately 160 feet northwest to the motor control panel located on the inland side of the main access road. Only a very small portion of the electrical conduit is on State lands. Only one well is in service at any time, with the other well in standby mode. Because of high operating costs, the Plant normally operates only during periods of drought.
3. On September 17, 2001, the Commission authorized the installation of a temporary ground water exploration/monitoring well for a term of six months, beginning July 16, 2001. On June 18, 2002, the Commission amended the original lease to extend the term of the lease for 10 years for the installation of the two permanent source saltwater wells, appurtenant buried pipeline and electrical conduit, two well heads on concrete pads, and fencing. The lease expired June 30, 2012. The Lessee is now applying for the issuance of a General Lease – Right-of-Way Use for the continued use and maintenance of the aforementioned improvements.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and

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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
L.A. County Regional Planning Department
L.A. County Department of Health Services

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (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 section 6370 et seq.

AUTHORIZATION:

Authorize the issuance of a General Lease – Right-of-Way Use to Southern California Edison, for a term of 10 years, beginning July 1, 2012, for the use and maintenance of two source saltwater wells with appurtenant buried pipeline and electrical conduit, two well heads on concrete pads, and a 10-ft. by 22- ft., 8-ft. high fence surrounding the well site, as shown on Exhibit B (for reference purposes only) and described on Exhibit A attached and by this reference made a part hereof; annual rent of \$130 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; and liability insurance in the amount of no less than \$1,000,000.

LAND DESCRIPTION

A parcel of filled tide and submerged land on Santa Catalina Island, County of Los Angeles, State of California, adjoining Lot 3, L.A.C.A. Map No. 59, recorded February 28th, 1952, in Book 1, Page 7, in the Office of the County Assessor of said County, described as follows:

Commencing at the Northwesterly terminus of course No. 22 described as North 17° 06' 10" West, 272.0 feet, in Section 3 Description of Lease Premises JEWFISH POINT of that certain Lease between the State of California and the Santa Catalina Island Company identified as Lease No. PRC 7030.1, Exhibit E of the document recorded October 16, 1992, in Los Angeles County as Document Number 92-1913568;
thence South 17° 06' 10" East, 176.10 feet, along said course No. 22 to the **Point of Beginning** of this description;
thence North 47° 35' 18" East, 24.23 feet;
thence South 42° 24' 42" East, 35.00 feet;
thence South 47° 35' 18" West, 40.78 feet, to said course No. 22;
thence North 17° 06' 10" West, 38.72 feet, along said course No. 22 to the **Point of Beginning**.

PREPARED BY ME OR UNDER MY DIRECTION

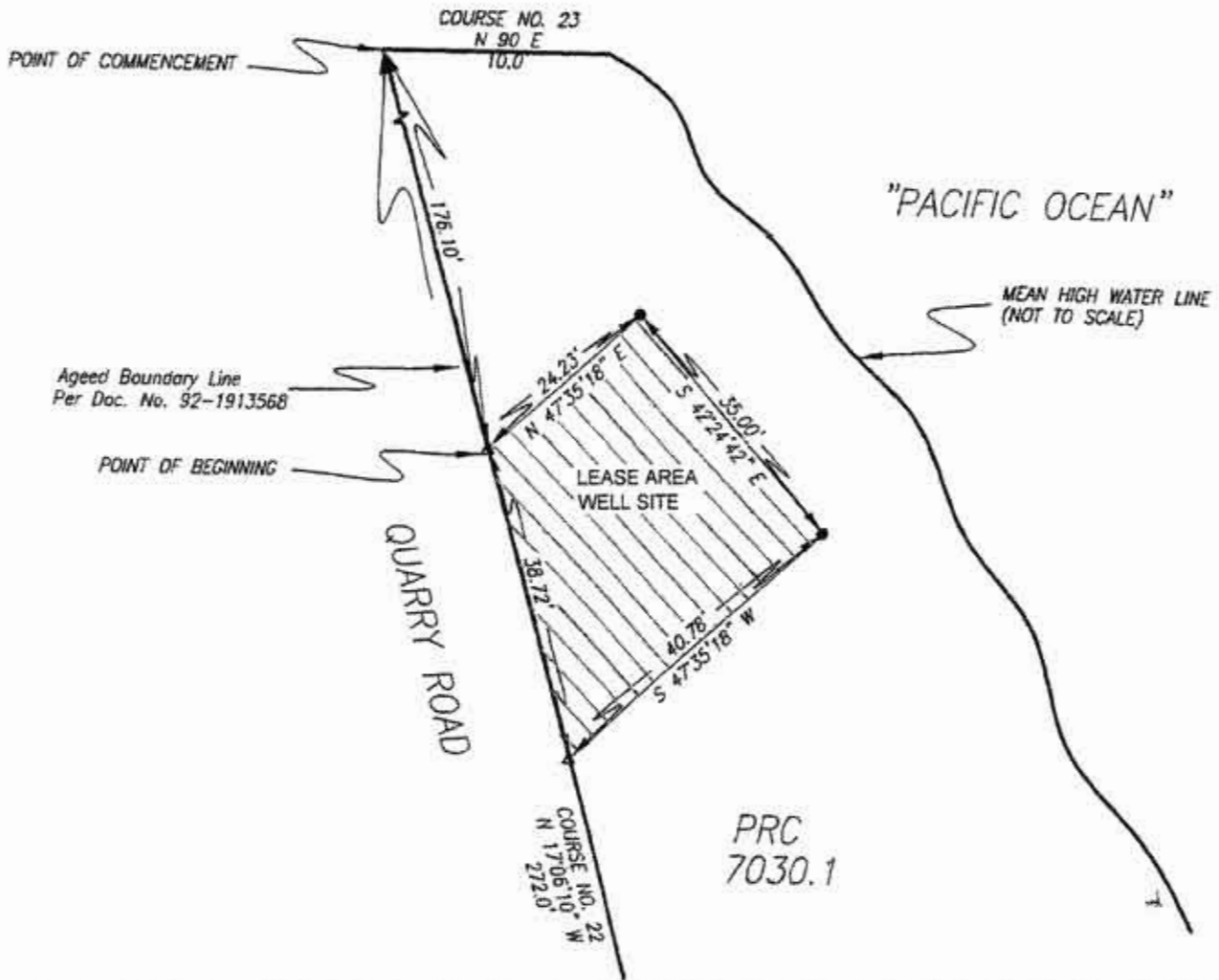

LAWRENCE J. KELLEY, P.L.S. 7373
SOUTHERN CALIFORNIA EDISON COMPANY

DATE 2-4-03



NO SCALE

SITE



SAN PEDRO CHANNEL IN PACIFIC OCEAN NEAR CITY OF AVALON

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit B

PRC 8330.1
 SOUTHERN CALIFORNIA
 EDISON
 APN 7480-045-033
 GENERAL LEASE-
 RIGHT-OF-WAY USE
 LOS ANGELES COUNTY



TS 06/11/12