

MINUTE ITEM

C13

02/06/89
PRC 6205
PRC 6827
N. Smith

APPROVAL OF ADDENDUM NOS. 9 AND 10
MASTER LEASE PRC 6827 AND
APPROVAL OF ADDENDUM NO. 19 OF
MASTER LEASE PRC 6205

Calendar Item C13 was pulled from the agenda prior to the meeting.

Attachment: Calendar Item C13.

A 30, 31, 32

S 14, 15

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CALENDAR ITEM

A 30, 31, 32

C 13

02/06/89
PRC 6205
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S 14, 15

APPROVAL OF ADDENDUMS NOS. 9 AND 10
MASTER LEASE PRC 6827 AND
APPROVAL OF ADDENDUM NO. 19 OF
MASTER LEASE PRC 6205

APPLICANT: Pacific Gas and Electric Company
Attn: Ernie Ralston
1401 Fulton Street
Fresno, California 93760

BACKGROUND:

At its April 25, 1985 meeting, the State Lands Commission approved the issuance of Master Lease PRC 6827 (Minute Item No. 4) to Pacific Gas and Electric Company for various electric transmission facilities, 60 KV and greater, throughout California.

At its August 26, 1982 meeting, the State Lands Commission approved the issuance of Master Lease PRC 6205 (Minute Item No. 19) to Pacific Gas and Electric Company for various electric transmission facilities, less than 60 kv, throughout California.

Each master lease provides that the lease may periodically be amended by a series of addenda for the purpose of adding to and deleting from the lease the parcels of land necessary for the distribution of electrical energy.

CALENDAR ITEM NO. C 13 (CONT'D)

CURRENT SITUATION:

Lessee proposes to construct, operate, and maintain a 115 kv overhead electric transmission line approximately 22.4 miles in length; along with 12 kv distribution line. The purpose of the project is to connect Herndon Substation and Coppermine Substation to the proposed new substation Woodward in Fresno and Madera counties.

Staff determined that the existing 70 kv transmission line crossing the San Joaquin River near Lanes Bridge is not under permit to PG&E.

TERMS OF MASTER LEASE PRC 6827:

Initial period: 30 years beginning May 1, 1985.

Renewal options: One successive period of 15 years.

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

Current Consideration: \$12,000 per annum; five-year rent review.

TERMS OF MASTER LEASE PRC 6205:

Initial period: 30 years beginning September 1, 1982.

Renewal options: One successive period of 15 years.

Public liability insurance: Combined single limit coverage of \$2,000,000 or alternative acceptable to the State Lands Commission.

Current Consideration: \$15,534 per annum; five-year rent review.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 2, Div. 3; Title 14, Div. 6.

AB 884: N/A.

CALENDAR ITEM NO. C13 (CONT'D)

OTHER PERTINENT INFORMATION:

1. The annual rental value for each Addendum site is the minimum rental of \$100 for this type of transaction.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15025), the staff has prepared a Proposed Negative Declaration identified as EIR ND 452, State Clearinghouse No. 88103108. Such Proposed Negative Declaration was prepared and circulated for public review pursuant to the provisions of CEQA. A copy of the environmental document may be obtained at the office of the State Lands Commission, 1807 - 13th Street, Sacramento CA 95814

Based upon the Initial Study, the Proposed Negative Declaration, and the comments received in response thereto, there is no substantial evidence that the project will have a significant effect on the environment. (14 Cal. Code Regs. 15074[b])

3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. but will not affect those significant lands.

EXHIBITS:

PRC 6827

- "A-9" Land Description.
- "A-10" Land Description.
- "B-9" Location Map.
- "B-10" Location Map.

PRC 6205

- "A-19" Land Description.
- "B-19" Location Map.
- "C" Negative Declaration Summary
- "D-1" Local Government Approval
- "D-2" Local Government Approval
- "D-3" Local Government Approval

CALENDAR ITEM NO. C13 (CONT'D)

