

MINUTE ITEM

This Calendar Item No. C34 was approved as Minute Item No. 34 by the California State Lands Commission by a vote of 2 to 0 at its 12-08-05 meeting.

**CALENDAR ITEM
C34**

A 34
S 18

12/8/05
PRC 8254.1 and PRC 8255.2
N. Lee

CONTINUATION OF RENT

LESSEE:

Questar Southern Trails Pipeline

AREA, LAND TYPE, AND LOCATION:

State sovereign lands located in the Colorado River, near the city of Needles, San Bernardino County and six parcels of State school land totaling 40 acres, more or less, located in San Bernardino County.

AUTHORIZED USE:

Use and maintenance of an existing 16-inch pipeline used to transfer natural gas.

LEASE TERM:

PRC 8254.1 – Colorado River Crossing
20 years, beginning December 1, 2000

PRC 8255.2 – School Lands
20 years, beginning December 1, 2000

CONSIDERATION:

PRC 8254.1 – Colorado River Crossing
This lease provides that the Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that the rent be continued at \$256 per year, effective December 1, 2005.

PRC 8255.2 – School Lands
This lease provides that the Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that the rent be continued at \$9,272 per year, effective December 1, 2005.

CALENDAR ITEM NO. C34 (CONT'D)

OTHER PERTINENT INFORMATION:

1. On November 27, 2000, the Commission authorized two General Leases for Right-Of-Way Use to Questar Southern Trails Pipeline both for a term of 20 years. The leases were for an existing 16-inch pipeline that was to be converted from an existing crude petroleum pipeline system to a natural gas system. The new system was to extend from a primary gas receipt point near Bloomfield in northwestern New Mexico, into southeastern Utah, and across northern Arizona and southern California to a terminus in Long Beach, California. To date, the Lessee has only completed 37 miles into California and is currently in negotiations to sell the California portion of the pipeline. The pipeline segment was last inspected in October of 2003, with no operational or maintenance violations reported.

2. 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 that this activity is not subject to the provisions of the CEQA because it is not a "project" as defined by the 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 Map PRC 8254.1 Colorado River Crossing
- B. Lease Description PRC 8254.1 Colorado River Crossing
- C. Site Map PRC 8255.2 School Lands
- D. Lease Description PRC 8255.2 School Lands

