

MINUTE ITEM

This Calendar Item No. C3
was approved as Minute Item
No. 3 by the State Lands
Commission by a vote of 3
to 0 at its 2/22/79
meeting.

CALENDAR ITEM

C3.

GENERAL LEASE
INDUSTRIAL USE

2/79
W 21794
Atkins
PRC 5627

APPLICANT: Southern California
Edison Company
P. O. Box 410
Long Beach, California 90801

Attention: Joseph Davidson

AREA, TYPE LAND AND LOCATION:
A 5.42 acre parcel of school land near
Daggett, San Bernardino County.

LAND USE: Site for a visitor's information center,
including visitors center building, parking
lot, water well, solar garden, sewerage
system, and other necessary appurtenances.

TERMS OF PROPOSED LEASE:

Initial period: 20 years from December 1,
1978.

Surety bond: \$5,000.

Insurance: Lessee shall maintain
a comprehensive general
liability insurance coverage,
consisting of a self-insured
status for the first
\$1,000,000 and an excess
liability insurance program
with a combined single
limit of \$100,000,000,
covering the leased property.

CONSIDERATION: \$550 per annum, with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

\$550 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:

Filing fee and environmental costs have
been received.

A 34

S 16

CALENDAR ITEM NO. C3. (CONTD)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 & 2.
- B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. The visitors center will provide information on the operation of a 10-megawatt pilot solar generating station, which will be located on nearby property owned by Southern California Edison Company. The development of the pilot generating station is a cooperative effort of the United States Department of Energy, Southern California Edison Company, Los Angeles Department of Water and Power and the California Energy Resources Conservation and Development Commission. This generating station should begin operation in 1980-1981.
2. A negative declaration was prepared by the Commission's staff, pursuant to CEQA and implementing requirements. Staff is recommending that the Commission find that the project will not have a significant environmental impact.
3. This project is situated on school land not identified as possessing significant environmental values. A staff review of available environmental information indicates no reason to identify the subject school land parcel as having such values at this time.

FURTHER APPROVALS REQUIRED:

San Bernardino County.

EXHIBITS:

- A. Site Map.
- B. Location Map.
- C. Negative Declaration #234.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE COMMISSION'S STAFF.

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2. CERTIFY THAT THE NEGATIVE DECLARATION NO. 234 HAS BEEN COMPLETED IN COMPLIANCE WITH THE CEQA OF 1970, AS AMENDED, AND THE STATE EIR GUIDELINES, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. AUTHORIZE ISSUANCE TO SOUTHERN CALIFORNIA EDISON COMPANY OF A 20-YEAR GENERAL LEASE - INDUSTRIAL USE FROM DECEMBER 1, 1978; IN CONSIDERATION OF ANNUAL RENTAL IN THE AMOUNT OF \$550, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF A COMPREHENSIVE GENERAL LIABILITY INSURANCE COVERAGE, CONSISTING OF A SELF-INSURED STATUS FOR THE FIRST \$1,000,000 AND AN EXCESS LIABILITY INSURANCE PROGRAM WITH A COMBINED SINGLE LIMIT OF \$100,000,000 COVERING THE LEASED PREMISES; FOR THE USE AS A SITE FOR A VISITOR'S INFORMATION CENTER ON THE LAND SHOWN ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

