

...MINUTE ITEM
This Calendar Item No. C22
was approved as a calendar item
no. 22 by the State Lands
Commission by a vote of 3
to 0 at its 6-30-92
meeting.

CALENDAR ITEM

A 11
S 7

C 2 2

06/30/92
PRC 5439
N. Smith

ADDENDUM NO. 5 TO MASTER LEASE PRC 5439

LESSEE:

Santa Fe Pacific Pipeline, L.P.
888 South Figueroa
Los Angeles, California 90017

AREA, TYPE LAND AND LOCATION:

A 0.10-acre parcel of tide and submerged land located in
Grayson Creek, City of Pacheco, Contra Costa County.

LAND USE:

Installation, operation, and maintenance of one 8-inch-
diameter pipeline and one 12-inch-diameter pipeline for the
transportation of refined petroleum products.

TERMS OF MASTER LEASE:

Lease period:

Twenty (20) years beginning January 1, 1978.

Renewal options:

Two successive periods of ten years each.

Public liability insurance:

\$1,000,000 per occurrence for bodily injury and
\$2,000,000 for property damage.

Consideration:

\$63,180 per annum; ten-year rent review.

TERMS OF PROPOSED AMENDMENT:

The addition of one pipeline crossing to Master Lease
PRC 5439.

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CALENDAR ITEM NO. 22 (CONT'D)

CONSIDERATION:

The annual rent to remain the same.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:

Applicant is lessee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and environmental costs 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:

10/10/92

OTHER PERTINENT INFORMATION:

1. A Negative Declaration was prepared and adopted by Contra Costa County on May 10, 1988 for this project. That document was not circulated through the State Clearinghouse.

Subsequent to Contra Costa County's action, staff determined that further consideration of the proposed project, pursuant to the CEQA, was necessary because the following new informatior became available:

(a) Discussion of the Diablo buckwheat, a federal candidate plant species, was not included in the analysis of the county's document.

(b) Staff consultation with the Department of Fish and Game's Natural Heritage Division revealed that it was necessary to resurvey, in the Spring, for the Mt. Diablo rock rose to enable the USFWS and CDFG to determine what impacts the proposed project would have on each of these plants.

(c) A cultural survey (both literature search and field survey) was completed.

CALENDAR ITEM NO. 22 (CONT'D)

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15025), the staff has prepared a Proposed Negative Declaration identified as EIR ND 594, State Clearinghouse No. 91053081. 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. Code Regs. 15074(b))

EXHIBITS:

- A. Land Description
- B. Location Map
- C. Negative Declaration
- D. Mitigation Monitoring Plan

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR ND 594, STATE CLEARINGHOUSE NO. 91053081, 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. ADOPT THE PROPOSED NEGATIVE DECLARATION AND DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. ADOPT THE MONITORING PROGRAM ATTACHED AS EXHIBIT "D", WHICH HAS BEEN PREPARED PURSUANT TO P.R.C. SECTION 21080.6.
4. AUTHORIZE THE AMENDMENT OF MASTER LEASE PRC 5439 (ADDENDUM NO. 5), EFFECTIVE JULY 1, 1992; ALL REMAINING TERMS AND CONDITIONS OF LEASE PRC 5439 TO REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

EXHIBIT "A"

WP 5439

LAND DESCRIPTION

A strip of tide and submerged land 16.5 feet wide in the bed of Grayson Creek, Contra Costa County, California, lying 8.25 feet on each side of the following described centerline:

COMMENCING at the westerly corner of Parcel "B", as shown on the Parcel Map filed August 25, 1972 in Book 23 of Parcel Maps at page 43, Official Records, Contra Costa County; thence along the westerly line of said Parcel "B", N 18° 42' 13" E, 30.95 feet; thence N 71° 17' 47" W, 54.00 feet; thence thence S 62° 43' 00" W, 124.02 feet to the POINT OF BEGINNING; thence from said true point of beginning S 62° 43' 00" W, 35.98 feet to a point which lies S 71° 17' 47" E, 50.83 feet from the southwesterly line of the Contra Costa County Flood Control and Water Conservation District described in Book 4089, page 272, Official Records of Contra Costa County.

EXCEPTING THEREFROM any portions lying landward of the ordinary high water mark of Grayson Creek.

