

MINUTE ITEM
This Calendar Item No. C56
was approved as Minute Item
No. 56 by the State Lands
Commission by a vote of 3
to 0 at its 02-05-01
meeting.

**CALENDAR ITEM
C56**

A 73

02/05/01

S 38

WP 6785.1

J. Smith

AMENDMENT OF LEASE

LESSEES:

Southern California Edison Company
1851 W. Valencia Drive, Building F
Fullerton, California 92833

San Diego Gas and Electric Company
P.O. Box 1831
San Diego, California 92112

City of Anaheim
c/o Public Works Department
P.O. Box 3222
Anaheim, California 92803

City of Riverside
c/o Public Works Department
3900 Main Street
Riverside, California 92522

AREA, LAND TYPE, AND LOCATION:

21.544 acres, more or less, of sovereign lands in the Pacific Ocean, near San Onofre, San Diego County.

AUTHORIZED USE:

Cooling water conduits, environmental monitoring buoys and a walkway and riprap.

LEASE TERM:

Parcels 1 and 4 (Cooling water conduits; walkway/riprap) - 42 years, beginning March 1, 1981.

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Parcel 2 (Environmental Monitoring Buoys) - 19 years, beginning March 1, 1981.

CONSIDERATION:

\$88,316 per year; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

PROPOSED AMENDMENT:

Extend the expiration date for the part of the lease covering Parcel 2 to coincide with the expiration date of the remainder of the leasehold on February 28, 2023. All other terms and conditions of the lease shall remain in effect without amendment.

OTHER PERTINENT INFORMATION:

1. Lessees own the uplands adjoining the lease premises.
2. On January 31, 1985, the Commission authorized the issuance of Lease No. PRC 6785.1 to Lessees. The lease covers facilities (cooling water conduits, environmental monitoring buoys, and a walkway and rock riprap) as well as a temporary construction/sand placement area (Parcel 3) needed by the Lessees in conjunction with the operation of Units 2 and 3 of the San Onofre Nuclear Generating Station (SONGS). The lease was structured such that the term of the lease covering the cooling water conduits and the walkway/rock riprap was 42 years, effective March 1, 1981; the term of that portion of the lease covering the environmental monitoring buoys was 19 years, effective March 1, 1981; the term of that portion of the lease covering the temporary construction/sand placement area was four years, effective March 1, 1981. Lessees have requested that the expiration date for the Parcel 2 area be extended to coincide with the expiration of the remainder of the leasehold on February 28, 2023.

The monitoring buoys are used for the positioning of surface vessels and aircraft utilized in the collection of physical, chemical, geological, and biological oceanographic data for the marine environmental monitoring program associated with SONGS.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under

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Class 1, Existing Facilities; Title 2, California Code of Regulations, section 1905(a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Location Map
- B. Land Description

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 6785.1, A GENERAL LEASE - INDUSTRIAL USE, OF LANDS DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART

