MINUTE ITEM
This Calendar Item No. 26
was approved as Minute Item
No. 26 by the State Lands
Commission by a vote of 3
to 0 at its 8-12-91
meeting.

CALENDAR ITEM

26

A 58

S 37

08/12/91
PRC 6417
PRC 3116
PRC 6911
PRC 6923
Fong

APPROVE CERTIFICATION OF A NEGATIVE DECLARATION
ASSIGNMENT AND AMENDMENT OF GENERAL LEASES - RIGHT-OF-WAY USE
AND ESTABLISH RENTAL RATES FOR RIGHT-OF-WAY LEASES

ASSIGNOR:
Chevron U.S.A. Inc.
2120 Diamond Boulevard
Concord, California 94520

ASSIGNEE:
Union Oil Company of California
9645 Santa Fe Springs Road
Santa Fe Springs, California 90670

AREA, TYPE LAND AND LOCATION:
Two parcels of tide and submerged lands totalling 12.3 acres in the Gulf of Santa Catalina offshore the City of Huntington Beach, Orange County.

LAND USE:
Right-of-way for electric power cables and six-inch-diameter gas pipeline.

TERMS OF ORIGINAL LEASE:
Initial period:
Twenty-five (25) years beginning December 1, 1982.

Renewal options:
None.

Surety bond:
$50,000.

Public liability insurance:
Combined single limit coverage of $1,000,000.

Consideration:
$2,598 per annum; five-year rent review.

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Special:
Lessee agrees that use of the lease premises for the transport of any commodity other than that specified in Section 1 of the lease shall require prior approval of lessor.

Lessee agrees that the gas pipeline shall be used solely for the transport of gas produced from Platform Edith.

TERMS OF PROPOSED LEASE AMENDMENT:
The placement, operation, and maintenance of a 3.5-inch-diameter power cable from shore to Platform Eva substantially along the right-of-way of the existing power cable alignment to Platform Edith. The existing land description will be modified, if necessary, to reflect the "as-built" location of the power cable upon completion of the installation.

Surety bond:
$1,000,000.

Public liability insurance:
Combined single limit coverage of $2,000,000.

Special:
(1) Lessee shall provide an as-built survey which indicates the precise location on the sea bed of the power cable to Platform Eva and a land description thereof to the Commission within 60 days of the date of project completion.

(2) Lessee may terminate this lease for any reason upon giving lessor at least sixty (60) days prior written notice; lessee agrees that on the effective date of termination it shall responsibly leave and surrender the Lease Premises to lessor in a state of good order, condition, repair, and restoration as provided under paragraphs 4(c) and 12. The exercise of such right of termination shall not release lessee from liability for any unpaid, but accrued rental, royalty or other consideration which may be due under this lease or from any other obligations still applicable under the lease. No portion of any rental paid by lessee in advance shall be refunded. Additionally, upon lessee's exercise of its right of termination, lessee shall pay, as additional rent, one-half of the

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rental at the rate of rental set forth at that time due for the remaining term of the lease, provided that the rental amount shall not exceed the total of three years' rent.

(3) Lessee shall be responsible for assuring that all operations are carried out in a safe manner, consistent with good engineering practices and in accordance with all federal, State and local laws and regulations now in effect or hereafter promulgated.

CONSIDERATION:

$28,836 per annum; with the State reserving the right to fix a different rental on each fifth anniversary of the lease. Provided, however, that the modification of the amount of rental consideration shall not be less than that rental which is determined by the following formula:

Annual Rental = Base Rental x (A ÷ B)

Where A = The Gross National Product Implicit Price Deflator average for the first four quarters immediately preceding July 1 of the year in which the modification of rental consideration will become effective.

Where B = The Gross National Product Implicit Price Deflator for 1987.

Where Base Rental = $28,836.

For example, in 1992, "A" will be the Gross National Product Implicit Price Deflator average for the four quarters beginning July 1, 1991 and ending June 30, 1992. In the event the Gross National Product Implicit Price Deflator is modified or eliminated, then the modified or closest comparable replacement index, to which LESSEE and LESSOR mutually agree, shall be used in the above formula.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code Regs. 2003.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and costs of environmental processing have been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:
09/10/91

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 5025), the staff has prepared a Proposed Negative Declaration identified as EIR ND 546, State Clearinghouse No. 91021003. Such Proposed Negative Declaration was prepared and circulated for public review pursuant to the provisions of the 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. Code Regs. 15074(b)).

2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 370, et seq. 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 the area's use classification.

3. Union Oil of California (Unocal) is proposing to replace the electric power cable to Platform Eva along the existing right-of-way occupied by the power cable to Platform Edith. The existing power cable to Platform Eva has been in service since 1964. The type of cable used has a normal design life of 20 years. The existing cable has already exceeded its design life by six (6) years and testing has indicated that the insulation is weakening. The new power cable has a design life of 35-40 years. Union will disconnect the existing Platform Eva power cable, but maintain it as a backup facility.