END OF DESCRIPTION

PREPARED OCTOBER, 1991 BY LLB

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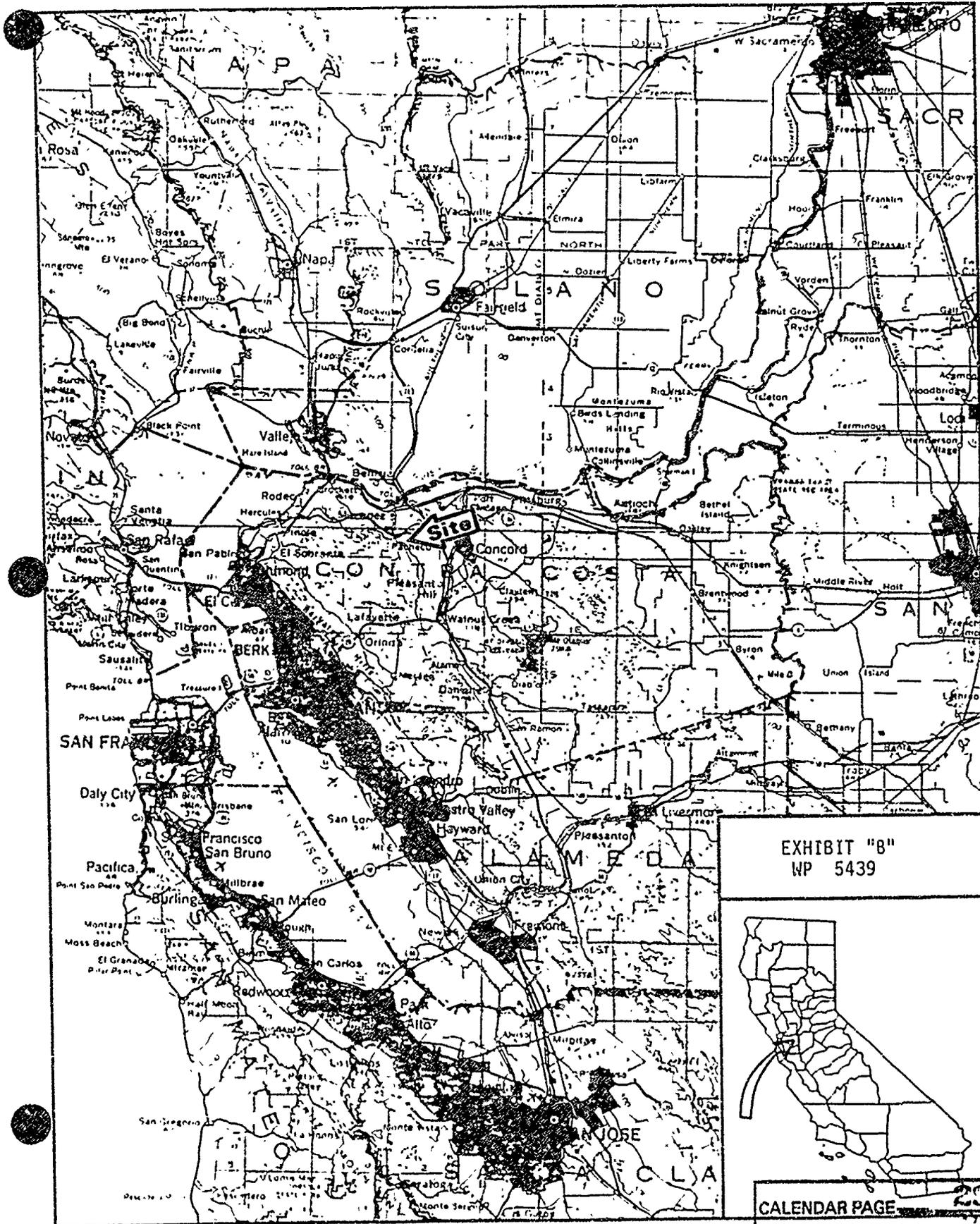


EXHIBIT "B"
WP 5439



EXHIBIT "C"

STATE OF CALIFORNIA

PETE WILSON, Governor

STATE LANDS COMMISSION

LEO T. McCARTHY, *Lieutenant Governor*
GRAY DAVIS, *Controller*
THOMAS W. HAYES, *Director of Finance*

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95811

CHARLES WARREN
Executive Officer

May 28, 1992
File: WP 5439
ND 594

**NOTICE OF PUBLIC REVIEW OF A PROPOSED NEGATIVE DECLARATION
(SECTION 15073 CCR)**

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 June 27, 1992.

Should you have any questions or need additional information, please call the undersigned at (916) 322-0354.

Mary Griggs

MARY GRIGGS
Division of Environmental
Planning and Management

Attachment

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STATE LANDS COMMISSION

LEO T. McCARTHY, *Lieutenant Governor*
GRAY DAVIS, *Controller*
THOMAS W. HAYES, *Director of Finance*

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95814

CHARLES WARREN
Executive Officer

PROPOSED NEGATIVE DECLARATION

File: WP 5439
ND 594
SCH No. 91053081

Project Title: Santa Fe Pacific Pipeline L.P. Richmond to Concord Pipeline Project

Proponents: Santa Fe Pacific Pipeline L.P.

Project Location: Start in City of Richmond, Contra Costa County, route extends 24 miles north, then east paralleling San Pablo Avenue, Cummins Skyway and State Hwy. 4 to City of Concord.

Project Description: Install 12 miles of 16-inch and 13 miles of 12-inch refined petroleum products pipeline along a 25-mile route with the pipe to be installed underground along existing road and railroad rights-of-way.

Contact Person: Mary Griggs Telephone: 916/322-0354

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:

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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A Negative Declaration was prepared and adopted by Contra Costa County on May 10, 1988 for this project. That document was not circulated through the State Clearinghouse.

Since that time, new information has become available which requires further consideration of the proposed project under CEQA as follows:

- Discussion of the Diablo buckwheat, a federal candidate species, was not included in the analysis of the County's document.
- Staff consultation with the Department of Fish and Game's Natural Heritage Division revealed that it was necessary to resurvey in the Spring for the Mt. Diablo rock rose in order that the USFWS and CDFG could determine what impacts the project would have on these plants.
- A cultural survey (both literature search and field survey) was completed.

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DESCRIPTION OF THE PROPOSED PROJECT

PROPOSED PIPELINE ROUTING

Santa Fe Pacific Pipeline Partners, L. P. (SFPP) proposes to construct a twenty five (25) mile refined petroleum products pipeline in order to expand its northern California pipeline system. This new port 12 and port 16 inch pipeline will extend from the SFPP Richmond Facility in Richmond, California north, then east to the SFPP facility located on Solano Way, near Concord, California.

The proposed pipeline expansion is intended to increase carrying capacity of SFPP's northern California pipeline system between Richmond and Concord. This expansion is intended to accommodate an increased demand for transportation of refined petroleum products from Bay area sources to the Northern California existing pipeline network and keep pace with growing demand for product delivery from the area.

