

MINUTE BOOK
C21
to 0 at its 8/21/84
meeting.

CALENDAR ITEM

A 34

C21 4

08/21/84

SA 5656

ATKINS

S 16

SCHOOL LAND SALE

APPLICANT: Department of Water and Power
of the City of Los Angeles
P. O. Box 111
Los Angeles, California 90051
Attention: Joseph J. Perez,
Chief Land Officer

AREA, TYPE LAND AND LOCATION:
8.421-acres, more or less, of school land south
of Barstow, San Bernardino County.

LAND USE: The use and maintenance of electrical
transmission lines and road access.

CONSIDERATION: \$2,500.00.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has 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: 10/27/84.

CALENDAR ITEM NO. C 2 1 (CONT'D)

OTHER PERTINENT INFORMATION:

1. The Los Angeles Department of Water and Power has requested to purchase the parcel described on Exhibit "A". The parcel is necessary to provide access to the Department's existing and future electrical lines in the area. The subject property is currently encumbered with the existing McCullough Switching Station-Victorville Switching Station transmission line right-of-way. The applicant desires to purchase the subject parcel in fee.

The staff of the Commission has reviewed valuation information relative to the subject parcel and the purchase price of \$7,500.00 is based on that review. A staff review also indicates that the land is not suitable for cultivation, and therefore, a right-of-way may be sold under our rules and regulations at a price fixed by the Commission.

2. In compliance with Section 6373 of the P.R.C., a General Plan has been prepared and filed with the Legislature.
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 under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The staff believes there is no possibility that this project may have a significant effect on the environment.

Authority: 14 Cal. Adm. Code 15061(b)(3).

4. A portion of the project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1 and is classified in a use category "B" which authorizes Limited Use. The project as proposed will not have a significant effect upon the identified environmental values.

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CALENDAR ITEM NO. C21 (CONT'D)

The remainder of this project is situated on land not identified as possessing environmental values.

- EXHIBITS:
- A. Land Description.
 - B. Location Map.
 - C. EIS Summary
 - D. General Plan

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 THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. (14 CAL. ADM. CODE 15061(b)(3)).
2. FIND THAT THE STATE SCHOOL LAND, DESCRIBED IN EXHIBIT "A", ATTACHED HERETO, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
3. AUTHORIZE THE SALE, WITHOUT ADVERTISING OF THE PARCEL, DESCRIBED ON EXHIBIT "A" AND BY REFERENCE MADE A PART HEREOF TO THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS FOR \$2,500.00.

EXHIBIT "A"

LAND DESCRIPTION

SA 5656

A parcel of California State school lands in San Bernardino County, California, described as follows:

PARCEL 1362-S

That portion of the S 1/2 of the SE 1/4 of Section 15, T8N, R1W, SBM, situate in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying within the boundaries of a strip of land 750 feet in width, described in document recorded on Oct. 20, 1939, in Book 1377, page 216, and described in document recorded on Dec. 28, 1935, in Book 1112, page 298, both of Official Records of said County, the side-lines of said 750-foot strip of land being parallel with, and distant northwest-erly 657.50 feet; and distant southeasterly 92.50 feet, measured at right angles, from that certain centerline, more particularly described as follows:

BEGINNING at a point in the north line of Section 22, T8N, R1W, SBM, distant thereon S 88° 19' 49" E, 60.04 feet from a 2-inch iron pipe with a 3-inch brass cap set by the U.S. Bureau of Land Management to mark the northwest corner of said Section 22; thence from said point of beginning S 48° 53' 58" W, 78.63 feet to a point in the west line of said Section 22, distant thereon S 0° 48' 44" E, 53.44 feet from said northwest corner of Section 22.

Bearings in this description are based on the California Coordinate System, Zone 5.