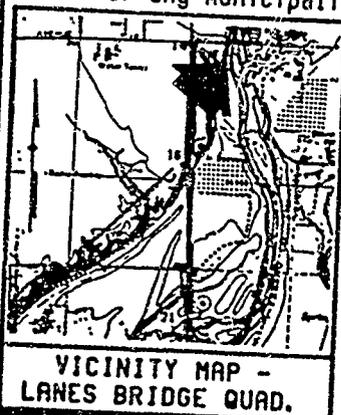
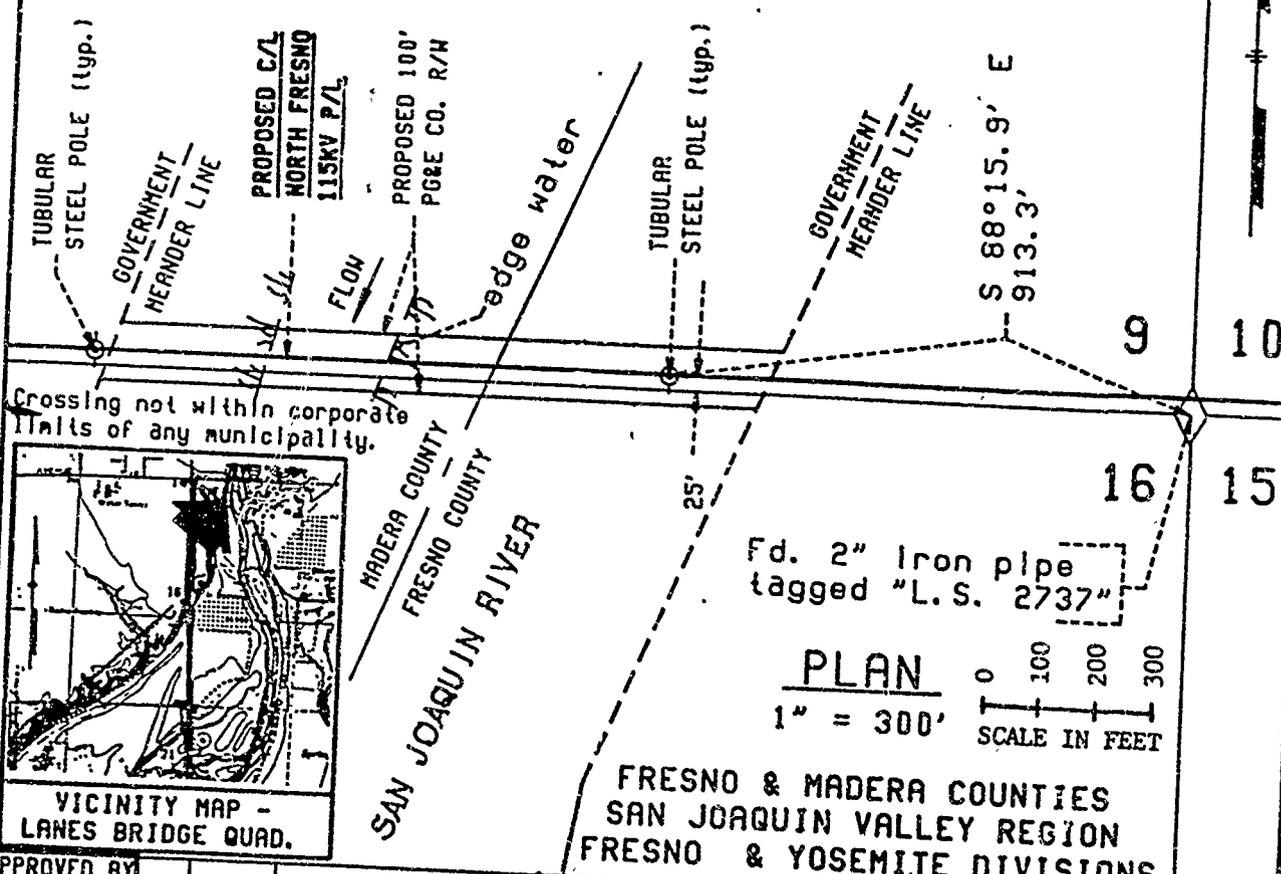
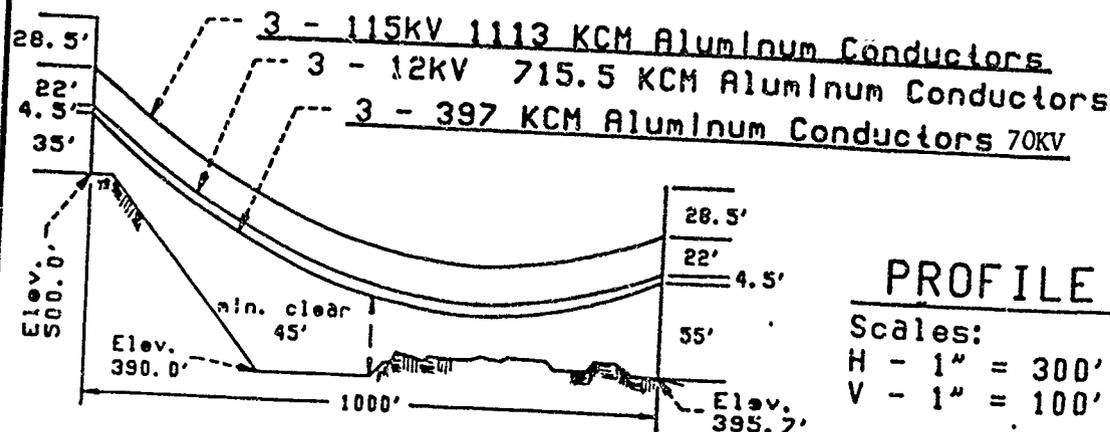
IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR ND 452, STATE CLEARINGHOUSE NO. 88103108, WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF THE CEQA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. AUTHORIZE ISSUANCE TO PACIFIC GAS AND ELECTRIC COMPANY OF ADDENDUM NO. 9 AND 10 TO MASTER LEASE PRC 6827, EFFECTIVE FEBRUARY 1, 1989, IN THE FORM ON FILE IN THE PRINCIPLE OFFICE OF THE STATE LANDS COMMISSION WHICH ADDS TO SAID LEASE THE LANDS DELINEATED IN EXHIBITS "A-9" AND "A-10" ATTACHED AND BY REFERENCE MADE A PART HEREOF, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$12,100. ALL OTHER TERMS AND CONDITIONS OF LEASE PRC 6827, SHALL REMAIN IN FULL FORCE AND EFFECT.
4. AUTHORIZE ISSUANCE TO PACIFIC GAS AND ELECTRIC COMPANY OF ADDENDUM NO. 19 TO MASTER LEASE PRC 6205, EFFECTIVE FEBRUARY 1, 1989, IN THE FORM ON FILE IN THE PRINCIPLE OFFICE OF THE STATE LANDS COMMISSION WHICH ADDS TO SAID LEASE THE LAND DELINEATED IN EXHIBIT "A-19" ATTACHED AND BY REFERENCE MADE A PART HEREOF, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$15,534. ALL OTHER TERMS AND CONDITIONS OF LEASE PRC 6205 SHALL REMAIN IN FULL FORCE AND EFFECT.