   The proposed power cable to Platform Eva will be located substantially along the existing power cable right-of-way to Platform Edith. Unocal will to submit

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an as-built survey and land description upon completion of the installation of the Platform Eva power cable.

4. Staff has been in a rent dispute with Chevron since September 30, 1987 until December 1988, when Chevron transferred all of its interest in this leasehold to Unocal without permission of the Commission. A dispute also existed with Unocal regarding the proposed rent increase for their right-of-way lease to Platform Eva (PRC 3116) located in Orange County and also right-of-way leases PRC 6923 and PRC 6911 located in Santa Barbara County.

With Unocal's request for assignment and amendment of lease PRC 6417, staff entered into negotiations with Unocal to solve the existing rent disputes. Unocal and staff have come to a negotiated agreement for the adjustment of annual rentals for leases PRC 6417, PRC 3116, PRC 6923 and PRC 6911 as shown on the attached Exhibit "C". Additionally, Unocal has agreed to pay back rent and interest from the effective dates of the leases till June 26, 1991. Staff recommends the acceptance of the total amount of $309,051.82 in satisfaction of back rent and related interest for all four leases. The back rent and interest is delineated by lease in staff's recommendations herein. Staff recommends that the Commission waive penalty for the back rents as negotiations have been ongoing with Unocal during the aforementioned period of time.

FURTHER APPROVALS REQUIRED:
California Coastal Commission.

EXHIBITS:
A. Land Description
B. Location Map
C. Rent Reviews
D. Negative Declaration

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR ND 546, STATE CLEARINGHOUSE NO. 91021003, WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF THE CEQA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN;

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CALENDAR ITEM NO. 26 (CONT'D)

2. ADOPT THE NEGATIVE DECLARATION AND DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT;

3. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE AFFECTED LAND PURSUANT TO P.R.C. 6370, ET SEQ;

4. APPROVE THE ASSIGNMENT TO UNION OIL COMPANY OF CALIFORNIA, INC. OF LEASE PRC 6417, EFFECTIVE JUNE 26, 1991, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF;

5. AUTHORIZE ISSUANCE, WITH CONDITIONS AS HEREIN SPECIFIED, TO UNION OIL COMPANY OF CALIFORNIA, INC. OF AN AMENDMENT TO GENERAL LEASE - RIGHT-OF-WAY USE PRC 6417, EFFECTIVE JUNE 26, 1991, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $28,836, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A $2,000,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $2,000,000; FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN ELECTRIC POWER CABLE FROM SHORE TO PLATFORM EVA LOCATED SUBSTANTIALLY ALONG THE SAME RIGHT-OF-WAY AS THE PLATFORM EDITH POWER CABLE PREVIOUSLY AUTHORIZED UNDER THIS LEASE; ON THE LAND PRELIMINARILY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF;

6. APPROVE BACK RENT AND INTEREST IN THE AMOUNT OF $91,475.47 FOR THE LEASE PERIOD OF DECEMBER 1, 1987 TO JUNE 26, 1991 FOR LEASE PRC 6417;

7. AUTHORIZE THE AMENDMENT OF LEASE PRC 3116 TO ADJUST THE ANNUAL RENTAL FROM $10,585 TO $54,552 EFFECTIVE MARCH 26, 1988; APPROVE PAYMENT OF BACK RENT AND INTEREST IN THE AMOUNT OF $208,798.27;

8. AUTHORIZE THE AMENDMENT OF LEASE PRC 6911 TO ADJUST THE ANNUAL RENTAL FROM $3,212 TO $8,200 EFFECTIVE NOVEMBER 1, 1990; APPROVE PAYMENT OF BACK RENT AND INTEREST IN THE AMOUNT OF $3,937.71;

9. AUTHORIZE THE AMENDMENT OF LEASE PRC 6923 TO ADJUST THE ANNUAL RENTAL FROM $33,129 TO $39,213 EFFECTIVE NOVEMBER 1, 1990, APPROVE PAYMENT OF BACK RENT AND INTEREST IN THE AMOUNT OF $4840.37;

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10. APPROVE THE WAIVER OF PENALTY FOR THE ABOVE FOUR LEASES.