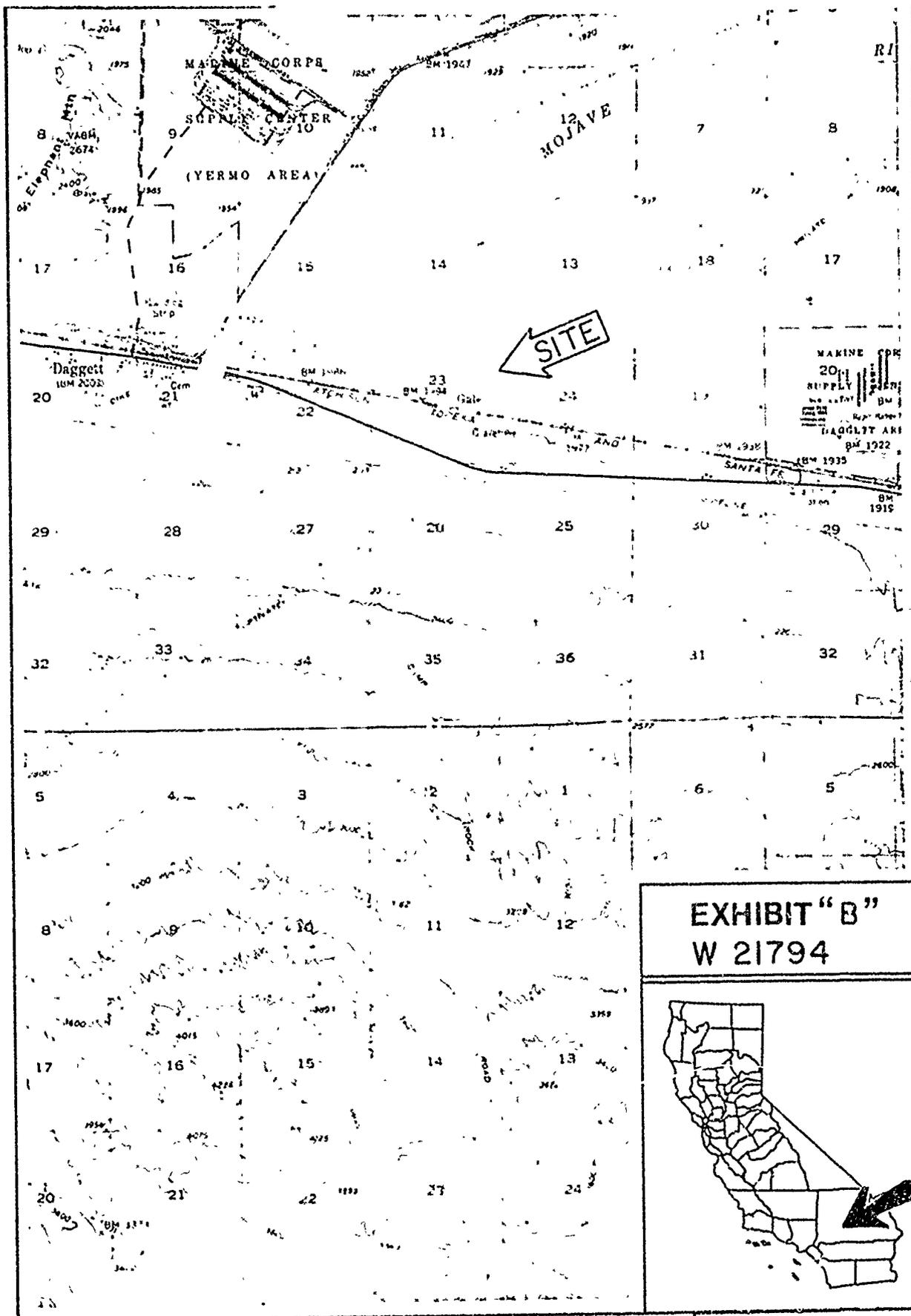


EXHIBIT "B"
W 21794



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EXHIBIT C

NEGATIVE DECLARATION

Visitors Center at Solar Power Pilot Plant

W 21794

This Negative Declaration is prepared pursuant to Section 15083, California Administrative Code, Title 14, Division 6 and is based upon an Initial Study pursuant to Sections 15080 and 15066 thereof.

Description

It is proposed to construct a Visitors Center near Daggett in San Bernardino County. The size of the structure is approximately 4,375 square feet.

The center will provide an opportunity for the public to learn by interpretative displays the purpose of the solar plant. A solar garden will be built outside the building complete with models. Displays will also be located inside the structure. A parking lot will be constructed outside for automobiles and buses. This structure can be considered as temporary and may be removed when the pilot plant is evaluated.

