

MINUTE ITEM

This Calendar Item No. C9
was approved as Minute Item
No. 9 by the State Lands
Commission by a vote of 3
to 0 at its 4/25/85
meeting.

CALENDAR ITEM

A 2
S 4

C-09

04/25/85
W 23566
Reese
Fong
PRC 6825

GENERAL LEASE - RIGHT-OF-WAY USE

APPLICANT: State Department of Water Resources
1416 Ninth Street, Room 431-3
Sacramento, California 95814

AREA, TYPE LAND AND LOCATION:
An 8.234-acre parcel of State school land,
located south of the Geysers Resort, Sonoma
County.

LAND USE: 230kv aerial electric transmission line.

TERMS OF PROPOSED LEASE:
Initial period: 49 years beginning May 1,
1985.

CONSIDERATION: \$370.53 per annum with the State reserving the
right to fix a different rental on each fifth
anniversary of the lease.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
B. Cal. Adm. Code: Title 2, Div. 3; Title 14,
Div. 6.

AB 884: 09/19/85.

(ADDED 04/22/85)

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OTHER PERTINENT INFORMATION:

1. The State Department of Water Resources (DWR) requires a right-of-way for the construction, operation, and maintenance of a 230kv electric transmission line on State school lands in Section 24, T11N R9W MDM. The transmission line will transmit electricity produced at the South Geysers Powerplant to help meet the energy needs of the State Water Project which provides water to residents throughout California.
2. This activity involves lands which have not been identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. However, the Commission has declared that all lands are "significant" by nature of their public ownership (as opposed to "environmental significant"). Since such declaration of significance is not based upon the requirements and criteria of P.R.C. 6370, et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by 2 Cal. Adm. Code 2954 is not applicable.
3. An EIR was prepared and adopted for this project by the California Energy Commission. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. CEQA Findings.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT AN EIR WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE CALIFORNIA ENERGY COMMISSION AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

(ADDED 04/22/85)

CALENDAR ITEM NO. C09 (CONT'D)

2. ADOPT THE FINDINGS HERETO ATTACHED AS EXHIBIT "C" IN CONNECTION WITH THE PROJECT IN COMPLIANCE WITH THE CEQA (P.R.C. 21000 ET SEQ.) AND THE STATE EIR GUIDELINES.
3. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. AUTHORIZE ISSUANCE TO STATE DEPARTMENT OF WATER RESOURCES OF A 49-YEAR GENERAL LEASE - RIGHT-OF-WAY USE BEGINNING MAY 1, 1985; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$370.53, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; FOR A 230KV ELECTRIC TRANSMISSION LINE ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

(ADDED 04/22/85)

CALENDAR ITEM NO. C09 (CONT'D)

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(ADDED 04/22/85)

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EXHIBIT "A"

LAND DESCRIPTION

W 23566

A strip of land 120.00 feet wide in Lots 20, 21, and 23 of Section 24, T11N, R9W, MDM, Sonoma County, California, said strip lying 60.00 feet on each side of the following described centerline:

BEGINNING at a point on the north line of said Section 24, distant thereon S 88° 36' 07" E, 1063.93 feet from a 2-inch iron pipe with brass cap stamped "U.S. General Land Office Survey" marking the northwest corner of said Section 24; thence leaving said north line S 03° 40' 35" E, 544.84 feet; thence S 41° 37' 45" E, 3682.02 feet; thence S 66° 09' 28" E, 3334.48 feet.

The side lines of said strip of land shall be prolonged or shortened so as to terminate northerly on the north line of said Lot 20 and to terminate southeasterly on the east line of said Lot 23.

END OF DESCRIPTION

REVIEWED MARCH 25, 1985 BY BOUNDARY SERVICES UNIT, M.L. SHAFER, SUPERVISOR.

(ADDED 04/22/85)

