

MINUTE ITEM

Calendar Item No. 39
approved as Minute Item
39 by the State Lands
Commission by a vote of 3
at its 8-21-80
meeting.

CALENDAR ITEM

39.

8/80
W 22097
Reese
PRC 5888

GENERAL LEASE - RIGHT-OF-WAY USE

APPLICANT: Chevron U.S.A. Inc.
P. O. Box 7643
San Francisco, California 94120

AREA, TYPE LAND AND LOCATION:
0.459-acre of tide and submerged land in
Nurse Slough, vicinity of Little Honker
Bay, Solano County.

LAND USE: 4-inch submarine gas pipeline.

TERMS OF PROPOSED LEASE:
Initial period: 25 years from September 1,
1980.
Surety bond: \$5,000.
Public liability insurance: Combined single
limit coverage of \$1,000,000.

CONSIDERATION: \$100 per annum, with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
\$100 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is lessee and/or permittee of
upland.

Filing fee and first year's rental have
been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 & 2.
B. Cal. Adm. Code: Title 2, Div 3.

A 4

S 4

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OTHER PERTINENT INFORMATION:

1. The staff has reviewed the Commission's criteria for selection among alternative rentals for industrial and right-of-way leases and has determined that the proposed rental is the most appropriate.
2. A Negative Declaration was prepared by the County of Solano, pursuant to CEQA and implementing regulations.
3. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class B, which authorizes Limited Use.

Staff has coordinated this project with those agencies and organizations which nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

APPROVALS OBTAINED:

California Regional Water Quality Control Board, United States Army Corps of Engineers.

FURTHER APPROVALS REQUIRED:

San Francisco Bay Conservation and Development Commission.

EXHIBITS:

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE COUNTY OF SOLANO ON AUGUST 8, 1980.
2. CERTIFY THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NEGATIVE DECLARATION.

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3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
5. AUTHORIZE ISSUANCE TO CHEVRON U.S.A. INC. OF A 25-YEAR GENERAL LEASE - RIGHT-OF-WAY FROM SEPTEMBER 1, 1980; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$100 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE FOR A 4-INCH SUBMARINE GAS PIPELINE ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

LAND DESCRIPTION

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That parcel of land situate in Solano County, State of California, described as follows:

A portion of the SE 1/4 of Section 24, Township 4 North, Range 1 West, MDM, being a strip of land 20 feet wide, the centerline of which is described as follows:

COMMENCING at a monument marking the South quarter corner of Section 17, T4N, R1E, MDM, thence South $85^{\circ} 41' 41''$ West, 9424.0 feet to a point on the northeasterly bank of Nurse Slough; said point being marked by a 3/4" iron pipe having coordinates of N 187,738.02 and E 2,002,782.02 and being the TRUE POINT OF BEGINNING; thence South $57^{\circ} 58' 27''$ West, 1000 feet, more or less, to a point on the southwesterly bank of said Nurse Slough. Description based on California Coordinate System Zone 2.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water marks.