Project Proponent

The Visitor Center will be built on a portion of State school land. It will be constructed by Southern California Edison as part of the Solar Power Pilot Project funded by the Federal Department of Energy.

The Findings

The staff of the State Lands Commission finds the project will not have a significant effect on the environment. These conclusions can be summarized as follows:

- (1) There will be no significant growth inducing impact; inefficient energy consumption; air, water or noise pollution; or solid waste problems created as a result of implementation of this project.
- (2) This area has been disturbed previously and will only have a minimal impact on wildlife.

- (3) No park lands, recreational areas, or known archaeological or historic sites will be affected by the proposal.
- (4) No public services or utilities will be affected by the proposal.
- (5) The implementation of this project will not narrow the range of beneficial uses of the environment or pose long-term risks to health or safety.

This Negative Declaration has been prepared by the staff of the State Lands Commission. Additional copies of this document and/or Initial Study may be obtained from Ted Fukushima, State Lands Commission, 1807 13th Street, Sacramento, CA 95814, telephone number: (916) 322-7813.

Date Filed _____

WORK ORDER W 21794

ENVIRONMENTAL INFORMATION FORM
(To be completed by applicant)

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Southern California Edison,
100 Long Beach Blvd., Long Beach, CA 90801.
2. Address of project: National Trails Highway, Daggett, CA.
Assessor's Block and Lot number: _____
3. Name, address, and telephone number of person to be contacted concerning this project: J. Davidson,
Southern California Edison, 100 Long Beach Blvd., Long Beach, CA 90801
(213) 435-1121 x 232.
4. Indicate number of the permit application for the project to which this form pertains: N/A
5. List and describe any other related permits and other public approvals required for this project, including those required by City, regional, state and federal agencies. County of San Bernardino
6. Existing zoning district: Desert Living, "DL"
Present use of site: Undeveloped
7. Proposed use of site (Project for which this form is filed): Construction and operation of
visitor's facility for the Daggett Solar Power Pilot Plant

PROJECT DESCRIPTION:

8. Site size. **5 acres**
9. Square footage. **4,375 square feet in structure**
10. Number of floors of construction. **1 floor**
11. Amount of off-street parking provided. **17 spaces for automobiles, 10 for recreational vehicles and buses.**
12. Attach plans. **Attached. See Exhibits 1 and 2**
13. Proposed scheduling. **Winter of 1978 on.**
14. Associated projects. **10 Megawatt Solar Power Plant**
15. Anticipated incremental development. **N/A**
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household and household size expected. **N/A**
17. If commercial, indicate the type, whether neighborhood or city oriented, square footage of sales area, and loading facilities. **N/A**
18. If industrial, indicate type, estimated employment per shift, and loading facilities. **Visitors quarters for research energy facility, 2 employees, and no loading facilities.**
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, facilities, and community benefits to be derived from the project. **N/A**

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20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. **A variance and environmental review by San Bernardino County may be required.**

Are the following items applicable to the project or its effects? Discuss below all items checked yes. (attach additional sheets as necessary)

YES NO

- 21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
- 22. Change in scenic views or vistas from existing residential areas or public lands or roads.
- 23. Change in pattern, scale or character of general area of project.
- 24. Significant effect on plant or animal life.
- 25. Significant amounts of solid waste or litter.
- 26. Change in dust, ash, smoke, fumes or odors in vicinity.
- 27. Change in ocean, bay, lake, stream or ground water quality or quantity, or lateration of existing drainage patterns.
- 28. Change in existing noise or vibration levels in the vicinity.
- 29. Site on filled land or on slope of 10 percent or more.
- 30. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- 31. Change in demand for municipal services (police, fire, water, sewage, etc.)
- 32. Increased fossil fuel consumption (electricity, oil, natural, gas, etc.)
- 33. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

- 34. Describe the *project site* as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach *photographs* of the site. Snapshots or polaroid photos will be accepted.
- 35. Describe the *surrounding properties*, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach *photographs* of the vicinity. Snapshots or polaroid photos will be accepted.