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EXHIBIT "A"

LAND DESCRIPTION PRC 6417.1

Two strips of tide and submerged land off the City of Huntington Beach, County of Orange, State of California, each strip being 20 feet in width and lying 10 feet on each side of the following described lines:

PARCEL 1

COMMENCING at a 2" iron pipe marked L.S. 2387 at the northerly terminous of that certain course shown as "N 44° 37' 00" W 3535.83 feet" on a map filed in Book 59, Page 2 of Record of Surveys, Official Records, Orange County, said iron pipe bears N 33° 24' 38" W 924.02 feet from a C.S.L.C. monument with Brass Cap marked "Stolco R.M. No. 3, 1950 having coordinates of N = 554.540.24 and E = 1,458,636.79; thence from said point of commencement S 43° 34' 48" E 1328.08 feet to the TRUE POINT OF BEGINNING; thence S 52° 43' 40" W 1178.14 feet to the end of a 24" waste water outfall pipeline having coordinates of N = 553,636.00 and E = 1,458,106.00; thence S 45° 14' 54" W 3261.00 feet; thence S 50° 32' 54" W 9288.76 feet thence S 50° 05' 03" W 4842.11 feet to a point designated "A" and the end of the herein described line. EXCEPTING THEREFROM any portion thereof lying landward of Boundary Line Agreement No. 84 (Book 8183 O.R.Page 83).

PARCEL 2

BEGINNING at a point from which the point designated "A" in Parcel 1 above bears S 48° 23' 28" E 50.55 feet; thence N 50° 05' 03" E 4849.56 feet to a tangent curve concave to the north having a radius of 2375.81 feet; thence through a central angle of 88° 45' 31" along the arc of said curve 3680.44 feet to Platform Eva and the end of the herein described line.

Coordinates, bearings, and distances in the above description are based on the California Coordiante System, Zone 6.

END OF DESCRIPTON

REVISED JUNE 27, 1984 BY BOUNDARY AND TITLE UNIT.

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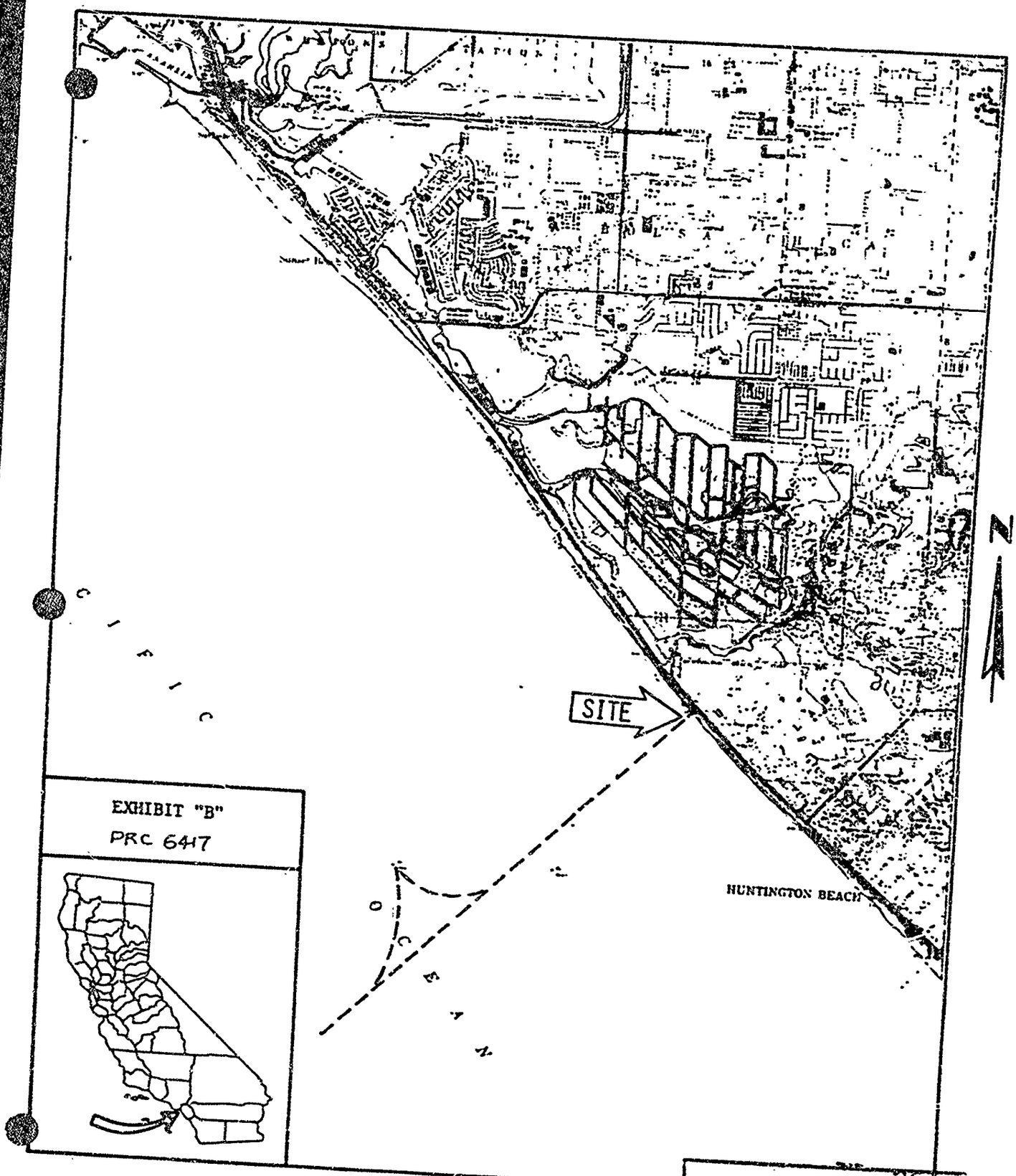

