

**CALENDAR ITEM  
C99**

A	70	04/23/15
S	26	PRC 6908.1 D. Simpkin

**RESCISSION OF APPROVAL OF A GENERAL LEASE – PROTECTIVE  
STRUCTURE USE AND ISSUANCE OF A GENERAL LEASE – PROTECTIVE  
STRUCTURE USE**

**APPLICANT:**

Southern California Edison Company

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

Sovereign land in the Pacific Ocean, located at Pebbly Beach, Santa Catalina Island, Los Angeles County.

**AUTHORIZED USE:**

Continued use and maintenance of rock riprap shoreline protection.

**LEASE TERM:**

10 years, beginning June 20, 2015.

**CONSIDERATION:**

\$4,312 per year, with an annual Consumer Price Index adjustment.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in an amount no less than \$1,000,000 per occurrence, or equivalent staff-approved self-insurance program.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland adjoining the lease premises.
2. On February 20, 2015, the Commission authorized the issuance of a General Lease – Protective Structure Use to the Southern California Edison Company (Edison) for rock riprap shoreline protection. Subsequent to the Commission's approval, but before the lease was executed, staff was informed that Edison is self-insured. Staff is now requesting that the February 20, 2015, authorization be rescinded and that

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a new General Lease – Protective Structure Use, containing a provision allowing a staff-approved self-insurance program, be issued.

3. On June 20, 2005, the Commission authorized issuance of a General Lease-Protective Structure Use to the Southern California Edison Company (Edison) for a period of 10 years, for the dismantling and removal of an industrial fuel wharf, removal of an offshore fuel barge mooring buoy system, removal of associated debris from the seabed and the continued use and maintenance of existing rock riprap shoreline protection. The lease expires on June 19, 2015. The Applicant is now applying for a new lease for the continued use and maintenance of the rock riprap shoreline protection.
4. The rock rip rap provides protection of Edison's upland electrical generation station, which distributes power throughout Santa Catalina Island.
5. **Rescission of Approval of Lease:** The staff recommends that the Commission find that the subject rescission of approval of the lease 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).
6. **Lease:** The staff recommends that the Commission find that the subject issuance of lease 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.

7. 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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**EXHIBITS:**

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

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

**Rescission of Approval of Lease:** Find that the subject rescission of approval of lease 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.

**Lease:** Find that the subject lease issuance 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 rescission of approval for Lease No. PRC 6908.1, a General Lease – Protective Structure, approved by the Commission on February 20, 2015.
2. Authorize issuance of a General Lease – Protective Structure Use to Southern California Edison Company beginning June 20, 2015, for a term of 10 years, for the rock riprap shoreline protection as 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 \$4,312, with an annual Consumer Price Index adjustment; and liability insurance in the amount of no less than \$1,000,000 per occurrence, or equivalent staff-approved self-insurance program.

**EXHIBIT A**

**PRC 6908.1**

**LAND DESCRIPTION**

A parcel of tide and submerged land in the Pacific Ocean adjacent to Pebbly Beach on Santa Catalina Island, Los Angeles County, California, more particularly described as follows:

COMMENCING at the Northwest corner as described in the Grant Deed to Southern California Edison Company recorded November 30<sup>th</sup>, 1962 in Book D1840, Page 756, in the Official Records of Los Angeles County; thence North 73° 10' 46" East 265.72 feet to the TRUE POINT OF BEGINNING thence along the following eleven (11) courses:

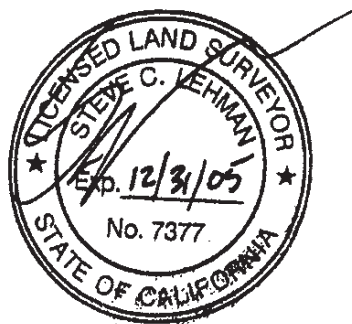
1. South 17° 01' 47" East 66.60 feet
2. South 25° 58' 21" East 100.00 feet
3. South 30° 05' 59" East 100.20 feet
4. South 46° 22' 25" East 97.09 feet
5. South 42° 25' 57" East 17.82 feet
6. North 32° 55' 14" East 35.00 feet
7. North 46° 32' 56" West 91.28 feet
8. North 30° 16' 30" West 100.20 feet
9. North 26° 08' 52" West 100.00 feet
10. North 18° 17' 36" West 65.39 feet
11. South 73° 10' 46" West 35.00 feet, more or less, to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion of said land lying landward of the Ordinary High Water Mark of said Pacific Ocean.