EXHIBIT "A-9"
LAND DESCRIPTION

PRC 6827

T12S. R20E. M. D, B. & M.
S 1/2 of SE 1/4 of Section 9



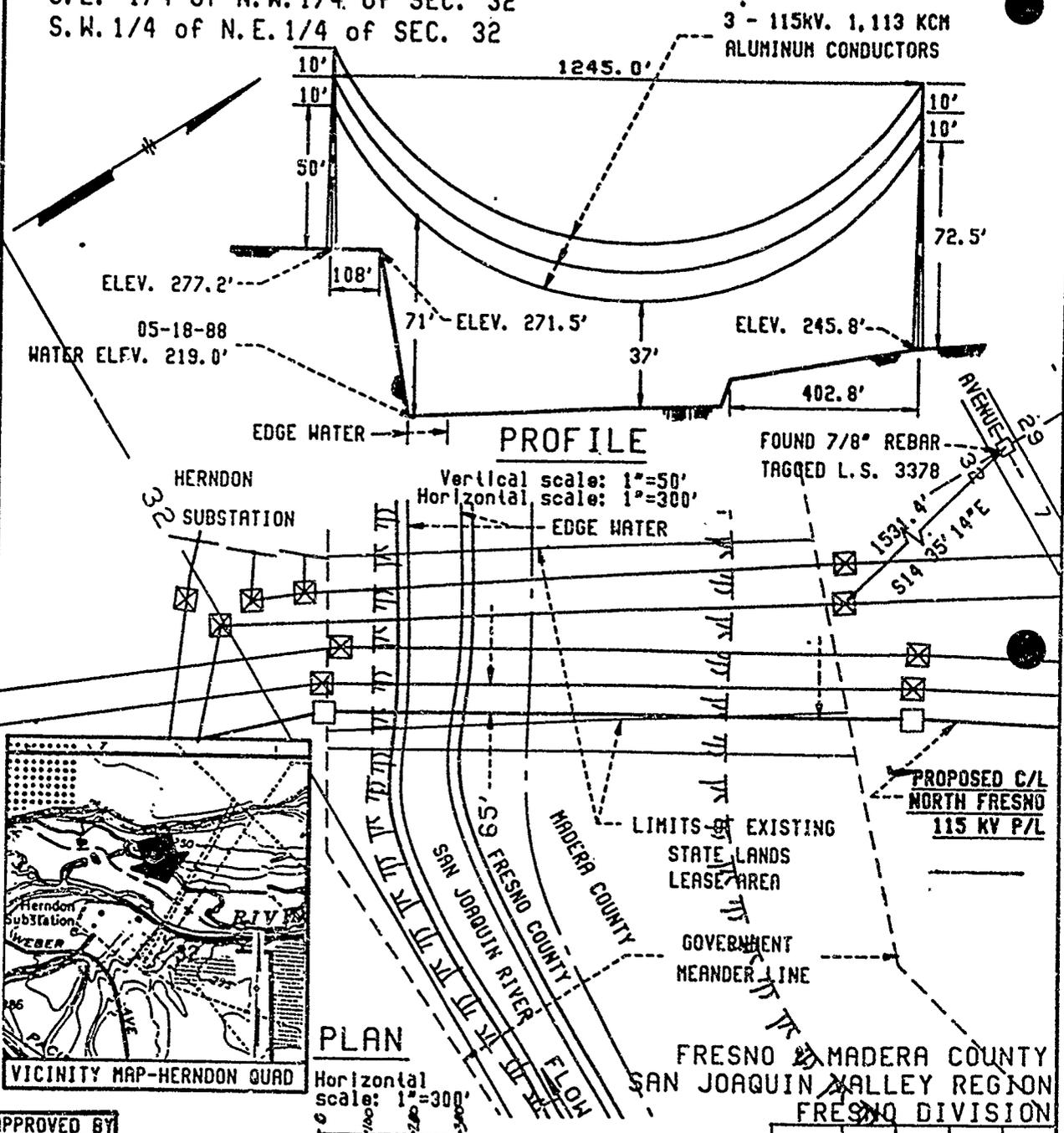
APPROVED BY		DESCRIPTION		GM		DWN. CHKD. SUPV. RPVD.	
REV. DATE		NORTH FRESNO 70 & 115KV P/L		GM		DWN. CHKD. SUPV. RPVD.	
GM 194365-0		CROSSING OVER SAN JOAQUIN RIVER		GM		DWN. CHKD. SUPV. RPVD.	
SUPV. G. Raymond		1-1/2 MI. N. OF LANES BRIDGE		GM		DWN. CHKD. SUPV. RPVD.	
DSGN.		PACIFIC GAS AND ELECTRIC COMPANY		GM		DWN. CHKD. SUPV. RPVD.	
DWN. CPH/MS		SAN FRANCISCO, CALIFORNIA		GM		DWN. CHKD. SUPV. RPVD.	
CHKD. MS				GM		DWN. CHKD. SUPV. RPVD.	
D.K.				GM		DWN. CHKD. SUPV. RPVD.	
DATE SCALE				GM		DWN. CHKD. SUPV. RPVD.	
10-24-88 As Noted				GM		DWN. CHKD. SUPV. RPVD.	

PREPARED NOVEMBER 4, 1988 BY BIU 1

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JL-152

T12S. R19E. M. D. B. & M.
S. E. 1/4 of N. W. 1/4 of SEC. 32
S. W. 1/4 of N. E. 1/4 of SEC. 32



APPROVED BY		REV.	DATE	DESCRIPTION	GM	DWN.	CHKD.	SUPV.	RPVD.
[Signature]									
GM	194965-0								
SUPV.	RALSTON								
DSGN.									
DWN.	CPH								
CHKD.									
C. K.									
DATE	SCALE								
10-18-88	AS SHOWN								

