MINUTE ITEM
This Calendar Item No. 24
was approved as Minute Item
No. 24 by the State Lands
Commission by a vote of 2
to 0 at its 12/23/86
meeting.

CALENDAR ITEM
24

A 35

S 18

12/23/86
WP 6923
Lipphardt

APPROVAL OF A SUBLEASE TO GENERAL LEASE - RIGHT-OF-WAY USE, LEASE PRC 6923

APPLICANT: Union Oil Company of California, dba UNOCAL
911 Wilshire Boulevard, Suite 1514
Los Angeles CA 90017

SUBLESSEE: Point Pedernales Pipeline Company
c/o UNOCAL Pipeline Company
Attn: Luis N. Weiss
911 Wilshire Boulevard, Suite 1514
Los Angeles CA 90017

AREA, TYPE LAND AND LOCATION:
A 19.15-acre parcel of tide and submerged land, located in the Pacific Ocean near Point Pedernales, Santa Barbara County.

LAND USE: Construction, 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: 25 years beginning January 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.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee and processing costs have been received.

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: 05/24/87.

OTHER PERTINENT INFORMATION:
1. On November 21, 1985 the State Lands Commission authorized the issuance of a right-of-way lease for common carrier pipelines to Union Oil Company of California, dba UNOCAL, for the construction, operation and maintenance of one 20-inch wet oil pipeline, one 8.625-inch gas pipeline, and one 8.625-inch water line. The three pipelines have been installed and now UNOCAL wishes to sublease a portion of the Right-of-Way Lease to the Point Pedernales Pipeline Company to operate and maintain the oil pipeline and water line. UNOCAL will continue to operate and maintain the gas pipeline. The Point Pedernales Pipeline Company is a partnership consisting of the following six partners:

Chevron Pipe Line Company
Elf Aquitaine Pipeline Company
Exxon Pipeline Company
Four Corners Pipe Line Company
Mobile California Pipeline Company
Unocal Pipeline Company, Managing Partner

The Point Pedernales Pipeline Company will operate the wet oil pipeline and the processing facilities located in Lompoc as a common carrier.

Union Oil Company of California, dba UNOCAL, will remain the Lessee and responsible for all the obligations of the

Lessee. In addition, Lessee has agreed that if the State Lands Commission deals directly with the Sublessee that this will not result in a waiver of any of Lessee's obligations under the Lease.

2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. but will not affect those significant lands.

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 because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

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

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. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.

2. FIND THAT THIS ACTIVITY WILL INVOLVE LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370, ET SEQ., BUT THAT SUCH ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON SUCH LANDS.

3. AUTHORIZE APPROVAL OF A SUBLEASE BY UNION OIL COMPANY OF CALIFORNIA, DBA UNOCAL, TO THE POINT PEDERNALES PIPELINE COMPANY, SUBSTANTIALLY IN THE FORM ON FILE IN THE PRINCIPAL OFFICE OF THE STATE LANDS COMMISSION, WHICH PROVIDES FOR THE POINT PEDERNALES PIPELINE COMPANY TO OPERATE AND MAINTAIN THE 20-INCH OIL PIPELINE, AND THE 8.625-INCH WATER LINE AUTHORIZED BY LEASE PRC 6923, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, EFFECTIVE DECEMBER 31, 1986. ALL TERMS AND CONDITIONS OF LEASE PRC 6923 REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

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, said strip lying 10 feet on each side of the following described centerline:

BEGINNING at a point near the mouth of the Santa Ynez River in said Santa Barbara County, said point having coordinates of N = 448,591.30 and E = 1,218,942.69; thence N 88° 49' 36" W, 200 feet; thence along a tangent curve concave to the south having a radius of 1,000 feet, through a central angle of 17° 10' 24" a distance of 299.73 feet; thence S 74° 00' 00" W, 6,811.60 feet; thence along a tangent curve concave to the southeast having a radius of 7,000 feet, through a central angle of 34° 00' 00" a distance of 4,153.88 feet; thence tangent to said curve S 40° 00' 00" W, 23,306.34 feet; thence along a tangent curve concave to the northwest having a radius of 10,000 feet, through a central angle of 13° 00' 00" a distance of 2,268.93 feet; thence tangent to said curve S 53° 00' 00" W, 4,862.29 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, Zone 5.

