

MINUTE ITEM

This Calendar Item No. 14  
was approved as Minute Item  
No. 14 by the State Lands  
Commission by a vote of 2  
to 0 at its 4/25/85  
meeting.

CALENDAR ITEM

A )  
S ) Statewide

14

04/25/85  
W 23360  
Horn  
PRC 6827

GENERAL LEASE - RIGHT OF WAY USE

APPLICANT: Pacific Gas & Electric  
Attn: Sally Freedman  
Land Department  
77 Beale Street  
San Francisco, California 94106

AREA, TYPE LAND AND LOCATION: Tide and submerged lands throughout California.

LAND USE: Transmission of electrical energy.

TERMS OF PROPOSED LEASE:

Initial period: 30 years beginning May 1,  
1985, with an option to  
extend the term an additional  
15 years upon such terms as  
may be negotiated by the  
parties.

Surety bond: N/A.

Public liability insurance: Combined single  
limit coverage of \$2,000,000.

Special: State agrees to waive normal  
filing and processing fees for  
future minor modifications to  
the lease.

CONSIDERATION: \$10,500 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.

(ADDED 04/22/85)  
(REVISED 04/25/85)

APPLICANT STATUS:

Applicant is owner, lessor or permittee of upland.

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:

N/A.

OTHER PERTINENT INFORMATION:

1. Staff has negotiated a master leasing agreement with P.G. & E. which combines all existing transmission lines (60 KV and above) except those involving school lands. Combining the 59 existing leases, together with the three existing facilities not now under lease, into one new master agreement will result in greater efficiency and less cost to both the State and PG & E. In addition to the minor increase in rental, the State will gain greater discretion and flexibility than it currently has with the existing leases.
2. A listing of affected leases is attached. For convenience, staff has not described the state parcels under lease. The new lease will incorporate, by reference, those descriptions now appearing in the various leases, as modified by the Commission-approved Lyon/Fogerty policy statement. The three new crossings recommended for approval are described by plats attached as Exhibits "B-1", "B-2", "B-3" and by reference made a part hereof and will constitute addenda 1-3 of the master lease agreement.
3. Staff has determined that the issuance of a new master lease in place of the existing State/P.G. & E. leases is exempt from the requirements of CEQA because the activity is not a "project" as defined by CEQA and

(ADDED 04/22/85)

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the State CEQA Guidelines. The addition of the three new line crossings are categorically exempt under Class I, Existing Facilities. Authority: 14 Cal. Adm. Code 15300.

4. Many of the existing electrical transmission facilities cross State lands which have been identified as possessing significant environmental values pursuant to P.R.C. 6370.1 and are classified in one or other of the use categories. Staff has determined that this activity will not affect the identified values.

APPROVALS OBTAINED:  
N/A.

FURTHER APPROVALS REQUIRED:  
N/A.

EXHIBITS:           A. List of affected leases.  
                    B. Addenda 1-3 Plats.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ISSUANCE OF A MASTER LEASE FOR EXISTING LEASES IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378, AND THAT THE THREE ADDITIONAL CROSSING ARE CATEGORICALLY EXEMPT, CLASS 1, EXISTING FACILITIES, 14 CAL. ADM. CODE 15300 AND 2 CAL. ADM. CODE 2905.
2. FIND THAT THIS ACTIVITY WILL INVOLVE LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370, ET SEQ., BUT THAT SUCH ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON SUCH LANDS.
3. AUTHORIZE ISSUANCE TO PACIFIC GAS AND ELECTRIC COMPANY OF A 30-YEAR GENERAL LEASE RIGHT-OF-WAY USE BEGINNING MAY 1, 1985; IN CONSIDERATION OF LESSEE'S OPTION TO RENEW FOR ONE SUCCESSIVE PERIOD OF 15 YEARS, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$10,500, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF PUBLIC LIABILITY INSURANCE FOR

(ADDED 04/22/85)  
(REVISED 04/25/85)

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COMBINED SINGLE LIMIT COVERAGE OF \$2,000,000; FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPLACEMENT, RECONDUCTING OR REPAIR OF ELECTRICAL TRANSMISSION FACILITIES ON THOSE STATE LANDS LISTED ON THE ATTACHED EXHIBIT "A" AND BY REFERENCE MADE A PART HEREOF, SUBSTANTIALLY IN THE FORM OF THE LEASE ON FILE AND BY REFERENCE MADE A PART HEREOF.

