

**MINUTE ITEM**  
The Calendar Item No. 009  
was approved as Minute Item  
No. 009 by the State Lands  
Commission by a vote of 2  
to 0 at its 10/29/90  
meeting.

CALENDAR ITEM

A 26, 27

009

10/29/90

S 5, 12

PRC 5438

Fong

AMENDMENT OF LEASE PRC 5438  
ADDENDUM NO. 10 TO MASTER LEASE PRC 5438

LESSEE: Pacific Gas and Electric Company  
Attn: Ernie Ralston  
123 Mission St., Rm. H-2050  
San Francisco, California 94106

AREA, TYPE LAND AND LOCATION:  
Approximately 0.02-acre parcel of submerged  
land in the Stanislaus River located south of  
Ripon in Stanislaus and San Joaquin counties.

LAND USE: Installation of a 12-inch-diameter pipeline for  
the transmission of natural gas, replacing an  
existing 12-inch-diameter line located  
approximately 100 feet downstream.

TERMS OF EXISTING MASTER LEASE:  
Initial period: 20 years beginning January 1,  
1978.  
Renewal options: Two successive periods of ten  
years each.  
Public liability insurance: Combined single  
limit coverage of \$1,000,000.  
Consideration: Minimum annual rental of  
\$20,000; five-year rent  
review.

(ADDED pgs. 52-52.14)

-1-

CALENDAR PAGE 52  
MINUTE PAGE 3096

CALENDAR ITEM NO. C 0 9 (CONT'D)

**PREREQUISITE CONDITIONS, FEES, AND EXPENSES:**

Environmental processing fees have been received.

**TERMS OF PROPOSED AMENDMENT:**

Addition of a parcel to the master lease for an existing 12-inch-diameter natural gas pipeline which will be abandoned in place and the addition of a parcel for a replacement pipeline for the 12-inch-diameter natural gas pipeline as described on the attached exhibit Parcel A-94, effective September 1, 1989.

**STATUTORY AND OTHER REFERENCES:**

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 2, Div. 3; Title 14, Div. 6.

AB 884: 04/21/91.

**OTHER PERTINENT INFORMATION:**

1. At its January 26, 1978 meeting (Minute Item No. 24), the Commission authorized issuance of a master gas pipeline lease to Pacific Gas and Electric (PG&E) covering their existing 89 State Lands leases. PG&E has now applied to the Commission for an amendment to the lease to add an existing 12-inch-diameter pipeline; and to relocate the pipeline facility. The existing 12-inch line was never placed under lease and has been in place since 1954.
2. Staff has no objections to an abandonment in place of the existing 12-inch line.
3. Staff and PG&E have agreed to a settlement in the amount of \$1,670 for back rental for the period of unauthorized use from 1954 to 1989. Staff recommends that penalty and interest be waived.
4. 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 533, State

CALENDAR PAGE	52.1
MINUTE PAGE	3097

CALENDAR ITEM NO C 0 9 (CONT'D)

Clearinghouse No. 90020921. 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, A-94.
- B. Location Map, B-94.
- C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR NO 533, STATE CLEARINGHOUSE NO. 90020921, 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 THE ACCEPTANCE OF PAYMENT IN THE AMOUNT OF \$1,670 AS BACK RENT FOR UNAUTHORIZED USE OF STATE LANDS; AND AUTHORIZE THE WAIVER OF PENALTY AND INTEREST FOR THE PERIOD OF UNAUTHORIZED USE.
4. AUTHORIZE ISSUANCE TO PACIFIC GAS AND ELECTRIC COMPANY OF AN AMENDMENT TO LEASE PRC 5438, EFFECTIVE SEPTEMBER 1, 1989, PROVIDING FOR (1) THE ADDITION OF AN EXISTING 12-INCH-DIAMETER PIPELINE AND THE ABANDONMENT IN PLACE OF SAID EXISTING PIPELINE, AND (2) THE ADDITION OF A PARCEL FOR THE REPLACEMENT PIPELINE, AS DESCRIBED ON EXHIBIT "A-94" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF, FOR THE INSTALLATION, USE, AND MAINTENANCE OF A 12-INCH-DIAMETER NATURAL GAS PIPELINE; ALL OTHER TERMS AND CONDITIONS OF SAID LEASE TO REMAIN IN FULL FORCE AND EFFECT.

