MINUTE ITEM
This Calendar Item No. 18.
was approved as Minute Item
No. 18 by the State Lands
Commission by a vote of 3
to 0 at its 7-24-80
meeting.

CALENDAR ITEM

18.

7/80
W 22385
Louie
PRC 5866

GENERAL LEASE - INDUSTRIAL USE

APPLICANT: Neushul Mariculture Incorporated
275 Orange Avenue
Goleta, California 93017

AREA, TYPE LAND AND LOCATION:
2.3 acres of tide and submerged land in the Pacific Ocean at Ellwood, Santa Barbara County.

LAND USE: Solar Bio-Energy Research facilities.

TERMS OF PROPOSED LEASE:
Initial period: 2 years from August 1, 1980.

Surety bond: $1,000.

Public liability insurance: Combined single limit coverage of $300,000.

CONSIDERATION: $550 per annum.

BASIS FOR CONSIDERATION:
$550 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is permittee of upland.

Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 & 2.

B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:
1. This project is exempt from CEQA because it is within the purview of Section 15103 and Section 15106 of Title 14 of the California Administrative Code. Section 15103 exempts construction and location of new small facilities and installation of small new equipment.

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Section 15106 exempts basic research and experimental management and resource evaluation activities which do not result in a serious or major disturbance to environmental resources.
Authority: Cal. Adm. Code: Title 14, Sections 15103 and 15106.

2. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class B, which authorizes Limited Use.

   Staff has coordinated this project with those agencies and organizations which nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

3. Applicant proposes to develop an experimental marine bio-mass farm for the production of energy. The pier will be used in conjunction with experimental mariculture facilities located nearby. The applicant proposes to construct 2 greenhouses, associated seawater system and boat hoist on the existing pier. The project will involve planting, harvesting and measuring giant kelp plants. The program is being funded by the United States Department of Energy, through the Solar Energy Research Institute, and the Gas Research Institute.

4. This project is consistent with Section 2510 of Article 6.5 of Title 2 of the Cal. Adm. Code in that the project will maintain, enhance and restore marine resources, specifically giant kelp plants.

5. The Ellwood Pier is covered by Lease PRC 5515, to Exxon Corporation and Atlantic Richfield Corporation, which becomes effective upon the State's acceptance of a Quitclaim Deed from Aminoil U.S.A., Inc. The subject lease

to Neushul will similarly not become effective until the State's acceptance of said Quitclaim Deed.

FURTHER APPROVALS REQUIRED:
California Coastal Commission for the construction of two greenhouses.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.

2. DETERMINE THAT THIS PROJECT IS CONSISTENT WITH THE PROVISIONS OF ARTICLE 6.5, OF TITLE 2, OF THE CAL. ADM. CODE.

3. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.

4. AUTHORIZE ISSUANCE TO NEUSHUL MARICULTURE, INCORPORATED OF A 2-YEAR GENERAL LEASE - INDUSTRIAL USE FROM AUGUST 1, 1980, ON FILE IN THE OFFICE OF THE COMMISSION; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $550, PROVISION OF A $1,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN THE AMOUNT OF $300,000 COMBINED SINGLE LIMIT COVERAGE; FOR MAINTENANCE OF AN EXISTING PIER AND CONSTRUCTION OF TWO GREENHOUSES, ASSOCIATED SEA WATER SYSTEM AND BOAT HOIST ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION W 22385

A parcel of tide and submerged land in the Santa Barbara Channel adjacent to Rancho Los Dos Pueblos, in the vicinity of Ellwood, Santa Barbara County, State of California, more particularly described as follows:

BEGINNING at a point which bears N 70° 20' 00" W 366.06 feet from Monument Number 4, said monument being a 6-inch pipe as shown on Record of Survey Map Book 35, page 89, filed in the Office of the County Recorder of Santa Barbara County, May 17, 1955, said monument having coordinates of X = 1,420,819.40 feet, Y = 345,145.75 feet; thence continuing from the point of beginning the following eleven courses:

1. S 20° 08' W 86.65 feet;
2. S 05° 21' 21" W 12.21 feet;
3. S 02° 11' 18" W 197.23 feet;
4. S 27° 22' W 1184.11 feet;
5. S 62° 38' E 100 feet;
6. N 27° 22' E 100 feet;
7. N 62° 38' 00" W 44 feet;
8. N 27° 22' E 1090.36 feet;
9. N 16° 04' 37" E 348.47 feet;
10. N 70° 15' 50" W 95.76 feet;
11. S 20° 08' W 60.00 feet; to the point of beginning.