END OF DESCRIPTION

PREPARED JULY 16, 1980 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR

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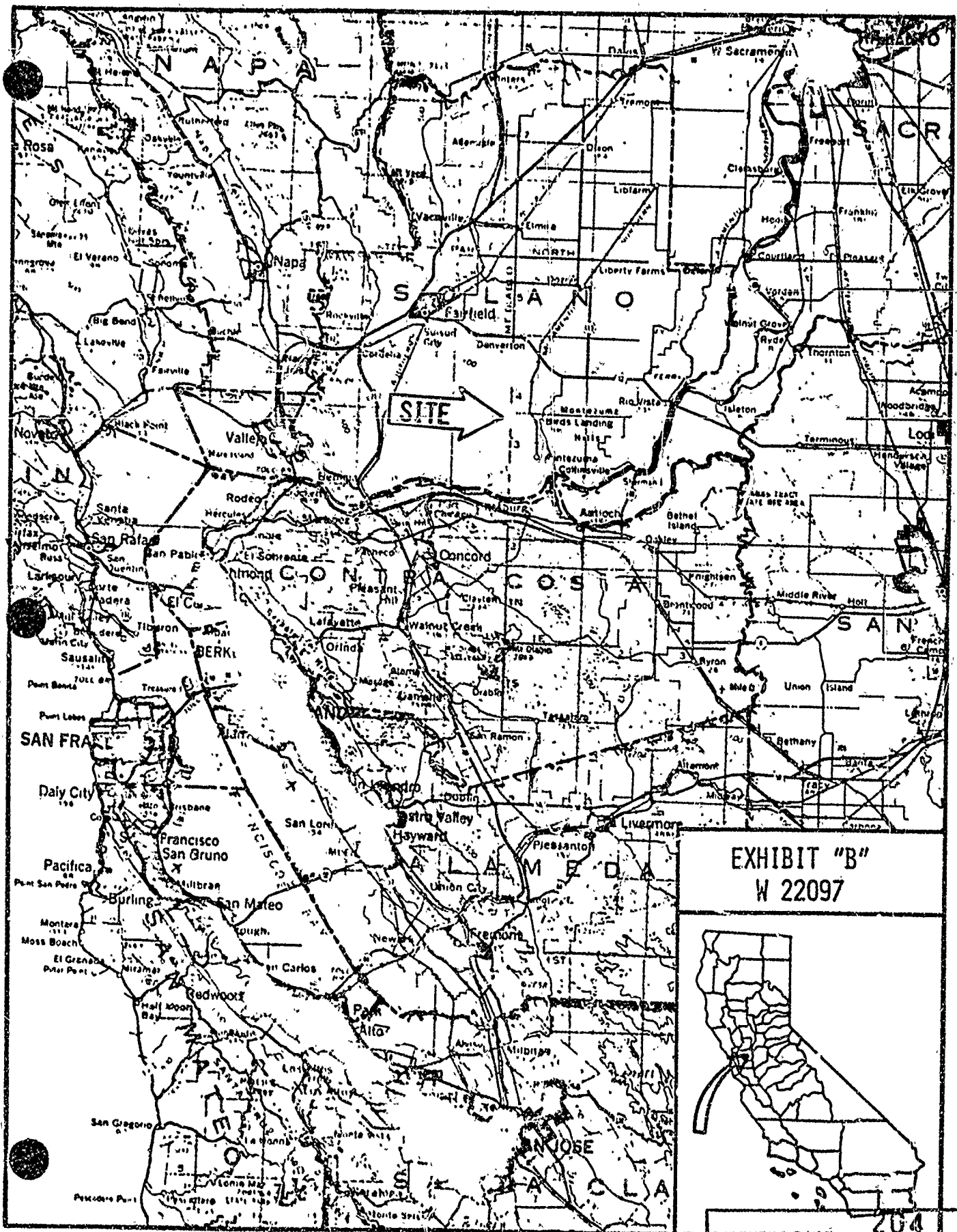


EXHIBIT "B"
W 22097



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OF
SOLANO COUNTY ENVIRONMENTAL REVIEW COMMITTEE

July 16, 1980

PROJECT TITLE:

Use Permit Application No. U-80-21 and Marsh Development Permit Application No. MD-80-09 of CHEVRON U.S.A., INC.

PROJECT DESCRIPTION AND LOCATION:

To CONSTRUCT AN APPROXIMATE 1.2 MILE LONG 4" DIAMETER BURIED GAS PIPELINE from its existing gas well located on Bradmoore Island, across Nurse Slough, to a connecting point in the existing PG&E gas transmission pipeline located approximately 1/4 mile west of Nurse Slough and north of Montezuma Slough in the Suisun Marsh. (APN 46-17-04 and 46-17-09)

FINDINGS:

The Solano County Environmental Review Committee has evaluated the initial study which was prepared in regard to the project. The committee found no significant adverse environmental impacts which cannot be mitigated likely to occur were this project to be approved. Details of the initial study, findings and disposition are attached.

MITIGATION MEASURES:

The following potential adverse impacts have been found to be mitigable as noted:

1. Potential impacts to the Suisun Marsh, including potential water quality and plant and animal life disturbance can be mitigated by conditional requirements for project conformance with the following standards:
 - 1) That portion of the proposed pipeline which crosses Bradmoore Island adjacent to existing roadway should be located within the road right-of-way or existing roadbed. All other installations should be located within existing road right-of-way whenever possible.
 - 2) All pipeline should be installed and maintained to meet safety regulations of the U.S. Dept. of Transportation regarding pipe thickness, pressure limiting devices, emergency unit down valves and any other safety design criteria. Pipeline should also comply with the regulations and requirements of the State Resources Division of Oil and Gas.
 - 3) All construction activity within wetlands of the Marsh should be confined to the dry months of the year, to insure minimum disturbance of vegetation, wintering migratory waterfowl, other water associated birds and nesting resident birds.
 - 4) Wide track or amphibious construction equipment should be utilized to reduce bearing weight of equipment and/or equipment pads laid to support machinery and prevent sinking into Marsh soil. Any other construction techniques which would minimize equipment movement, adequately define the construction area and provide the maximum possible protection to wetlands should be taken during the construction period, including minimum trench cut widths when burying pipeline and "trench and push" method of installation.

