

MINUTE ITEM

This Calendar Item No. 29
was approved as Minute Item
No. 29 by the State Lands
Commission by a vote of 3
to 0 at its 10/30/81
meeting.

CALENDAR ITEM

29

10/30/81
W 9684
Martinez
PRC 6081

AWARD OF A GEOTHERMAL RESOURCES LEASE
OF RESERVED MINERAL INTERESTS,
MENDOCINO AND SONOMA COUNTIES.

On June 24, 1981 the State Lands Commission authorized staff to offer 440 acres of State reserve mineral lands in Mendocino and Sonoma Counties for lease by competitive public bid for the extraction of geothermal resources. These lands were subsequently offered for lease on the basis of a net profits bid factor. In addition to the net profits payment the lease provided for the payment of a 12.5 percent royalty on gross revenue received for the sale of steam and an annual rental of \$1 per acre.

On October 1, 1981 three bids were received in response to a Notice of Intention published August 3 in the Santa Rosa Press Democrat. Central California Power Agency was the high bidder with a bid of 97.5 percent of the net profits. Based on a review of technical data submitted with this bid, it is the staff's opinion Central California Power Agency has the ability to explore and develop the subject parcel, and that this bid is acceptable.

Legal, technical and economic review of the bids have been made and it has been determined that:

1. the Commission has complied with the procedural requirements of the law; and
2. the bid submitted by Central California Power Agency conforms with the bid requirements specified in the proposal, the applicable provisions of law, and the rules and regulations of the Commission.

Section 6912(b) of the P.R.C. provides that the surface landowner may, within ten days after notification by the Commission, submit a bid identical to the highest acceptable bid, in which case the Commission shall issue a lease to the surface landowner. If the surface landowner does not file such a bid, then the Commission may proceed with the award of the bid to other than such surface landowner.

AB 884: N/A.

A 2

S 2

CALENDAR ITEM NO. 2.9 (CONTD)

EXHIBITS: A. Location Map.
 B. Land Description.
 C. List of Bidders.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT THE HIGHEST ACCEPTABLE BID FOR THE LEASE OF THE STATE'S GEOTHERMAL RESOURCES UNDERLYING THE SUBJECT PARCEL OF LAND WAS MADE BY CENTRAL CALIFORNIA POWER AGENCY AT 97.5 PERCENT OF NET PROFITS.
2. REJECT ALL OTHER BIDS.
3. AUTHORIZE THE EXECUTIVE OFFICER TO NOTIFY THE SURFACE LANDOWNER OF SUCH BID IN ACCORDANCE WITH SECTION 6912 OF THE P.R.C.
4. AUTHORIZE THE EXECUTIVE OFFICER TO EXECUTE A LEASE WITH THE SURFACE LANDOWNER IN THE EVENT THE SURFACE LANDOWNER MATCHES THE HIGHEST ACCEPTABLE BID WITHIN THE TIME PRESCRIBED BY P.R.C. SECTION 6912; OR, IN THE ALTERNATIVE, IF THE SURFACE LANDOWNER FAILS TO FILE THE BID WITHIN THE TIME PRESCRIBED BY P.R.C. 6912, AUTHORIZE THE EXECUTIVE OFFICER TO EXECUTE THE LEASE WITH THE CENTRAL CALIFORNIA POWER AGENCY.