**EXHIBIT "A-94"**

WP 5438

**LAND DESCRIPTION**

A strip of submerged land 11 feet wide in the bed of the Stanislaus River in San Joaquin and Stanislaus Counties, California, the centerline of said strip is shown on map entitled "Ripon-Modesto 12-inch Feeder Main Relocation", designated as JA-145 and dated 2-2-89, a copy of said map is located in file WP 5438 of the State Lands Commission, Sacramento, California.

EXCEPTING THEREFROM any portion of land lying landward of the ordinary low water mark of said river.

**END OF DESCRIPTION**

REVISED OCTOBER, 1990 BY LLB.

CALENDAR PAGE	52.3
MINUTE PAGE	3099

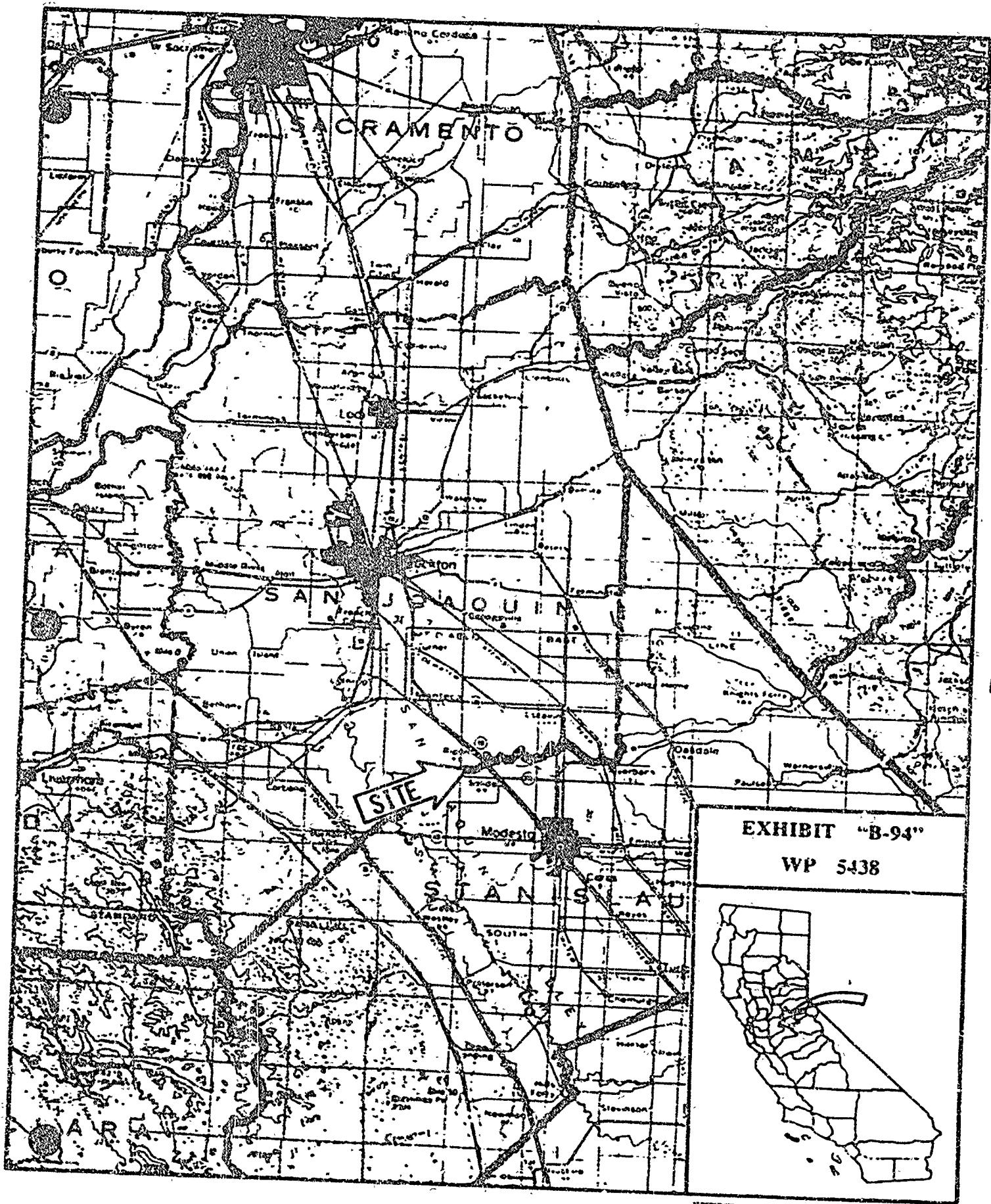


EXHIBIT "B-94"  
WP 5438

An inset map of the state of California, showing county boundaries. A rectangular box is drawn over the northern and central parts of the state, indicating the geographic area covered by the main map.

CALENDAR PAGE: 52.4  
MINUTE PAGE: 3100

EXHIBIT "C"

STATE OF CALIFORNIA

GEORGE DEUKMEJIAN, Governor

STATE LANDS COMMISSION

LEO T. MCCARTHY, Lieutenant Governor  
GRAY DAVIS, Controller  
JESSE W. HUFF, Director of Finance

EXECUTIVE OFFICE  
1807 - 13th Street  
Sacramento, CA 95811  
CHARLES WARREN  
Executive Officer

September 13, 1990  
File Reference: WTP 5438  
SCH NO:

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 October 13, 1990.

Should you have any questions or need additional information, please call the undersigned at (916) 323-7209

Jacques A. Graber  
Division of Research  
and Planning

## STATE LANDS COMMISSION

GEORGE DEUKMEJIAN, Governor

LEO T. MCCARTHY, Lieutenant Governor  
 V. DAVIS, Controller  
 JESSE R. HUFF, Director of Finance

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

PROPOSED NEGATIVE DECLARATION

EIR ND: 533

File Ref.: WP 5438

SCH No.: 90020921

Project Title: Stanislaus River Pipeline Crossing  
 Project Proponent: Pacific Gas and Electric  
 Project Location: Under the channel of the Stanislaus River, approximately one mile south of the City of Ripon, San Joaquin and Stanislaus counties.  