EXHIBIT "B"
PRC 6417

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EXHIBIT "C"

LEASE NUMBER	LESSEE	TYPE OF LEASE AND LOCATION	OLD RENT PER ANNUM	NEW RENT PER ANNUM	BASIS FOR CHANGE	EFFECTIVE DATE	NEGOTIATOR
PRC 6417	Union Oil Company of Calif. 9645 Santa Fe Springs Rd. Santa Fe Springs, CA 90670 Attention: Mr. Randal Shipley	General Lease - Right of Way Use Pacific Ocean, Orange County	$2,598	$28,836	Negotiated Rental	12/01/87	FONG
PRC 3116	Union Oil Company of Calif. 9645 Santa Fe Springs Rd. Santa Fe Springs, CA 90670 Attention: Mr. Randal Shipley	General Lease - Industrial Use Pacific Ocean, Orange County	$10,585	$54.552	Negotiated Rental	03/26/88	FONG
PRC 6911	Union Oil Company of Calif. 1800 30th Street, Suite 200 Bakersfield, CA 93301-1921 Attention: Mr. Richard Boyle Land Department	General Lease - Right of Way Use Pacific Ocean, Santa Barbara County	$3,212	$8,200	Negotiated Rental	11/01/90	FONG
PRC 6923	Union Oil Company 1800 30th Street, Suite 200 Bakersfield, CA 93301-1921 Attention: Mr. Richard Boyle Land Department	General Lease - Right of Way Use Pacific Ocean, Santa Barbara County	$33,129	$39,213	Negotiated Rental	11/01/90	FONG

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Project Title: Platform Eva Power Cable -- Union Oil Company of California

Lead Agency: State Lands Commission

Street Address: 1807 - 13th Street

City: Sacramento Zip: 95814

Contact Person: John B. Lien

Phone: (916) 322-7805

County: Sacramento

Project Location

County: Orange City/Nearest Community: Huntington Beach

Cross Streets: Pacific Coast Hwy /Golden West Blvd

Assessor's Parcel No. Total Acres:

Within 2 Miles: State Hwy #: PCH Hwy. 1 Section: Twp. Range: Base:

Airports: Waterways: Pacific Ocean - SLC Lease 6417 1

Railways: Schools:

Document Type

CEQA: ☐ NOP ☐ Early Cons ☒ Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent ☐ EIR (Prior SCH No.) ☐ Other

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other

Local Action Type

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan ☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan ☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, Parcel Map, Tract Map, etc.) ☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other SLC Lease Amendment/Right-of-Way

Development Type

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational
☐ Recreational

☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type Watts
☐ Waste Treatment: Type
☐ Hazardous Waste: Type
☒ Other: Power Cable to Offshore Platform

Project Issues Discussed in Document

☒ Aesthetic/Visual ☐ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs ☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☒ Geologic/Seismic ☐ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities ☒ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☐ Traffic/Circulation ☐ Vegetation ☒ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☒ Wildlife ☐ Growth Inducing ☐ Landuse ☐ Cumulative Effects ☐ Other

Present Land Use/Zoning/General Plan Use

Cable to be located in existing offshore corridor

Project Description

Installation of power cable to Platform Eva. Project is part of an overall platform maintenance project intended to facilitate safety.

[illegible] CONTA[illegible] Tom Loftus (916) [illegible]

STATE REVIEW BEGAN 2 4 91

DEPT REV TO AGENCY 2 27

AGENCY REV TO SCH 3 4

SCH COMPLIANCE 3 6

PLEASE RETURN DOC WITH ALL COMMENTS

ACMD/APCD 33 (Resources) 2 9

CMT SNT

Resources

Coastal Comm

Fish & Game

DWR

Bus Transp Base

Caltrans # 7

CMT SNT

State/Consumer [illegible]

Reg. WQCB # 4

Independent Comm

Energy Comm

PUC

State Land [illegible]

[illegible] sent by SLM

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STATE OF CALIFORNIA
STATE LANDS COMMISSION
LEO T. McCARTHY, Lieutenant Governor
GRAY DAVIS, Controller
THOMAS W. HAYES, Director of Finance

PETE WILSON, Governor
EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95814
CHARLES WARREN
Executive Officer

February 1, 1991
File Ref.: PRC 6417
EIR ND: 546

NOTICE OF PUBLIC REVIEW OF A NEGATIVE DECLARATION (SECTION 15073 CFR)

A Negative Declaration has been 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 Code Regulations), and the State Lands Commission Regulations (Section 2901 et seq., Title 2, California Code Regulations) for a project currently being processed by the staff of the State Lands Commission.