4. APPROVE THE ADDITION OF THREE NEW CROSSINGS OF STATE LANDS AS SUCH APPEAR ON PLATS APPENDED TO AND MADE OF THE MASTER LEASE AS ADDENDA 1, 2, AND 3.
5. TERMINATE THOSE LEASES LISTED ON THE ATTACHED EXHIBIT "A", SAID TERMINATION TO BE EFFECTIVE APRIL 30, 1985.
6. WAIVE NORMAL FILING AND PROCESSING FEES ON FUTURE MINOR MODIFICATIONS TO THE LEASE.
7. AUTHORIZE STAFF TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THIS ITEM.

(ADDED 04/22/85)

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# EXHIBIT "A"

## PACIFIC GAS AND ELECTRIC COMPANY ELECTRIC TRANSMISSION FACILITIES (over 60 kV)

<u>Land Dept. No.</u>	<u>P.R.C. No.</u>	<u>County</u>
2304-02-0462 and 2304-02-0737	3462.1	Alameda
2305-01-1103	6159.1	Alameda/Santa Clara
2305-02-0136	2711.1	Alameda
2304-02-0461	1518.1	Alameda
2304-04-0218 and 2304-04-1119	652.1	Alameda/San Mateo
2402-02-1726	3268.1	Contra Costa
2401-05-0359 and 2401-05-0360	2252.1	Contra Costa
2422-01-0176	2396.1	Glenn/Butte
2422-01-0325	435.1	Glenn/Butte
2401-06-1879	5374.1	Marin
2403-06-0812 and 2403-06-0347	3099.1	Marin/Sonoma
2403-06-0363	2419.1	Marin
2403-06-0345	972.1	Marin/Sonoma
2403-06-0223	740.1	Marin/Sonoma
2403-06-0230	1401.1	Marin
2403-06-0360	1754.1	Marin
2403-06-0361	1752.1	Marin
2403-06-0346	3098.1	Marin
2416-17-0208	2141.1	Mendocino
2417-17-0145	2145.1	Mendocino
2415-17-0104	2146.1	Mendocino
2405-04-0410	1426.1	Napa
2404-05-0129 and 2404-05-0130	4302.1	Napa/Sonoma
2103-02-0173	873.1	Sacramento/Solano
2102-02-0490	828.1	Sacramento/Contra Costa
2109-04-0216	1529.1	Sacramento
2109-05-0584	2101.1	Sacramento
2109-04-0454	2550.1	Sacramento/Yolo
2102-02-0494	864.1	Sacramento/Contra Costa
2114-01-0271	3513.1	Sacramento/Multi-County

(ADDED 04/22/85.)

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<u>Land Dept. No.</u>	<u>P.R.C. No.</u>	<u>County</u>
2102-06-1171	4671.1	San Joaquin
2101-06-1128	4458.1	San Joaquin
2101-06-0280	2591.1	San Joaquin
2101-05-0180	3066.1	San Joaquin
2104-06-0361	2808.1	San Joaquin
2104-05-0193	2060.1	San Joaquin
2101-05-0186	1986.1	San Joaquin
2102-05-0121	1984.1	San Joaquin
2102-05-0120	1983.1	San Joaquin
2202-04-0330	1982.1	San Joaquin
2202-06-0286	1462.1	San Joaquin
2305-03-0514	2915.1	San Mateo
2304-04-0226	2914.1	San Mateo
2304-03-0030	2913.1	San Mateo
2305-03-0513	2912.1	San Mateo
2305-02-0139	2909.1	San Mateo
2305-03-0400	863.1	San Mateo
2430-04-0943	5341.1	Shasta
2404-04-0287	4072.1	Solano
2404-04-0288	4068.1	Solano
2403-03-0872	3838.1	Solano
2404-04-0286	4069.1	Solano
2405-02-0419	1427.1	Solano
2404-05-0100	4070.1	Sonoma
2405-07-0679	3995.1	Sonoma
2404-05-0099	4071.1	Sonoma/Napa
2407-11-0117 and		
2407-11-0015	3003.1	Sonoma
2404-07-0152	2942.1	Sonoma
2114-03-0359	4640.1	Sutter/Yuba
SD13T8S		

(ADDED 04/22/85)

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Exhibit "B-1"