Basis of Bearings used in this description are based on Los Angeles County map entitled "MEAN HIGH TIDE LINE MAP AND CONSTRUCTION EASEMENT LINE FOR STOL PORT, PEBBLY BEACH, SANTA CATALINA ISLAND, job no. 0023.03"

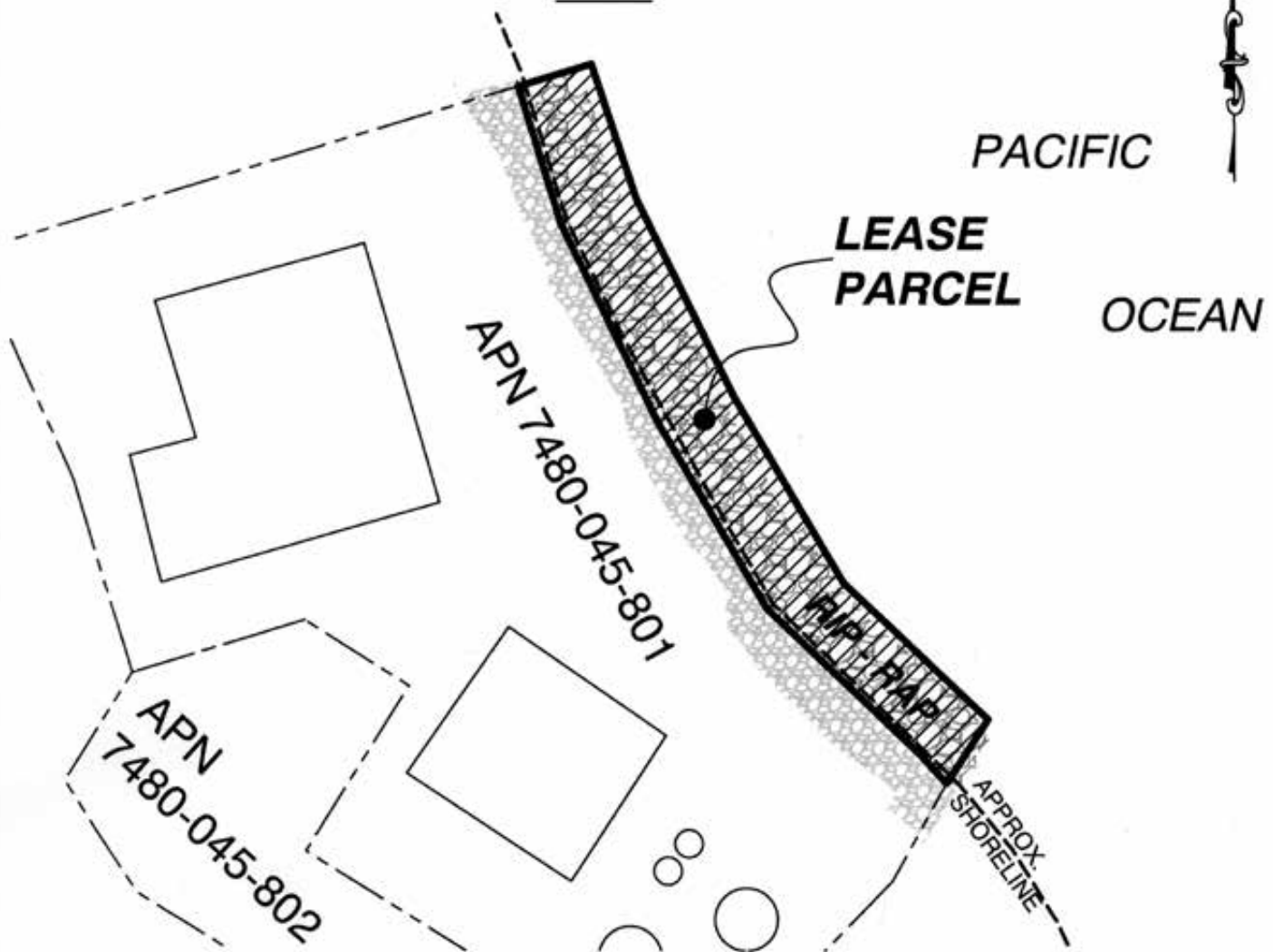
**END OF DESCRIPTION**

Prepared 6-20-2005 by the Boundary Unit of the California State Lands Commission.



NO SCALE

**SITE**



PEBBLY BEACH, SANTA CATALINA ISLAND, NEAR CITY OF AVALON

NO SCALE

**LOCATION**



MAP SOURCE: USGS QUAD

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.

**Exhibit B**

PRC 6908.1  
 SOUTHERN CALIFORNIA  
 EDISON  
 APN 7480-045-801  
 GENERAL LEASE-  
 PROTECTIVE STRUCTURE USE  
 LOS ANGELES COUNTY



TS 01/12/15