The document is attached for your review. Comments should be addressed to the State Lands Commission office shown above, with attention to the undersigned. All comments must be received by March 6, 1991.

Should you have any questions or need additional information, please call the undersigned at (916) 322-7805.

John B. Lien

JOHN B. LIEN
Division of Environmental
Planning and Management

Attachment

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STATE OF CALIFORNIA
STATE LANDS COMMISSION
LEO T. McCARTHY, Lieutenant Governor
GRAY DAVIS, Controller
THOMAS W. HAYES, Director of Finance

PETE WILSON, Governor
EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95814
CHARLES WARREN
Executive Officer

PROPOSED NEGATIVE DECLARATION

EIR ND: 546
File: PRC 6417
SCH No.: 91021003

Project Title: Platform Eva Power Cable

Proponent: Union Oil Company of California

Project Location: From existing substation in Huntington Beach, Orange County, to Platform Eva approximately two miles offshore.

Project Description: Installation of a new power cable as part of an overall platform maintenance project.

Contact Person: John B. Lien Telephone: 916/322-7805

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 Code Regulations), and the State Lands Commission regulations (Section 2901 et seq., Title 2, California Code Regulations).

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

/ X / this project will not have a significant effect on the environment.

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

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STATE LANDS COMMISSION

ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST – PART II

Form 13.20 (7/82)

File Ref.: PRC 6417

I. BACKGROUND INFORMATION

A. Applicant: Union Oil Company of California
Attn. Mr. R.J. Shipley, Santa Fe Springs District Land Manager
9645 Santa Fe Springs Road
Santa Fe Springs, CA 90670

B. Checklist Date: 01 / 10 / 91

C. Contact Person: John Lien

Telephone: (916) 322-7805

D. Purpose: To install an additional power cable from shore to platform Eva in the Huntington Beach field.

E. Location: Huntington Beach, Orange County

F. Description: As part of an overall platform maintenance project, the new cable will facilitate platform safety and bring the platform up to current regulatory requirements and industry standards.

G. Persons Contacted:

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

A. *Earth.* Will the proposal result in:

	Yes	Maybe	No
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, mudslides, ground failure, or similar hazards?	☐	☐	☒

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	Yes	Maybe	No
C. *Air.* Will the proposal result in:			
1. Substantial air emmissions 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?	☐	☐	☒
D. *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?	☐	☐	☒

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		Yes	Maybe	No
J	*Risk of Upset* Does the proposal result in:			
	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?	☐	☒	☐

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T. *Cultural Resources.*

	Yes	Maybe	No
1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site?	☐	☐	X
2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	☐	☐	X
3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	☐	☐	X
4. Will the proposal restrict existing religious or sacred uses within the potential impact area?	☐	☐	X

U. *Mandatory Findings of Significance.*

	Yes	Maybe	No
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?	☐	☐	X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☐	X
3. Does the project have impacts which are individually limited, but cumulatively considerable?	☐	☐	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 *(See Comments Attached)*

IV. PRELIMINARY DETERMINATION

On the basis of this initial evaluation:

[X] 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: 01 / 29 / 91

John B. [illegible]

For the State Lands Commission

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Form 15.20 (7/82)

DESCRIPTION OF THE PROPOSED PROJECT

General Description

Unocal requests approval from the California State Lands Commission for the installation of a replacement power cable from shore to platform Eva in the Huntington Beach field. The replacement cable will be installed along a different route than the existing power cable and requires an amendment to existing right-of-way lease PRC 6417.1. The power cable replacement is part of an overall maintenance project for platform Eva. The purpose of the planned work is to improve the safety of the platform Eva operation and to make the platform and its attendant auxiliary facilities conform to current regulatory requirements and industry standards. Installation of the replacement power cable will reduce the risk of power cable failure and will provide improved safety of the operation. No new onshore facilities are required. No dredging or other sea bottom disturbance will be required for the installation.

Existing Conditions

Unocal currently operates oil and gas production facilities on platform Eva in the Huntington Beach oil field on California State Oil and Gas Lease PRC 3033.1 and 3413.1. The platform is located, see map, approximately 2.1 miles offshore Huntington Beach in 58 feet of water. Platform Eva was installed in 1964.

