

MINUTE ITEM

19

03/23/89  
PRC 6205  
PRC 6827  
N. Smith

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

Calendar Item 19, attached, was pulled from the agenda prior to the meeting.

Attachment: Calendar Item 19.

A 30, 31, 32

S 14, 15

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CALENDAR ITEM

19

A 30, 31, 32

S 14, 15

03/23/89  
PRC 6205  
PRC 6827  
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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.

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

CALENDAR ITEM NO. 19 (CONT'D)

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. 19 (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.

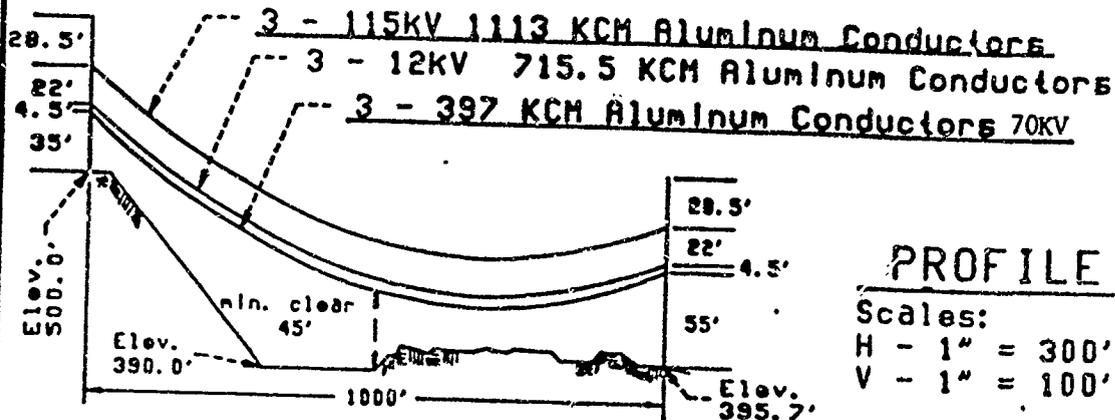
CALENDAR ITEM NO. 19 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

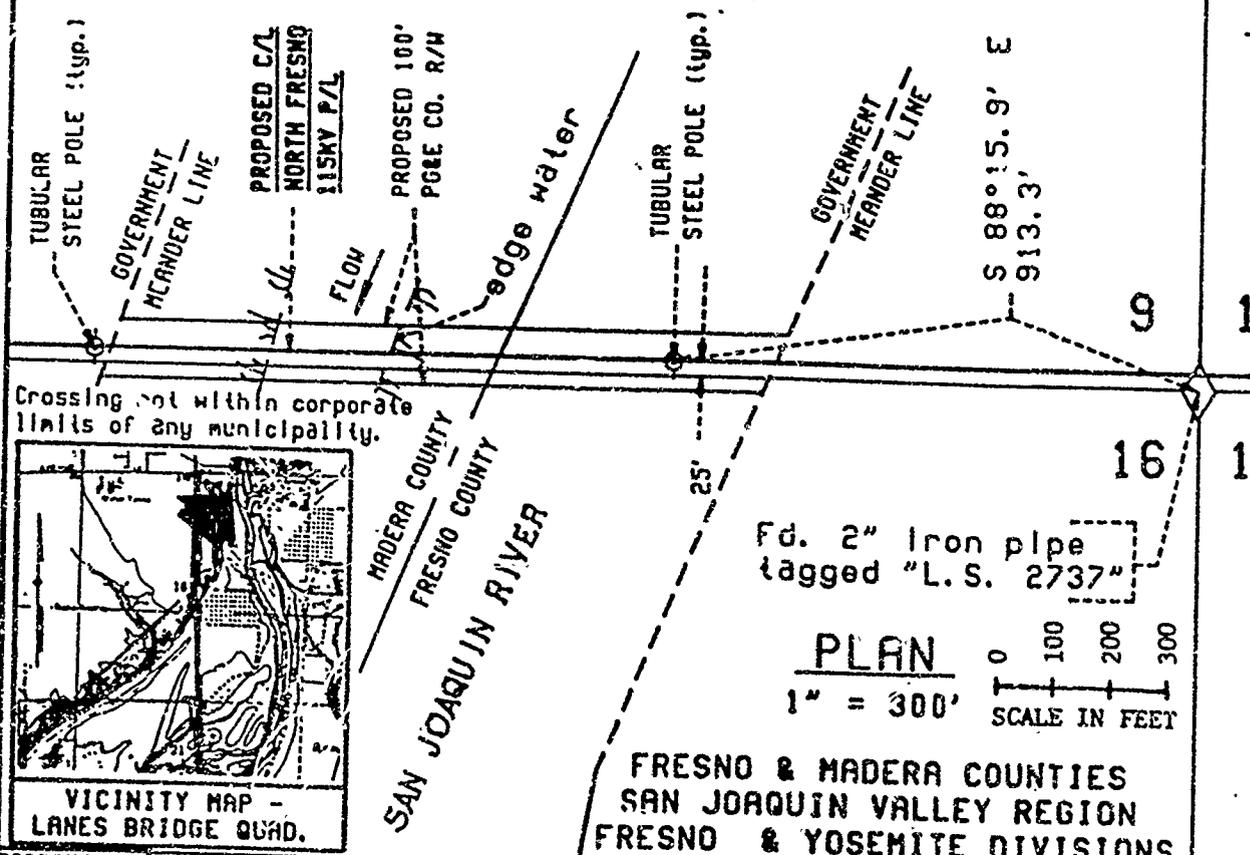
1. CERTIFY THAT A NEGATIVE DECLARATION, EIR ND 452, STATE CLEARINGHOUSE NO. 88103108, WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF THE CEQA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A 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 PRINCIPAL 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 PRINCIPAL 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.