 Project Description: Rerouting and replacement of a portion of natural gas pipeline which passes under the Stanislaus River.  
 Contact Person: Jacques Graher Telephone: 916/323-7209

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.

ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST - PART II

Form 13-20 (7/82)

File Ref. N-24517 W-5473

I BACKGROUND INFORMATION

A. Applicant: Pacific Gas and Electric  
123 Mission Street, Room H 2151  
San Francisco, CA 94106

B. Checklist Date: 09 / 03 / 90

C. Contact Person: Jacques Graber

Telephone ( 916 ) 323-7209

D Purpose: Reroute and replace an underground natural gas pipeline

E Location Under the channel of the Stanislaus River approximately one mile south of the City of Ripon, San Joaquin, Stanislaus Counties.

F Description The project involves the rerouting and replacement of a portion of natural gas pipeline which passes under the Stanislaus River. A horizontal drilling rig will be placed at a site on the south side of the river. A 6" drill bit will be used to

~~drill a pilot hole from the south site~~ Directionally controlled, the string will pass downward under the river channel and emerge at a predetermined site on the north side of the river. Upon surfacing at the north site, a 13 inch reamer and the preassembled pipeline will be pulled back through the pilot hole. Bentonite drilling mud will be used on the reaming phase to lubricate the hole and pipe as it is drawn back through the reamed hole. The 850 foot length of new pipeline will be connected to the existing pipeline at either end. After inspection and testing, the new pipeline will be completed and gas admitted through valves presently in the existing gas line. The old gas line will be evacuated and refilled with inert Nitrogen gas. The ends will be cut off and sealed at ground level in the river channel to avoid damage or exposure of the old pipe to the environment.

