MINUTE ITEM
This Calendar Item No. 32
was approved as Minute Item
No. 32 by the State Lands
Commission by a vote of 3
0 at its 3-5-81
meeting.

CALENDAR ITEM

2/81
W 22478
Louie
PRC 5968

32

GENERAL LEASE - INDUSTRIAL USE

APPLICANT: Norris Oil Co.
P. O. Box A-1
Ventura, California 93002

AREA, TYPE LAND AND LOCATION:
1.2 acres tide and submerged land located in the Rincon Field in Santa Barbara Channel, Ventura County.

LAND USE: Maintenance and use of an existing pier for oil operation.

TERMS OF PROPOSED LEASE:
Initial period: 28 years and 3 months from February 15, 1981.

Surety bond: $50,000.

Public liability insurance: combined single limit coverage of $500,000.

CONSIDERATION: $550 per annum with the State reserving the right to fix a different rental on February 15, 1984 and on each fifth anniversary of such date.

BASIS FOR CONSIDERATION:
$550 minimum rental for this type of lease. The staff has reviewed the Commission's criteria for selection among alternative rentals for industrial and right-of-way leases and has determined that the proposed rental is the most appropriate.

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; Div. 13; Div. 20.

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B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

OTHER PERTINENT INFORMATION:

1. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1(B), which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.

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 who nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

3. The proposed lease is for maintenance of an existing pier and appurtenant pipeline which connects the applicant's State Oil and Gas Lease PRC 429 with onshore facilities.

4. The pier is owned and used by Mobil Oil Corporation and Norris Oil Co. The staff is processing a separate lease with Mobil for the use of State land.

EXHIBITS:

A. Land Description.
B. Location Map.
B-1. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21064, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.

2. DETERMINE THAT THE PROJECT IS CONSISTENT WITH THE PROVISIONS OF ARTICLE 6.5, OF TITLE 2, OF THE CAL. ADM. CODE BECAUSE THIS PROJECT IS NOT A DEVELOPMENT WITHIN THE MEANING OF SECTION 2503, OF TITLE 2, OF THE CAL. ADM. CODE AND SECTION 30105 OF THE P.R.C.

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 NORRIS OIL CO. OF A 28-YEAR AND 3-MONTH GENERAL LEASE - INDUSTRIAL USE FROM FEBRUARY 15, 1981; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $550, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON FEBRUARY 15, 1984 AND ON EACH FIFTH ANNIVERSARY OF SUCH DATE; PROVISION OF A $50,000 SURETY BOND; PROVISIONS OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $500,000; FOR MAINTENANCE AND USE OF AN EXISTING PIER FOR OIL OPERATIONS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION W 22478

A strip of State-owned tide and submerged land situated in the Pacific Ocean, Ventura County, California, said strip lying 10 feet on each side of the following described center line:

COMMENCING at a point on the northerly corner of lease P.R.C. 427 said corner marked by a monument designated as Monument No. 9 on that certain map entitled "Map of Areas in the Vicinity of Seacliff, Ventura County, California, covered by permits and leases granted under Chapter 303, Statutes of California, 1921," approved September 1, 1930, which map was filed in the Office of the Recorder of Ventura County, State of California, on October 8, 1930, in file No. 19 (1930), said Monument No. 9 having California State Coordinate, Zone 6, Y = 313,609.44, X = 1,569,472.08; thence S 45°57'51"E, 660.92 feet to the point of beginning, said point of beginning having California State Coordinate, Zone 6, Y = 313,150.03, X = 1,569,947.22, said point of beginning being the center line of the existing pier, thence the following five courses:

1. S 47°27'20"W 100.00 feet
2. N 87°48'02"W 595.37 feet
3. N 87°47'56"W 128.62 feet
4. S 46°51'34"W 988.46 feet
5. N 89°31'45"W 1236.11 feet

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark, and any portion lying within State Lease No. P.R.C. 429.

