

MINUTE ITEM
This Calendar Item No. C16
was approved as Minute Item
No. 116 by the State Lands
Commission by a vote of 3
to 0 at its 4/26/89
meeting.

CALENDAR ITEM

C16

A 35

04/26/89

S 18

PRC 6923

Townsend

AMENDMENT OF GENERAL LEASE - RIGHT-OF-WAY USE

LESSEE: Union Oil Company of California, dba Unocal
Attn: Rod Reynolds
P.O. Box 7600
Los Angeles, California 90051

AREA, TYPE LAND AND LOCATION:

A 16.256-acre parcel of tide and submerged
land, located in the Pacific Ocean near Point
Pedernales, Santa Barbara County.

LAND USE:

Operation and maintenance of one 20-inch oil
pipeline, one 8.625-inch gas pipeline, and one
8.625-inch water line linking Platform Irene in
Federal OCS-P-0441 to shore at a point just
north of the Santa Ynez River.

TERMS OF ORIGINAL LEASE:

Initial period: Twenty-five years beginning
November 1, 1985.

Public liability insurance: Combined single
limit coverage of \$2,000,000.

Consideration: \$30,957.75 per annum; two-year
and five-year rent reviews.

TERMS OF PROPOSED LEASE:

1. Increase lease consideration to \$33,129,
effective November 1, 1987, the second
anniversary of the lease; and

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2. Land Area: Change the land description from a parcel of land comprising 19.15 acres to 16.256 acres.
3. All other terms of the lease remain unchanged.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:
Applicant is permittee of upland.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
B. Cal. Code Regs.: Title 2, Div. 3;
Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. The terms of the original lease, as approved by the Commission on November 21, 1985, Minute Item "A", state that the Lessee shall provide Lessor with "as-built" plans upon completion of construction. The proposed lease amendment does not significantly enlarge or enhance the estate or use of the site by Lessee. The proposed action only changes the land description to more accurately reflect the area of State land utilized for the previously considered and approved improvements.
2. The terms of the lease further provide that the State may modify the amount or rate of consideration, effective on the second, the fifth, and each successive fifth anniversary of the beginning date of the lease. Staff prepared a fair market appraisal of the lease premises. Based on the information contained in the report, staff recommends the rent be increased to \$33,129, effective November 1, 1987, the second anniversary of the lease.
3. All other terms and conditions of the lease shall remain unchanged and in full force and

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effect. The amendment shall be effective November 1, 1987.

4. Inasmuch as submittal of the "as-built" plans are a requirement of the original lease agreement, staff of the Commission recommends that all filing fees and processing costs be waived.
5. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 670, et seq. but will not affect those significant lands.
6. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Code Regs. 15378.

APPROVALS OBTAINED:
N/A.

FURTHER APPROVALS REQUIRED:
N/A.

EXHIBITS: A. Land Description.
 B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.
2. WAIVE ALL FILING FEES AND PROCESSING COSTS ASSOCIATED WITH THE AMENDMENT OF LEASE PRC 6923.
3. AUTHORIZE THE AMENDMENT OF LEASE PRC 6923, EFFECTIVE NOVEMBER 1, 1987, PROVIDING:

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- A. A NEW LAND DESCRIPTION AS SHOWN ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF;
- B. AN INCREASE IN THE ANNUAL LEASE CONSIDERATION TO \$33,129, SUBJECT TO REVIEW ON EACH SUCCEEDING FIFTH ANNIVERSARY OF THE LEASE; AND
- C. THAT ALL OTHER TERMS AND CONDITIONS OF LEASE PRC 6923 SHALL REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

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EXHIBIT "A"

LAND DESCRIPTION

WP 6923

A strip of tide and submerged land 20 feet wide in the Pacific Ocean near Point Pedernales, Santa Barbara County, California, the centerline of said strip being described as follows:

BEGINNING at a point near the mouth of the Santa Ynez River in said Santa Barbara County, said point having coordinates of N=448,590.34, E=1,218,709.13; thence from a tangent bearing S 80°10'00" W along a curve concave to the north having a radius of 2,000 feet, through a central angle of 7°00'00" a distance of 244.35 feet; thence tangent to said curve S 87°10'00" W 500.72 feet; thence along a tangent curve concave to the southeast having a radius of 500 feet, through a central angle of 55°20'00" a distance of 482.87 feet; thence tangent to said curve S 31°50'00" W, 20.99 feet; thence along a tangent curve concave to the northwest having a radius of 500 feet, through a central angle of 37°20'00" a distance of 325.79 feet; thence tangent to said curve S 69°10'00" W, 2562.02 feet; thence along a tangent curve concave to the southeast having a radius of 15,000 feet, through a central angle of 23°30'00" a distance of 6,152.29 feet; thence tangent to said curve S 45°40'00" W, 2933.57 feet; thence along a tangent curve concave to the southeast having a radius of 10,000 feet, through a central angle of 2°40'00" a distance of 465.42 feet; thence tangent to said curve S 43°00'00" W, 2153.15 feet; thence along a tangent curve concave to the southeast having a radius of 5,000 feet, through a central angle of 6°20'00" a distance of 552.69 feet; thence tangent to said curve S 36°40'00" W 73.04 feet; thence along a tangent curve concave to the northwest having a radius of 1600 feet, through a central angle of 18°20'00" a distance of 511.96 feet; thence tangent to said curve S 55°00'00" W 116.35 feet; thence along a tangent curve concave to the southeast having a radius of 3200 feet, through a central angle of 17°30'00" a distance of 977.38 feet; thence tangent to said curve S 37°30'00" W, 1884.92 feet; thence along a tangent curve concave to the northwest having a radius of 10,000 feet, through a central angle of 3°10'00" a distance of 552.69 feet; thence tangent to said curve S 40°40'00" W, 892.17 feet; thence along a tangent curve concave to the southeast having a radius of 10,000 feet, through a central angle of 3°10'00" a distance of 552.69 feet; thence tangent to said curve S 37°30'00" W, 1755.10 feet; thence along a tangent

