

MINUTE ITEM

This Calendar Item No. C15
was approved as Minute Item
No. 15 by the State Lands
Commission by a vote of 2
to 0 at its 7/25/85
meeting.

CALENDAR ITEM

A 76, 80

S 36, 37

C 15

07/25/85
W 23603
Fong

GENERAL LEASE - RIGHT-OF-WAY USE

APPLICANT: Southern Pacific Pipe Lines
610 South Main Street
Los Angeles, California 90014

AREA, TYPE LAND AND LOCATION:
11.442 acres, more or less, of school land
located near the Salton Sea in Imperial and
Riverside Counties.

LAND USE: Installation, use and maintenance of a 20-inch
diameter refined petroleum products pipeline
and use and maintenance of an existing 12-inch
diameter pipeline.

TERMS OF PROPOSED LEASE:
Initial period: 30 years beginning July 1,
1985.
Surety bond: \$10,000.
Public liability insurance: Combined single
limit coverage of \$1,000,000.

CONSIDERATION: \$6,380.16 per annum; with the State reserving
the right to fix a different rental on each
fifth anniversary of the lease.

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

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

CALENDAR ITEM NO. C 15 (CONT'D)

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:

11/24/85.

OTHER PERTINENT INFORMATION:

1. Southern Pacific Pipe Lines (SPPL), in response to anticipated shortages of refined petroleum products in the Phoenix, Arizona area, desired as an interim measure to increase the carrying capacity of its existing pipeline system between Colton, California and Phoenix, Arizona by looping certain sections of the existing 12-inch pipeline with 20-inch pipeline within the existing right-of-way originally granted to SPPL by the Bureau of Land Management (BLM).

The State Lands Commission (SLC) by Lieu Land Selection became the successor in interest to SPPL right-of-way lease for a 12 inch pipeline on Sec. 12, T9S R11E; Sec. 30, T9S R13E in 1962 and on Sec. 34, T8S R11E, in 1958.

The 12-inch pipeline sections looped by the 20-inch pipeline will be mothballed in the ground to be activated at a later date when the 20-inch pipeline between Colton and Phoenix is completed. The looping of the 12-inch pipeline by a 20-inch pipeline cannot be considered as a maintenance or replacement project under CEQA guidelines.

Therefore it is considered by staff to be in the best interests of both parties to issue a new lease for the proposed 20-inch pipeline and the existing 12-inch pipeline.

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15025), the staff has prepared a Proposed Negative Declaration

CALENDAR ITEM NO. C 1 5 (CONT'D)

identified as EIR ND 385, State Clearinghouse No. 85052912. Such Proposed Negative Declaration was prepared and circulated for public review pursuant to the provisions of CEQA.

Based upon the Initial Study, the Proposed Negative Declaration, and the comments received in response thereto, there is no substantial evidence that the project will have a significant effect on the environment. (14 Cal. Adm. Code 15074(b))

- EXHIBITS:
- A. Land Description.
 - B. Location Map.
 - C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR ND 385, STATE CLEARINGHOUSE NO. 85052912, WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF THE CEQA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. AUTHORIZE ISSUANCE TO SOUTHERN PACIFIC PIPE LINES OF A 30-YEAR GENERAL LEASE - RIGHT-OF-WAY USE BEGINNING JULY 1, 1985; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$6,380.16, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$10,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR THE INSTALLATION, USE AND MAINTENANCE OF A 20-INCH DIAMETER REFINED PETROLEUM PRODUCTS PIPELINE AND USE AND MAINTENANCE OF AN EXISTING 12-INCH DIAMETER REFINED PETROLEUM PRODUCTS PIPELINE ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

W23603

Three parcels of California State lieu lands in Riverside and Imperial Counties, California, said parcels being strips of land lying 25 feet on each side of a gas fuel line, the centerline of said strips being more particularly described as follows:

PARCEL 1

BEGINNING at a point on the north line of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 34, T8S, R11E, SBM, Riverside County, said point being 420 feet easterly of the $W\frac{1}{2}$ corner of said Section 34; thence from said point of beginning S $50^{\circ} 13' E$, 1154 feet to a point on the east line of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of said Section 34 and the end of the herein described line.