CERTIFICATION:

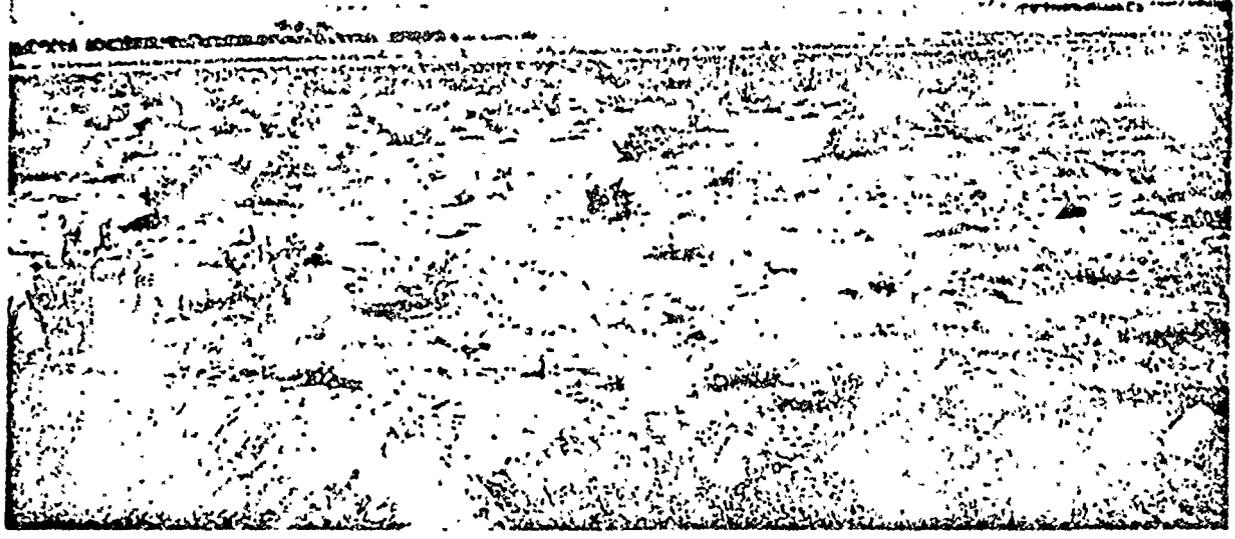
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 11-15-78