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- 5) The top layer of soil and vegetation should be removed immediately prior to or during pipeline installation and should be stockpiled when the trench is first dug and then replaced on top of the backfilled trench to facilitate revegetation. Any areas disturbed during construction which are not revegetated within one growing season should be reseeded with appropriate native plant seed.
- 6) Installation of pipeline as proposed across Nurse Slough should be scheduled to avoid disturbance of any fish migration and installation plans should be conducted in conformance with regulations and requirements of the State Department of Fish and Game, State Lands Commission and Regional Water Quality Control Board to insure construction methods and timing will have minimal impact on Marsh flora, fauna and water quality.

All of the above mitigation measures are embodied in conditions of approval which will be recommended by the Planning Department to the Solano County Planning Commission. Other conditions in support of these measures may also be recommended.

PREPARATION:

This Negative Declaration was prepared by the Solano County Planning Department. Copies may be obtained at the address listed below.


Clayne E. Munk, Planning Director
Solano County Planning Department
Courthouse, Fairfield, CA 94533

(707) 429-6561

CEM/TJH/d11

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Solano County Planning Department

COURYHOUSE • FAIRFIELD, CALIFORNIA • 94533 • (707) 429-6561

INFORMATION Required of Applicants.

as
Part I of Initial Study
of
Environmental Impacts

For office use

Application Number or Title

U-80-21 / MP-80-09

The following information is required of the applicant for all projects that require a permit and which the Planning Department determines are subject to review pursuant to the California Environmental Quality Act (CEQA). Complete disclosure of environmental data is required and is in the best interest of the applicant to avoid uncertainty as to compliance with CEQA. NOTE: This information must relate to the underlying or potential development in all cases as described in Section I.A and I below. Answers may be continued under Section V or on additional sheets.

I. PROJECT DESCRIPTION AND PURPOSE: (Fully describe the nature of the proposed project and the purpose of this request, including the ultimate use of the property which makes this application necessary. Attach additional sheet or continue under Section V if necessary.)

A. Project description: Chevron U.S.A. Inc. plans to construct an approximate 1.2 mile long four-inch diameter buried gas pipe line from its existing gas well located on Bradmoor Island, across Nurse Slough, to a connecting point in the existing P.G.&E. Co. gas transmission pipe line located in the NW 1/4 of Section 24, Township 4 North, Range 1 West, M.D.B.&M. Said pipe line to be buried a minimum of 48 inches beneath the existing ground surface throughout.

E. Ultimate purpose beyond present application: Applicant has no plan to make any additional use of the property in the future.

II. PROJECT DETAILS:

A. ENVIRONMENTAL SETTING:

Describe the project site and surrounding properties as they presently exist; including information on unique features, soil stability, plants and animals and cultural, historical or scenic aspects. (Attach additional sheets and photographs of the site as necessary. Snapshots, etc., are acceptable.)

1. Project site: The general site area is used for hunting purposes during the duck season, although occasionally there will be cattle and sheep grazing in the general area.

2. Surrounding properties: Grazing purposes.

B. Existing Conditions:

1. Project area (sq. ft. or acres): _____

2. Existing use of land: Duck hunting in season with some cattle grazing.

3. Number and type of existing structures:

- a. Residential _____
- b. Agricultural _____
- c. Commercial _____
- d. Other Duck Club bunkhouses.

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4. Number and type of existing trees: Scattered dec.
5. Slope of property: Flat or sloping (0-5% slope) _____ acres
 N/A Rolling (7-15% slope) _____ acres
 Hilly (16-25% slope) _____ acres
 Steep (25% slope) _____ acres

6. Describe surrounding land uses (include type of crop if agricultural):

NORTH: Grazing
 SOUTH: "
 EAST: "
 WEST: "