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

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

END OF DESCRIPTION

REVIEWED JULY 15, 1980 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

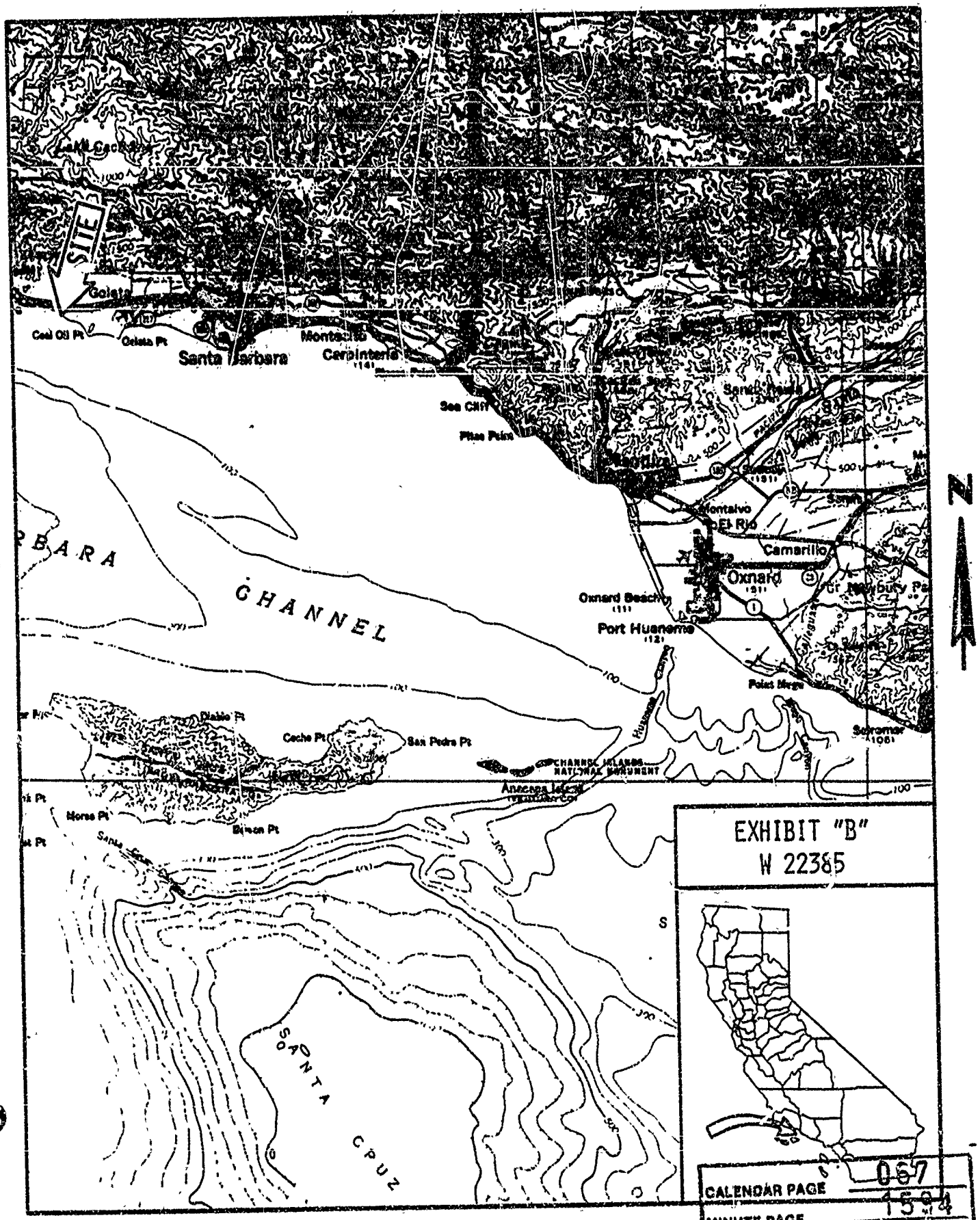
SITE
Goleta
Coal Oil Pt
Goleta Pt
Santa Barbara
Montecito
Carpinteria
Sea Cliff
Pitas Point
Montalvo
El Rio
Camarillo
Oxnard
Oxnard Beach
Port Hueneme
Point Mugu
Solromar
CHANNEL
Diablo Pt
Coche Pt
San Pedro Pt
CHANNEL ISLANDS NATIONAL MONUMENT
Anacapa Island
Morse Pt
Bacon Pt
SANTA CRUZ
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EXHIBIT "B"
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