END OF DESCRIPTION

PREPARED DECEMBER 15, 1980 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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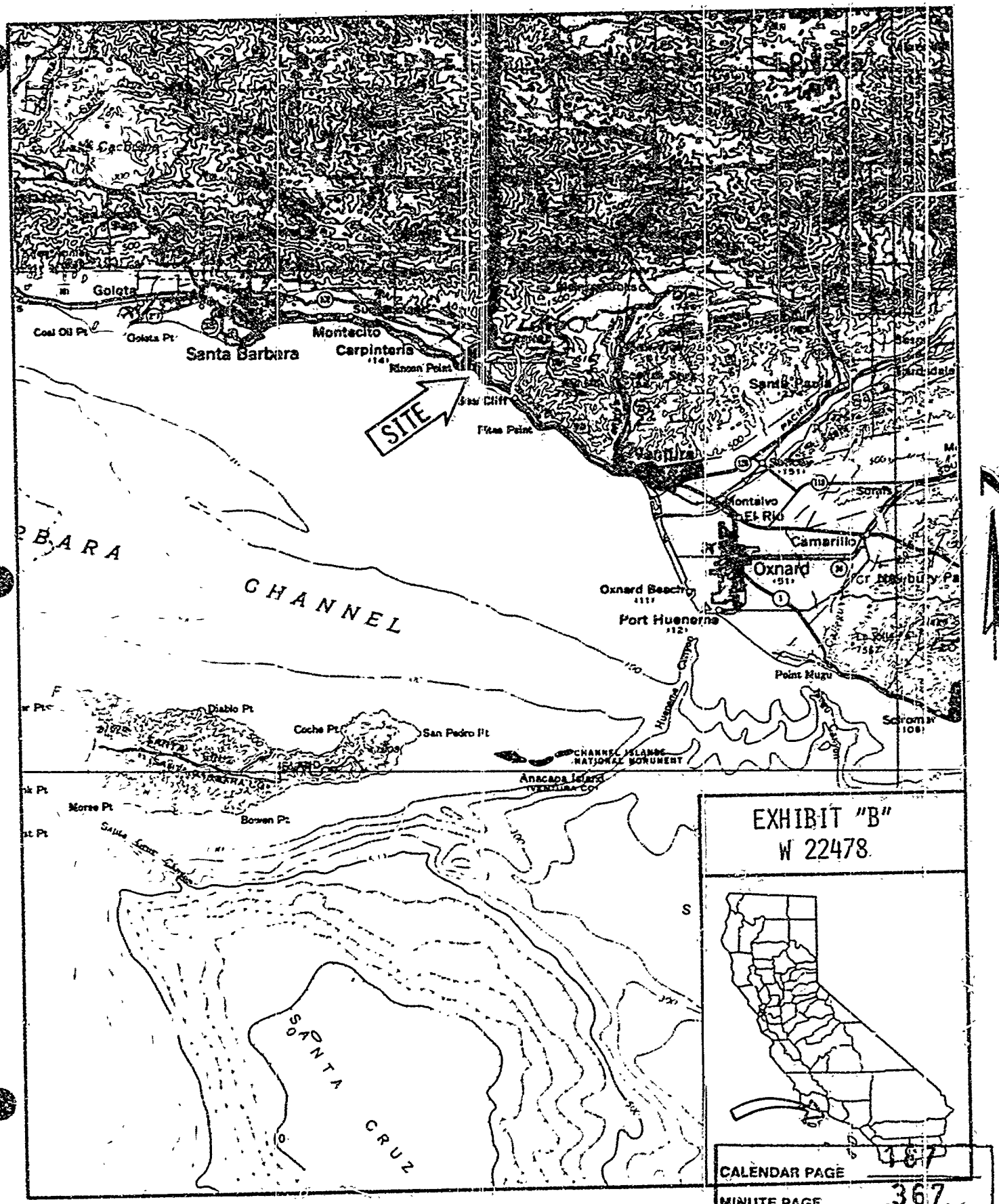