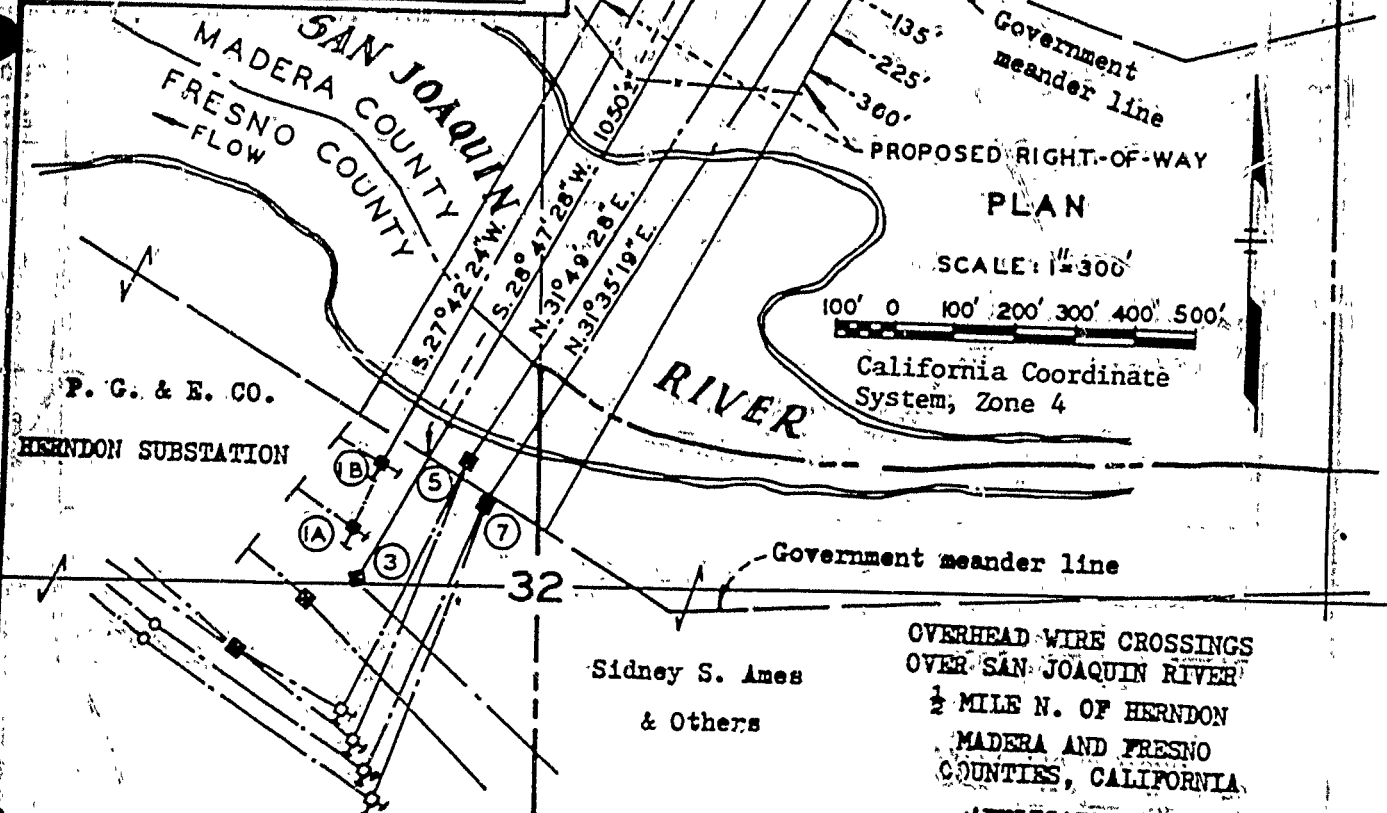
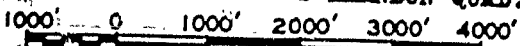
T.12S. R.19E. M. D. B. & M.

S.E.  $\frac{1}{4}$  of N.W.  $\frac{1}{4}$  of Sec. 32

S.W.  $\frac{1}{4}$  of N.E.  $\frac{1}{4}$  of Sec. 32



VICINITY MAP-FROM USGS HERNDON QUAD.



PURPOSE: Transmission of power for commercial use.