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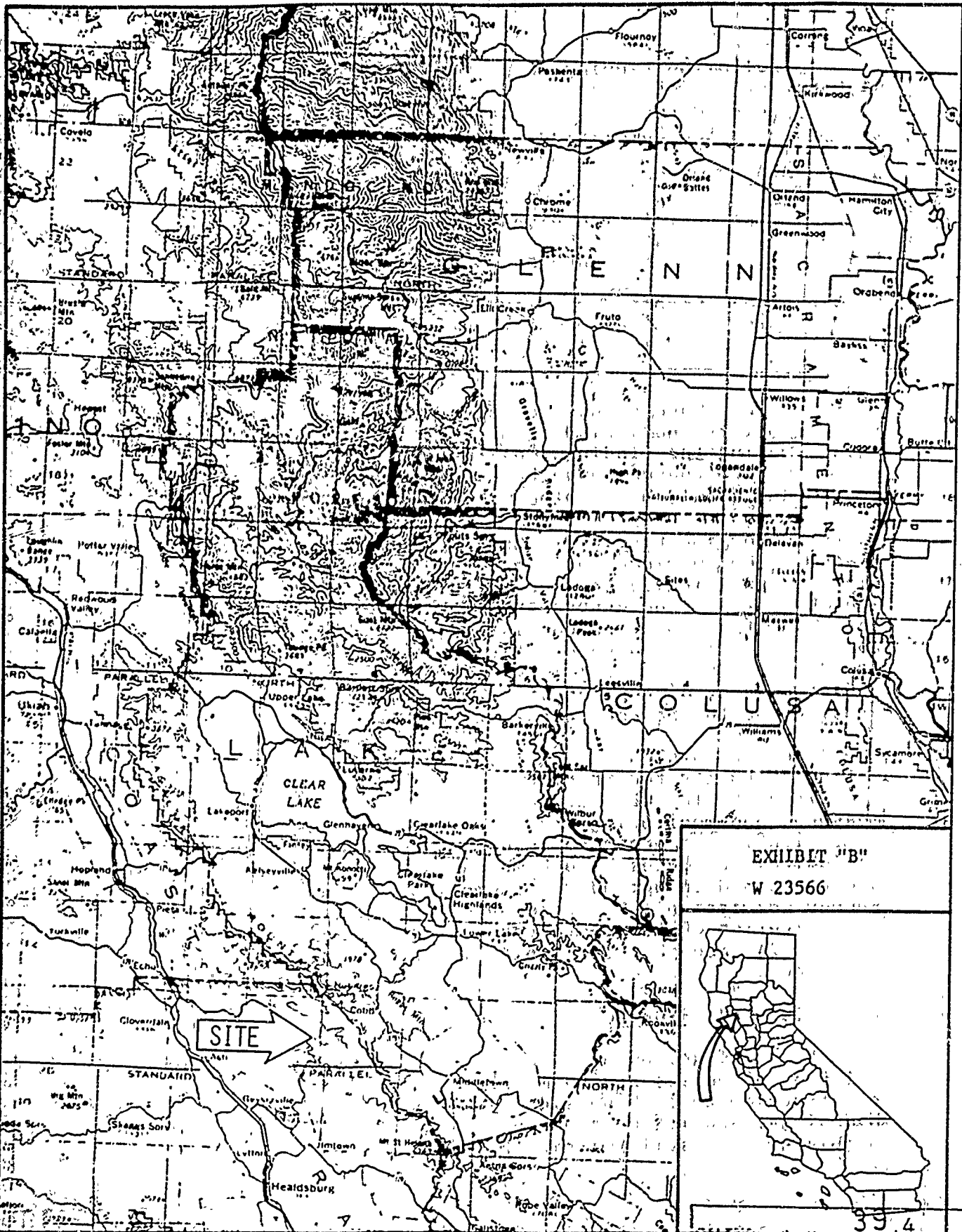


EXHIBIT "B"
W 23566



To Santa Rosa 15 Miles (ADDED 04/22/85)

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EXHIBIT "C"

The following findings relate to each of the potential significant effects identified in the environmental impact report prepared for the project which involve the part of the project that the Commission will be considering for approval:

BIOLOGICAL RESOURCES

Impacts: Potential significant impacts could occur to the biota within the transmission corridor from the construction of the access and maintenance road and vegetation removal.

Finding: a) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the environmental effects thereof as identified in the final EIR.

b) Such changes or alterations are within the responsibility and jurisdiction of another agency and not the agency making the finding (California Energy Commission (CEC)). Such changes have been adopted by such other agency, or can and should be adopted by such agency.

Facts Supporting Finding: Construction activities within the transmission corridor could have a significant effect on the biota. Specifically from ground disturbance in the construction of the access and maintenance road and vegetation removal within the corridor in order to construct the transmission line. These activities would directly result in the displacement of animals by habitat removal and indirectly affect fish by disruption of water quality resulting from erosion due to the road construction.

"The Warren-Alquist Act provides the CEC with exclusive siting authority for thermal power plants and related facilities." The CEC has included a number of mitigation measures and monitoring programs as conditions for certification in order to assure minimal effects to the biological resources. Such measures and monitoring programs are contained in Appendix B (Compliance Plan) of the California Energy Commission's Decision on DWR's Application for Certification of the South Geysers Geothermal Project (81-AFC-2), November 1981 which is incorporated herein by reference.

WATER QUALITY, HYDROLOGY, AND WATER RESOURCES

Impacts: The ground disturbance from construction activities related to the access and maintenance road and power line construction could have significant effects on water quality, hydrology, and water resources. This is primarily due to the highly erosive soils within the project area.

Finding: a) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects thereof as identified in the final EIR.

b) Such changes or alterations are within the responsibility and jurisdiction of another agency and not the agency making the finding (CEC). Such changes have been adopted by such other agency, or can and should be adopted by such agency.

Facts Supporting Finding: Construction activities within the transmission corridor could have a significant effects on water quality, hydrology, and water resources. Specifically from ground disturbance in the construction of the access and maintenance road and the removal of vegetation within the corridor in order to construct the transmission line. These activities would result in significant effects on water quality, hydrology, and water resources because of the highly erosive nature of the soils within the project area.

"The Warren-Alquist Act provides the CEC with exclusive siting authority for thermal power plants and related facilities." The CEC has included a number of mitigation measures and monitoring systems as conditions for certification in order to assure minimal effects to the water quality, hydrology, and water resources. Such measures and monitoring programs are contained in Appendix B (Compliance Plan) of the California Energy Commission's Decision on DWR's Application for Certification of the South Geysers Geothermal Project (81-AFC-2), November 1981 which is incorporated herein by reference.

(ADDED 04/22/85)

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