EXHIBIT "A"
 STATE LANDS COMMISSION
 W9684
 GEOTHERMAL RESOURCES
 LEASE
 GEYSERS AREA
 MENDOCINO & SONOMA
 COUNTIES

STATE LEASES
 COUNTY STATE
 STATE MINERAL
 RESERVATION
 PROPRIETARY
 LANDS
 1/2 % MINERAL
 RESERVATION TO STATE

1" = 1 MILE
 SITE SCALE

1981 STATE LAND COMMISSION LONG BEACH CALIFORNIA

GEYSERS
 GEOTHERMAL AREA

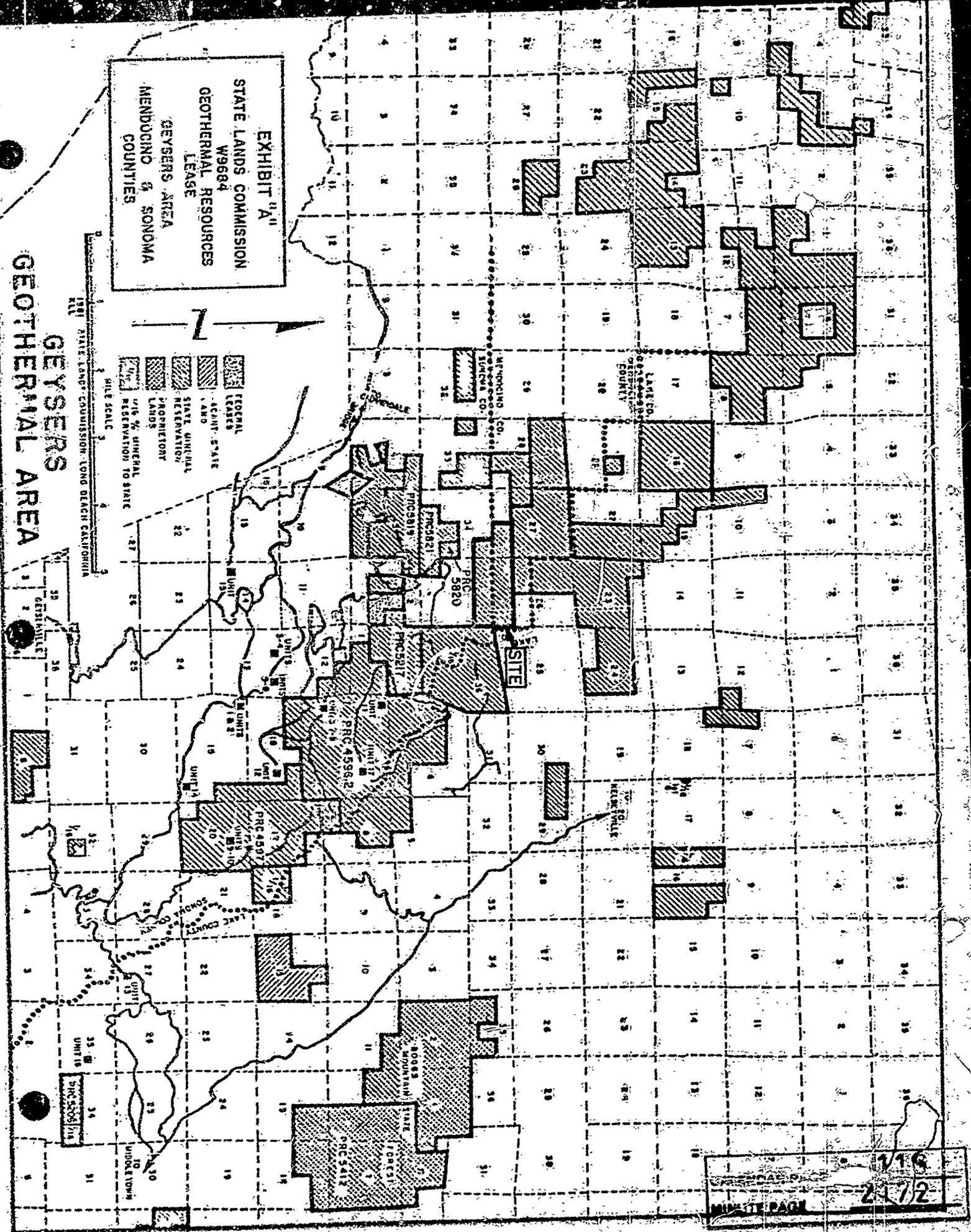


EXHIBIT "B"

LAND DESCRIPTION

W 9684

All those State-owned mineral interests lying within a parcel of land in Mendocino and Sonoma Counties, California, described as follows:

S-1/2 of S-1/2 of Section 26; S-1/2 of SE-1/4 of Section 27; NE-1/4 of NE-1/4 of Section 34; and N-1/2 of N-1/2 of Section 35, all in T12N, R9W, MDM.

END OF DESCRIPTION

PREPARED OCTOBER 8, 1981 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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EXHIBIT "C"
List of Bidders

<u>Bidder</u>	<u>Net Profits Bid</u>
1. Central California Power Agency	97.5%
2. Geothermal Resources International	38.7%
3. Aminoil U.S.A., Inc.	20.3%