

**CALENDAR ITEM  
C60**

A 53  
S 28

04/23/14  
PRC 1915.1  
D. Oetzel

**REVISION OF RENT**

**LESSEE:**

Chevron U.S.A., Inc.  
324 West El Segundo Boulevard  
El Segundo, CA 90245

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

4.99 acres, more or less, of sovereign land located in Santa Monica Bay, Pacific Ocean, near El Segundo, Los Angeles County.

**AUTHORIZED USE:**

Continued use and maintenance of a 60-inch diameter wastewater outfall pipeline.

**LEASE TERM:**

25 years, beginning April 15, 1994.

**CONSIDERATION:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease, and recommends that the rent be revised from \$56,390 per year to \$58,176 per year, effective April 15, 2014.

**OTHER PERTINENT INFORMATION**

1. Lessee has the right to use the uplands adjoining the lease premises.
2. The Commission authorized Lease No. PRC 1915.1 on May 26, 1994, to Chevron U.S.A., Inc. for a term of 25 years. The lease will expire on April 14, 2019.
3. Under the lease, the Lessor is authorized to conduct a review of the rent every five years on the anniversary date. Staff conducted a rent review and recommends the rent be increased.

CALENDAR ITEM NO. **C60** (CONT'D)

4. Staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

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

**EXHIBIT:**

- A. Location Map

**RECOMMENDED ACTION:**

**CEQA FINDING:**

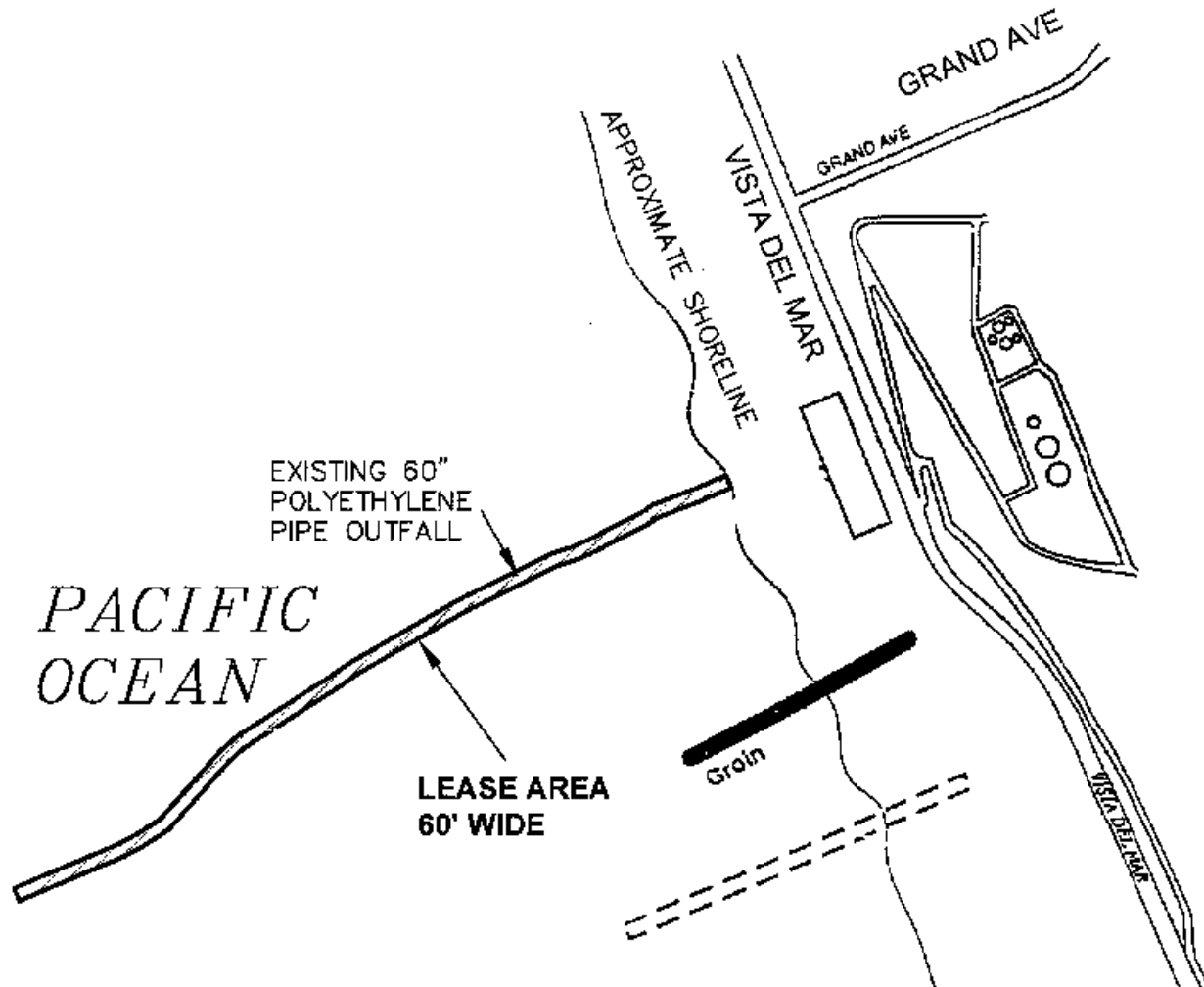
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 1915.1 from \$56,390 per year to \$58,176 per year, effective April 15, 2014.

NO SCALE

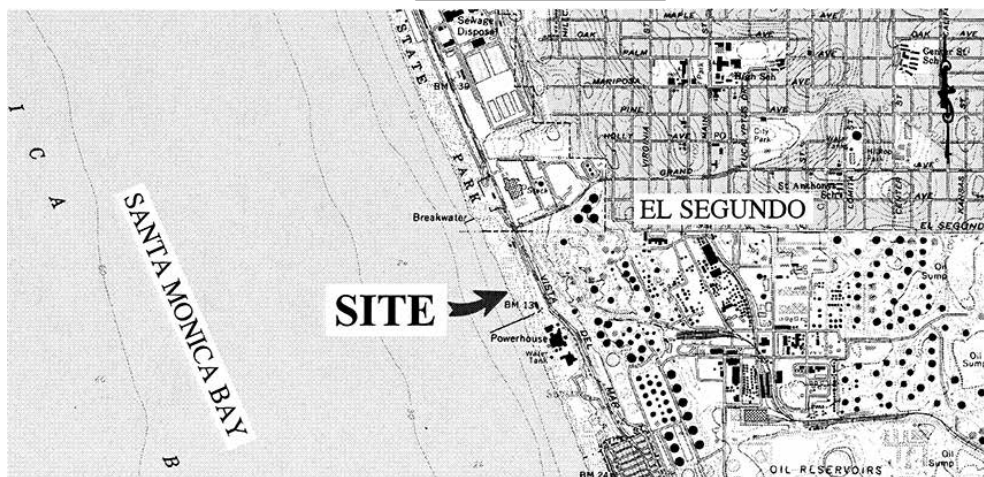
# SITE



EL SEGUNDO, SANTA MONICA BAY

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit A

PRC 1915.1  
**CHEVRON - EL SEGUNDO  
 OUTFALL  
 GENERAL LEASE -  
 INDUSTRIAL USE  
 LOS ANGELES COUNTY**



SITE

DJP 3/17/2014

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.