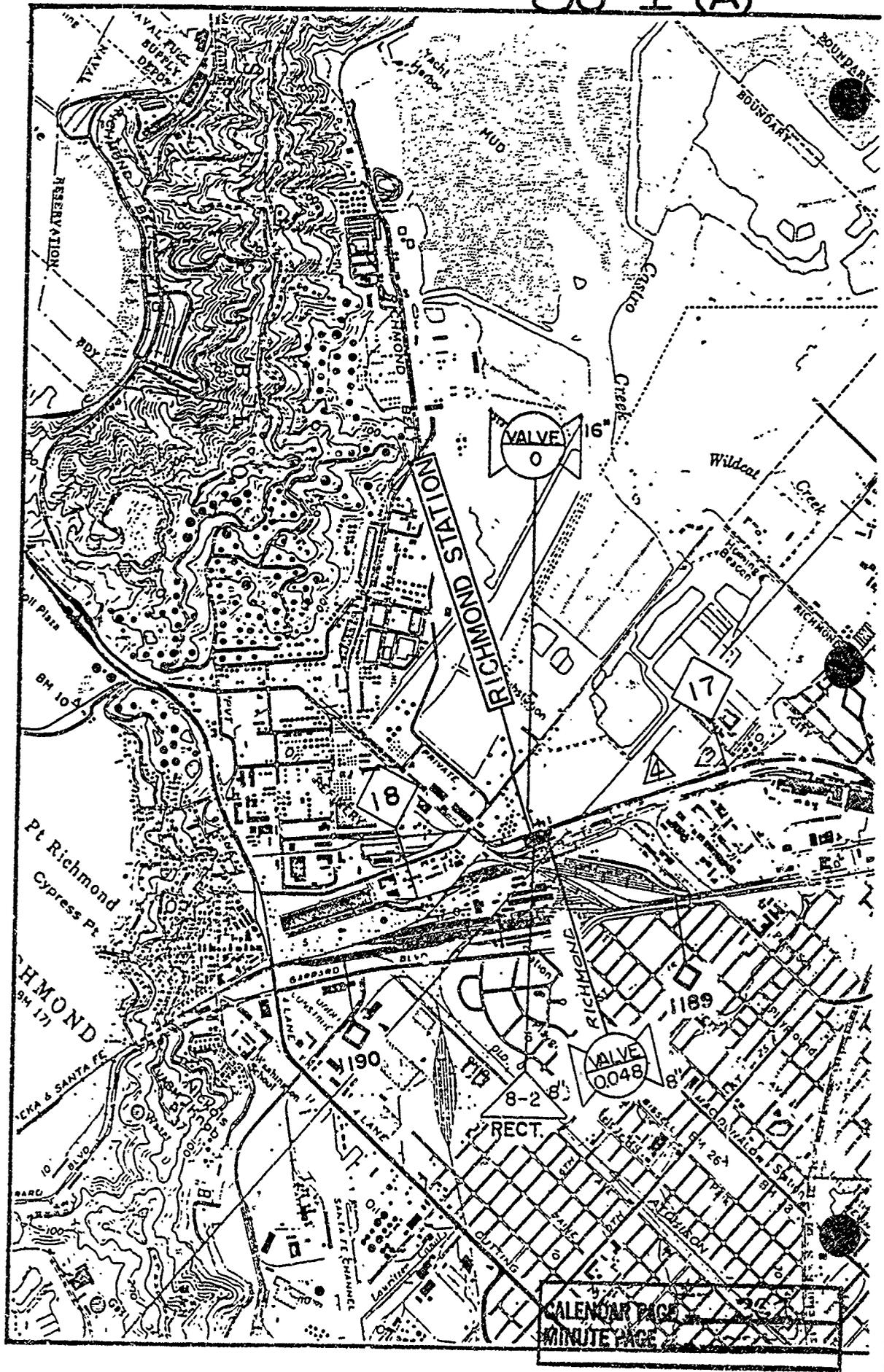
Approximately 70,000 barrels per day of refined product is projected to be initially transported through the dual-line pipeline system increasing at about 4% per year to 82,000 barrels per day by the fifth year.

The proposed route for the new buried pipeline between Richmond and Concord is shown on the enclosed drawings (Exhibits A and B). The pipeline will begin at the SFPP pumping facilities northeast of Point Richmond in the City of Richmond. The route begins by following Castro St. north from the Richmond Station to the intersection of Vernon Ave., and turning easterly in Vernon Ave., to the Southern Pacific Railroad (SPRR) right-of-way. The pipeline leaves the street at Mile Post (MP) 1 and connects with the SPRR right-of-way continuing north through the City of Richmond until MP 3.5 where the pipeline crosses to the east side of the SPRR right-of-way and continues in a northeasterly direction along the San Pablo Bay shoreline to the town of Hercules. At Hercules, MP 8.5, the pipeline leaves the SPRR right-of-way to parallel the right-of-way along the east side on private lands, reentering SPRR right-of-way immediately outside the town of Rodeo. At the intersection of Parker Avenue and San Pablo Avenue, at approximately MP 10.6, the pipeline leaves the SPRR right-of-way and enters San Pablo Avenue continuing northerly to the Union Oil Refinery crossing through the Union Oil Refinery to the SFPP manifolds within the Union Oil Refinery.