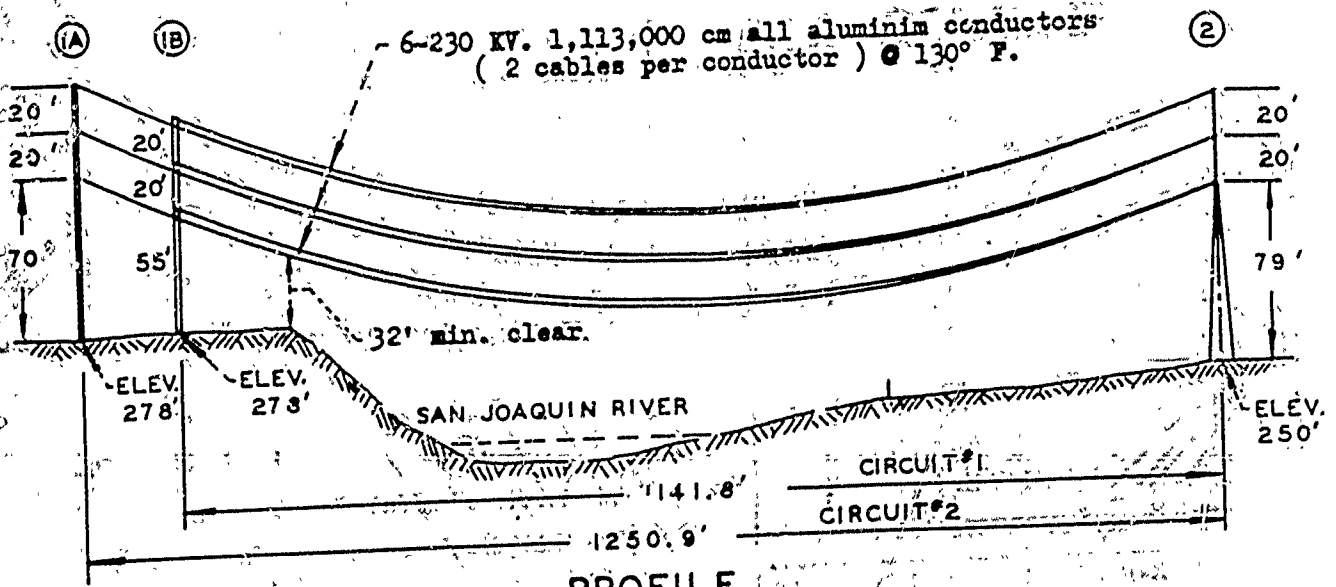
DATUM: N.G.V.D. 1929

(ADDED 04/22/85)

