

**CALENDAR ITEM  
C80**

A 35  
S 18

10/19/12  
PRC 6371.1  
D. Oetzel

**TERMINATION AND ISSUANCE OF A GENERAL LEASE – INDUSTRIAL USE**

**LESSEE/APPLICANT:**

Exxon Mobil Corporation  
P.O. Box 2305  
Houston, TX 77252

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land located in the Pacific Ocean, near Coal Oil Point, Santa Barbara County.

**AUTHORIZED USE:**

Continued use and maintenance of one offshore mooring buoy previously authorized by the Commission and one buoy not previously authorized by the Commission for use to moor a crew boat that transports personnel between Ellwood Pier and the Lessee's offshore facilities.

**LEASE TERM:**

10 years, beginning October 19, 2012.

**CONSIDERATION:**

Annual rent of \$895, with the State reserving the right to fix a different rent periodically as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

**Insurance:** Liability insurance: no less than \$1,000,000 per occurrence; the State may, at any time, require an increase in the amount of liability insurance to reflect economic inflation and to cover any additionally authorized improvements or alterations.

**Performance Deposit:** \$25,000. At any time during the term of the Lease, the State may require an increase in the amount of the performance deposit to reflect economic inflation or to cover any additionally authorized improvements, alterations, or other purposes, or any modification of rental.

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**OTHER PERTINENT INFORMATION:**

1. On December 16, 2002, the Commission authorized a General Lease – Industrial Use with Exxon Mobil for the use and maintenance of an offshore buoy used to moor a crew boat that shuttles personnel between Ellwood Pier and the Lessee's offshore facilities. The lease will expire on January 31, 2013. The Lessee added a buoy for safety purposes without Commission authorization at some point during the lease term. The Lessee has now applied for a new lease for the continued use and maintenance of two mooring buoys.
2. Exxon Mobil Corporation and Venoco, Inc. are co-lessees of Ellwood Pier (PRC Lease No. 5515.1). The two mooring buoys are used to moor crew boats that shuttle personnel between Ellwood Pier and Exxon Mobil's facilities in the area. The two mooring buoy system is consistent with other mooring systems in the area and is safer and more efficient than the single buoy system authorized under the initial lease.
3. **Lease Termination:** The staff recommends that the Commission find that the subject lease termination does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

**Existing Mooring Buoys:** The staff recommends that the Commission find that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370, et seq., but such activity will not affect those significant lands. 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.

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**APPROVALS OBTAINED:**

United States Coast Guard

**FURTHER APPROVALS REQUIRED:**

None.

**EXHIBITS:**

- A. Site and Location Map
- B. Land Description

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

**Lease Termination:** Find that the subject lease termination is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**Existing Mooring Buoy:** Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (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 section 6370 et seq.

**AUTHORIZATION:**

1. Authorize termination, effective October 18, 2012, of Lease No. PRC 6371.1, a General Lease – Industrial Use, issued to Exxon Mobil Corporation.
2. Authorize issuance of a General Lease – Industrial Use to Exxon Mobile Corporation, beginning October 19, 2012, for a term of 10 years, for the continued use and maintenance of two mooring buoys described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$895, with the State reserving the right to fix a different

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rent periodically during the lease term, as provided in the lease; and liability insurance in the amount of no less than \$1,000,000.

# EXHIBIT A

## ELLWOOD MOORING INSTALLATIONS

PRC 6371.1

### LAND DESCRIPTION

Those portions of the tide and submerged lands of the bed of the Pacific Ocean lying between the Ordinary High Water Mark and the State of California Offshore Boundary, Santa Barbara County, State of California, being a portion of the California State Oil and Gas Lease P.R.C. 3120, more particularly described as follows:

BEGINNING at a point on the Ordinary High Water Mark of 1954, as surveyed by the State Lands Commission and shown on the map recorded in Book 35 at Page 89 of Records Maps of said county, said point delineated on said map as Station Number 59, being distant South  $85^{\circ}37'05''$  West 233.08 feet from Monument Number 4 of said map, said Station Number 59 being located at North 1,985,557.86 feet and East 5,981,973.58 feet of the California Coordinate System Zone 5, US Feet, NAD 83; thence, South  $02^{\circ}51'55''$  East 2194.95 feet to a Point herein described as Point A, thence, North  $88^{\circ}56'08''$  East 160.95 feet to a point herein described as Point B, said Point B being distant South  $07^{\circ}02'51''$  East 2205.88 feet from said Station Point 59.

Said portions of the tide and submerged lands of the bed of the Pacific Ocean consist of a circular area having a 50 foot radius at said Point A.

Together with a circular area having a 50 foot radius at said point B.

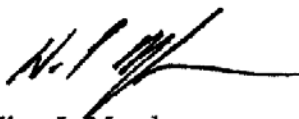
Also together with a strip of land 50 foot wide, lying equally on each side of the following described line, Beginning at said Point A thence,

1<sup>st</sup>) North  $88^{\circ}56'08''$  East 160.95 feet to a point herein described as Point B.