END OF DESCRIPTION

REVISED NOVEMBER 18, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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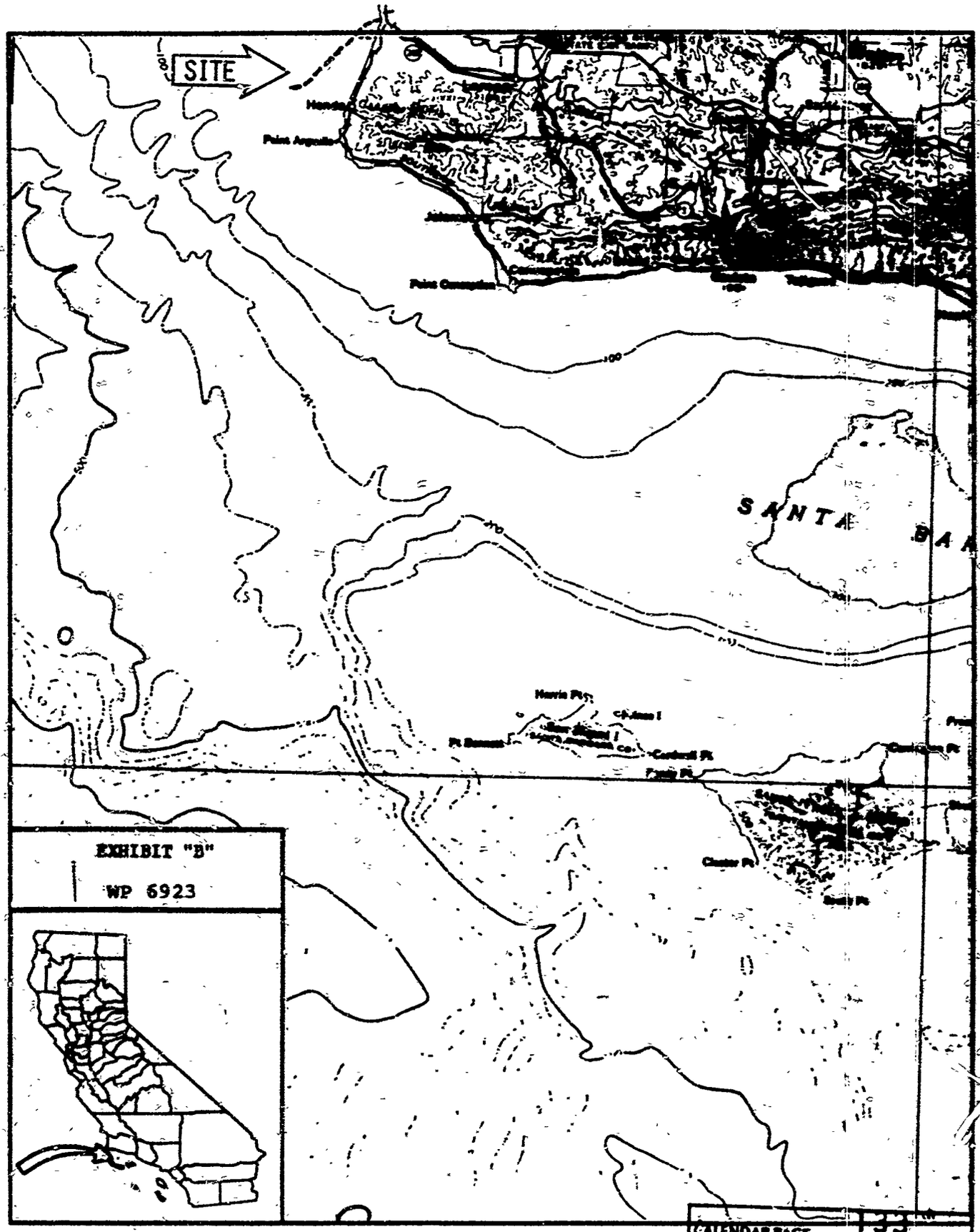

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