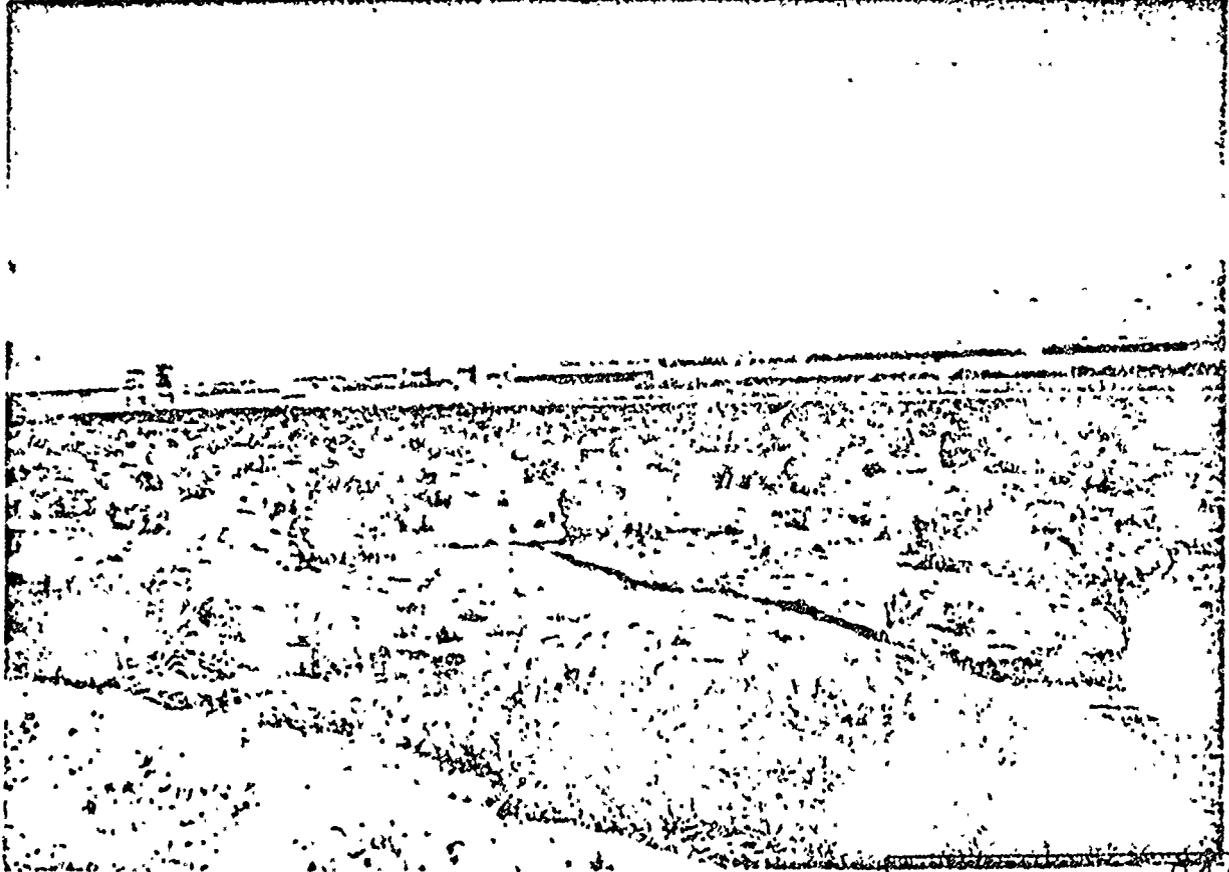
David B. Black
For _____

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31. The use of municipal services will be analogous to a small commercial facility in energy usage. A largely unknown amount of visitors will frequent the facility. Any estimate of visitors would be highly conjectural due to the remoteness of the location. Increases of public services and utilities will result from the project. Water and sewage will be supplied onsite by a well and septic system.
32. The planned facility will use an amount of energy consistent with its small size, numbers of visitors, and operating hours. A nearby distribution line will serve the facility with electrical power.
33. The visitors facility is an integral part of a larger facility, the solar generating station. The EIR of the Solar Power plant mentioned this facility, but no exact location, or details of the building or operation were discussed. As an adjunct of the solar generating facility the visitors center provides a site for a demonstration project and valuable information to the public.
34. The project site is a level area adjacent to the National Trails Highway (Old Route 66). About 1,500 feet south of the site is Interstate 40. A railroad line parallels the property on the north (1,500 feet). The 5 acre site is approximately 2 miles easterly of the town of Daggett. The area is typified by a rocky flat site with sagebrush and grasses. The proximity to the highway, railroad, and coalwater power plant reduces the likelihood of any significant animal life to be found on the project's five acres. For a listing of possible species see the EIR for the main project. (See attached photos)
35. The surrounding area is similar in terrain and plant life to the project site. Several highways, utility right of ways, and developments characterize the local area. Land use is typically a mixture of large industrial sites, military posts, small towns, and large intervening undeveloped areas. To the north of the site is the area reserved for the main project. The property has a variety of native and exotic pioneering desert vegetation. Much of the diversity of animal life has been reduced due to urbanization and land clearing.