PARCEL 2

BEGINNING at a point on the west line of Section 12, T9S, R11E, SBM, Imperial County, said point being 975 feet southerly of the NW corner of said Section 12; thence from said point of beginning S $68^{\circ} 04' E$, 5715 feet to a point on the east line of said Section 12 and the end of the herein described line.

PARCEL 3

BEGINNING at a point on the west line of Section 30, T9S, R13E, SBM, Imperial County, said point being 4730.3 feet northerly of the SW corner of said Section 30; thence from said point of beginning S $68^{\circ} 04' E$, 2179 feet; thence S $71^{\circ} 13' E$, 328 feet; thence S $65^{\circ} 53' E$, 468 feet; thence S $68^{\circ} 04' E$, 125 feet to the east line of Lot 1 of the $NW\frac{1}{4}$ of said Section 30 and the end of the herein described line.

END OF DESCRIPTION

PREPARED MAY 31, 1985 BY BOUNDARY SERVICES UNIT, M. L. [redacted], SUPERVISOR.

CALENDAR PAGE	70
MINUTE PAGE	2137

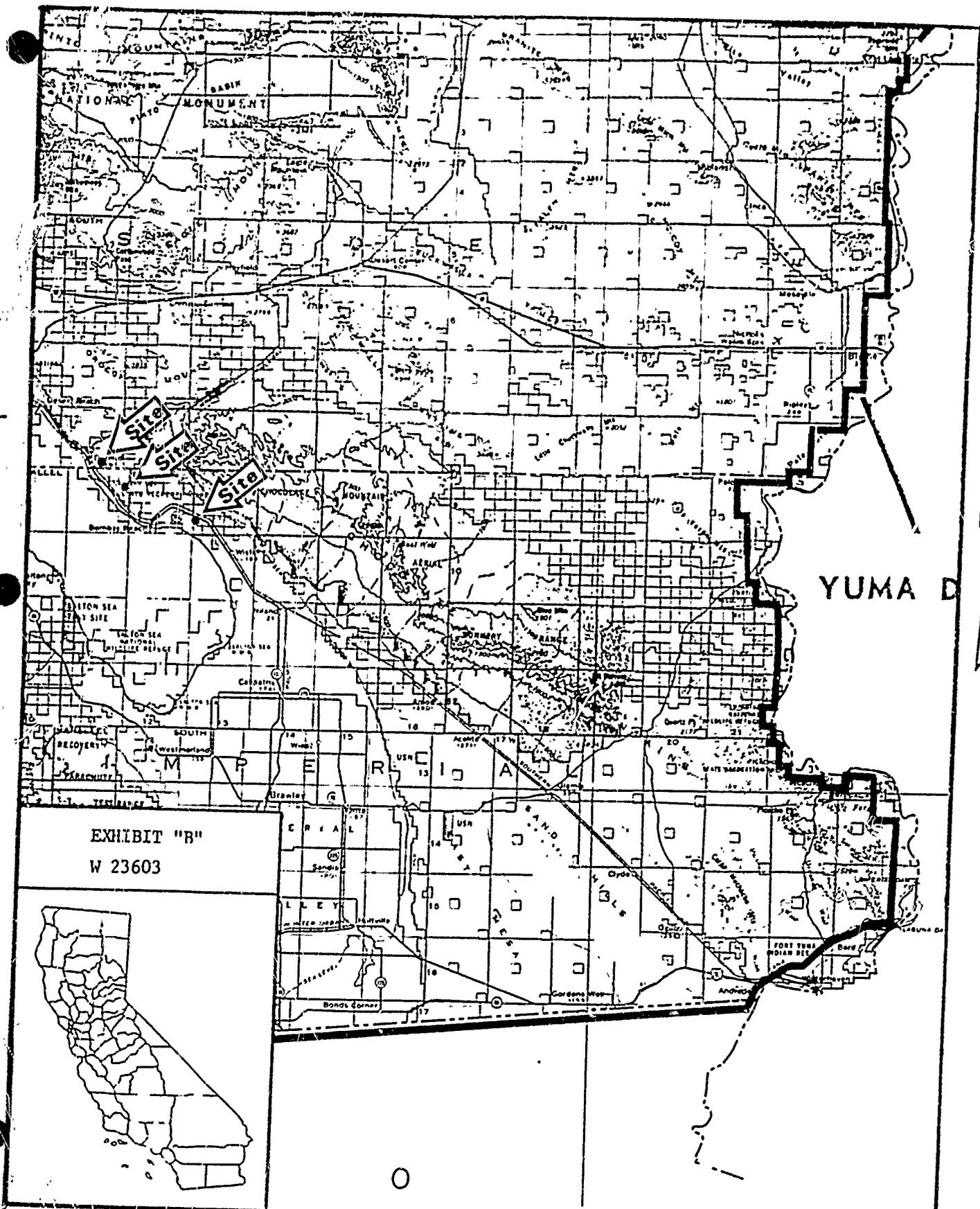


EXHIBIT "B"
W 23603



STATE LANDS COMMISSION
1807 13TH STREET
SACRAMENTO, CALIFORNIA 95814



EXHIBIT C

PROPOSED NEGATIVE DECLARATION

EIR ND 385

File Ref.: W 23603

SCH#: 85052912

Project Title: Gas Pipeline Replacement

Project Proponent: Southern Pacific Pipe Lines

Project Location: Banning-Beaumont area Riverside County; Frink area (easterly of Salton Sea), and the Winterhaven area of Imperial County.

Project Description: A linear project running along and within the Southern Pacific Railroad right-of-way between Colton, Riverside County and Yuma, Arizona. The specific project will involve the replacement of three sections (each section being approximately 22 miles long) of existing gas pipeline from a 12" line to a 20" line.

Contact Person: Ted T. Fukushima

Telephone: (916)322-7813

This document is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq., Public Resources Code), the State CEQA Guidelines (Section 15000 et seq., Title 14, California Administrative Code), and the State Lands Commission regulations (Section 2901 et seq., Title 2, California Administrative Code).

Based upon the attached Initial Study, it has been found that:

the project will not have a significant effect on the environment.

mitigation measures included in the project will avoid potentially significant effects.

CALENDAR PAGE	71.1
MINUTE PAGE	2139

ENVIRONMENTAL IMPACT ASSESSMENT FORM - Part I
To be completed by applicant
FORM 62.3(11/82)

RECEIVED
STATE LANDS COMMISSION
MAY 23 1985

A. GENERAL INFORMATION

1. Name, address, and telephone number:

a. Applicant

Southern Pacific Pipe Lines
610 S. Main st. Rm. 728
Los Angeles, CA 90014
(213) 629-6689

b. Contact person if other than applicant:

Mr. J. A. Whitelaw
c/o Southern Pacific Pipe Lines