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

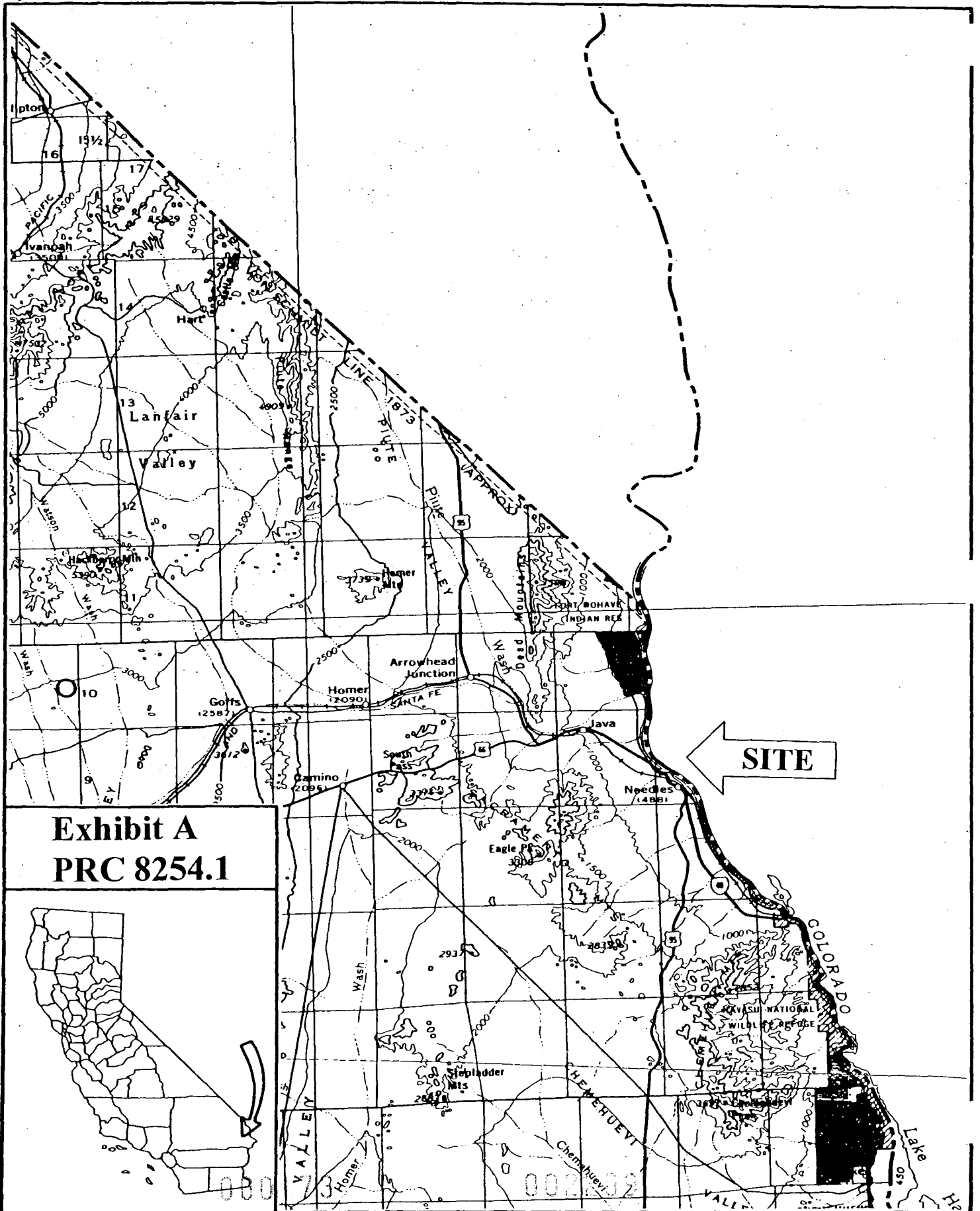
FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY

CALENDAR ITEM NO. C34 (CONT'D)

PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14,
CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

1. APPROVE THE CONTINUATION OF RENT FOR LEASE
NO. PRC 8254.1 AT \$256 PER YEAR, EFFECTIVE
DECEMBER 1, 2005.
2. APPROVE THE CONTINUATION OF RENT FOR LEASE
NO. PRC 8255.2 AT \$9,272 PER YEAR, EFFECTIVE
DECEMBER 1, 2005.



**Exhibit A
PRC 8254.1**



EXHIBIT B
LAND DESCRIPTION

PRC 8254.1

A strip of submerged land 100 feet wide, under and across the California portion of the Bureau of Reclamation Channel of the Colorado River approximately 4 ¾ miles upstream from the City of Needles, San Bernardino County, California and lying 50 feet on each side of the following described center line:

BEGINNING at a point on the right bank low water line of the Colorado River at U.S. Bureau of Reclamation Engineers Station 914+00; thence N63°17'E across the California Portion of the said Bureau of Reclamation Channel of the Colorado River.

The sidelines of the above described right of way shall be prolonged or shorten so as to terminate in the said right bank of the Colorado River Channel and the boundary of the State of California.

END DESCRIPTION

Revised September 2000 by CSLC boundary staff.