The sidelines of said 50 foot wide strip of tide and submerged land to be lengthened or shortened to terminate at said circular areas.

The basis of bearings and distances for this description is California Coordinate System Zone 5, US Feet, NAD 83. All distances are grid.

Prepared on August 15, 2012 by:

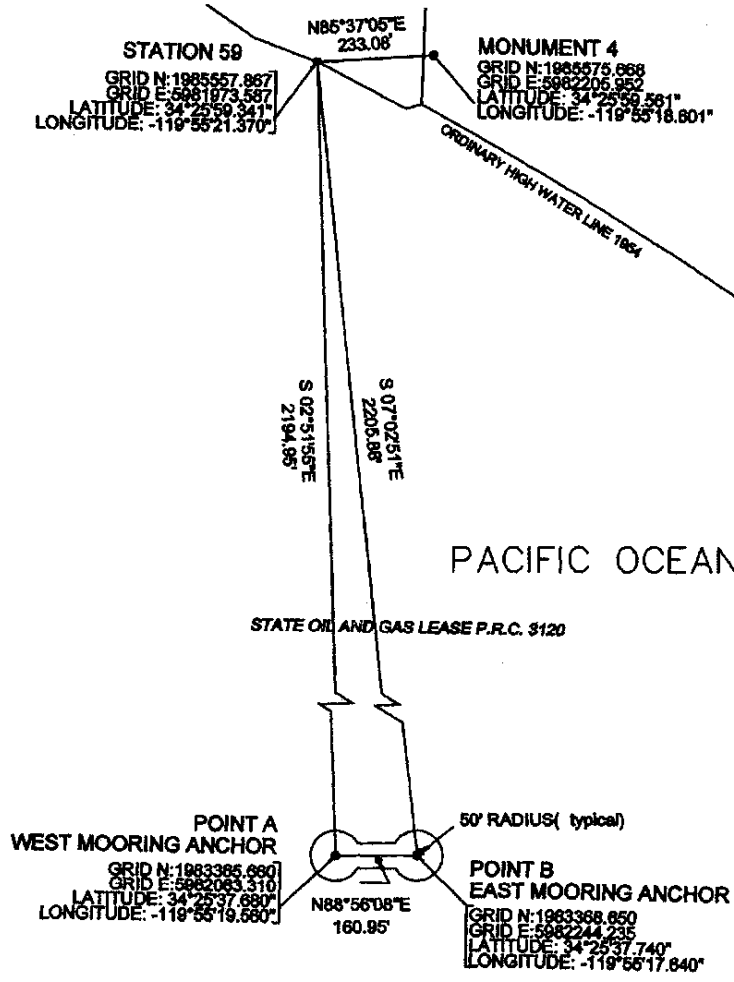


William L. Meagher  
LS 5948 (Expires 12/12)



NO SCALE

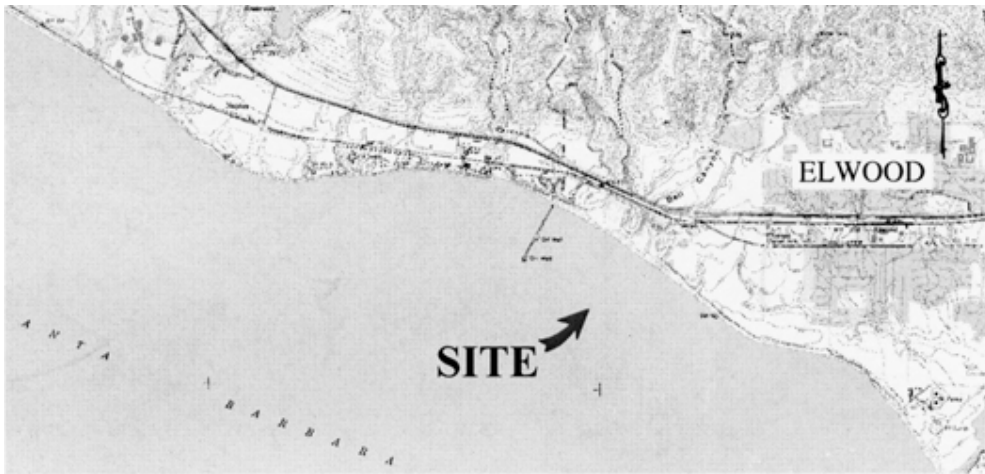
# SITE



## PACIFIC OCEAN, NEAR COAL OIL POINT, SANTA BARBARA CHANNEL

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit B

PRC 6371.1  
 EXXON MOBIL  
 CORPORATION  
 GENERAL LEASE-  
 INDUSTRIAL USE  
 SANTA BARBARA COUNTY



TS 09/04/12

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the 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.