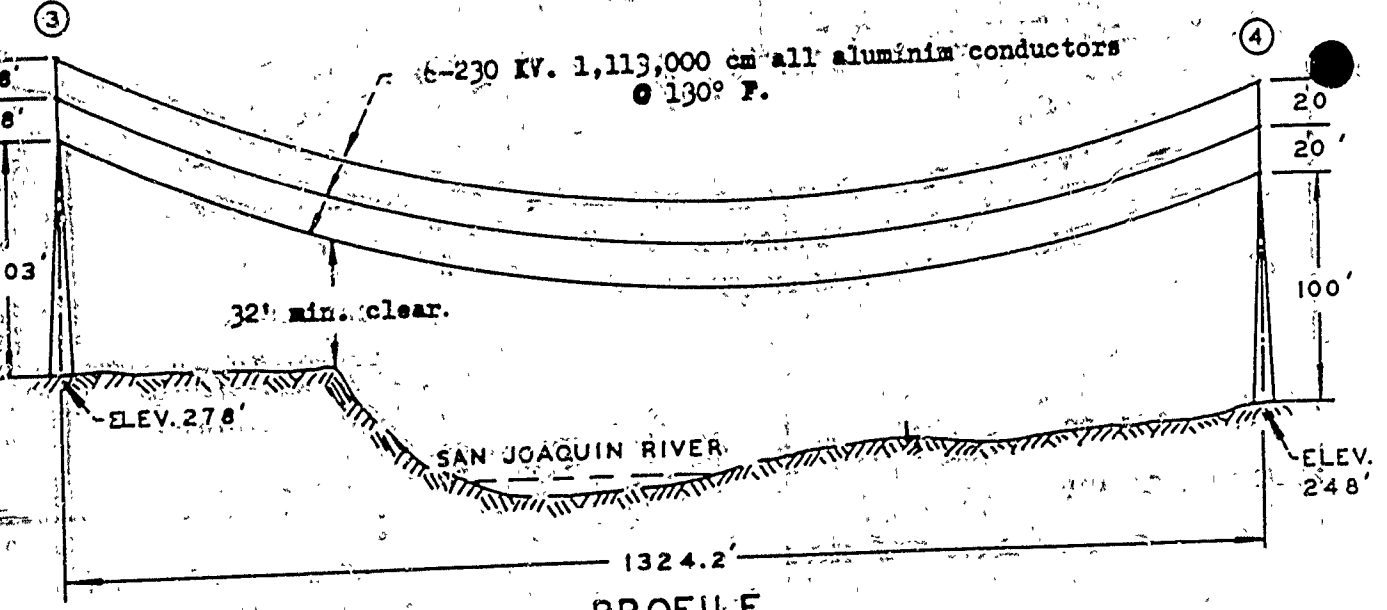
Sidney S. Ames & Others

OVERHEAD WIRE CROSSINGS  
OVER SAN JOAQUIN RIVER  
 $\frac{1}{2}$  MILE N. OF HERNDON  
MADERA AND FRESNO  
COUNTIES, CALIFORNIA  
APPLICATION BY  
PACIFIC GAS AND ELECTRIC CO.  
SHEET 1 OF 7

MARCH 27, 1985  
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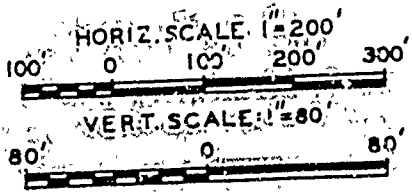


PROFILE



PROFILE

DATUM: N.G.V.D. 1929



OVERHEAD WIRE CROSSINGS  
OVER SAN JOAQUIN RIVER  
1/2 MILE N. OF HERNDON  
MADERA AND FRESNO  
COUNTIES, CALIFORNIA

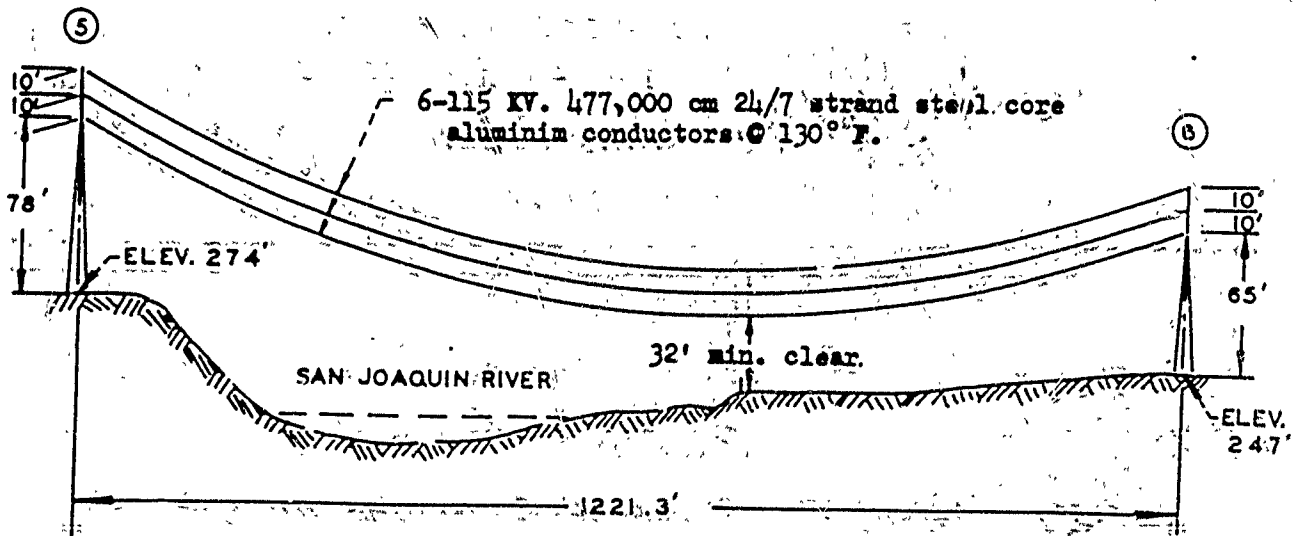
APPLICATION BY  
PACIFIC GAS AND ELECTRIC CO.