000174

CALENDAR PAGE

002210

MINUTE PAGE

NO SCALE

LOCATION MAP

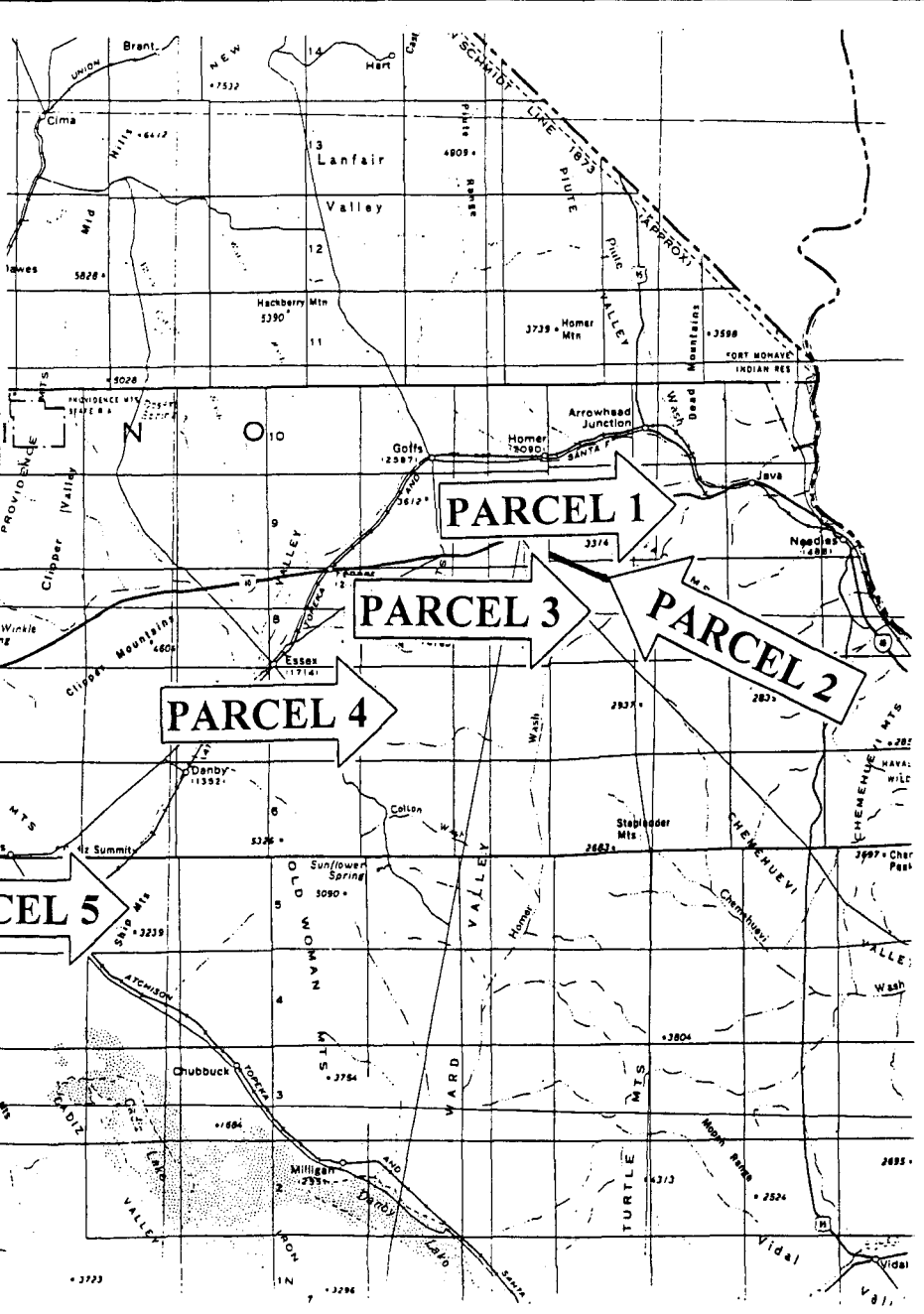
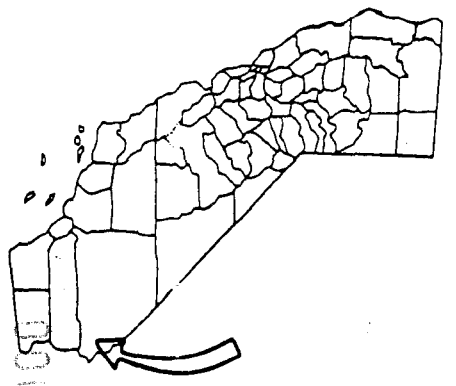