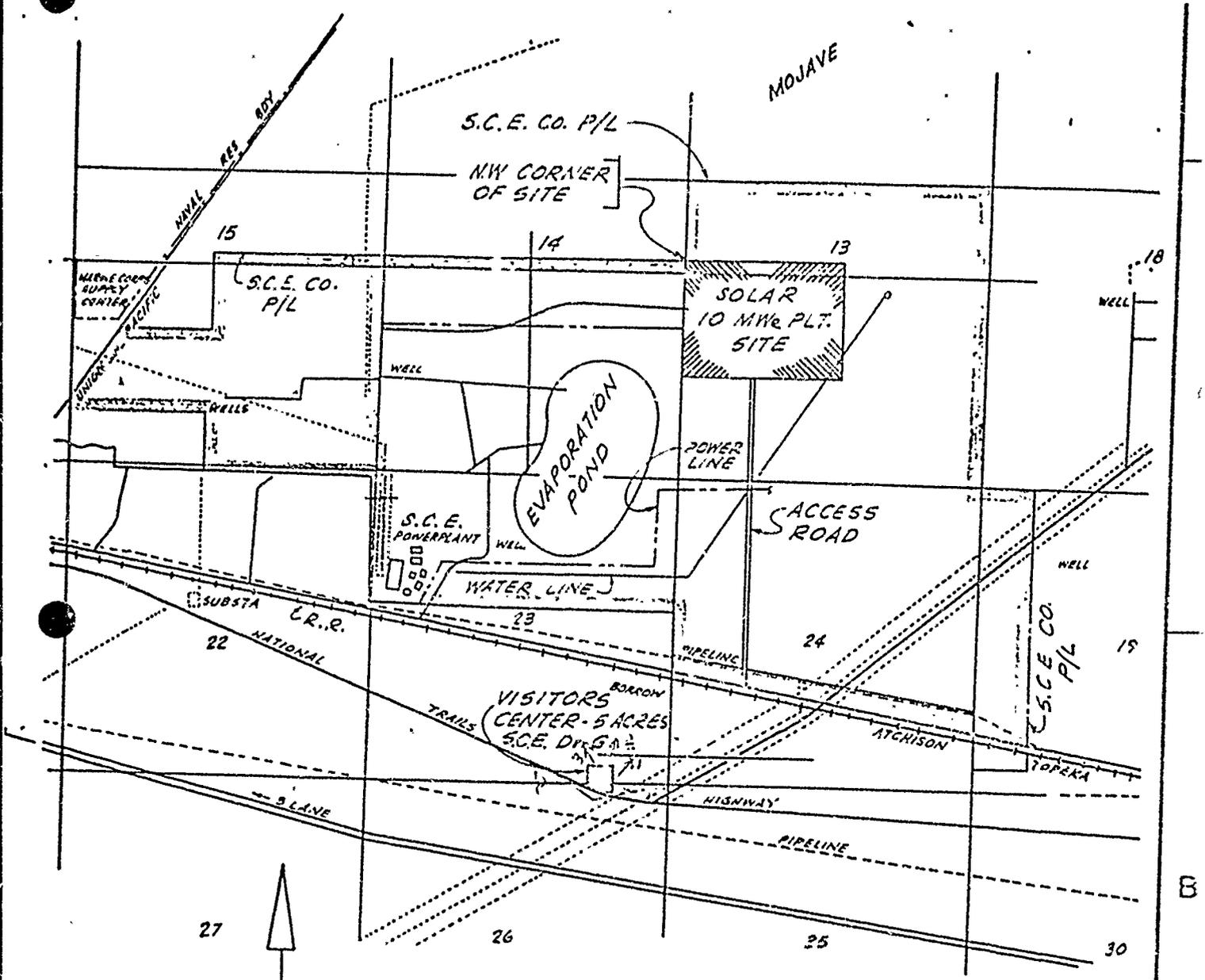


Project Site Looking North



Project Site Looking Northwest

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VICINITY MAP
1" = 2000'

SOLAR 10 MWe PLANT SITE IS IN THE S 1/2 OF NW 1/4
AND N 1/2 OF THE SW 1/4 OF SECTION 23;
TOWNSHIP 9N. - RANGE 1E.; SAN BERNARDINO
COUNTY; SAN BERNARDINO MERIDIAN

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

- (A) Name of Proponent: Southern California Edison
 (B) Address of Proponent: _____
 _____ Phone Number: _____
 (C) Date of Checklist Submitted: _____
 (D) Agency Requiring Checklist: _____
 (E) Name of Proposal, if applicable: Daggett Solar Power Plant Visitor
Facility.