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

A Leath. 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 & 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, ground failure, or similar hazards?

CALENDAR PAGE 59  
DATE PAGE 3103



B. *Air*. Will the proposal result in:

Yes Maybe No

1. Substantial air emissions or deterioration of ambient air quality? *During project* .....
2. The creation of objectionable odors? *During project* .....
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 water 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 excavation? .....
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? *During project* .....
2. Exposure of people to severe noise levels? *During project* .....

G. *Light and Glare*. Will the proposal result in:

1. The production of new light or glare? *During project* .....

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? .....

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?

Yes Maybe No

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?

Local Alteration

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?

CALENDAR PAGE 52  
MINUTE PAGE 3105

**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? .....              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? ..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? .....              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will the proposal restrict existing religious or sacred uses within the potential impact area? .....                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**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? ..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? .....   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable? .....  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? .....  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**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: 09 / 07 / 90

For the State Lands Commission

CALENDAR PAGE	52	10
MINUTE PAGE	31	06

DISCUSSION OF ENVIRONMENTAL EVALUATION  
FOR PG&E PIPELINE

FILE: W-251, W-252

A.2. The project will involve the directional drilling and placement of 850 feet of 12 inch diameter steel pipe under the Stanislaus River. The project will require two staging areas. One site for the directional drilling rig will be on the south side of the river. A second site is on the north side of the river where the 850 foot length of pipeline will be assembled and dragged through the bore to the south side.

The two staging areas will require working pits into which the drillbit and the assembled pipeline will be inserted during operations. No special grading will be required as the lands are presently graded for agricultural use. When the project is completed, the working pits will be filled in with the dug out material from the pits.

The drill rig site will be approximately 100 feet by 100 feet in size to accommodate the drilling equipment. A similar size area will be required where the pipeline is inserted, plus 850 feet to accommodate the welded pipe string. Some compaction might result from the weight of the equipment. The fields are presently tilled, and subsequent tilling will reverse any compaction.

A.3. The only changes expected to affect the surface relief within the project's staging areas will be the digging of two working pits in which the drilling and the drill and pipe string feed-through operations will occur. The soil removed from the pits will be placed aside until the project is completed. The soil will be replaced in the pits when the project is done. Any excess soil from the drill cuttings and reaming will be spread over the sites and should not create any significant changes in the topography. No hazardous drilling muds will be used during the operations.

B.1. The drilling system is powered by diesel engines to drive the drill-string and operate the drawworks. There will be an increase in air emissions during the time the drilling equipment is being used. This will include the time required to drill the initial pilot hole and the reaming and pipe draw-through phase. Once these operations are completed, some additional emissions will be generated during clean up of the sites. Machinery used to handle the pipe string as it is welded together and fed into the hole will also generate emissions from diesel engines and welding equipment. Upon completion of the project, this equipment will be removed and air quality will return to pre-project standards. Project duration is about 3 days.

B.2. The use of diesel equipment and welding equipment may

generate some objectionable odors within the vicinity of the project. Upon completion of the project, there will no longer be such objectionable odors. The operation of the pipeline will not create objectionable odors.

D.4. The two project sites will require temporary use of approximately 10,000 and 85,000 square feet total land. The sites are located on agricultural land and might remove these areas from cultivation until the following year. The new pipeline connections will be existing pipeline already in place; no new surface lands will be occupied as all pipe is underground.

F.1. The project will require use of diesel powered equipment for drilling and pulling the pipe through the hole, welding generators if electric welding is done, and motor equipment for trenching and handling the pipe. Noise levels will increase during the life of the project. Once completed, noise levels will return to existing pre-project levels. Mufflers on all engines will keep engine noise to allowable levels.

F.2. The engines may be required to perform short operations which might create bursts of intense noise. These occurrences will be short, lasting several seconds or minutes and limited to the project site. Once the operations are completed, ambient noise levels will return to pre-project conditions.

G.1. The project operations will be undertaken during daylight hours. It is not expected that construction will occur during evening or night. If so, lighting will be needed at the two staging areas only. Once the project is completed, all lighting will be removed.