Power is supplied to the platform from shore through a 12 kV armored power cable which was installed with the platform in 1964. The 20,000 feet long power cable originates at an onshore substation located at the intersection of Warner Avenue and Pacific Coast Highway in Huntington Beach. Offshore the cable parallels the oil, gas and water pipelines connecting platform Eva to shore.

The existing power cable has been in service since platform Eva was built. The type of cable used has a normal, dry condition, design life of 20 years. The cable has already exceeded its life expectancy by six years. The existing cable has been tested and found to have considerable phase-to-phase voltage imbalance, a sign of weakening insulation. Based on the age of power cable and the evidence of weakening insulation, the applicant decided to replace the cable now, rather than waiting until it fails at an inopportune time.

Proposed Project

The proposed power cable replacement project will consist of (1) installing a power cable from shore to platform Eva and (2) installing an onshore power cable from the onshore termination of the offshore power cable to an existing Unocal substation. Both the onshore and the offshore power cable segments will parallel, an existing Unocal owned power cable to platform Edith in federal waters.

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Virtually all the on-shore facilities required for the new cable are in place. There are existing spare ducts and manholes from the point of supply at Unocal's substation within Shell's Huntington Beach facility to the abandoned 24-inch outfall line presently used for the platform Edith cable. The installation of the new cable will require little, if any, excavation within Shell's facility and none in the public thoroughfares. Re-using the abandoned 24-inch outfall line will eliminate the need for a new underground crossing of Pacific Coast Highway and the beach.

The proposed new cable routing offshore will parallel the existing Edith cable and depart the common right-of-way towards platform Eva along an arc of about a 2500 foot radius. A complete multi-sensor high resolution geophysical survey of the route has recently been completed by Pelagos Corporation. No underwater obstructions or cultural resources were found that would cause a problem with the power cable route or the cable laying operation.

Power Cable Specifications

The proposed and existing power cable specifications are detailed in Tables 1 and 2, respectively. The replacement cable is specified for a capacity of 7,000 kVA, which is 3 1/2 times the capacity of the existing platform 2,000 kVA transformer. The increase in capacity is to make sure that the cable will not require replacement due to potential load growth over its design life. This capacity would be sufficient to support any foreseeable addition of production and process equipment. Oversizing will increase the life expectancy and the efficiency of the cable. The effect of larger conductor size is to lower resistance, which will lower the operating temperature and extend cable life for a given load. Less energy is lost due to resistive heating improving the efficiency of the cable. It is intended to leave the existing cable in place to serve as a ready source of back-up power to platform Eva.

Project Installation

The estimated duration of the offshore portion of the construction effort is illustrated in Figure 1. A cable laying small supply ship will be positioned outside the surf line and the power cable will be pulled through the 24-inch outfall line and anchored in the manhole at the onshore termination point. At the offshore entrance to the outfall line a team of divers will assist the ship crew in this phase of the installation.

A cable laying ship then will install the cable along the proposed route to platform Eva. The cable will be laid directly on the bottom and, as has happened over most of the route of the power cable to platform Edith, will bury itself over time.

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DISCUSSION OF THE POTENTIAL IMPACTS IDENTIFIED IN THE CHECKLIST

A. Earth

The new cable will be pulled through an existing outfall and laid on the ocean bottom where it will eventually work its way into the sand. There will be no excavation necessary to install the new cable. The existing cable will be left in-place so there will be no disruption caused by removal.

B. Air

The project will only involve short-term (less than two weeks) construction related emissions from a small supply vessel. Such a vessel is typical of those which frequently operate throughout the area. In the long-term, the new cable may help reduce emissions at the platform by providing additional capacity to allow replacement of the diesel crane with an electric one.

C. Water

The new cable will not adversely impact water resources. Although the cable itself may be subject to water hazards (C9) this is judged to be insignificant because the exposure of people and/or property to such hazards is as a result of the presence of the platform, not this cable.

D. Plant Life

With a project of this type there is a potential to adversely impact kelp. Evidence submitted with the application, however, indicates that there is no kelp in the vicinity of the project. Previous biosurveys from 1982 and 1984 indicate an absence of kelp. More recently, the side-scan sonar, done in August 1990, shows an absence of hard-bottom to which kelp might attach. Based on this site-specific information there is no potential for any impact to kelp.

E. Animal Life

On land, the cable will be drawn through an existing outfall. This will create no impact because there will be no need for trenching through the surf zone or on to the beach. Offshore, the cable will occupy the same corridor that is being used to service platform Edith. Therefore, there will be no new impact to fish resources.

F. Noise

The only potential source of noise would be the work vessel. However, this noise should be nothing more than normal engine noise. Furthermore, there are no known sensitive receptors in close proximity to the proposed project. Any noise will

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be temporary as the project should take no more than two weeks to install.