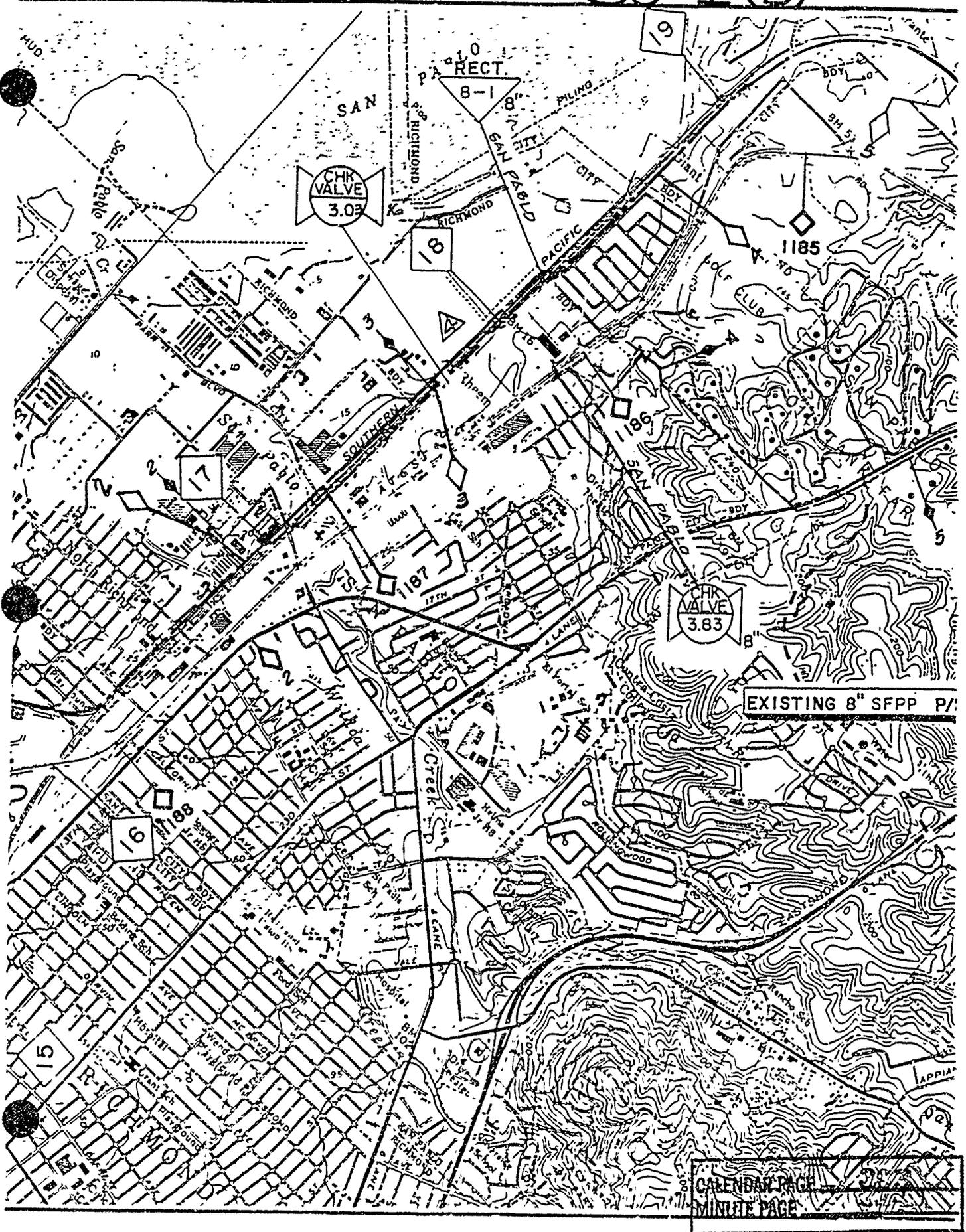
At this point the pipeline reduces to a 12-inch size pipeline the 16-inch portion of the pipeline ending at the manifold. This 11.8 mile segment of the route crosses seven creeks. The crossings include Wildcat Creek, San Pablo Creek, Rheem Creek, Garrity Creek, Pinole Creek, Refugio Creek and Rodeo Creek.

From the manifold location the 16-inch pipeline is reduced to a 12-inch pipeline. The route continues north into San Pablo Avenue, following San Pablo Avenue east into the Wickland Oil Terminal property. The pipeline continues easterly through the

80-1 (A)

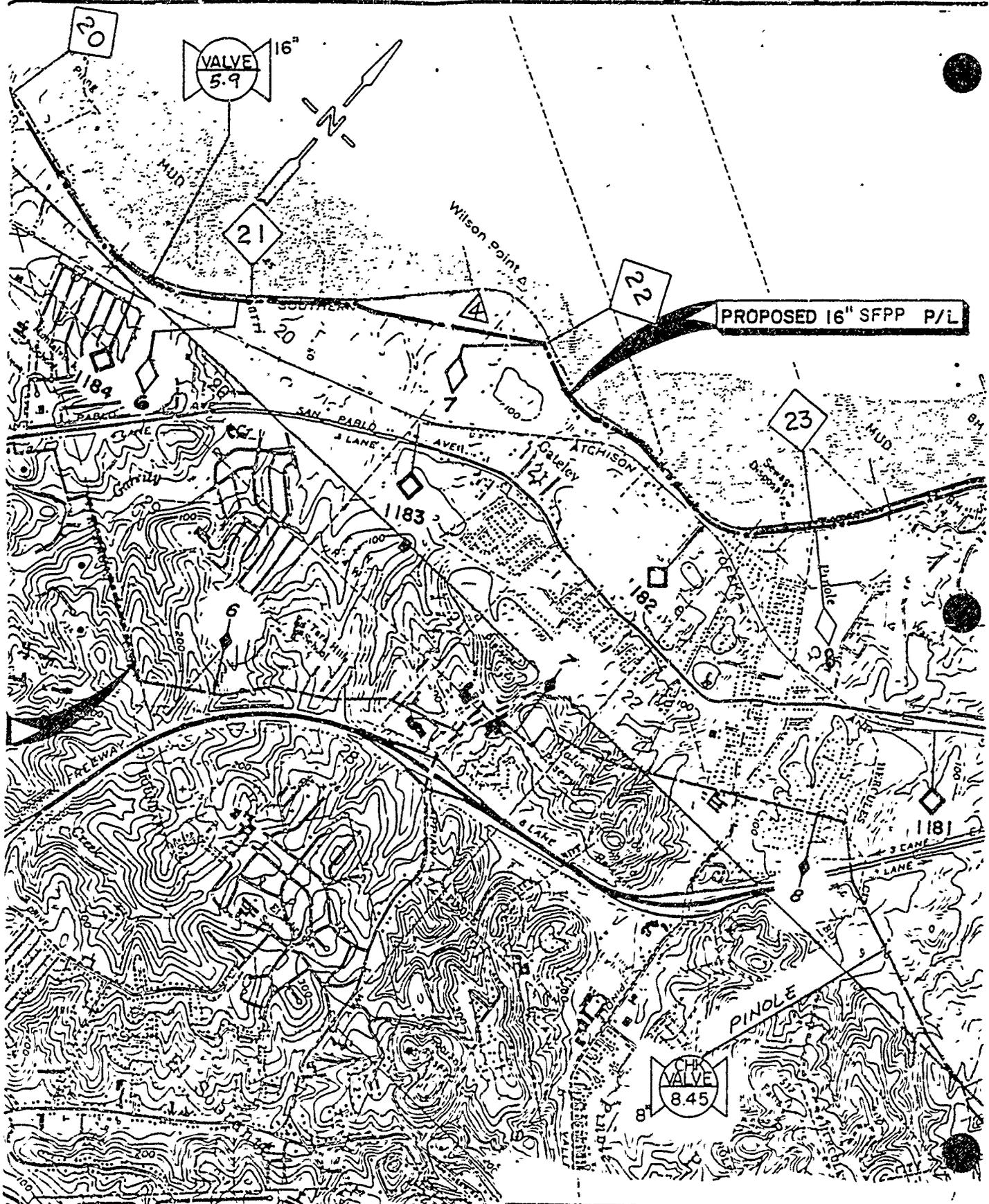


80-1 (B)



