

MINUTE ITEM

This Calendar Item No. C8
was approved as Minute Item
No. 8 by the State Lands
Commission by a vote of 2
to 0 at its 9/27/78
meeting.

CALENDAR ITEM

C8.

9/78
W 21816
Gordon
PRC 5538

GENERAL LEASE
RIGHT-OF-WAY USE

APPLICANT: Mobil Oil Corporation
3700 West 190th Street
Torrance, California 90509

AREA, TYPE LAND AND LOCATION:
A 0.548 acre parcel, a 0.571 acre parcel,
a 0.559 acre parcel and a 0.531 acre parcel,
together composing an aggregate of 2.209
acres of submerged lands in the Salinas
River northwesterly of Bradley, Monterey
County.

LAND USE: Reconstruction, relocation and maintenance
of 3 buried pipelines and 1 overhead telephone
line, respectively, utilized for the transporta-
tion of petroleum products, natural gas
and communication purposes.

TERMS OF PROPOSED LEASE:
Initial period: 15 years from September 28,
1978.
Public liability insurance: Combined single
limit coverage of \$1,000,000
for bodily injury and
property damage.

CONSIDERATION: \$331 per annum, with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
8% of appraised value of land and 1½ cents
per diameter inch of pipeline or conduit,
per lineal foot: 2 Cal. Adm. Code 2005.

PREREQUISITE TERMS FEES AND EXPENSES:
Applicant is permittee of upland.
Filing fee has been received.

CALENDAR ITEM NO. C8. (CONTD)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 & 2.
- B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. Applicant proposes to relocate and replace the undermined and exposed subject facilities and to repair areas of bank erosion caused by heavy rains during the 1977-78 rainfall season. Failure to complete this project before the 1978-79 rainfall season could result in oil and natural gas spill damage; thus, creating a hazard to the public and the environment.
2. Applicant's plans and specifications have been reviewed by staff and determined to be acceptable. The existing buried facilities will be removed prior to completion of the project.
3. An EIR is not required. This transaction is within the purview of 14 Cal. Adm. Code 15102, Class 2, and 2 Cal. Adm. Code 2907, Class 2, by reference, which exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
4. 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 A, which authorizes Restricted Use.

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

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5. Staff investigated using the volumetric rental alternate for the subject pipeline. Inasmuch as the annual volume is low (less than 10 million barrels), the Commission's pipeline proportion limitation feature (2 Cal. Adm. Code 2006) makes volumetric rental for the pipeline inappropriate.

APPROVALS OBTAINED:

This facility is subject to the jurisdiction of the United States Army Corps of Engineers, California Department of Fish and Game, Central Coast Regional Water Quality Control Board, and the County of Monterey. The proposed lease is conditioned on the approval of all agencies having jurisdiction.

EXHIBITS:

- A. & A-1. Land Description.
- B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21085, 14 CAL. ADM. CODE 15100 ET SEQ.
2. 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.
3. AUTHORIZE ISSUANCE TO MOBIL OIL CORPORATION OF A 15-YEAR GENERAL LEASE - RIGHT-OF-WAY USE FROM SEPTEMBER 28, 1978; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$331, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; AND WITH PROVISION OF PUBLIC LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000 FOR COMBINED SINGLE LIMIT COVERAGE OF BODILY INJURY AND PROPERTY DAMAGE; FOR RECONSTRUCTION AND MAINTENENCE OF 3 BURIED PIPELINES AND 1 OVERHEAD TELEPHONE LINE UTILIZED FOR THE TRANSPORTATION OF PETROLEUM PRODUCTS, NATURAL GAS AND COMMUNICATION PURPOSES ON THE LAND DESCRIBED ON EXHIBIT "A" AND "A-1" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

W 21816

Three parcels of land in the State-owned bed of the Salinas River, located in Section 23 and Section 24, Township 23 South, Range 10 East, Mt. Diablo Meridian, County of Monterey, State of California, said parcels being more particularly described as follows:

PARCEL 1 - 4" M-121 CUTTER STOCK OIL LINE

A strip of land 10 feet in width, lying 5 feet on each side of the following described centerline:

COMMENCING at the northeast corner of Section 23 as shown on record of survey in Volume 4, at page 102, County of Monterey, State of California; thence the following three courses:

- 1) N 89° 31' 47" W 50.57 feet along the northerly line of Section 23;
- 2) S 12° 04' 56" W 371.39 feet;
- 3) S 19° 32' 56" W 192.64 feet to the POINT OF BEGINNING of this parcel, thence from said point of beginning the following five courses:
 - 4) S 26° 18' 36" W 144.63 feet;
 - 5) S 28° 19' 21" W 71.97 feet;
 - 6) S 61° 12' 30" E 56.45 feet;
 - 7) S 9° 58' 23" W 973.34 feet;
 - 8) S 20° 48' 39" E 140.37 feet; to the ordinary high water mark of the Salinas River and the end of the herein described centerline.