610 S. Main Los Angeles, CA 90014
(213) 629-6691

2. a. Project location: (Please reference to nearest town or community and include county)

Two sections: 1) in Beaumont - Banning area in Riverside County, and 2) in
the vicinity of the Salton Sea (Frank) in both Riverside and Imperial Counties.

An additional portion of Imperial County is crossed at the All-American Canal prior
to the entering of the Fort Yuma Indian Reservation.

b. Assessor's parcel number: Unknown, N/A

3. Existing zoning of project site: Zoning will not change; "use" to remain the same.

4. Existing land use of project site: Utility corridor with pipeline, power lines and power line access,
road; also railroad right of way.

5. Proposed use of site: Replacement of portions of an
existing refined petroleum product pipeline

6. Other permits required: Caltrans, Bureau of Land Management, County road crossings.

B. PROJECT DESCRIPTION

1. building construction projects, complete "ATTACHMENT A".

2. For non-building construction projects: Describe fully, the proposed activity, its purpose and intended use, e.g. for proposed mineral prospecting permits, include the number of test holes, size of holes, amount of material to be excavated, maximum surface area of disturbance, location, depth of holes, etc. Attach plans or other drawings as necessary

C. ENVIRONMENTAL SETTING

1. 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.
2. *see attachment*
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.).

see attachment

D. ENVIRONMENTAL IMPACT ASSESSMENT

Answer the following questions by placing a check in the appropriate box. Discuss all items checked "yes" or "maybe". (Attach additional sheets as necessary)

Will the project involve:

YES MAYBE NO

1. a change in existing features of any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours?
2. a change in scenic views or vistas from existing residential areas or public lands or roads?
3. a change in pattern, scale, or character of the general area of project?
4. a significant effect on plant or animal life?
5. significant amounts of solid waste or litter?
6. a change in dust, ash, smoke, fumes, or odors in the vicinity?
7. a change in ocean, bay, lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns?
8. a change in existing noise or vibration levels in the vicinity?
9. construction on filled land or on slope of 10 percent or more?
10. use or disposal of potentially hazardous materials, such as toxic or radioactive substances, flammables, or explosives?
11. a change in demand for municipal services (police, fire, water, sewage, etc.)?
12. an increase in fossil fuel consumption (electricity, oil, natural gas, etc.)?
13. a larger project or a series of projects?

