

MINUTE ITEM

This Calendar item No. 1
was approved as Minute Item
No. 1 by the State Lands
Commission by a vote of 2
to 0 at its 5/6/81
meeting.

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CALENDAR ITEM

- 01

05/06/87
WP 550
Louie
Small

**ASSIGNMENT, AMENDMENT AND RENEWAL OF GENERAL
LEASE - INDUSTRIAL USE, LEASE PRC 550**

ASSIGNOR: Texaco Trading and
Transportation Inc.
P. O. Box 2087
Bakersfield, California 93303

ASSIGNEE: Gaviota Terminal Company
P. O. Box 5568 T. A.
Denver, Colorado 80217

AREA, TYPE LAND AND LOCATION:
A 23.489-acre parcel of tide and submerged
land, located in the Pacific Ocean at Gaviota,
Santa Barbara County.

LAND USE: Existing marine terminal.

TERMS OF ORIGINAL LEASE:

Initial period: Ten years beginning January 1,
1976.

Renewal options: One additional period of
ten years.

Surety bond: \$25,000.

Public liability insurance: \$200,000/600,000
per occurrence for bodily
injury and \$2,500,000 for
property damage.

Consideration: \$34,000 per annum; five-year
rent review.

CALENDAR ITEM NO. 01 (CONT'D)

TERMS OF PROPOSED AMENDMENT:

Initial period: One-year four-months
beginning January 1, 1986
ending April 30, 1987.

Special: Should there be no new
interim marine terminal lease
in effect at the expiration
of this lease, Lessor and
Lessee may negotiate a
renewal of this lease for an
additional period not to
exceed eight years
eight months.

CONSIDERATION: \$89,333 for the period January 1, 1986 through
and including April 30, 1987.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:

Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14,
Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. Lease PRC 550 covering an existing marine terminal expired December 31, 1985. In the course of negotiating a renewal with Texaco Trading and Transportation Inc., the facilities were transferred to Gaviota Terminal Company, a General Partnership composed of Texaco Trading and Transportation Inc., Chevron U.S.A., Inc., Exxon Company, U.S.A., Phillips Petroleum Company and Sun Crude Trading and Transportation, Inc. Gaviota Terminal Company then applied for a lease to cover a

CALENDAR ITEM NO. 01 (CONT'D)

proposed new interim marine terminal. The proposed interim terminal is the subject of a separate calendar item.

2. The amended land description covers an additional mooring buoy and the relocation of an existing buoy which were installed solely for safety purposes and were the subject of a temporary license authorized by the State Lands Commission. The temporary license also expired December 31, 1963.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Adm. Code 2905(a)(2).

Authority: P.R.C. 21084 and 14 Cal. Adm. Code 15300.

2 Cal. Adm. Code 2905(a)(2).

Authority: P.R.C. 21084 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. This activity involves existing facilities which were in place prior to the environmental inventory and no data has been received to indicate adverse impacts to identified environmental values.

EXHIBITS:

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

CALENDAR ITEM NO. 01 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. ADM. CODE 2905(a)(2).
2. FIND THAT THIS ACTIVITY IS NOT INCONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
3. AUTHORIZE ISSUANCE TO TEXACO TRADING AND TRANSPORTATION INC. OF A ONE-YEAR FOUR-MONTH RENEWAL AND AMENDMENT OF LEASE PRC 550 BEGINNING JANUARY 1, 1986; WITH LESSEE'S OPTION TO RENEW FOR ONE ADDITIONAL PERIOD OF EIGHT YEARS EIGHT MONTHS IF A LEASE FOR A NEW INTERIM MARINE TERMINAL IS NOT ISSUED; IN CONSIDERATION OF RENT IN THE AMOUNT OF \$89,333 FOR THE PERIOD JANUARY 1, 1986 THROUGH AND INCLUDING APRIL 30, 1987; FOR AN EXISTING MARINE TERMINAL ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF. ALL OTHER TERMS AND CONDITIONS OF LEASE PRC 550 SHALL REMAIN IN FULL FORCE AND EFFECT.
4. AUTHORIZE THE ASSIGNMENT OF LEASE PRC 550 FROM TEXACO TRADING AND TRANSPORTATION INC. TO GAVIOTA TERMINAL COMPANY, A GENERAL PARTNERSHIP, EFFECTIVE SEPTEMBER 1, 1986.