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-------------|
| (A) <u>Earth.</u> Will the proposal result in: | | | |
| (1) Unstable earth conditions or in changes in geologic substructures? | _____ | _____ | _____X_____ |
| (2) Disruptions, displacements, compaction or overcovering of the soil? | _____ | _____ | _____X_____ |
| (3) Change in topography or ground surface relief features? | _____ | _____ | _____X_____ |
| (4) The destruction, covering or modification of any unique geologic or physical features? | _____ | _____ | _____X_____ |
| (5) Any increase in wind or water erosion of soils, either on or off the site? | _____ | _____X_____ | _____ |
| (6) Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | _____ | _____ | _____X_____ |
| (7) Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | _____ | _____ | _____X_____ |
| (B) <u>Air.</u> Will the proposal result in: | | | |
| (1) Substantial air emissions or deterioration of ambient air quality? | _____ | _____ | _____X_____ |
| (2) The creation of objectionable odors? | _____ | _____ | _____X_____ |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(3) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	_____	X	_____
(C) <u>Water.</u> Will the proposal result in:			
(1) Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	_____	_____	X
(2) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	_____	_____	X
(3) Alterations to the course or flow of flood waters?	_____	_____	X
(4) Change in the amount of surface water in any water body?	_____	_____	X
(5) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	X
(6) Alteration of the direction or rate of flow of ground waters?	_____	_____	X
(7) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	X	_____	_____
(8) Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	X
(9) Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	X
(D) <u>Plant Life.</u> Will the proposal result in:			
(1) Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	_____	_____	X
(2) Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	_____
(3) Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	X

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(4) Reduction in acreage of any agricultural crop?	_____	_____	_____X_____
(E) <u>Animal Life.</u> Will the proposal result in:			
(1) Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	_____	_____	_____X_____
(2) Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	_____X_____
(3) Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	_____X_____
(4) Deterioration to existing fish or wildlife habitat?	_____	_____	_____X_____
(F) <u>Noise.</u> Will the proposal result in:			
(1) Increases in existing noise levels?	_____	_____	_____X_____
(2) Exposure of people to severe noise levels?	_____	_____	_____X_____
(G) <u>Light and Glare.</u>			
Will the proposal produce new light or glare?	_____	_____	_____X_____
(H) <u>Land Use.</u>			
Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____X_____	_____	_____
(I) <u>Natural Resources.</u> Will the proposal result in:			
(1) Increase in the rate of use of any natural resources?	_____X_____	_____	_____
(2) Substantial depletion of any non-renewable natural resource?	_____	_____	_____X_____
(J) <u>Risk of Upset.</u>			
Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	_____X_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(K) <u>Population.</u>			
Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	_____X_____
(L) <u>Housing.</u>			
Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	_____X_____
(M) <u>Transportation/Circulation.</u> Will the proposal result in:			
(1) Generation of substantial additional vehicular movement?	_____	_____X_____	_____
(2) Effects on existing parking facilities, or demand for new parking?	_____	_____	_____X_____
(3) Substantial impact upon existing transportation systems?	_____	_____	_____X_____
(4) Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	_____X_____
(5) Alterations to waterborne, rail or air traffic?	_____	_____	_____X_____
(6) Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	_____X_____
(N) <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas?			
(1) Fire protection?	_____X_____	_____	_____
(2) Police protection?	_____X_____	_____	_____
(3) Schools?	_____	_____	_____X_____
(4) Parks or other recreational facilities?	_____	_____	_____X_____
(5) Maintenance of public facilities, including roads?	_____	_____	_____X_____
(6) Other governmental services?	_____	_____	_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(O) <u>Energy.</u> Will the proposal result in:			
(1) Use of substantial amounts of fuel or energy?	_____	_____	_____X_____
(2) Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	_____X_____
(P) <u>Utilities.</u> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
(1) Power or natural gas?	_____	_____	_____X_____
(2) Communications systems?	_____	_____	_____X_____
(3) Water?	_____	_____	_____X_____
(4) Sewer or septic tanks?	_____	_____	_____X_____
(5) Storm water drainage?	_____	_____	_____X_____
(6) Solid waste and disposal?	_____	_____	_____X_____
(Q) <u>Human Health.</u> Will the proposal result in:			
(1) Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	_____X_____
(2) Exposure of people to potential health hazards?	_____	_____	_____X_____
(R) <u>Aesthetics.</u>			
Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	_____X_____
(S) <u>Recreation.</u>			
Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	_____X_____
(T) <u>Archeological/Historical.</u>			
Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?	_____	_____	_____X_____