E. 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: 11.22.1975

Signature: J.A. Whitelaw, Manager-Special Projects

CALENDAR PAGE	71.3
MINUTE PAGE	2141

C.1. Utility corridor containing pipeline, power line and power line access roads; also railroad right-of-way. Typical desert topography; sparse and often non-existent vegetation. Typical flora and fauna. No known cultural, historical, or scenic aspect, supported by archeological study carried out prior to installation of existing 12-inch line. No permanent structures in the area other than power line poles and railroad trackage.

C.2. Refer to discussion under C.1. The overall interstate pipeline system uses, wherever possible, existing utility corridors and railroad right-of-way as is the case on the three State parcels. Surrounding properties are typical desert terrain, with almost no apparent land use, with only exception being when the route goes through the Beaumont-Banning area, in which case it occupies railroad and street right-of-way.

CALENDAR PAGE	714
MINUTE PAGE	2142

ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST - PART II

Form 13, 20 (7/82)

File Ref.: W 23603

I. BACKGROUND INFORMATION

A. Applicant Southern Pacific Pipe Lines
610 S. Main Street
Los Angeles, CA 90014

B. Checklist Date: 5 / 31 / 85

C. Contact Person: Ted T. Fukushima
Telephone: (916) 322-7813

D. Purpose: Replacement of portions of an existing refined petroleum products pipeline in order to avoid anticipated shortages in the Phoenix, Arizona area.

E. Location: Banning-Beaumont area, Riverside County; Frink area (easterly of Salton Sea) and the Winterhaven area, Imperial County.

F. Description: A linear project running along and within the Southern Pacific railroad right-of-way between Colton, Riverside County and Yuma, Arizona. The specific project will involve the replacement of three sections (each section being approximately 22 miles long) of existing gas pipeline from a 12" line to a 20" line.

G. Persons Contacted: Jack Spreul - Dept. of Fish & Game

II. ENVIRONMENTAL IMPACTS. (Explain all "yes" and "maybe" answers)

A. Earth. Will the proposal result in:

- 1. Unstable earth conditions or changes in geologic substructures?
2. Disruptions, displacements, compaction, or overcovering of the soil?
3. Change in topography or ground surface relief features?
4. The destruction, covering, or modification of any unique geologic or physical features?
5. Any increase in wind or water erosion of soils, either on or off the site?
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?
7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, lahars, or similar hazards?

Yes Maybe No

Grid of checkboxes for Yes, Maybe, No corresponding to items 1-7.

Stamp: 157115, 2143, MINUTE PAGE

- Yes Maybe No
- B. Air.** Will the proposal result in:
1. Substantial air emissions or deterioration of ambient air quality?
 2. The creation of objectionable odors?
 3. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?
- C. Water.** Will the proposal result in:
1. Changes in the currents, or the course or direction of water movements, in either marine or fresh waters?
 2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?
 3. Alterations to the course or flow of flood waters?
 4. Change in the amount of surface water in any water body?
 5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?
 6. Alteration of the direction or rate of flow of ground waters?
 7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?
 8. Substantial reduction in the amount of water otherwise available for public water supplies?
 9. Exposure of people or property to water-related hazards such as flooding or tidal waves?
 10. Significant changes in the temperature, flow or chemical content of surface thermal springs?
- D. Plant Life.** Will the proposal result in:
1. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?
 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?
 4. Reduction in acreage of any agricultural crop?
- E. Animal Life.** 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, or insects)?
 2. Reduction of the numbers of any unique, rare or endangered species of animals?
 3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?
 4. Deterioration to existing fish or wildlife habitat?
- F. Noise.** Will the proposal result in:
1. Increase in existing noise levels?
 2. Exposure of people to severe noise levels?
- G. Light and Glare.** Will the proposal result in:
1. The production of new light or glare?
- H. Land Use.** Will the proposal result in:
1. A substantial alteration of the present or planned land use of an area?
- I. Natural Resources.** Will the proposal result in:
1. Increase in the rate of use of any natural resources?
 2. Substantial depletion of any nonrenewable resources?