SHEET 2 OF 3

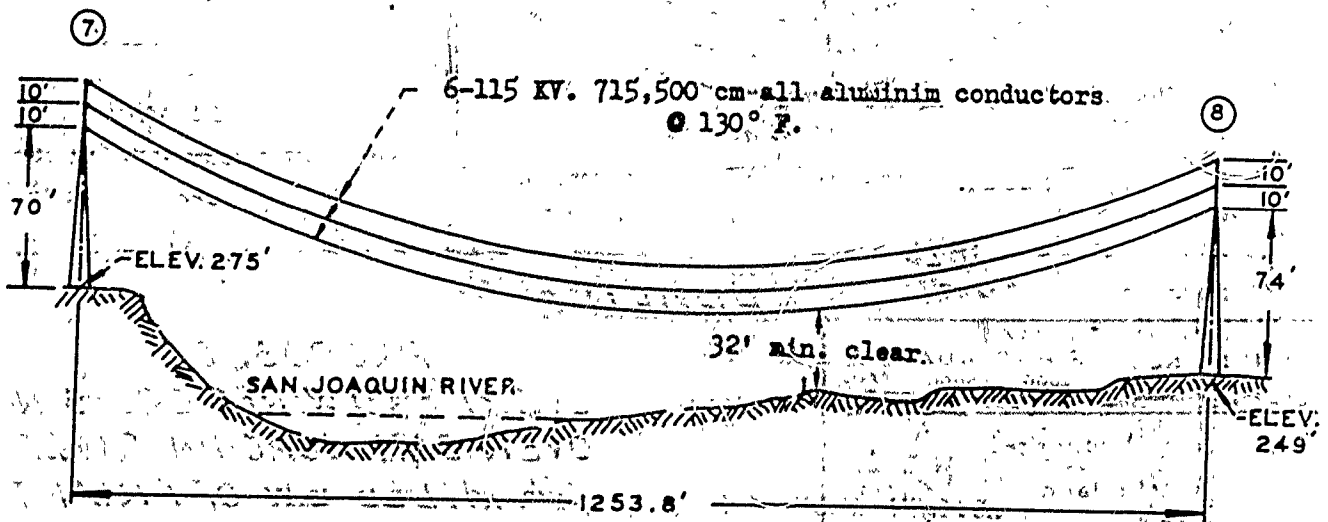
MARCH 27, 1985  
CALENDAR 200 50.7  
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(ADDED 04/22/85)



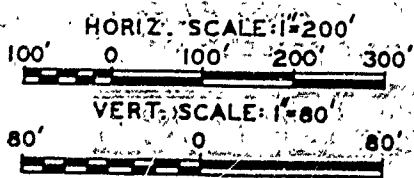


PROFILE



PROFILE

DATUM: N.C.V.D. 1929



OVERHEAD WIRE CROSSINGS  
 OVER SAN JOAQUIN RIVER  
 1/2 MILE N. OF HERNDON  
 MADERA AND FRESNO  
 COUNTIES, CALIFORNIA  
 APPLICATION BY  
 PACIFIC GAS AND ELECTRIC CO.

SHEET 3 OF 3

MARCH 27, 1985

(ADDED 04/22/85)