NORTH FRESNO 115KV P/L
SAN JOAQUIN RIVER CROSSING
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

B/M	REV.
DWG. LIST	
SUPSDS	
SUPSD BY	
SHEET NO. 1 OF 1 SHEETS	
JL-150	

PREPARED NOVEMBER 4, 1988 EY BIU 1

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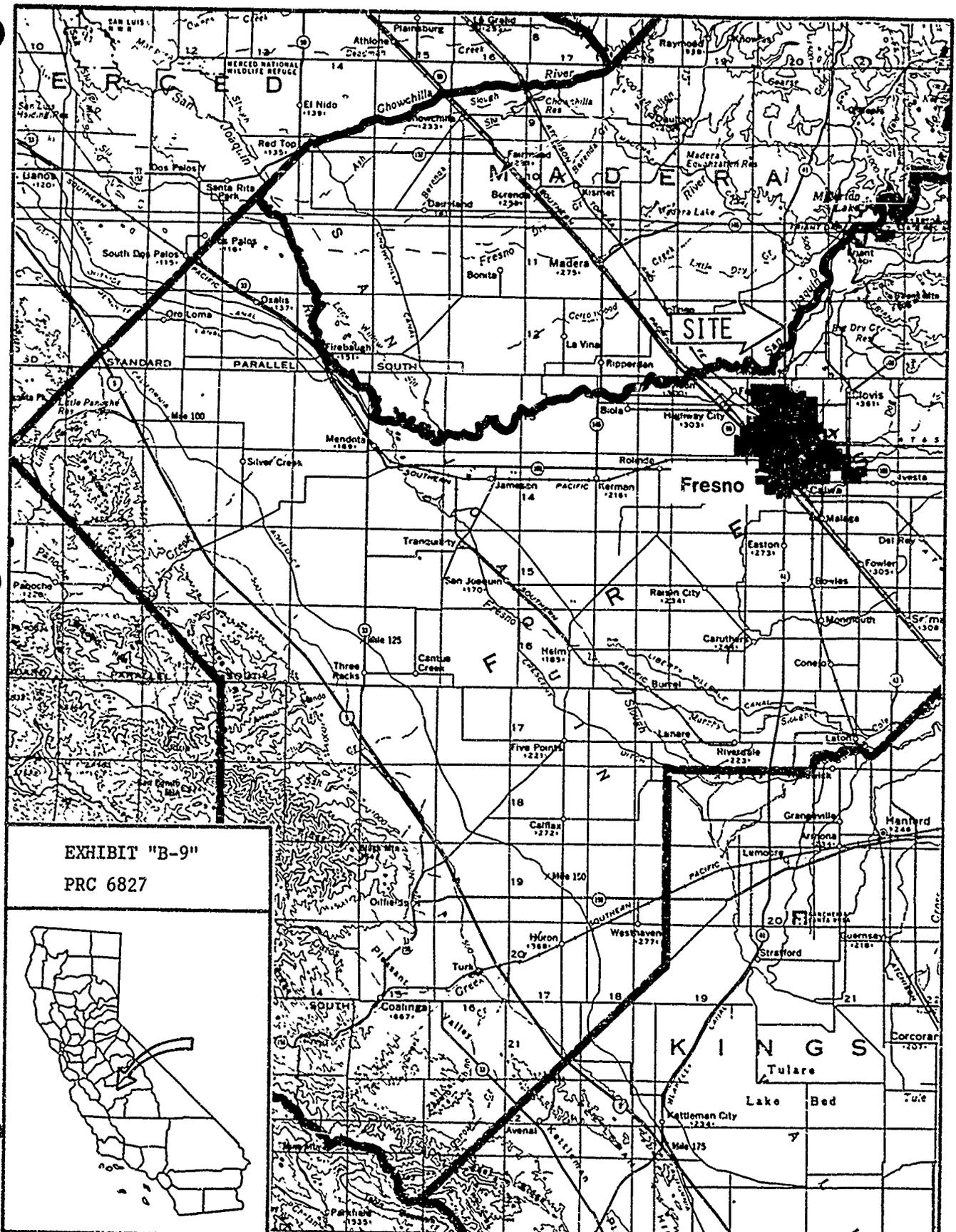