END OF DESCRIPTION

PREPARED BY INTERMOUNTAIN POWER AGENCY. REVIEWED APRIL 23, 1984, BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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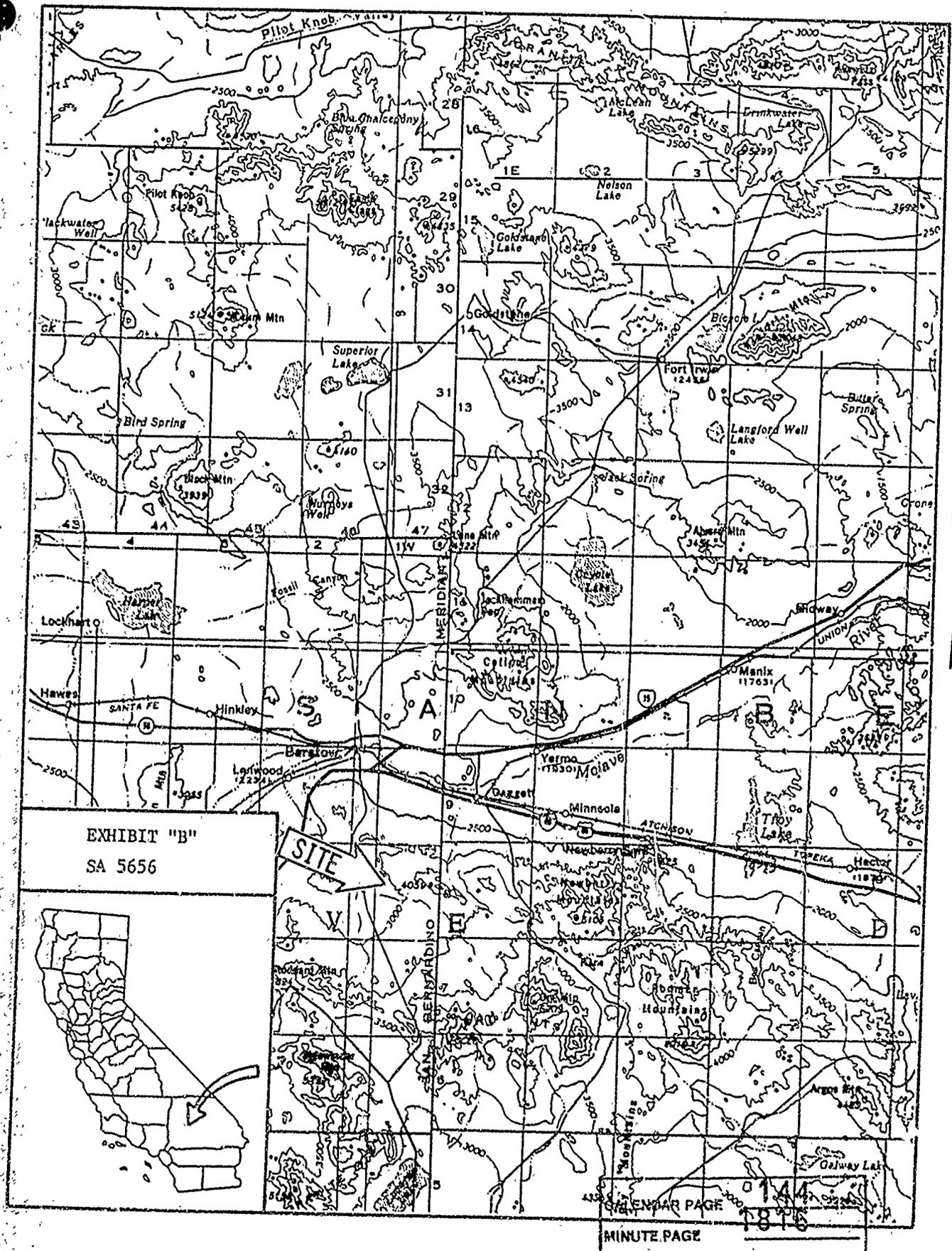


Exhibit "C"

The following is a summary of a draft environmental impact statement prepared by the Department of the Interior, Bureau of Land Management in 1979. The State Clearinghouse Number: 79072503.

1. TYPE OF ACTION (X) Administrative () Legislative.

2. BRIEF DESCRIPTION OF ACTION

The intermountain Power Project is proposed by a group of Utah, California, Nevada, and Wyoming municipalities, rural electric cooperative, and a privately-owned company. The applicant has proposed construction and operation of a 3,000-megawatt coal-fired generating station at the Salt Wash site, Wayne County, Utah and has agreed to the possibility of an alternative site, near Lynndyl in Millard County, Utah. Both sites are analyzed in comparable detail.