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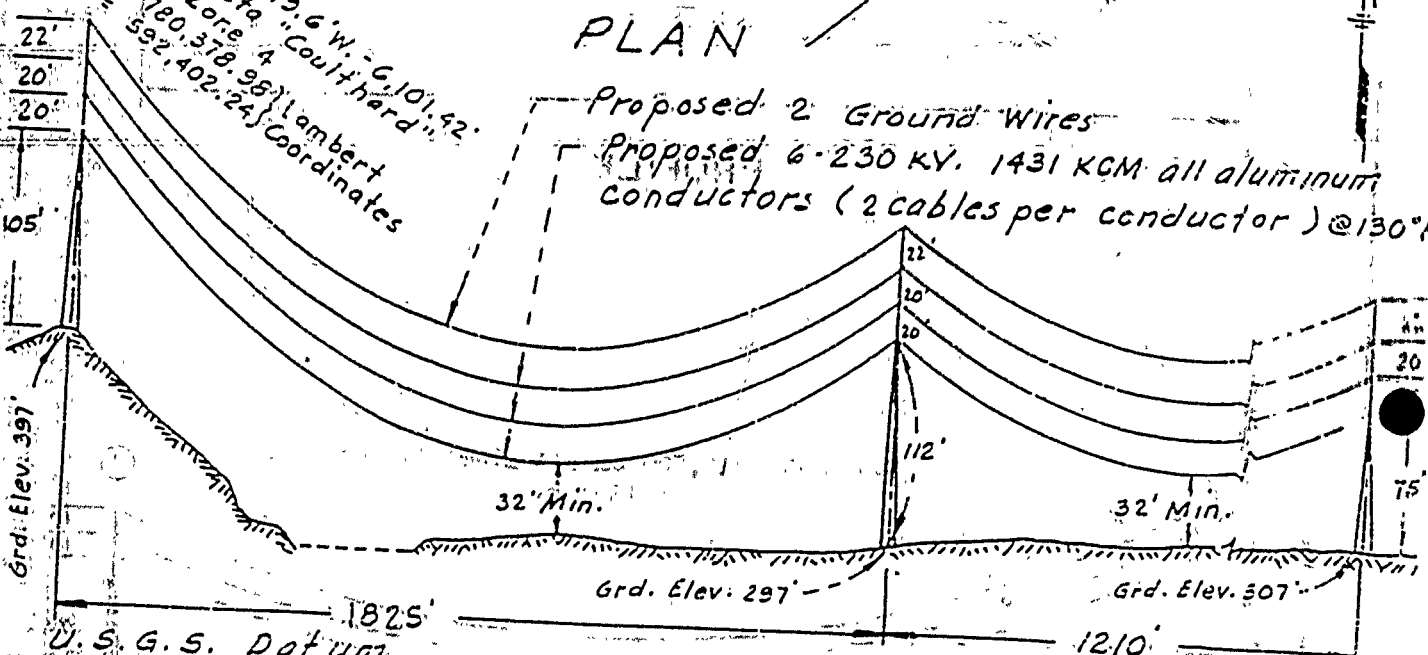
Exhibit "B-2"

Hannah K. Jensen

Ike D. Ball  
 Meander Line  
 MADERA CO.  
 FRESNO CO.  
 JOAQUIN RIVER  
 T. 11S. R. 20E. M. D. B. & M.  
 N.E. 1/4 OF S.W. 1/4 OF SEC. 25  
 Willis F. Ball  
 S. 69° 51' W. (Solar) & proposed tower line  
 Meander Line

Isaac D. Ball & others, trustees

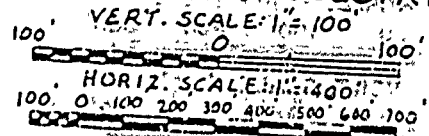
PLAN



PROFILE

PROPOSED  
 OVERHEAD WIRES CROSSING  
 OVER SAN JOAQUIN RIVER  
 3 1/2 MILES S.W. OF FRIANT  
 MADERA & FRESNO COUNTIES  
 CALIFORNIA

APPLICATION BY  
 PACIFIC GAS AND ELECTRIC CO.