EXHIBIT "B-9"
 PRC 6827



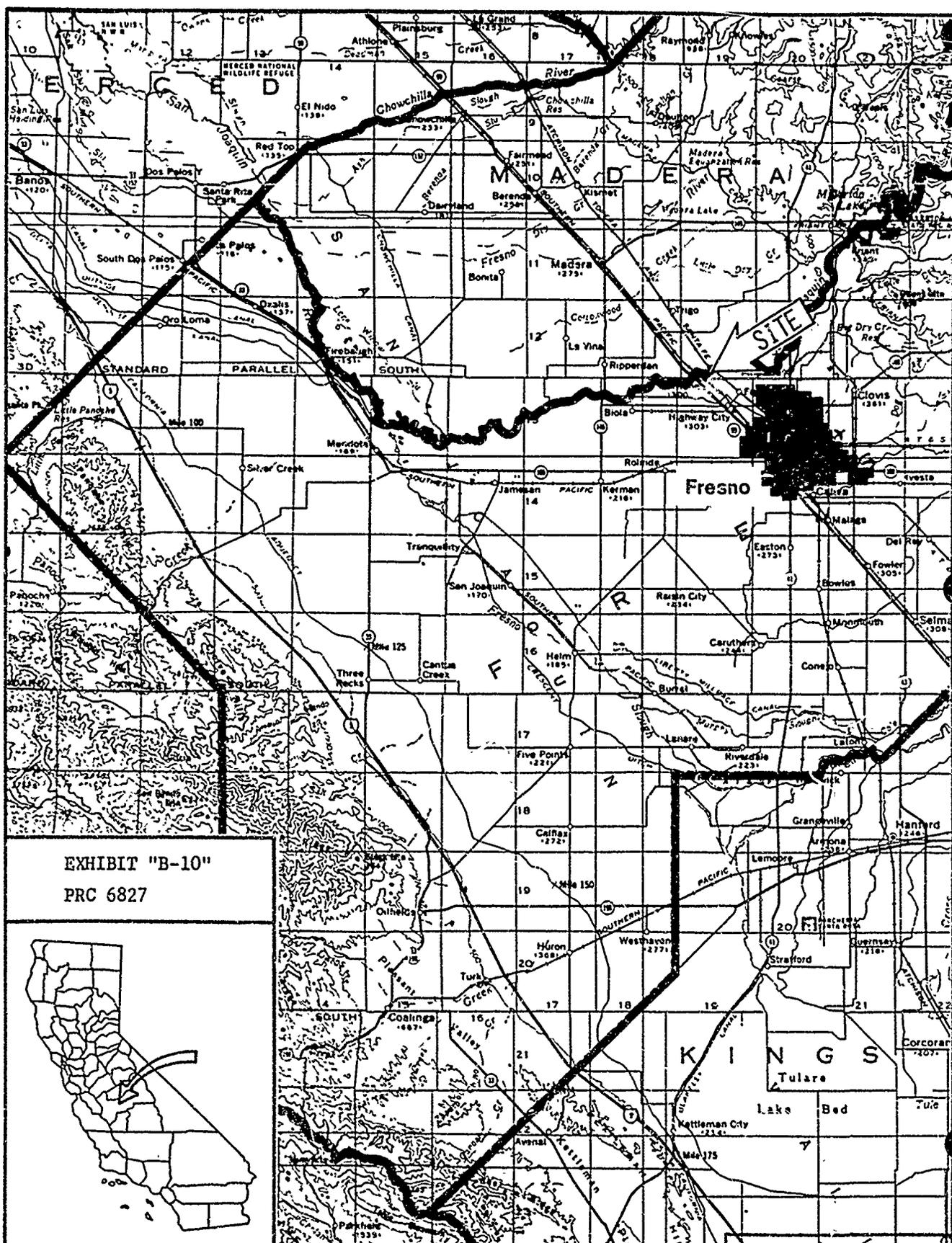


EXHIBIT "B-10"
 PRC 6827



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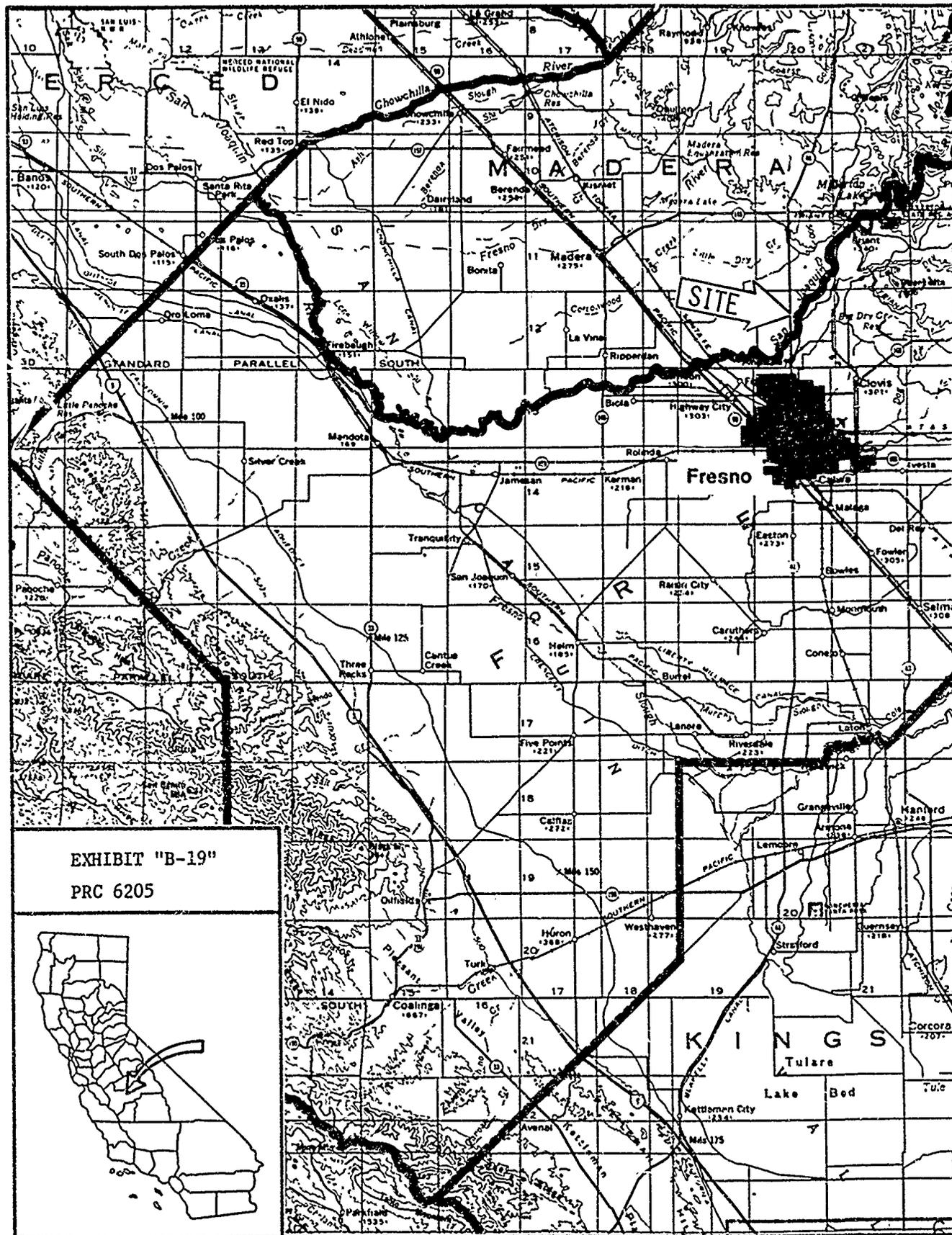


EXHIBIT "B-19"
 PRC 6205



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EXHIBIT "C"

NORTH FRESNO 115 KV TRANSMISSION LINE PROJECT

INITIAL ENVIRONMENTAL ASSESSMENT

1.0 INTRODUCTION AND SUMMARY

1.1 INTRODUCTION

Pacific Gas and Electric Company (PG&E) proposes the North Fresno 115 kV Transmission Line (North Fresno Project) to ensure continuous and reliable electric service to serve the increasing growth and development of the North Fresno area. The North Fresno Project will strengthen the existing 21 kV electric system by:

- o building a 115 kV transmission line from Herndon Substation to a proposed substation site located near Copper Avenue and Friant Road and from the proposed substation site to the Kerckhoff-Sanger 115 kV Transmission Line;
- o building a 115/21 kV substation - the proposed Woodward Substation, described in Chapter 6.0;
- o adding 21 kV feeders to areas in the North Fresno area, as necessary.

The proposed 115 kV transmission line will be approximately 22.4 miles long and will be constructed in road franchise areas wherever possible. To take advantage of existing electrical facilities currently in the franchise area, the majority (16.9 miles) of the proposed 115 kV transmission line will be consolidated with existing electrical distribution lines.

The following is a description of the route, as shown in Figure 1-1. The proposed line begins at the Herndon Substation site in Madera County, crosses the San Joaquin River and runs northeast to Road 35, and continues north on Road 35 to Avenue 9. At Avenue 9, the proposed line turns and runs east to Road 38 where it jogs north. At Avenue 10, the route again runs east, then crosses Highway 41 and the San Joaquin River entering Fresno County, and adjoins Copper Avenue. The route continues east along Copper Avenue to the Coppermine Substation. Just east of Coppermine Substation, the proposed line turns northeast for approximately 3000 feet. The route then heads east, crossing the Friant-Kern Canal, and terminates at the Kerckhoff-Sanger 115 kV Transmission Line.

1.2 SUMMARY

No significant adverse impacts will result from either the proposed project or associated construction activities. An effort has been made to consolidate the new transmission line with existing distribution along the proposed route. The result is an insignificant incremental effect arising from higher poles, two new towers near Herndon Substation, and the addition of a new 115 kV circuit. No sensitive environmental features will be affected by construction or operation of the transmission line.