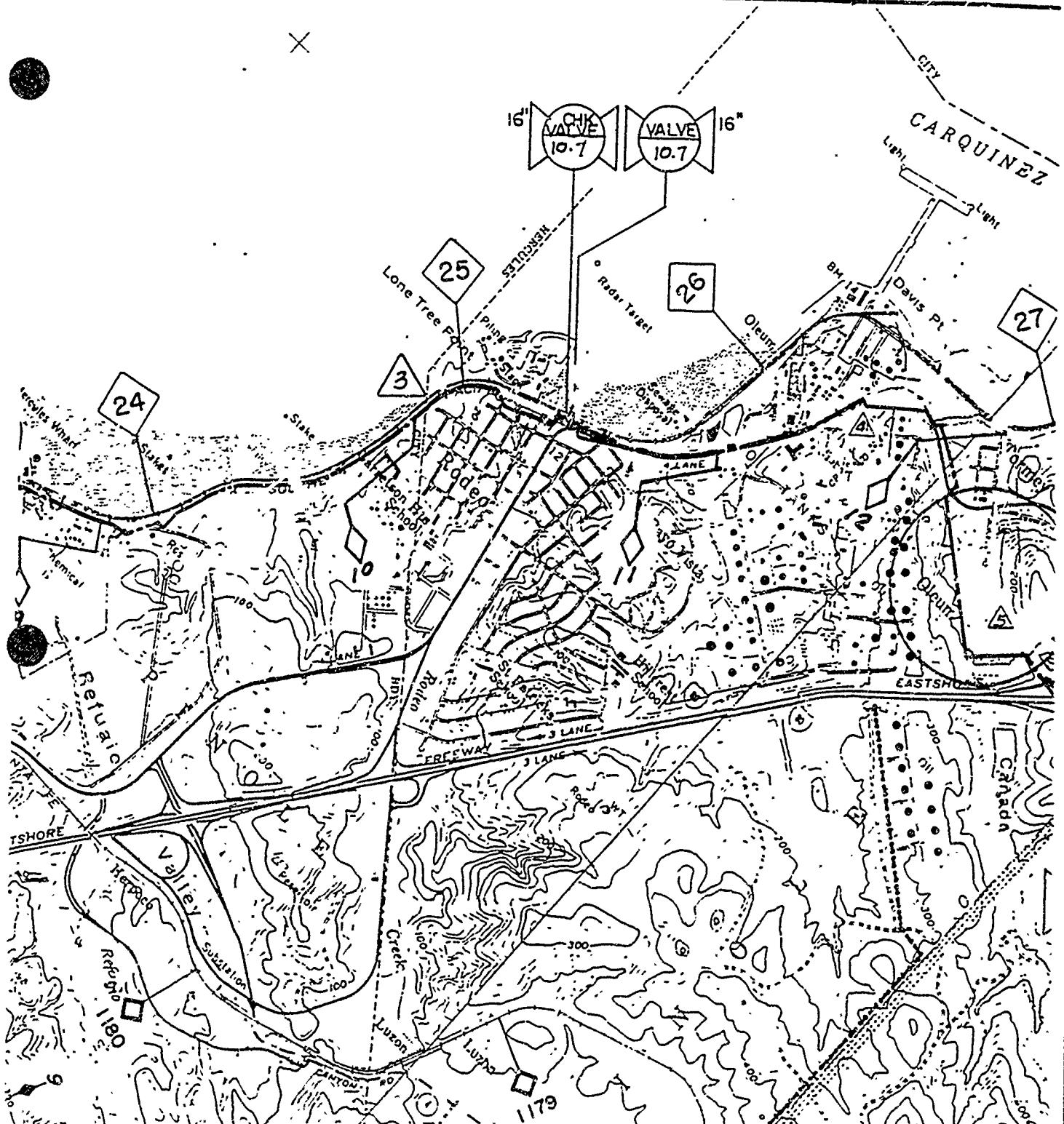
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80-1(C)



△	3/23	RELOCATED	P/L @ WICKLAND
△	11/20	REVISED	CALENDAR PAGE
			MINUTE PAGE

80-1(D)