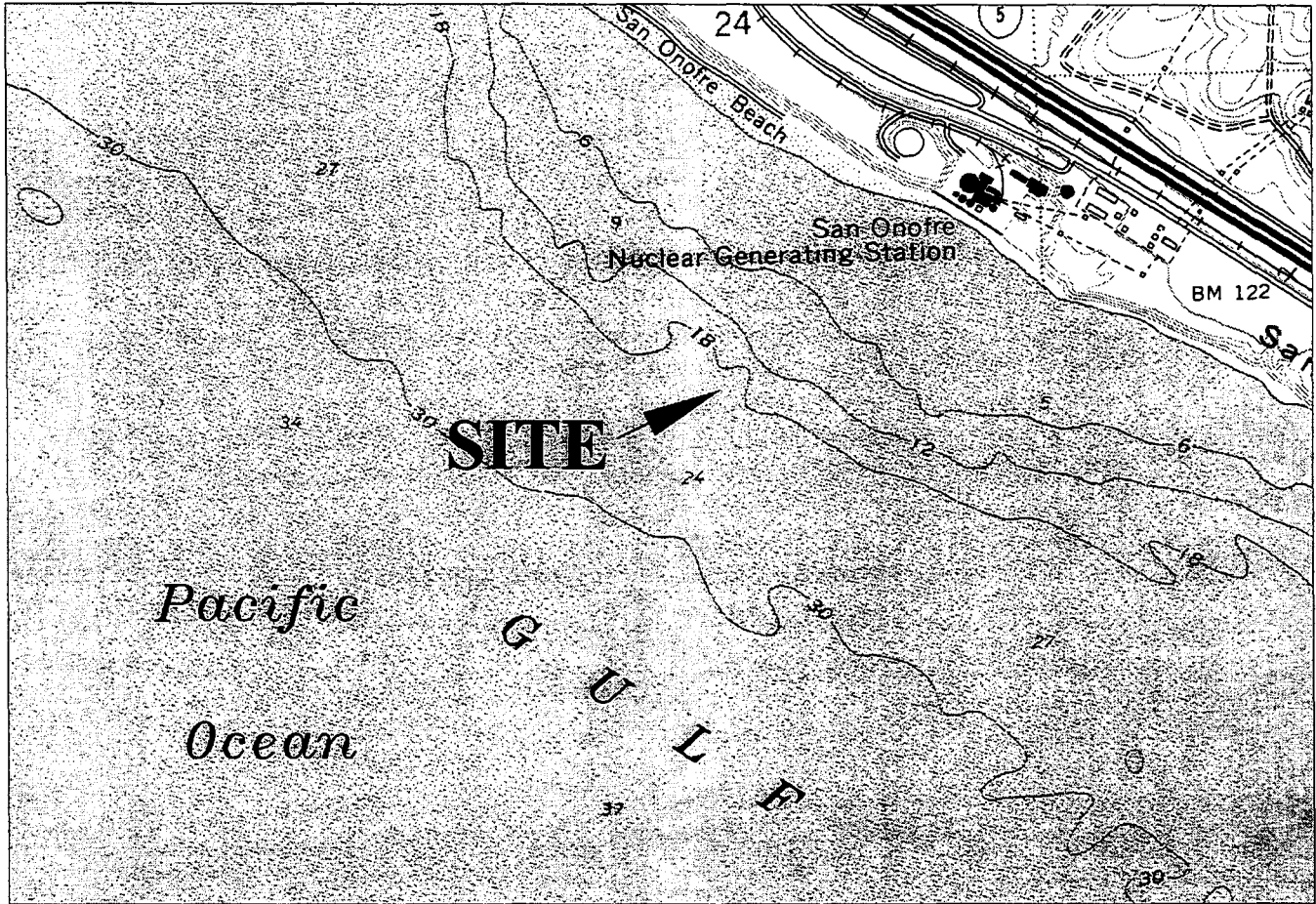
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HEREOF, EFFECTIVE MARCH 1, 2000, TO EXTEND THE EXPIRATION DATE OF THE LEASE COVERING THE ENVIRONMENTAL MONITORING BUOYS LOCATED IN PARCEL 2 TO COINCIDE WITH THE EXPIRATION DATE OF THE REMAINDER OF THE LEASEHOLD ON FEBRUARY 28, 2023; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

NO SCALE

LOCATION MAP

San Onofre Nuclear Generating Station



NO SCALE

CALIFORNIA MAP



EXHIBIT A

WP 6785.1

Southern California Edison Co. et al

San Onofre

SAN DIEGO COUNTY

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by Lessee or other parties, and is not intended to be, nor shall it be construed as a waiver or limitation of any state interest in the subject or any other property.

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Exhibit B

LAND DESCRIPTION

Three parcels of tide and submerged land lying in the Pacific Ocean adjacent to the San Onofre Nuclear Generating Station, San Diego County, State of California, more particularly described as Parcel 1, Parcel 2 and Parcel 4, as follows:

PARCEL 1

COMMENCING at the easterly terminus of that certain course in the southwesterly boundary line of the 83.63 acre parcel of land shown on the Licensed Surveyor's Map filed on June 13, 1963, as Map No. 6242 of Record of Surveys in the Office of the County Recorder of said County, said certain course is shown on said map as having a bearing of S 49° 34' 15" E and a length of 300.24 feet; thence S 57° 24' 41" E, 8.64 feet to the TRUE POINT OF BEGINNING; thence the following 45 courses:

- | | | |
|-----|------------------|----------------|
| 1. | S 33° 00' 00" W, | 56.81 feet; |
| 2. | S 39° 44' 55" W, | 2,347.44 feet; |
| 3. | N 57° 00' 00" W, | 58.14 feet; |
| 4. | S 33° 00' 00" W, | 140.00 feet; |
| 5. | S 57° 00' 00" E, | 50.00 feet; |
| 6. | S 33° 00' 00" W, | 681.39 feet; |
| 7. | N 57° 00' 00" W, | 20.00 feet; |
| 8. | S 33° 00' 00" W, | 140.00 feet; |
| 9. | S 57° 00' 00" E, | 20.00 feet; |
| 10. | S 33° 00' 00" W, | 5,029.50 feet; |
| 11. | S 57° 00' 00" E, | 40.00 feet; |
| 12. | N 33° 00' 00" E, | 5,029.50 feet; |
| 13. | S 57° 00' 00" E, | 80.00 feet; |
| 14. | N 33° 00' 00" E, | 140.00 feet; |
| 15. | N 57° 00' 00" W, | 50.00 feet; |
| 16. | N 33° 00' 00" E, | 681.39 feet; |
| 17. | S 57° 00' 00" E, | 20.00 feet; |
| 18. | N 33° 00' 00" E, | 140.00 feet; |
| 19. | N 57° 00' 00" W, | 11.37 feet; |
| 20. | N 39° 44' 55" E, | 543.88 feet; |
| 21. | S 50° 15' 05" E, | 70.00 feet; |
| 22. | N 39° 44' 55" E, | 140.00 feet; |
| 23. | N 50° 15' 05" W, | 45.00 feet; |
| 24. | N 39° 44' 53" E, | 1,660.88 feet; |
| 25. | S 61° 03' 16" E, | 21.05 feet; |
| 26. | S 26° 17' 55" W, | 2,343.08 feet; |