Exhibit C
PRC 8255.2
 Pipe Line
 San Bernardino
 County



CALENDAR PAGE

THIRTEEN PAGE

Exhibit D

LAND DESCRIPTION

PRC 8255.2

Six State owned Parcels of school land situated in San Bernardino County, California, said parcels more particularly described as follows:

PARCEL 1

A strip of land 60 feet wide, across State owned school land in the East ½ of Section 16, Township 9 North, Range 21 East, S.B.B.M., San Bernardino County, California and lying 30 feet on each side of the following described center line:

BEGINNING at a point on the east line of Section 16, distant southerly 2,323.74 feet from the northeast corner of said Section 16; thence S60°51'55"W, 102.43 feet to and angle point: thence S63°53'55"W, 2,820.28 feet, more or less, to a point on the east line of the southwest quarter of said section, distance northerly 1,880 feet, more or less, from the southerly line of said Section 16

The sidelines of the above described right of way shall be prolonged or shorten so as to commence on the easterly line of said section and terminate on the north and south mid section line of said Section 16.

PARCEL 2

A strip of land 60 feet wide, across State owned school land in Section 36, Township 9 North, Range 20 East, S.B.B.M., San Bernardino County, California and lying 30 feet on each side of the following described center line:

BEGINNING at the northeast corner of Section 36; thence S38°17'05"W, 1,130; thence S47°19'10"W, 3236 feet; thence S41°00'15"W, 1,516 feet; thence S30°49'40"W, 1,180 feet to a point on the south line of said section, which is 575 feet easterly of the southwest corner of said Section 36.

The sidelines of the above described right of way shall be prolonged or shorten so as to terminate on the boundary lines of the said Section 36.

PARCEL 3

A strip of land 60 feet wide, across State owned school land in Section 16, Township 8 North, Range 20 East, S.B.B.M., San Bernardino County, California and lying 30 feet on each side of the following described center line:

BEGINNING at a point on the north line of Section 16, which is distant easterly 78 feet from the northwest corner of said Section 16; thence S58°27'W, 91.25 feet to a point on the west line of Section 16, which is 48.75 feet southerly of the northwest corner of said Section 16.

The sidelines of the above described right of way shall be prolonged or shorten so as to terminate on the boundary lines of the said Section 16.

PARCEL 4

A strip of land 60 feet wide, across State owned school land in Section 16, Township 7 North, Range 18 East, S.B.B.M., San Bernardino County, California and lying 30 feet on each side of the following described center line:

BEGINNING at a point on the east line of Section 16, distant southerly 1,575 feet from the northeast corner of said Section 16; thence S58°23'50"W, 6,158 feet, more or less, to a point on the west line of Section 16, which is 446 feet northerly of the southwest corner of said Section 16.

The sidelines of the above described right of way shall be prolonged or shorten so as to terminate on the boundary lines of the said Section 16.

PARCEL 5

A strip of land 60 feet wide, across State owned school land in Section 16, Township 5 North, Range 15 East, S.B.B.M., San Bernardino County, California and lying 30 feet on each side of the following described center line:

BEGINNING at a point on the easterly line of Section 16, distant southerly 300 feet more or less, from the northeast corner of said section; thence S43°23'43"W, 1,551 feet; thence S58°45'43"W 1,600 feet; thence S53°28'23"W, 3,400 feet to a point on the west line of Section 16, which is 1,200 feet, more or less, northerly of the southwest corner of said Section 16.

The sidelines of the above described right of way shall be prolonged or shorten so as to terminate on the boundary lines of the said Section 16.

PARCEL 6

A strip of land 60 feet wide, across State owned school land in Section 36, Township 3 North, Range 12 East, S.B.B.M., San Bernardino County, California and lying 30 feet on each side of the following described center line:

BEGINNING at a point on the north line of Section 36, distant westerly 1,960 feet from the northeast corner of said Section 36; thence S31°52'03"W, 6,187.7 feet, more or less, to a point on the south line of said section, 80 feet easterly of the southwest corner of said Section 36.

The sidelines of the above described right of way shall be prolonged or shorten so as to terminate on the boundary lines of the said Section 36.

END DESCRIPTION

Merged September 2000 by CSLC boundary staff.