CALENDAR PAGE	71.6
MINUTE PAGE	2144

J. Risk of Upset. Does the proposal result in:

Yes Maybe No

- 1. 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?
- 2. Possible interference with emergency response plan or an emergency evacuation plan?

K. Population. Will the proposal result in:

- 1. The alteration, distribution, density, or growth rate of the human population of the area?

L. Housing. Will the proposal result in:

- 1. Affecting existing housing, or create a demand for additional housing?

M. Transportation/Circulation. Will the proposal result in:

- 1. Generation of substantial additional vehicular movement?
- 2. Affecting existing parking facilities, or create a demand for new parking?
- 3. Substantial impact upon existing transportation systems?
- 4. Alterations to present patterns of circulation or movement of people and/or goods?
- 5. Alterations to waterborne, rail, or air traffic?
- 6. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

N. Public Services. 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?
- 2. Police protection?
- 3. Schools?
- 4. Parks and other recreational facilities?
- 5. Maintenance of public facilities, including roads?
- 6. Other governmental services?

O. Energy. Will the proposal result in:

- 1. Use of substantial amounts of fuel or energy?
- 2. Substantial increase in demand upon existing sources of energy, or require the development of new sources?

P. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- 1. Power or natural gas?
- 2. Communication systems?
- 3. Water?
- 4. Sewer or septic tanks?
- 5. Storm water drainage?
- 6. Solid waste and disposal?

Q. Human Health. Will the proposal result in:

- 1. Creation of any health hazard or potential health hazard (excluding mental health)?
- 2. Exposure of people to potential health hazards?

R. Aesthetics. Will the proposal result in:

- 1. 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?

S. Recreation. Will the proposal result in:

- 1. An impact upon the quality or quantity of existing recreational opportunities?

Yes Maybe No

I. Cultural Resources

- 1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site?
- 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
- 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- 4. Will the proposal restrict existing religious or sacred uses within the potential impact area?

U. Mandatory Findings of Significance

- 1. Does the project have the potential to degrade the quality of the environment, 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?
- 2. Does the project have the potential to achieve short term, to the disadvantage of long-term, environmental goals?
- 3. Does the project have impacts which are individually limited, but cumulatively considerable?
- 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

III. DISCUSSION OF ENVIRONMENTAL EVALUATION (See Comments Attached)

IV. PRELIMINARY 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: 5 / 31 / 85

For the State Lands Commission - Ted T. Fukushima
 CALENDAR PAGE 21.8
 MINUTE PAGE Form 13.26-1/1983

Part II - Explanations to "yes" and "maybe" answers

II.A. 2 and 3

Temporarily during construction only. The pipeline is to be installed in an open cut trench and backfilled with native soil material. Any land temporarily disturbed by these activities will be restored to its original condition and contour.

II.C. 2 and 3

Temporarily during construction and then only if rain falls during construction. All drainage is by typical desert country dry washes. Once restored to original condition and contour, no changes or alterations to pre-existing conditions will be present.

II.D.1.

Again, only temporarily during construction. Due to sparse (non-existent in many areas) vegetation along much of the route, even temporary effects will be slight. Any land temporarily disturbed by construction activities will be restored to its original condition and contour.

II.E.1.

