

**CALENDAR ITEM
C42**

A 80
S 37

10/27/11
WP 8378.2
C. Hudson

**RESCISSION OF COMMISSION AUTHORIZATION FOR
AN AMENDMENT OF GENERAL LEASE – RIGHT-OF-WAY USE**

LESSEE:

North Baja Pipeline, LLC
534 East Spokane Falls Boulevard
Spokane, WA 99202

AREA, LAND TYPE, AND LOCATION:

1.15 acres, more or less, of State school land located in a portion of Section 16, Township 12 South, Range 20 East, SBM, near State Highway 78, Imperial County.

AUTHORIZED USE:

Construction, use and maintenance of an additional 48-inch diameter natural gas pipeline as shown on the attached Exhibit A.

LEASE TERM:

20 years, beginning February 1, 2002.

CONSIDERATION:

\$1,551 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Insurance: Liability insurance with combined single limit coverage of not less than \$10,000,000.

Bond: \$10,000.

OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the land adjoining the lease premises.

CALENDAR ITEM NO. **C42** (CONT'D)

2. On January 20, 2002, the Commission authorized a 20-year General Lease – Right-of-Way Use with North Baja Pipeline, LLC for the construction of a 30-inch diameter steel natural gas pipeline. The lease will expire on January 31, 2022.
3. On July 13, 2007, the Commission authorized an amendment to the lease to expand the lease area for the construction of an additional 48-inch diameter natural gas pipeline. The amendment was never executed. The Lessee informed Commission staff that they do not intend to move forward any time in the near future with Phase 2 of the North Baja expansion project which included the construction of the additional 48-inch pipeline authorized in the amendment. Staff is now recommending the rescission of the Commission authorization for the amendment.
4. Since the amendment was never executed, rent has remained at the pre-amendment rent level of \$655.
5. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060 (c)(3)], the staff has determined this activity is not subject to the provisions of CEQA because it is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, sections 15060 (c)(3) and 15378.

EXHIBITS:

- A. Site and Location Map
- B. Land Description

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is not subject to the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15060(c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

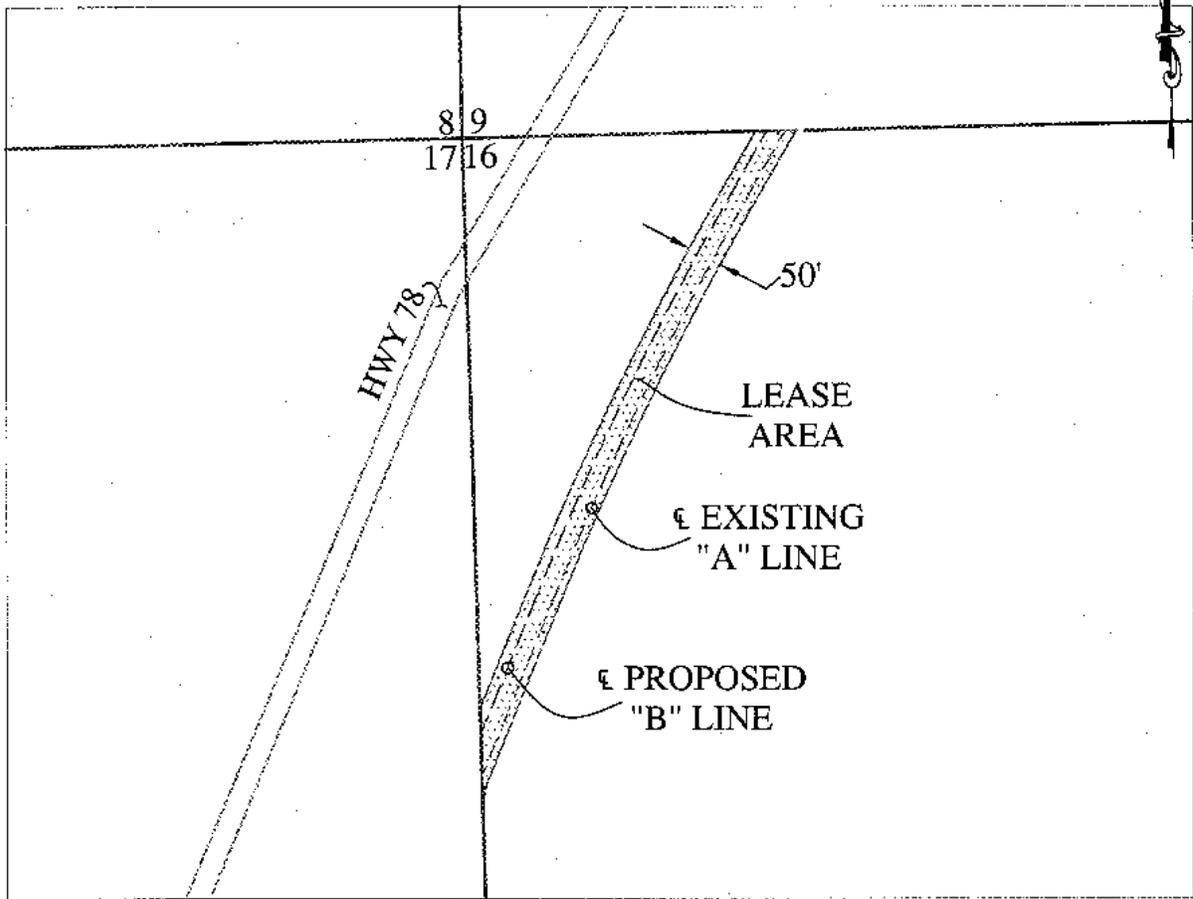
CALENDAR ITEM NO. **C42** (CONT'D)