EXHIBIT "B"
W 22478

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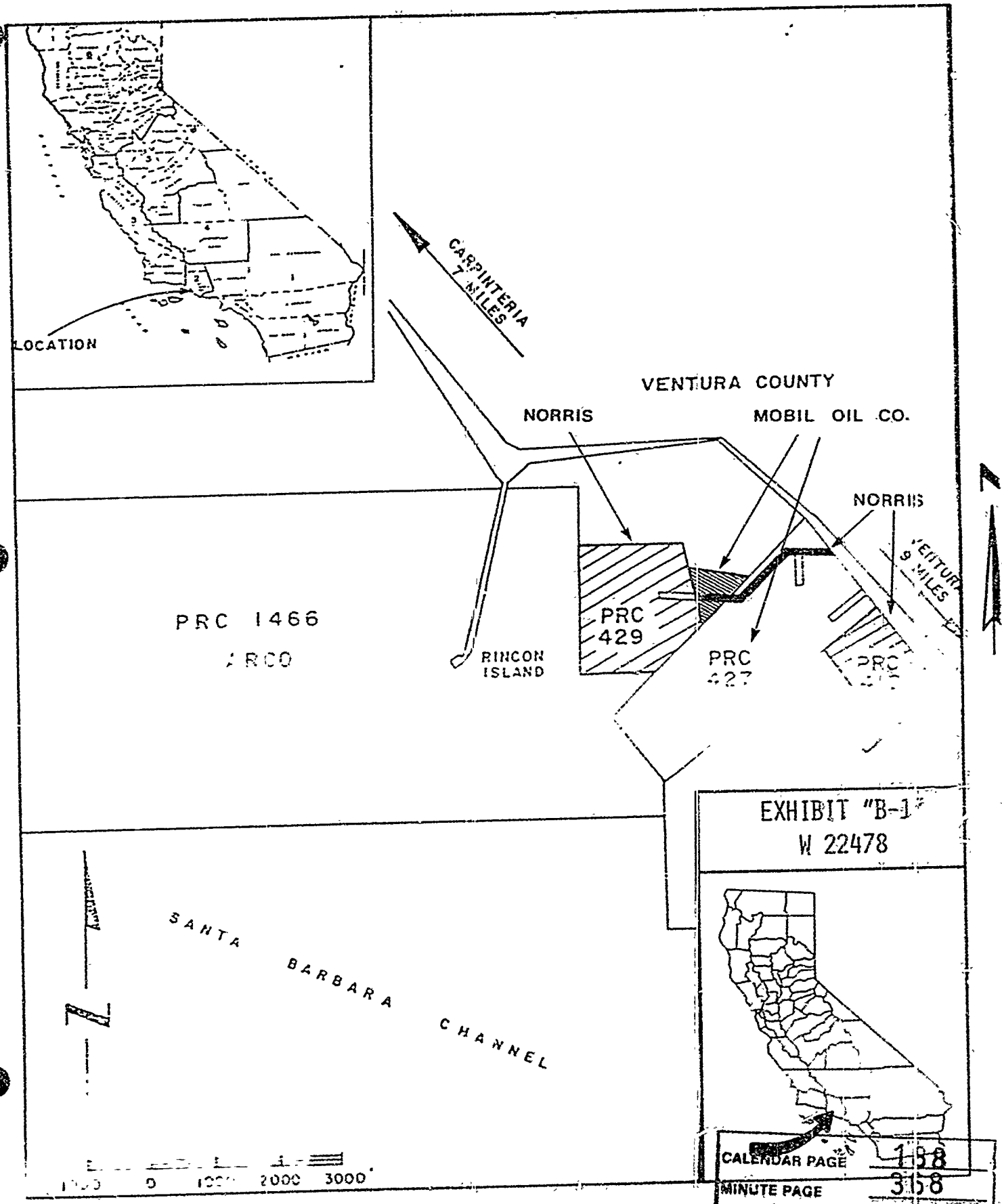

EXHIBIT "B-1"
W 22478

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