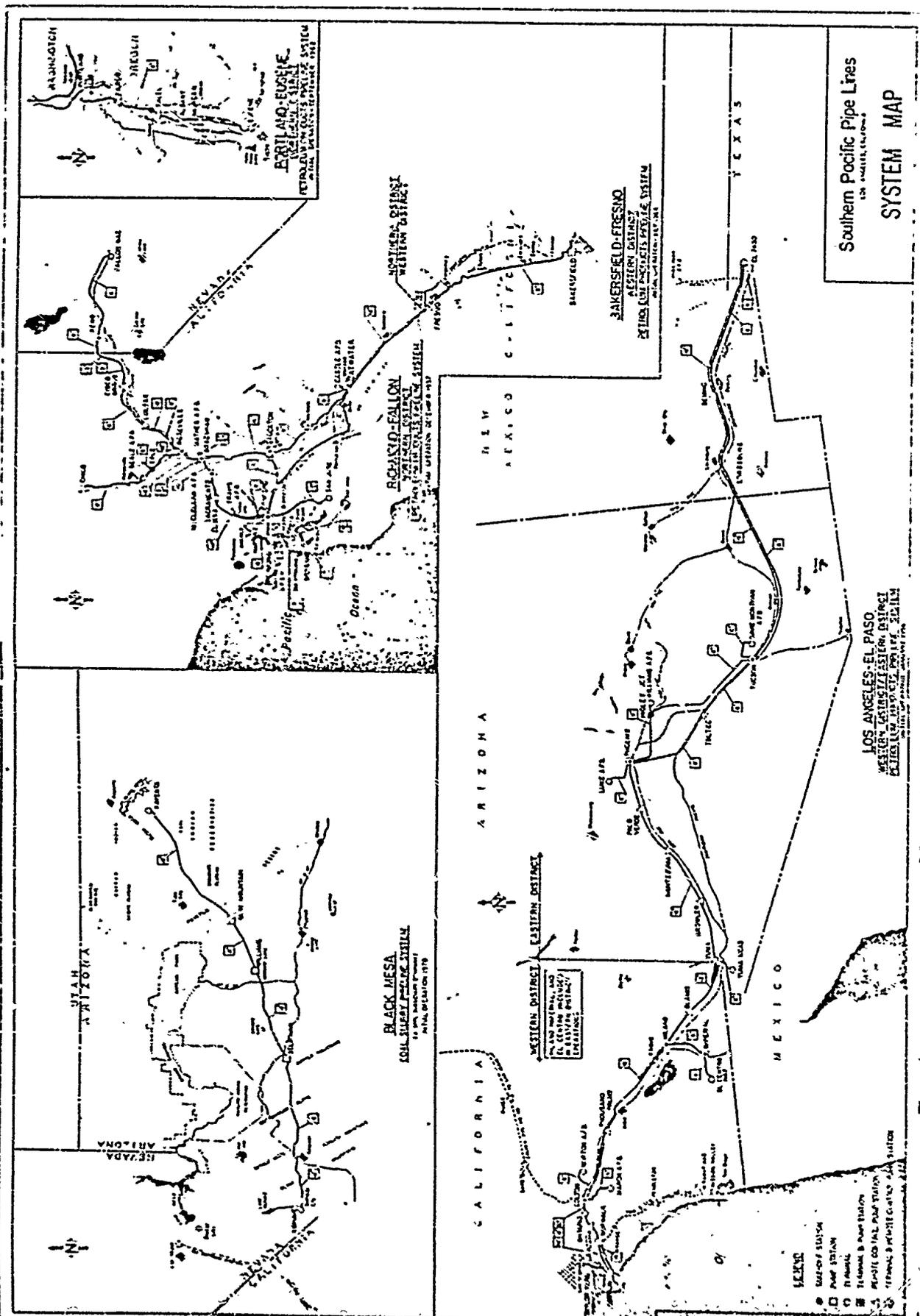
Refer to answers for C.2 and 3 and D.1.

II.J.1.

A risk of a release only, of refined petroleum products. The line will have cathodic protection to prevent corrosion of the line, and the internal diameter of the line will be monitored for wear and/or corrosion. The location of the entire line will be marked with surface markers so that any construction in the area will know of the pipeline's location. The replacement pipe will be designed, constructed, operated and maintained in strict accordance with all requirements of Part 195 of Title 49 of the United States Code of Federal Regulations, "Transportation of Hazardous Liquids by Pipeline".

II.U.1.

Refer to answers for C.2 and 3 and D.1. Any potential effects would be of a temporary, short term nature, with restoration returning the land to pre-existing conditions. The project should not cause any fish or wildlife species to drop below self-sustaining levels, should not threaten to eliminate any plant or animal assemblages, and should not reduce the number or restrict the range of rare or endangered plants or animals. Important examples of major periods of California history or prehistory will not be eliminated.



2747