- | | |
|----------------------|--------------------|
| 27. N 57° 00' 00" W, | 11.43 feet; |
| 28. S 33° 00' 00" W, | 140.00 feet; |
| 29. S 57° 00' 00" E, | 20.00 feet; |
| 30. S 33° 00' 00" W, | 681.38 feet; |
| 31. N 57° 00' 00" W, | 50.00 feet; |
| 32. S 33° 00' 00" W, | 140.00 feet; |
| 33. S 57° 00' 00" E, | 80.00 feet; |
| 34. S 33° 00' 00" W, | 2,699.50 feet; |
| 35. S 57° 00' 00" E, | 40.00 feet; |
| 36. N 33° 00' 00" E, | 2,699.50 feet; |
| 37. S 57° 00' 00" E, | 20.00 feet; |
| 38. N 33° 00' 00" E, | 140.00 feet; |
| 39. N 57° 00' 00" W, | 20.00 feet; |
| 40. N 33° 00' 00" E, | 681.38 feet; |
| 41. S 57° 00' 00" E, | 50.00 feet; |
| 42. N 33° 00' 00" E, | 140.00 feet; |
| 43. N 57° 00' 00" W, | 58.09 feet; |
| 44. N 26° 17' 55" E, | 2,347.21 feet; and |
| 45. N 33° 00' 00" E, | 64.97 feet |

to a point in the southwesterly boundary line of the 83.63 acre parcel of land shown on said Licensed Surveyor's Map No. 6242; thence along said southwesterly line, the following two courses:

- | | |
|----------------------|-----------------|
| 46. N 65° 24' 53" W, | 48.94 feet; and |
| 47. N 57° 24' 41" W, | 137.60 feet |

to the TRUE POINT OF BEGINNING.

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

PARCEL 2

Twenty-six circular parcels of submerged land offshore from the San Onofre Nuclear Generating Station, twenty-four of the twenty-six parcels having a radius of 20 feet and two of the twenty-six parcels having a radius of 70 feet; the centers of said circles having the following California Coordinate System Zone 6 Coordinates (CCS27, Zone 6):

Those parcels having a radius of 20 feet;

- | | | |
|---|-----------|-------------|
| A | N 438,950 | E 1,595,140 |
| B | N 437,800 | E 1,596,785 |
| C | N 438,625 | E 1,597,360 |
| D | N 439,775 | E 1,595,710 |

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E	N 435,015	E 1,597,290
F	N 435,850	E 1,597,860
G	N 434,670	E 1,599,495
H	N 436,325	E 1,600,650
I	N 435,175	E 1,602,300
J	N 436,000	E 1,602,875
K	N 437,145	E 1,601,225
L	N 432,860	E 1,605,610
M	N 438,110	E 1,597,255
N	N 437,855	E 1,597,815
O	N 422,795	E 1,615,480
P	N 422,030	E 1,616,020
Q	N 421,930	E 1,616,115
R	N 421,405	E 1,616,475
S	N 409,340	E 1,621,035
T	N 430,910	E 1,599,985
U	N 444,820	E 1,586,260
V	N 437,340	E 1,599,050
W	N 417,210	E 1,621,415
X	N 412,635	E 1,622,490

Those parcels having a radius of 70 feet;

Y	N 435,877	E 1,600,930
Z	N 423,061	E 1,615,705

PARCEL 3

Parcel 3 was for a temporary use which has expired and therefore is no longer included in the lease area.

PARCEL 4

Those tide and submerged lands lying immediately beneath an existing walkway and rock riprap as shown on the plot plan of "Permanent Beach Walkway", sheet 1 of 4, in Southern California Edison Company's application on file in Lease PRC 4560 of State Lands Commission.

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

END OF DESCRIPTION

-PREPARED BY THE CALIFORNIA STATE LANDS COMMISSION-

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