PARCEL 2 - 12" M-120 OIL LINE

A strip of land 10 feet in width, lying 10 feet on each side of the following described centerline:

COMMENCING at the northeast corner of Section 23 as shown on record of survey in Volume 4, at page 102, County of Monterey, State of California, thence the following four courses:

- 1) N 89° 31' 47" W 70.85 feet along the northerly line of Section 23;
- 2) S 12° 26' 03" W 122.59 feet;
- 3) S 11° 18' 15" W 155.14 feet;
- 4) S 14° 36' 24" W 161.98 feet to the POINT OF BEGINNING of this parcel; thence from said point of beginning the following six courses:

- 5) S 27° 00' 40" W 184.93 feet;
- 6) S 22° 45' 14" W 175.06 feet;
- 7) S 61° 12' 30" E 43.05 feet;
- 8) S 4° 49' 20" W 1018.00 feet;
- 9) S 25° 10' 40" E 102.88 feet;
- 10) S 22° 59' 01" E 962.30 feet to the ordinary high water mark of the Salinas River and the end of the herein described centerline.

PARCEL 3 - 6" M-126 GAS LINE

A strip of land 10 feet in width, lying 5 feet on each side of the following described centerline.

COMMENCING at the northeast corner of Section 23 as shown on record of survey in Volume 4, at page 102, County of Monterey, State of California, thence the following five courses:

- 1) N 89° 31' 47" W 55.57 feet along the northerly line of Section 23;
- 2) S 13° 10' 26" W 115.08 feet;
- 3) S 12° 05' 00" W 155.44 feet;
- 4) S 13° 34' 52" W 153.00 feet;
- 5) S 23° 53' 08" W 106.96 feet to the POINT OF BEGINNING of this parcel; thence from said point of beginning the following eleven courses:
- 6) S 25° 57' 21" W 24.80 feet;
- 7) S 32° 23' 21" W 147.57 feet;
- 8) S 26° 58' 21" W 95.12 feet;
- 9) S 08° 33' 05" W 992.29 feet;
- 10) S 33° 27' 36" E 189.99 feet;
- 11) S 22° 10' 39" E 164.56 feet;
- 12) S 20° 52' 23" E 165.23 feet;
- 13) S 20° 56' 20" E 166.83 feet;
- 14) S 21° 08' 44" E 162.89 feet;
- 15) S 21° 00' 46" E 165.71 feet;
- 16) S 20° 20' 25" E 160.16 feet to the ordinary high water mark of the Salinas River and the end of the herein described centerline.

EXCEPTING THEREFROM any portion of Parcels 1, 2, and 3 lying landward of the ordinary high water marks of the Salinas River.

BASIS OF BEARING of this description is the Record of Survey Map, filed in Volume 4 at page 102 in Monterey County, State of California.

END OF DESCRIPTION

Prepared

C. A. Paine

Checked

David J. Johnson

Reviewed

[Signature]

Date

8/23/78

EXHIBIT "A-1"

LAND DESCRIPTION

W 21816

A strip of land 10 feet in width in the State-owned bed of the Salinas River, located in Section 23 and Section 24, Township 23 South, Range 10 East, Mt. Diablo Meridian, County of Monterey, State of California, to be used for telephone communication line purposes, said strip of land lying 5 feet on each side of the following described centerline:

COMMENCING at the northeast corner of Section 23, as shown on record of survey in Volume 4 at page 102, County of Monterey, State of California; thence the following five courses:

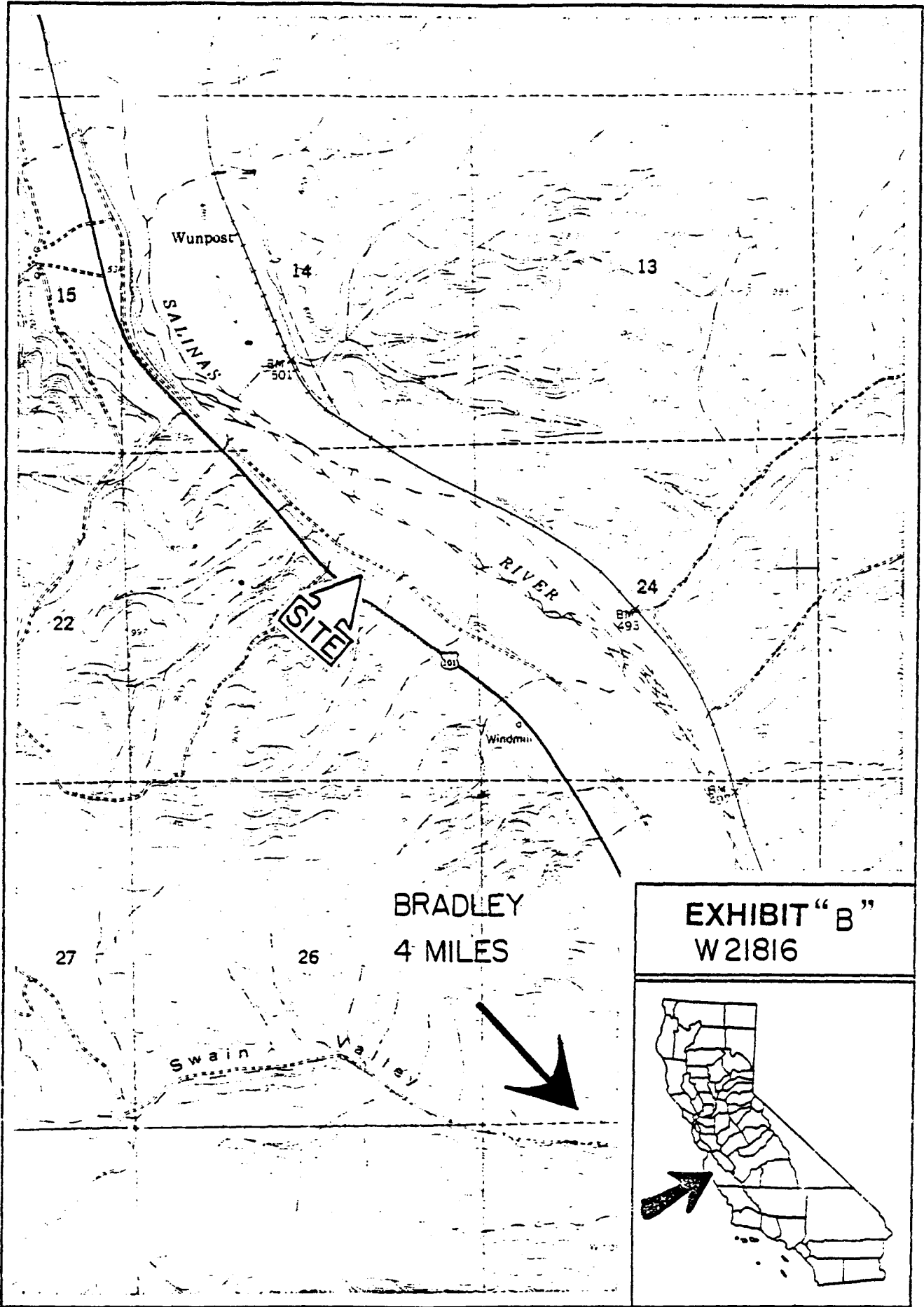
- 1) N 89° 31' 47" W 47.51 feet along the northerly line of said Section 23;
- 2) S 12° 02' 32" W 117.05 feet to Telephone Pole No. 3/2;
- 3) S 12° 38' 03" W 154.44 feet to Telephone Pole No. 3/3;
- 4) S 12° 29' 21" W 154.44 feet to Telephone Pole No. 3/4;
- 5) S 22° 37' 50" W 195.66 feet to Telephone Pole No. 3/5; said Pole No. 3/5 being the POINT OF BEGINNING of this parcel; thence the following nine courses:
- 6) S 25° 17' 49" W 166.10 feet to Telephone Pole No. 3/6;
- 7) S 7° 28' 52" W 985.47 feet to Telephone Pole "A", Frame No. 3/7;
- 8) S 20° 09' 36" E 162.66 feet to Telephone Pole No. 3/8;
- 9) S 20° 58' 57" E 164.90 feet to Telephone Pole No. 3/9;
- 10) S 22° 22' 15" E 165.53 feet to Telephone Pole No. 3/10;
- 11) S 20° 48' 42" E 166.40 feet to Telephone Pole No. 3/11;
- 12) S 19° 34' 54" E 163.06 feet to Telephone Pole No. 3/12;
- 13) S 20° 50' 31" E 165.71 feet to Telephone Pole No. 3/13;
- 14) S 20° 44' 32" E 171.61 feet to the ordinary high water mark of the Salinas River and the end of the herein described centerline.

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

BASIS OF BEARING of this description is the Record of Survey Map, filed in Volume 4, at page 102 in the County of Monterey, State of California.

END OF DESCRIPTION

Prepared Carl P. Power Checked David J. Johnson
 Reviewed K. J. [Signature] Date 2/13/79



BRADLEY
4 MILES

EXHIBIT "B"
W21816

The inset map shows the state of California divided into counties. A black arrow points to the central coastal region, indicating the location of the main map's area of interest.