G. Light and Glare

There will be no lighting associated with project operations. During installation any lighting on the work boat is expected to be minor such as navigation lighting, a common sight in coastal areas.

H. Land Use

The project will not generate any land use impacts because of its use of existing utility corridors.

I. Natural Resources

This cable installation will not, in and of itself, increase the rate of use of natural resources nor cause to depletion of nonrenewable resources. This new cable will not authorize any change in operation at the platform that would result in increased production. It is being installed solely to provide more secure service to the existing production program.

J. Risk of Upset

This cable installation is specifically intended to prevent break-downs in electrical service to the platform. The project will, therefore, reduce the risks of upset.

K. Population

The project will have no impact on population because of the limited duration of the construction.

L. Housing

The project will have no impact on housing because of the limited duration of the construction.

M. Transportation/Circulation

The project may cause alterations to waterborne traffic. Such alterations, if they occur, would be extremely localized and very limited in time. The project will last less than two weeks. Under these circumstances the project is judged to have less than a significant impact.

N. Public Services

The project will have no significant impact on public services because of the short installation period.

O. Energy

The project should not result in any net increase in use of energy. The increase in cable capacity may, however, allow for a shift from a diesel fueled crane to an electric powered crane on the platform.

P. Utilities

The project will not have any significant impact on utilities. The substation from which the cable will be powered is an existing facility capable of providing this level of service.

Q. Human Health

The project will not have any significant impact on human health because of its use of existing corridors and the general lack of proximity to population.

R. Aesthetics

The project will result in no visible changes once construction is complete. The only activity of note during construction will be the cable pulling and laying vessel. This is a short-term (less than two weeks) activity with no significant adverse visual impacts.

S. Recreation

The project will not involve any construction/trenching in the shore zone because the cable will be drawn through an existing outfall. Therefore, the project will have no significant impacts to recreation in the area.

T. Cultural Resources

Based on the Cultural Resources Assessment prepared by Pelagos in August of 1990, it is concluded that there is no potential for significant impacts to cultural resources from the proposed project.

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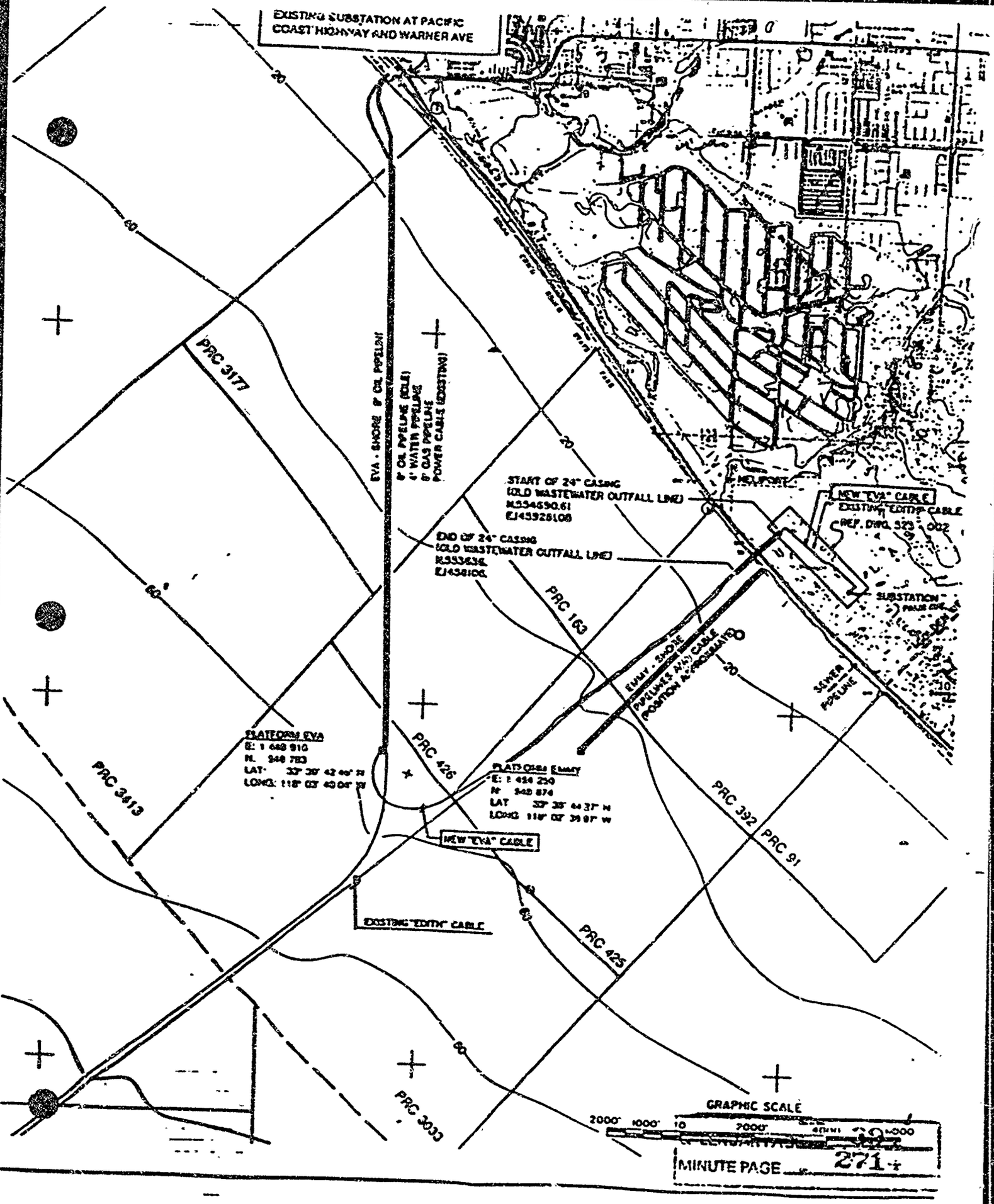
EXISTING SUBSTATION AT PACIFIC COAST HIGHWAY AND WARNER AVE
EVA - SHORE 8" OIL PIPELINE
8" OIL PIPELINE (IDLE)
4" WATER PIPELINE
8" GAS PIPELINE
POWER CABLE (EXISTING)
START OF 24" CASING (OLD WASTEWATER OUTFALL LINE)
N 554690.61
E 1453928.08
END OF 24" CASING (OLD WASTEWATER OUTFALL LINE)
N 553636
E 1453806
HELIPORT
NEW "EVA" CABLE
EXISTING "EDITH" CABLE
REF. DWG. 329 - 002
SUBSTATION
PRC 3177
PRC 163
PRC 426
PRC 3413
PRC 392
PRC 91
PRC 425
PRC 3033
EMMY - SHORE PUBLIC WORKS CABLE POSITION APPROXIMATE
SEWER PIPELINE
PLATFORM EVA
E: 1 449 910
N: 548 783
LAT: 33° 35' 42.40" N
LONG: 118° 03' 40.04" W
PLATFORM EMMY
E: 1 454 250
N: 548 874
LAT: 33° 35' 44.37" N
LONG: 118° 02' 39.87" W
NEW "EVA" CABLE
EXISTING "EDITH" CABLE
GRAPHIC SCALE
2000' 1000' 0 2000' 4000' 6000'
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Table 1. Power cable specifications.