Two 500-kilovolt d.c. transmission lines are proposed to deliver power to a converter station at Victorville, California. Power would then be distributed over existing systems to the cities of Anaheim, Burbank, Glendale, Los Angeles, Pasadena, and Riverside. One 230-kilovolt a.c. transmission line is proposed to deliver power to the Ely, Nevada area and a 230-kilovolt transmission line is proposed to provide power to the Dixie-Escalante area in Utah. In addition, two 345-kilovolt lines are proposed to be inter-connected with existing systems in Utah for delivery to members of the Intermountain Consumer Power Association and the Utah Power and Light Company.

About 8 million tons of coal would be acquired annually from the Wasatch Plateau-Book Cliffs Coal Fields of Central Utah to be consumed at the power plant. Approximately 50,000 acre-feet of water would be consumed annually.

3. SUMMARY OF ENVIRONMENTAL IMPACTS AND ADVERSE ENVIRONMENTAL EFFECTS

The generating station and support facilities, including power transmission systems, would occupy 2,650 to 5,650 acres of land and would disturb 8,300 to 12,000 acres during construction phases.

Applicants for rights-of-way on public lands include 39,500 acres for the Salt Wash proposal, and 25,600 acres for the Lynndyl alternative. Ownership of an additional 4,640 acres of public land for the power plant site would be transferred to the project.

Air quality studies predicted that ground level concentrations of sulfur-dioxide and particulates at the Salt Wash site would exceed the class I air quality standards identified in the Prevention of Significant Deterioration Regulations. This violation of standards would occur within Capitol Reef National Park. Similar air quality studies at the Lynndyl alternative site indicated that neither state or federal air quality standards would be exceeded.

The use of 30,000 acre-feet of water from Fremont River for the Salt Wash Site would decrease the river's downstream flow by about 57 percent and would increase the salinity of the Colorado River at Lees Ferry and estimated 0.6 milligrams per liter. The conversion of water from agricultural use to consumptive use at the Lynndyl alternative site could require the retirement of 7,200 to 7,800 acres of irrigated farmland. The Lynndyl alternative site would cause a 9 percent reduction of water flowing to areas surrounding the Delta, Utah area which could affect wildlife habitat. Even with present salvage techniques, some scientific and educational archaeological information could inadvertently be lost.

Conflicts among specific features of IPP's project, proposals and the existing land use plans of U.S. Forest Service and Bureau of Land Management would require consideration.

The project, during construction phases, would create direct employment for 3,200 to 3,600 persons. During operational periods, about 660 persons would be employed by IPP.

The increases in population, housing, and economic activity in the impact areas, whether it be in Wayne or Millard and Juab Counties, would create socioeconomic impacts. Present local governmental operations, procedures and community infrastructures would be placed under stress, especially during the peak of IPP construction.

4. ALTERNATIVES CONSIDERED

Alternatives considered included power plant sites in Emery, Grand, Wayne, and Millard Counties, Utah; transmission line routes and design; water sources; alternative coal handling facilities; coal transportation; generating station design; alternative methods of land transfer for the plan site; purchase of other power; conservation of electrical energy; and no action.

EXHIBIT D

GENERAL PLAN

SA 5656

The City of Los Angeles Department of Water and Power has applied to the State Lands Commission to purchase a portion of the $\frac{1}{4}$ of the $\frac{1}{4}$ of Section 16, T8N, R1W, SBB&M, in San Bernardino County.

This strip of land (approximately 9.03 acres) will be maintained as a right-of-way for the 500 kv McCullough Switching Station to Victorville Switching Station transmission line.

The State Lands Commission has filed a Notice of Intent to use a Final EIS in place of an EIR for the proposed transmission line in March 1984.

This General Plan is submitted in accordance with Section 6373 of the Public Resources Code.

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effected by the proposed project.

This General Plan is submitted pursuant to Section 6373 of the Public Resources Code.