Yes Maybe No

(U) Mandatory Findings of Significance.

- (1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? _____ X

- (2) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future) _____ X

- (3) Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) _____ X

- (4) Does the project have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly? _____ X

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

IV. DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date: 11-15-78

David B. Block
(Signature)

For: _____

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II.(A)(5)

Construction on the 5 acre parcel will produce a limited amount of wind erosion. This is a variable and unpredictable factor depending on weather, time of construction, and construction methods.

II.(A)(7)

The development parcel is in an area of moderate seismicity. Several northwest trending faults exist within a 25 mile radius. The San Andreas fault lies further to the southwest.

II.(B)(3)

The main solar power plant may generate localized microclimates or other changes unknown at this time. This subject is discussed in the EIR for the main facility.

II.(C)(7)

It is recognized that the groundwater in the area is being depleted by pumping. This is explored in greater detail in the EIR for the 10 Megawatt Solar Power Pilot Plant. Depletion by the visitors center is considered to be inconsequential in comparison to larger users in the general area. The proposed well will have a 5 horsepower pump, a 1,000 gallon storage tank, and an approximate depth of 300 to 350 feet. About 20 gallons per minute will be used during operating hours of the facility.

II.(II)

One result of the project will be the alteration of the 5 acre parcel to a developed condition. Although the facility is ostensibly a temporary use of the land for a period of up to ten years it may contribute to increased development in the general area.

II.(I)(1)

Primarily only construction materials will be used in the development of the visitor center and accompanying solar power site. It is not expected that the visitor center will increase the measureable use of any natural resources.

II.(L)

The project will employ only 2 people directly. It is not expected that this will impact the area's housing supply.

II.(M)

An estimate of 40,000 visitors are expected to visit this facility. It is difficult to support this figure due to the distance of the site from large populated centers. Also, uncertain is the traffic generation from this activity.

II.(P)(4)

The facility will have a septic system installed due to the lack of a sewer main. It will include a tank, distribution box, and five 100 feet leach lines.

II.(T)

Request has been made of the archaeological coordinator for San Bernardino County for evidence of any aboriginal sites. If such are present on the development parcel steps will be taken to preserve or mitigate any damage.

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CONTACTS

Charles H. Bell, Environmental Analyst, County of San Bernardino,
9/26/78

California Native Plant Society, U. C. Davis 11/3/78

Joseph Davidson, Southern California Edison Company, 9/5/78 & 11/1/78

Bruce Eliason, Fish and Game, 11/2/78.

R. E. Stevens, Southern California Edison Company, 10/12/78.

SOURCES

Environmental Impact Assessment/Environmental Impact Report 10 Megawatt
Solar Power Pilot Plant, San Bernardino County, December, 1977.

San Bernardino County General Plan, 1967.

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