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curve concave to the northwest having a radius of 1,000 feet, through a central angle of 10°00'00" a distance of 174.53 feet; thence tangent to said curve S 47°30'00" W, 2685.60 feet; thence along a tangent curve concave to the northwest having a radius of 10,000 feet, through a central angle of 5°40'00" a distance of 989.02 feet; thence tangent to said curve S 53°10'00" W, 2,444.49 feet; thence along a tangent curve concave to the northwest having a radius of 10,000 feet, through a central angle of 0°50'00" a distance of 145.44 feet; thence tangent to said curve S 54°00'00" W, 3455.24 feet; thence along a tangent curve concave to the southeast having a radius of 10,000 feet, through a central angle of 4°50'00" a distance of 843.58 feet; thence tangent to said curve S 49°10'00" W, 114.19 feet; thence along a tangent curve concave to the northwest having a radius of 10,000 feet, through a central angle of 4°10'00" a distance of 727.22 feet; thence tangent to said curve S 53°20'00" W 359.54 feet, more or less, to a point on the offshore ownership boundary of the State of California as determined according to the decree entered by the United States Supreme Court in United States v. California Original No. 5, on Jan. 31, 1966, 382 US 488, and the end of the herein described line.

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

This description is based on the California Coordinate System of 1927, Zone 5.

END OF DESCRIPTION

REVISED FEBRUARY 20, 1987 BY BOUNDARY SERVICES UNIT, M. L. SHAFER,
SUPERVISOR.

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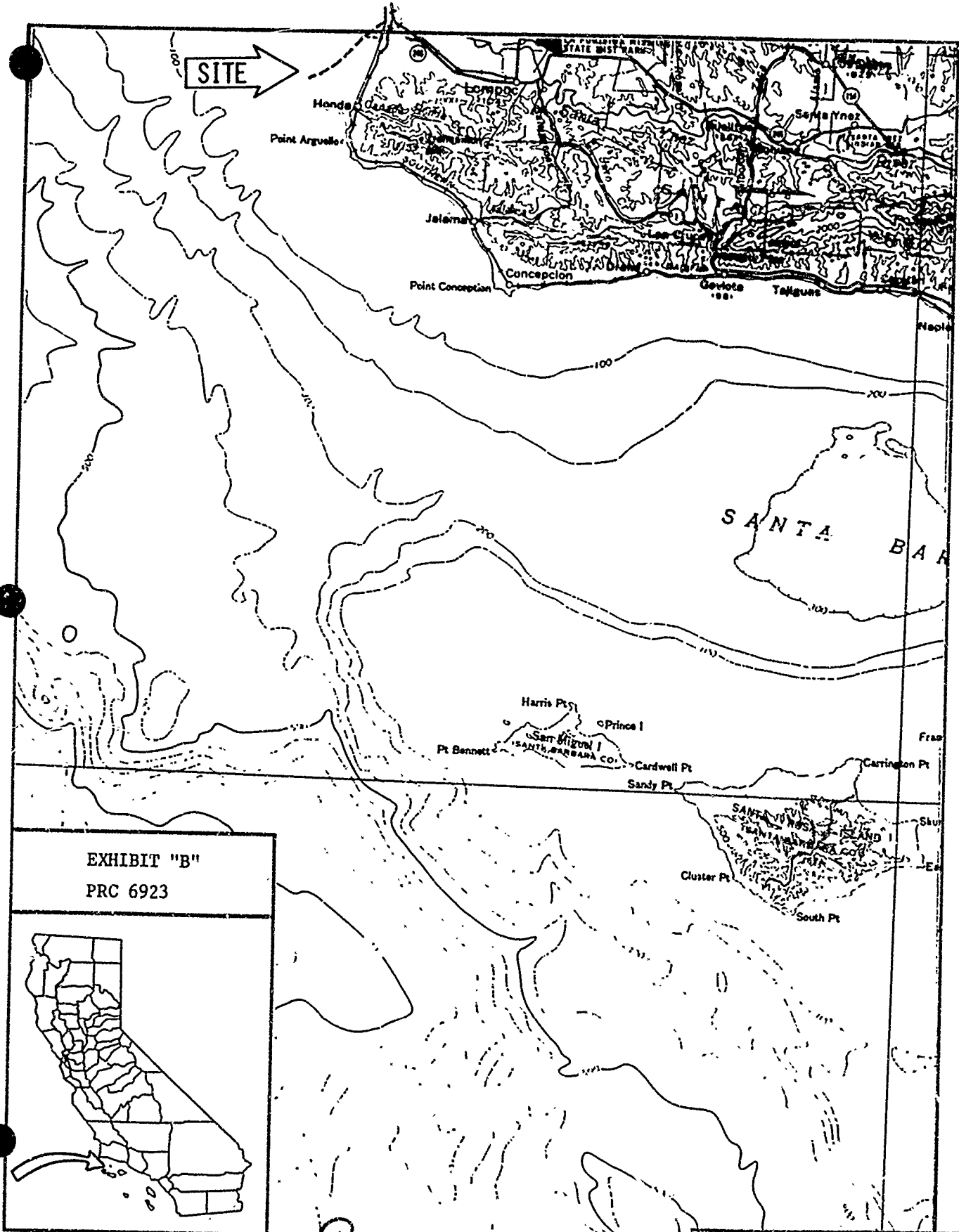


EXHIBIT "B"
 PRC 6923