The sites are in fairly remote areas of farm land, so impacts will be minimized.

H.1. The project will require surface use of approximately 95,000 square feet of land. This land will be used at the two staging areas. The project will be completed within two to three days. The land will be returned to its former state when the project is completed.

M.1. There will be a short period of vehicular traffic higher than non-project levels. Two major periods, when the drilling rig arrives and departs, will increase traffic in the area. Arrival and departure of work crews and some supply vehicles will increase traffic flows in the areas. This will occur mostly during the morning and evening for the duration of the project. Once the installation and hook-up is complete, traffic will return to pre-project levels.

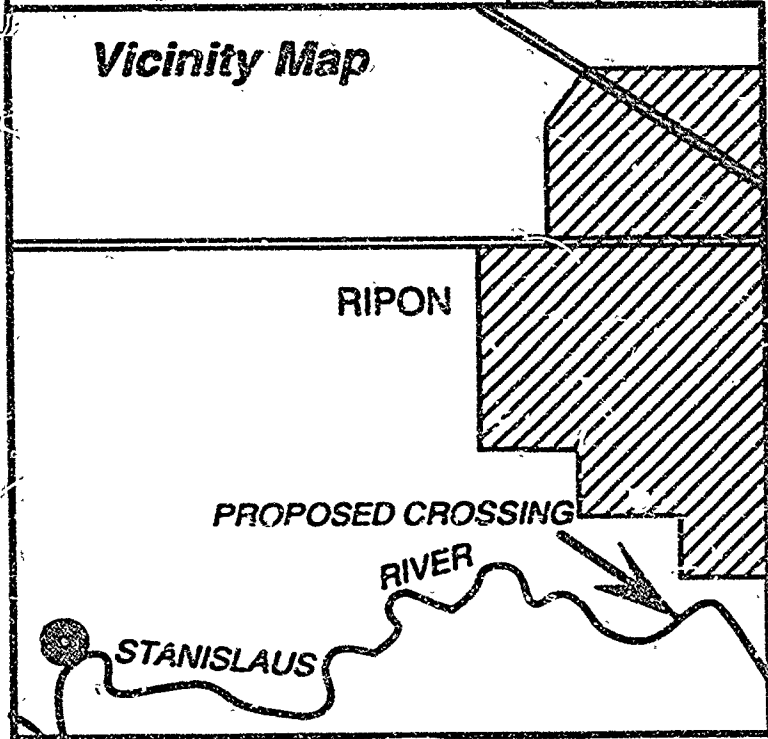
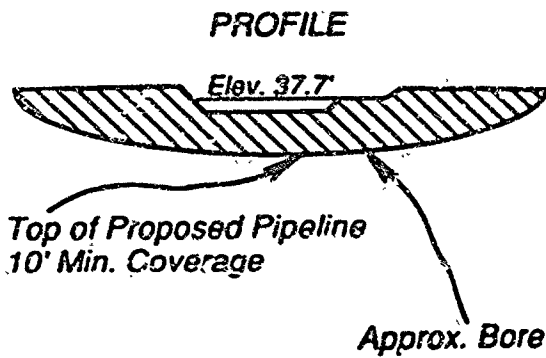
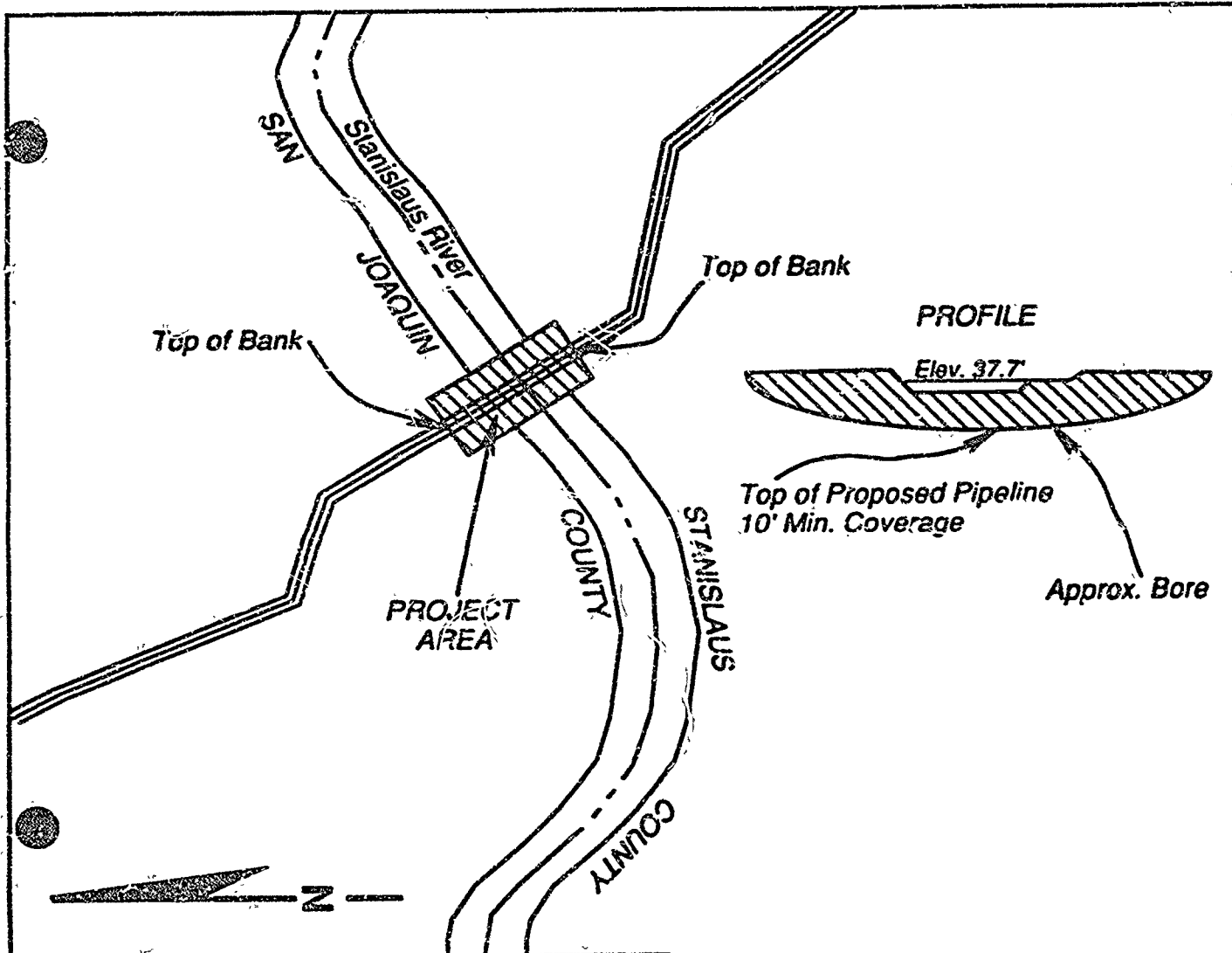
P.1. The project will reroute a portion of the gas pipeline which is already being utilized by PG&E customers. The

project will only continue existing service, it will not increase the volume of gas being distributed.

Q.2. The project will involve connection of new pipeline to existing pipelines in service. A fire could result from welding sparks, but this scenario is extremely remote. Shut off valves at either end of the pipeline to be replaced will be closed thus prohibiting gas from entering the project site.

Upon completion of repairs, the new pipeline will be tested for structural integrity per requirements of CPUC General Order 112-D prior to reactivation.

The old pipeline will be evacuated of any possible gas within it, filled with inert Nitrogen gas and sealed.



**WP 5438**

**PROPOSED  
12" MAIN REPLACEMENT  
GAS LINE CROSSING  
UNDER STANISLAUS RIVER  
1 MILE SOUTH OF RIPON**

**SAN JOAQUIN AND  
STANISLAUS COUNTIES  
CALIFORNIA**