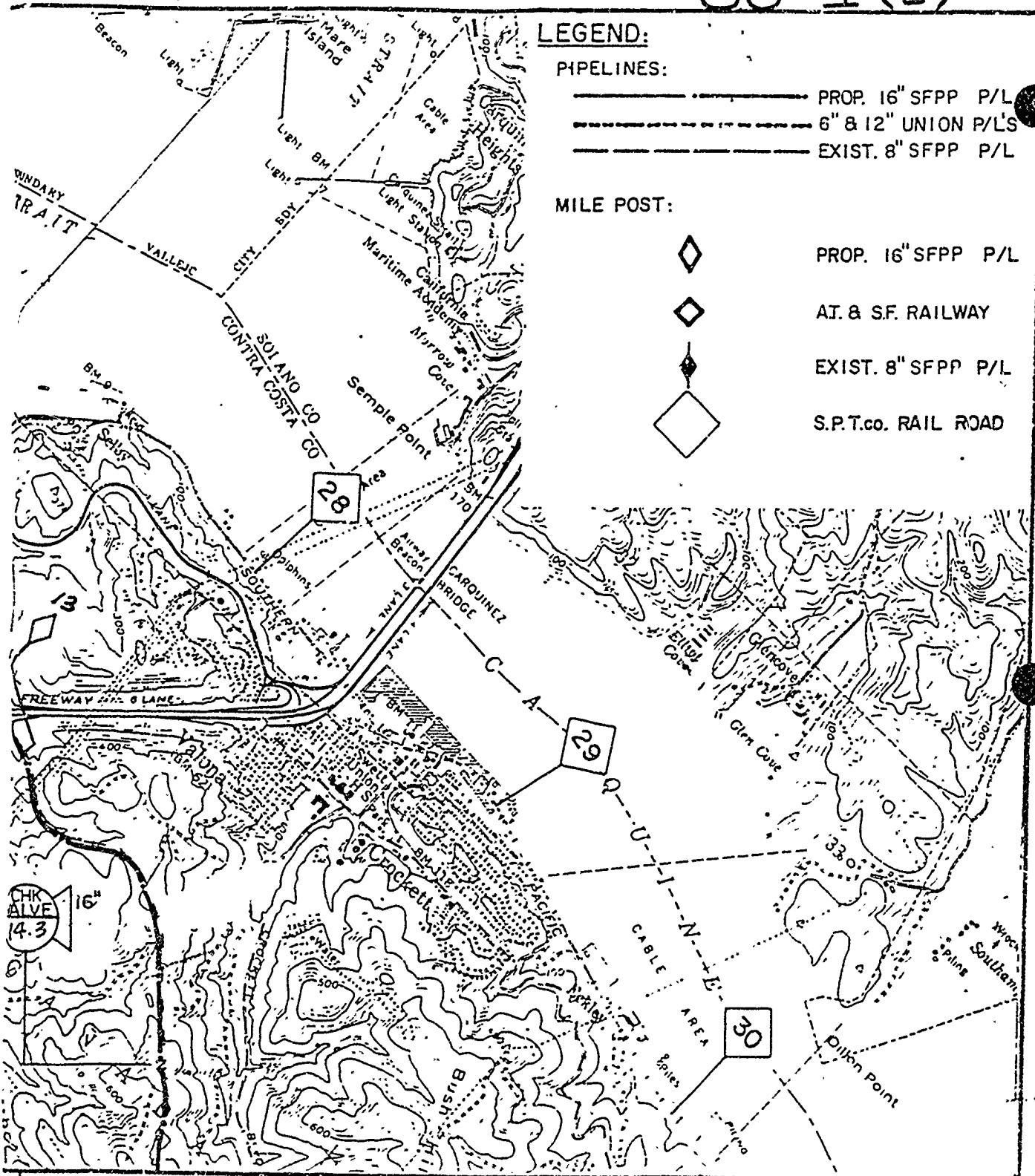


△	10/98	REVISED P/L LOCATION AND REISSUED	MDP	WJG	RG	7
△	5/2087	REVISED P/L LOCATION AND REISSUED	G.Yee	KJP	RG	7
△	2/2487	REVISED & REISSUED FOR REVIEW	G.Yee	RG	RG	7
△	5/2786	ISSUED FOR REVIEW	G.Yee	ESP	4/7/87	7

UED	RS	EE		
	MDP	WJG	RG	

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80-1 (E)



LEGEND:

PIPELINES:
 ——— PROP. 16" SFPP P/L
 - - - 6" & 12" UNION P/L'S
 - - - EXIST. 8" SFPP P/L

MILE POST:
 ◆ PROP. 16" SFPP P/L
 ◆ AT. & S.F. RAILWAY
 ◆ EXIST. 8" SFPP P/L
 □ S.P.T.co. RAIL ROAD

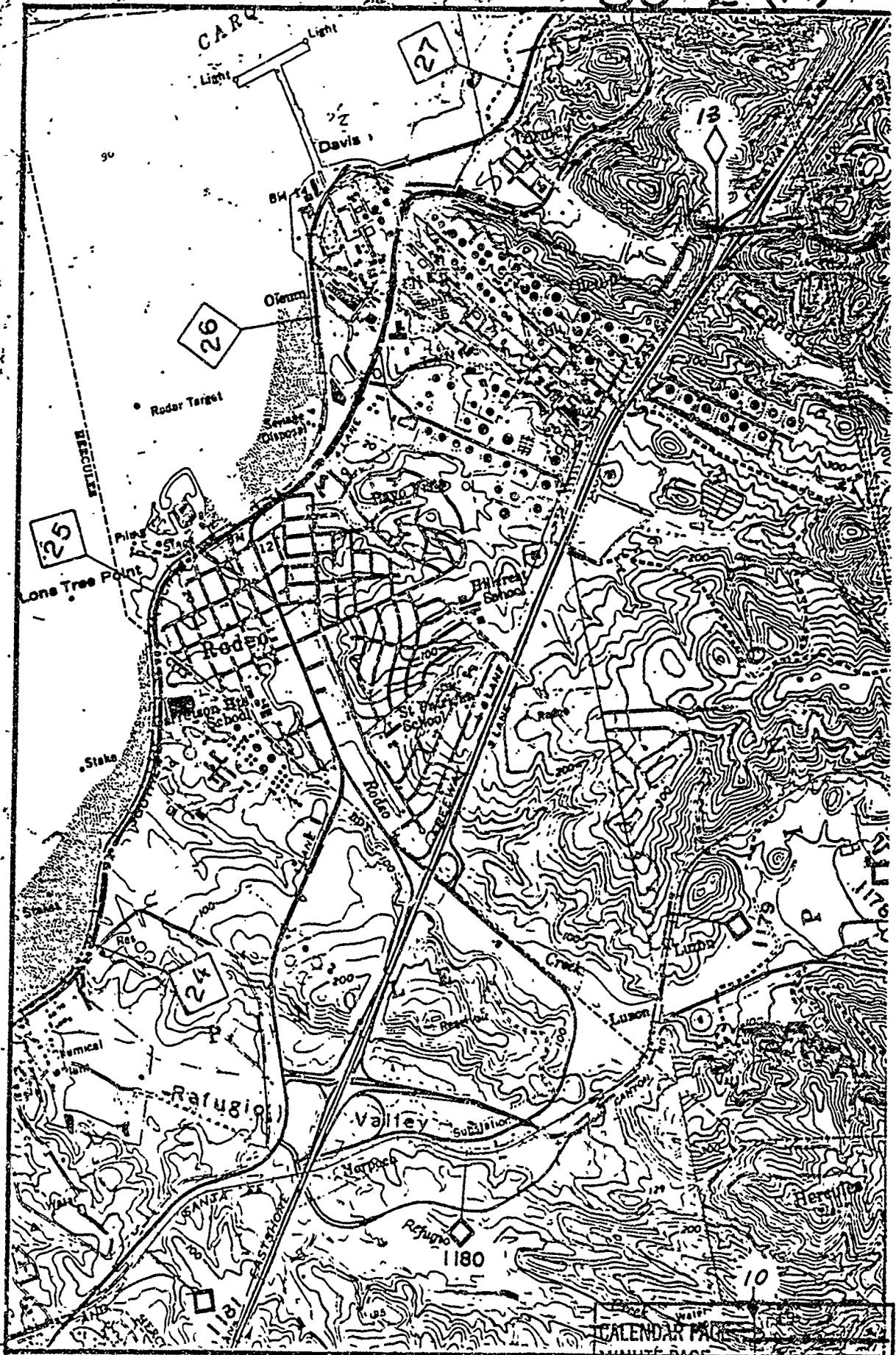
SCALE	1" = 2000'
DESIGNED	<i>LBM</i>
DRAWN	George S. Yee
CHECKED	<i>FSP</i>
APPROVED	<i>LBM</i>