7. Describe any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property: P.G.&E.Co.gas transmission pipe line.

8. Name of creeks and natural or man-made drainage channels through or adjacent to the property: Nurse Slough.

9. Primary vehicle access to property: Automobile.

C. Proposed Changes to Project Site:

1. Changes in site contours and vegetation which will result from any grading: No permanent change.

2. Number, size and type of trees to be removed: None.

3. Number and type of existing structures to be removed: None.

4. Type of fencing or visual screening proposed: None.

5. Access to project site: Automobile.

6. Proposed method of water supply: Not necessary.

7. Proposed method of sewage disposal: Not necessary.

8. Period of construction and/or anticipated phasing: May 1, 1979 to July 15, 1979.

D. Residential Project: Yes _____ No XX Mixed _____
 (If "No", proceed to item E.)

1. Number of dwelling units proposed: 2. Number of proposed dwelling units with:

One family _____	Total _____	One bedroom _____
Two family _____		Two bedrooms _____
Multiple family _____		Three bedrooms _____
Condominium _____		Four or more bedrooms _____

3. Approximate price range of lots: _____ to _____.

4. Approximate price range of units: _____ to _____.

E. Commercial, Industrial, Agricultural or Other Non-Residential Project?

Yes _____ No XX Mixed _____
 (If "No", proceed to Section III.)

1. Total number of square feet of floor area: _____

2. Hours of operation: _____

Months of operation: _____

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4. Expected maximum number of employees, per shift: _____ All shifts: _____
5. Number of parking spaces proposed: _____
6. Nature of noise generation, if any: _____
7. Nature of odors emitted, if any: _____
8. Type of loading/unloading facilities: _____
9. Number of stories: _____ Maximum Height: _____
10. Type of exterior lighting proposed: _____
11. Lot Coverage: building coverage - _____
 surfaced area - _____
 landscaped or open - _____

III. NECESSARY PERMITS FOR THIS PROJECT:
 (List below all other permits you will need during the development of this project. Indicate if application for necessary permit has been made.)

- A. Federal agencies (for example; Corps of Engineers): _____
Corps. of Engineers - Application made 3/8/79.
- B. State and Regional agencies (for example; RCDC, air pollution control district):
State Lands Commission - Application made 3/8/79.
Calif. Regional Water Control Board - Application made 3/21/79.
B.G.D.C. - Application made 3/8/79.
California Dept. of Fish and Game - Application made 3/8/79.
- C. Other local agencies (including County agencies, special districts, cities, etc.)
Solano County Planning Commission - 4/12/79.

IV. ENVIRONMENTAL CHECKLIST:

Indicate the following items applicable to the project or its effects. Discuss in Section V below all items checked "Yes" or "maybe" (attach additional sheets as necessary).

	Yes	Maybe	No
A. Change in existing natural features including any bays, tide lands, beaches, lakes, hills or vegetation.	_____	_____	<u>X</u>
B. Change in scenic views or vistas from existing residential areas, public lands, or roads.	_____	_____	<u>X</u>
C. Change in pattern or character of general area of project.	_____	_____	<u>X</u>
D. Generate significant amounts of solid waste or litter.	_____	_____	<u>X</u>
E. Change in dust, ash, smoke, fumes or odors in vicinity.	_____	_____	<u>X</u>
F. Change in ocean, bay, lake, stream or ground water; quality or quantity, velocity, flow or alteration of existing drainage patterns.	_____	_____	<u>X</u>
G. Change in existing noise or vibration levels in the vicinity.	_____	_____	<u>X</u>
H. Site on filled land or construction or grading on slope of 25% or more.	_____	_____	<u>X</u>
I. Use or disposal of materials potentially hazardous to man or wildlife, such as toxic substances, flammables or explosives.	_____	_____	<u>X</u>

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	Yes	Maybe	No
J. Change in demand for public services (police, fire, water, sewer, etc.), beyond those presently available on site or proposed in the near future.	---	---	X
K. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).	---	---	X
L. Change in use of or access to an existing recreational area or navigable stream.	---	---	X
H. Change in traffic on immediate road system or vehicular noise.	---	---	X
I. Removal of agricultural or grazing lands from production.	---	---	X
O. Construction within a flood plain.	X	---	---
P. Relocation of people.	---	---	X

V. Additional information or comments regarding possible adverse environmental effects of this project:

O. This proposed pipe line will cross Nurse Slough. The pipe line will be buried a minimum of 5 feet beneath the existing slough bottom.

VI. VERIFICATION OF INFORMATION:

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.

Signature: Earl E. Behrendt Date Filed: 4/12/79
 Printed Name: Earl E. Behrendt Phone: (415) 894-2668
 Sr. Right of Way Rep., Chevron U.S.A. Inc.
 Mailing Address: 575 Market Street, San Francisco, CA 94105

VII. STAFF REVIEW: For office use

By: [Signature] Date: _____

Comments: _____

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