OCTOBER 29, 1976  
 JULY 11, 1977

Revised

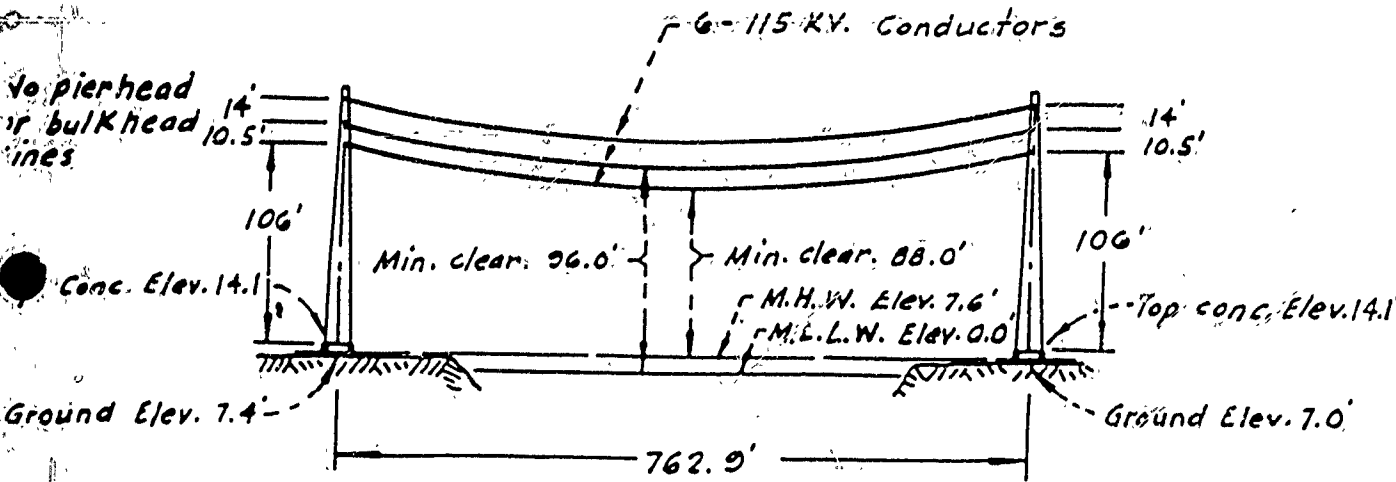
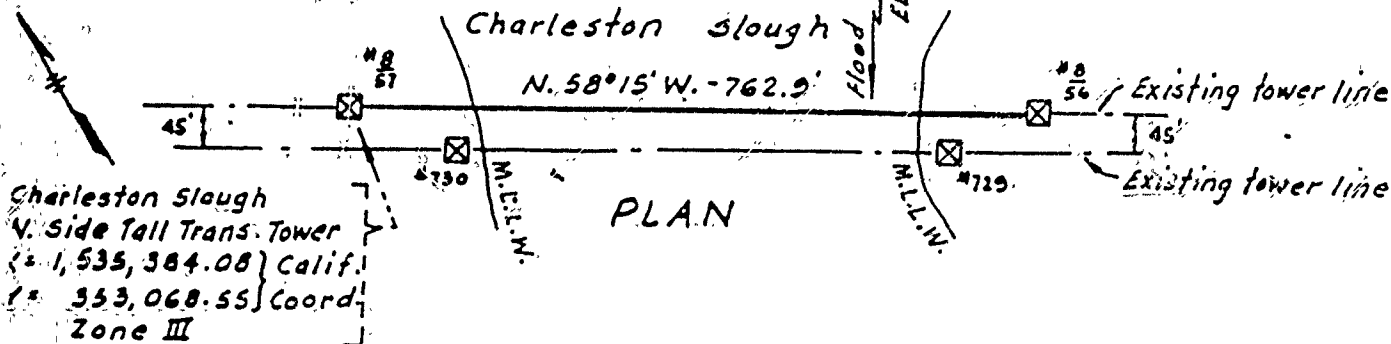
(ADDED 04/22/85)

5019  
 1287

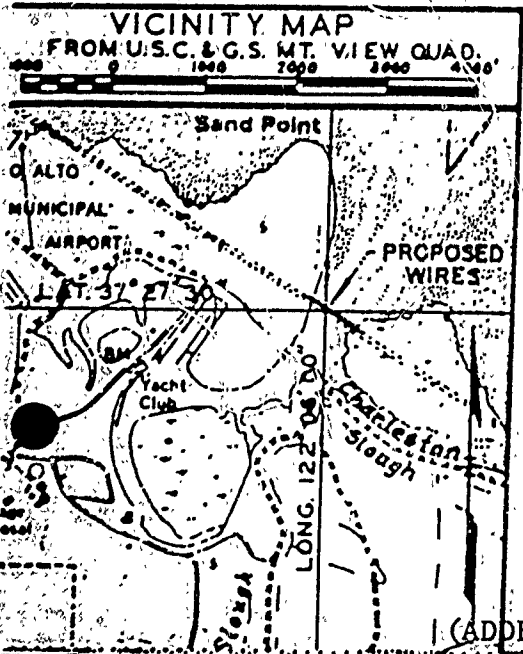
VICINITY MAP  
 FROM U.S.C. & G.S. FRIANT QUAD.



S. R. 2 W. M. D. B. & M.  
N. 1/2 OF N.E. 1/4 OF SEC. 32)

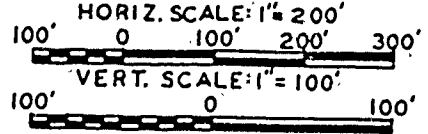


U. S. E. D. Datum



PROPOSED RECONSTRUCTION OF  
OVERHEAD WIRE CROSSING  
OVER CHARLESTON SLOUGH  
2 MILES N.E. OF PALO ALTO  
SANTA CLARA COUNTY  
CALIFORNIA

APPLICATION BY  
PACIFIC GAS AND ELECTRIC CO.



JAN. 3, 1983

50.10

P.G. & E. CO.  
COPY

(ADDED 04/22/85)

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