AUTHORIZATION:

Authorize rescission of Minute Item 3 of the July 13, 2007 Commission meeting, authorizing the amendment of a General Lease – Right-of-Way Use to North Baja Pipeline, LLC for the construction, use and maintenance of an additional 48-inch diameter natural gas pipeline.

NO SCALE

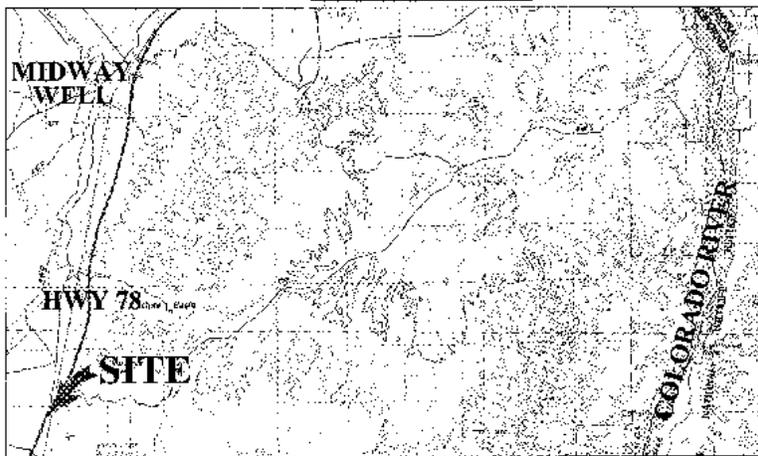
SITE



Section 16, T12S, R20E, S.B.M.

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

WP 8378
 NORTH BAJA PIPELINE, LLC
 GENERAL LEASE
 RIGHT OF WAY USE
 SCHOOL LANDS
 IMPERIAL COUNTY



MJE 3/23/07

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

EXHIBIT B

PIPELINE LEASE AREA:

That portion of Section 16, Township 12 South, Range 20 East, San Bernardino Base and Meridian, in Imperial County, State of California; according to the U.S. Government Survey approved, February 13, 1919, and owned by the State of California by Act of Congress, March 3, 1853, Tax I.D. 031-14-016-01; described by metes and bounds as follows:

Commencing at the northwest corner of said Section 16; thence N88°42'58"E, along the north line of said section a distance of 423.65 feet to the POINT OF BEGINNING;

Thence S29°44'58"W, 97.36 feet to the beginning of a tangent curve concave to the southeast having a radius of 4780 feet; thence southwesterly 656.48 feet along said curve through a central angle of 7°52'08";

Thence S21°52'50"W, 174.09 feet to the west line of said section;

Thence S01°42'40"E, 138.93 feet along said section line;

Thence N10°47'00"E, 29.10 feet;

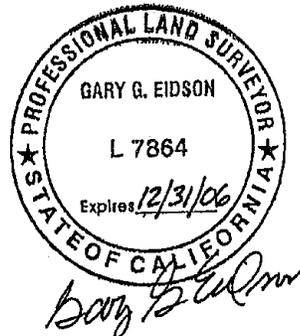
Thence N21°52'50"E, 272.85 feet to the beginning of a tangent curve concave to the southeast having a radius of 4730 feet; thence northeasterly 649.61 feet along said curve through a central angle of 7°52'08";

Thence N29°44'58"E, 127.45 feet to the north line of said Section 16;

Thence S88°42'58"W, 58.34 feet along said north section line and the north line of this parcel, to the POINT OF BEGINNING.

Containing 1.15 acres of land, more or less.

END OF DESCRIPTION



SENSITIVE SECURITY INFORMATION

If you are asked to release this document,
please contact 503-833-4000 prior to releasing

PG&E Gas Transmission, Northwest Corp.
North Baja Pipeline, LLC