Conductor Specifications	
Power System	34.5 kV, 3 Phase, 3 Wire
Load Requirement	7,000 kVA
Operating Line Voltage	34.5 kV
Minimum Conductor Size and Material	1/0, Copper, uncoated, Class B stranding or Bidder Recommendation
Conductor Screen Minimum Extruded Thickness	12 Mils (In accordance with AEIC Standard No. 6)
Insulation Material and Minimum Thickness	Ethylene Propylene Rubber (EPR), 420 Mils or Bidders Recommendation. XLPE is not acceptable.
Shield	Copper tape, 5 Mils, 12.5% overlap
Conductor Coding	Required
Cable Specifications	
Cable Length	16,700 feet
Inner Jacket Over Triplexed Single Cables	Polyurethane (Minimum thickness 60 Mils)
Armor Design	Single layer plow steel armor, each wire to be coated with high density polyethylene - 20 Mils minimum. The portion of the cable within the 24-inch outfall line will have double, torque-balanced armor.
External Covering	High density polyethylene jacket with minimum thickness of 100 Mils.

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Table 2. Existing platform Eva power cable specifications.

Conductor Specifications	
Power System	15 kV, 3 Phase, 3 Wire
Load Requirement	2,000 kVA
Operating Line Voltage	12 kV
Minimum Conductor Size and Material	# 2 Copper, uncoated, Class B stranding
Conductor Screen Minimum Extruded Thickness	12 Mils (In accordance with AEIC Standard No. 6)
Insulation Material and Minimum Thickness	Thermal plastic polyethylene
Shield	Copper tape, approximately 5 Mils
Cable Specifications	
Cable Length	20,000 feet
Inner Jacket Over Triplexed Single Cables	Polyurethane (Minimum thickness 60 Mils)
Armor Design	Single layer plow steel armor, each wire coated with high density polyethylene
External Covering	High density polyethylene jacket with a approximate thickness of 100 Mils.

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Days	1	2	3	4	5	6	7	8	9	10	11	12	13
Outfall preparation													
Offshore pull													
Cable laying													
Install platform pull tube													
Test power cable													

Figure 1 Platform Eva power cable replacement offshore construction schedule.

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