ROUTE MAP
 16" PIPELINE
 RICHMOND TO CONCORD

SFPP, L.P.
 LOS ANGELES CALIFORNIA

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80-2 (A)

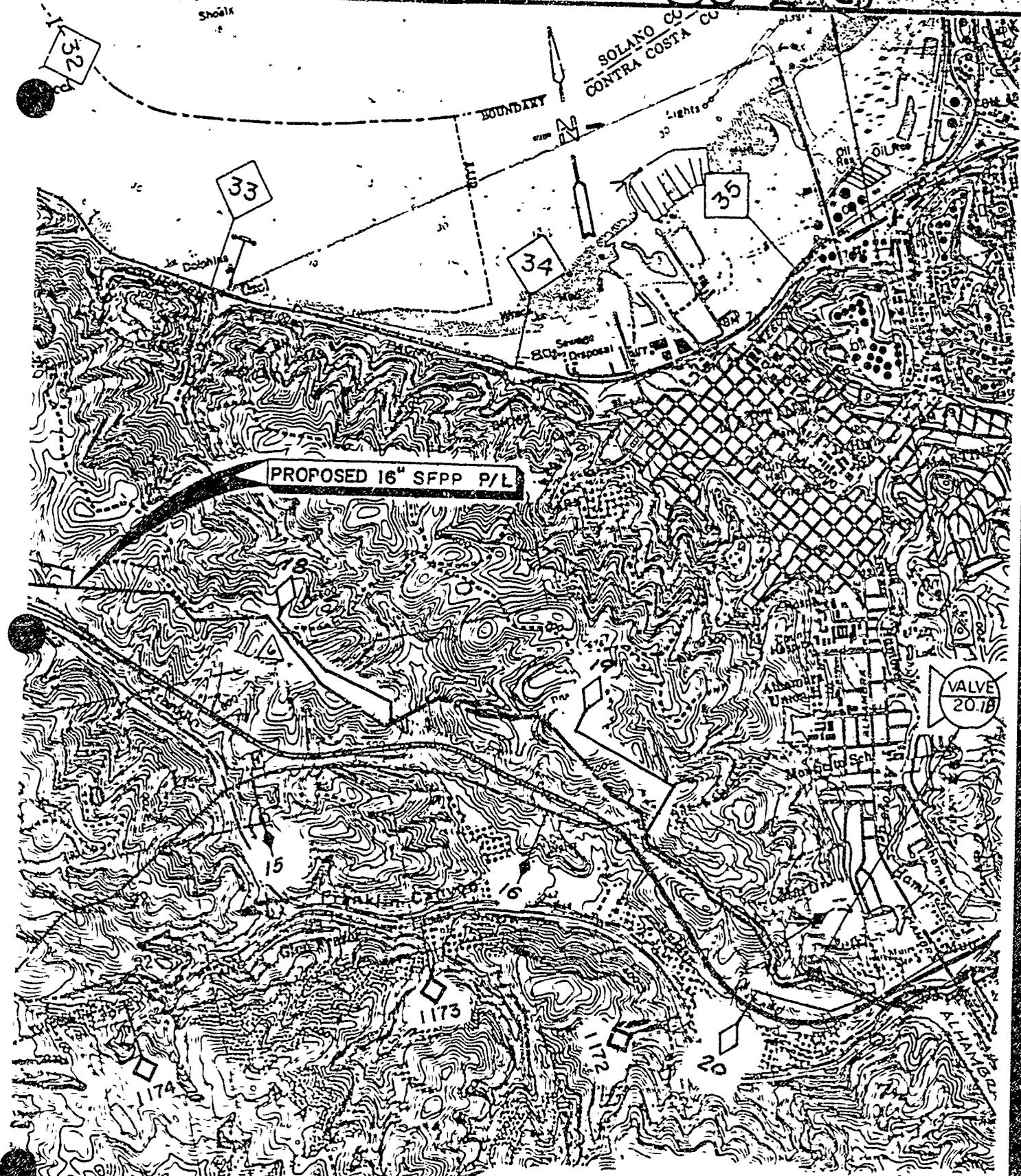


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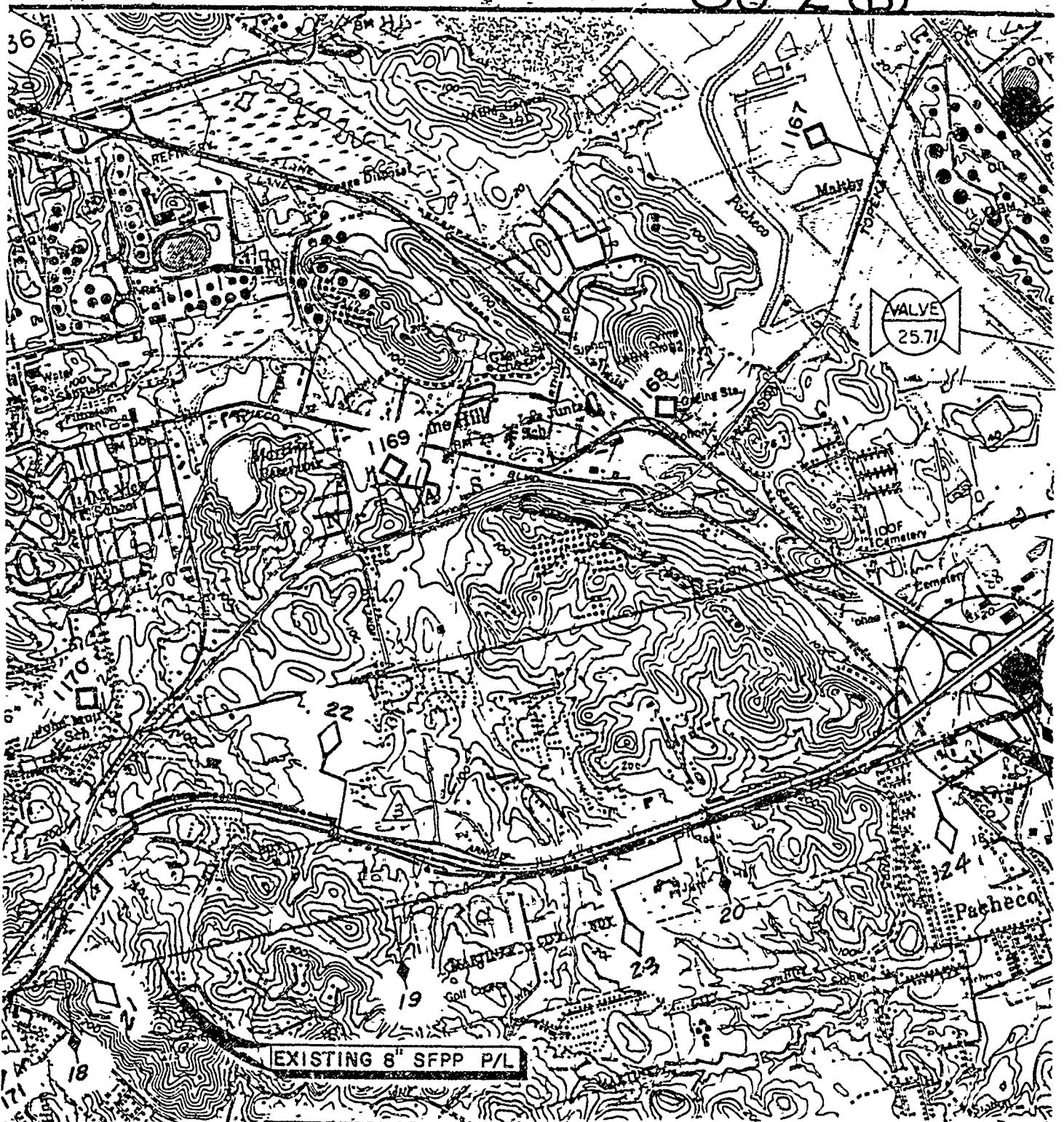
Pt Carquin

80-2 (c)



A	5217A	REVISED P/L LOCATION & REISSUED
B	168	REVISED P/L CHARACTERISTICS & REISSUED
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80-2 (D)



EXISTING 8" SFPP P/L

△ 10587	REVISED P/L LOCATION AND REISSUED	MDP	RG	RG	OO
△ 6-19-87	REVISED P/L LOCATION AND REISSUED	MDP	RG	RG	TH
△ 52087	REVISED P/L LOCATION AND REISSUED	G.Yee	RG	RG	CH
△ 22437	REVISED & REISSUED FOR REVIEW	G.Yee	RG	RG	CH
△ 52766	ISSUED FOR REVIEW	G.Yee	Fsp	HJR	TK

SY			

NO.	DATE	REVISIONS
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Wickland Oil Terminal and then north within the Wickland Oil Terminal property to a point on the easterly property line west of the I-80 and Cummings Skyway interchange, then crosses under Interstate 80.

On the east side of I-80 the proposed 12-inch pipeline route intersects the dirt shoulder of Cummings Skyway, following it for approximately 3 miles to MP 15.7. At this point the pipeline route leaves Cummings Skyway passing easterly to parallel an existing utility corridor and pipeline easement. The pipeline route parallels this easement for approximately 3.5 miles southeasterly across private lands, then leaves this easement and enters a second pipeline easement owned by SFPP. The pipeline route follows this easement southeasterly for approximately 1 mile then crosses under State Highway 4, at approximately MP 20, to the south side and turns east along Franklin Canyon Road. This portion of the route is relatively rural. It crosses three creeks along its course. These include the tributaries to Canada del Cierbo and two tributaries to Franklin Canyon Creek. All the land along the proposed route north of State Highway 4 back to Cummings Skyway is currently managed as rangeland. Approximately 1/2 mile of the last portion of this segment is parallel and adjacent to the bridle trail managed by the East Bay Regional Park District. The total length of this segment is approximately 8.5 miles.