County of



Public Works & Development Services Department

Richard D. Welton
Director

November 22, 1988

Mr. Ted T. Fukushima
State Lands Commission
1807 - 13th Street
Sacramento, CA 95814

Dear Mr. Fukushima:

Subject: Review and Comment -- Environmental Assessment for the Proposed
Pacific Gas and Electric North Fresno 115 k V Transmission Line

Fresno County Public Works & Development Services Department staff have reviewed the Environmental Assessment for the above proposal, and we have the following comments:

1. We agree with the mitigation measures discussed in the Environmental Assessment that would support the proposed San Joaquin River Regional Parkway. We anticipate that the State Department of Fish and Game will address potential biological resource impacts and the effects the proposal could have on the San Joaquin River and environs.
2. The hearing process discussed below may result in additional Environmental Assessment-related comments. If it does, we will include these with the comments that will be submitted to you at a later date.

In reference to project-related issues, we have the following comments:

1. Section 875 of the County Zoning Ordinance requires that routes of proposed electrical power lines be submitted for County review prior to the filing with a State agency, or prior to any condemnation proceedings. This section of the County Zoning Ordinance also states that both the County Planning Commission and County Board of Supervisors consider the proposal and make appropriate recommendations. The referenced hearings are noticed hearings and provide the public with an opportunity to make comments about the proposal. The State Lands Commission should defer any decision on the proposed transmission line until the County completes the referenced hearing process. We plan on processing the Director Review and Approval and Environmental Assessment for the proposed substation and the Section 875 applications at the same time. At the completion of this process, we will send our comments to the State. Since the proponent has not submitted all the referenced applications to the County at this time, it is difficult to estimate when the hearing process will be completed. However, we anticipate that the hearing process should be completed during February, 1989.

2. An Encroachment Permit must be obtained from the County for all work conducted within the County's right-of-way.

Thank you for this opportunity to comment. Please keep us informed about the progress of the proposed project.

Very truly yours,

Jerry K. Boren
Development Services Manager

RICHARD S. GILBERT

Richard S. Gilbert
Staff Analyst III

RSG:mar
7334K

City of

City Hall • 209 488-1591
Fresno, California 93721-1899

Development Department

George A. Kerber
Director

January 20, 1989

Nanci Smith
Land Agent
State Lands Commission
1807 13th Street
Sacramento, California 95814

Dear Ms. Smith:

SUBJECT: PROPOSED P.G.&E. INSTALLATION OF 115KV OVERHEAD
ELECTRIC TRANSMISSION LINE ACROSS THE SAN JOAQUIN RIVER
(STATE FILE REFERENCE: PRC 6827)

In response to your letter of January 11, 1989, related to the subject matter, we have reviewed the proposal of P.G.&E.

Staff has concluded that although a permit from the City of Fresno is not necessary, it is required, however, by provisions of the Fresno Municipal Code, that plans be submitted to the Development Director for his review and recommendation prior to acquisition of rights-of-way.

The provisions of the Fresno Municipal Code provide that the Director shall confine his review to the route, placement, height of towers, and the effect on land use.

Further, the Code provides that the Director shall complete his review and make findings within 30 days after filing of plans and data. In this regard, plans and information that shall be submitted to the Director includes the following:

1. The location of the route on a map.
2. The type of tower and transmission lines.
3. Approximate height of towers.
4. Width of right-of-way.
5. Other pertinent data.

EXHIBIT "D-2"

Ms. Smith
Page 2
January 20, 1989

Offhand, we do not see any problem in the approval of this project by the City of Fresno.

I trust that this is responsive to your inquiry. If you have any questions regarding this letter or the requirements of the Fresno Municipal Code, please feel free to call me or Mr. Hubert St. John, Deputy Director for the Development Services Division.

Very truly yours,

DEVELOPMENT DEPARTMENT

George A. Kerber

George A. Kerber
Director

cd
4856U/161U

cc: Hubert St. John

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MADERA COUNTY

PLANNING DEPARTMENT

• 135 WEST YOSEMITE AVENUE
• MADERA, CALIFORNIA 93637-3593
• (209) 675-7821

January 17, 1989

Ms. Nanci Smith
Land Agent
State Lands Commission
1807 13th Street
Sacramento, CA 95814

Dear Ms. Smith:

In response to your letter dated January 11, 1989, no permits will be required from this office for the crossing of PG&E's transmission lines across the San Joaquin River.

Sincerely,



LEONARD GARCIA
Planning Director

LG:em