The proposed pipeline route continues east along Franklin Canyon Road while crossing Franklin Canyon Creek to the intersection with Alhambra Avenue. The route turns northeasterly into the Santa Fe Railroad right-of-way where the track is on a trestle. At the railway's intersection with Alhambra Way, the proposed route shifts into Muir Station Road while crossing Arroyo del Hambre Creek continuing in Muir Station Road until east of Center Avenue. East of Center Avenue the route leave Muir Road, crosses under Highway 4 to the north into Arnold Drive and then continues eastward along Arnold Drive to a point eastward of Shadowfall Drive's intersection with Arnold Drive. From this point, the proposed route crosses under Highway 4 returning south, entering Muir Road near its intersection with Hull Lane and continuing easterly in Muir Road. At the intersection of Muir Road and Pacheco Blvd., the pipeline route leaves Muir Road and heads slightly to the north into open fields along the south side of Highway 4. The proposed route continues northeasterly the south side of Highway 4 with the Caltrans right-of-way crossing Interstate 680 and Grayson Creek before entering Marsh Drive where Marsh Drive turns northeasterly parallelling State Highway 4.

From this point, the proposed routing continues northeasterly along Marsh Drive to Walnut Creek where the route leaves the street and crosses the creek parallel and to the south of Marsh Drive. On the east side of Walnut Creek, the pipeline route turns northerly along a levee road and parallels an existing 8-inch SFPP pipeline to a point immediately west of the SFPP Concord Station located at 1550 Solano Way north of State Highway 4. The proposed route leaves the levee and turns east into the SFPP Concord Station property.

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