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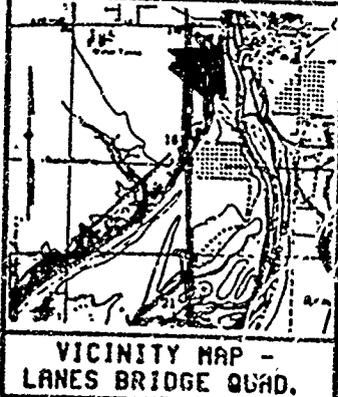
T12S. R20E. M. D. B. & M.  
S 1/2 of SE 1/4 of Section 9



**PROFILE**  
Scales:  
H - 1" = 300'  
V - 1" = 100'



Crossing not within corporate limits of any municipality.



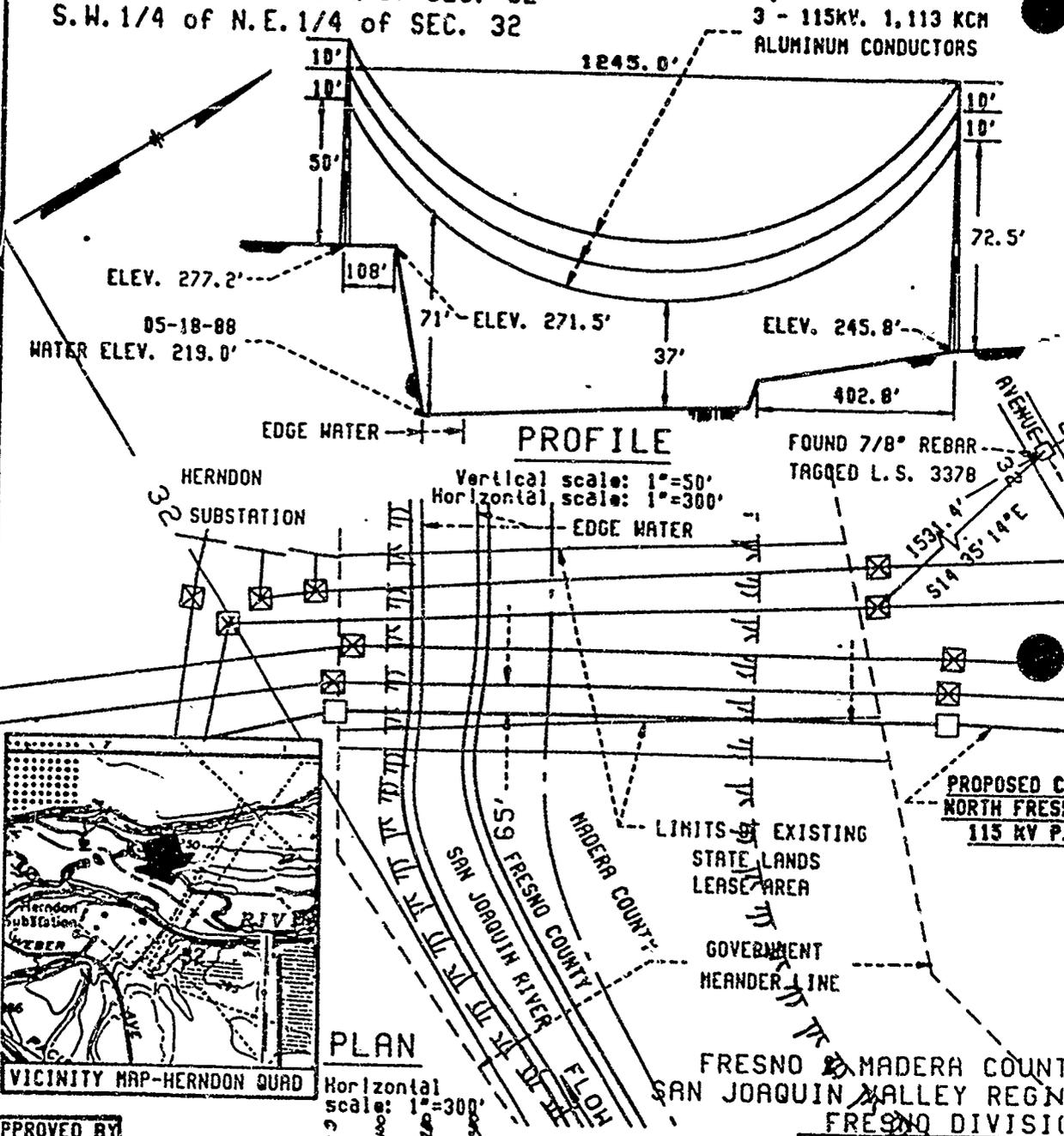
FRESNO & MADERA COUNTIES  
SAN JOAQUIN VALLEY REGION  
FRESNO & YOSEMITE DIVISIONS

APPROVED BY		REV.	DATE	DESCRIPTION	CHKD.	SUPV.	RE
GM	194965-D			<b>NORTH FRESNO 70&amp;115KV P/L CROSSING OVER SAN JOAQUIN RIVER 1-1/2 MI. N. OF LANES BRIDGE PACIFIC GAS AND ELECTRIC COMPANY SAN FRANCISCO, CALIFORNIA</b>			
SUPV.	G. Raymond				D/W		
DSGN.					CHK. LIST		
DWN.	CPW/MS				SUPDS		
CHKD.	MS				SUPSD BY		
O.K.				SHEET NO. 1 OF 1 SHEET			
DATE	SCALE						
10-24-88	As Noted						JL-152 RE

PREPARED NOVEMBER 4, 1988 BY BIU 1

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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		GN. DWN. CHKD. SUPV. RP.	
GN.	194965-0			NORTH FRESNO 115KV P/L		B/M	
SUPV.	RALSTON			SAN JOAQUIN RIVER CROSSING		DWG. LIST	
DSGN.				PACIFIC GAS AND ELECTRIC COMPANY		SUPSDS	
DWN.	CPH			SAN FRANCISCO, CALIFORNIA		SUPSD BY	
CHKD.						SHEET NO. 1 OF 1 SHEET	
O. K.						REV	
DATE	SCALE					JL-150	
10-18-88	AS SHOWN						

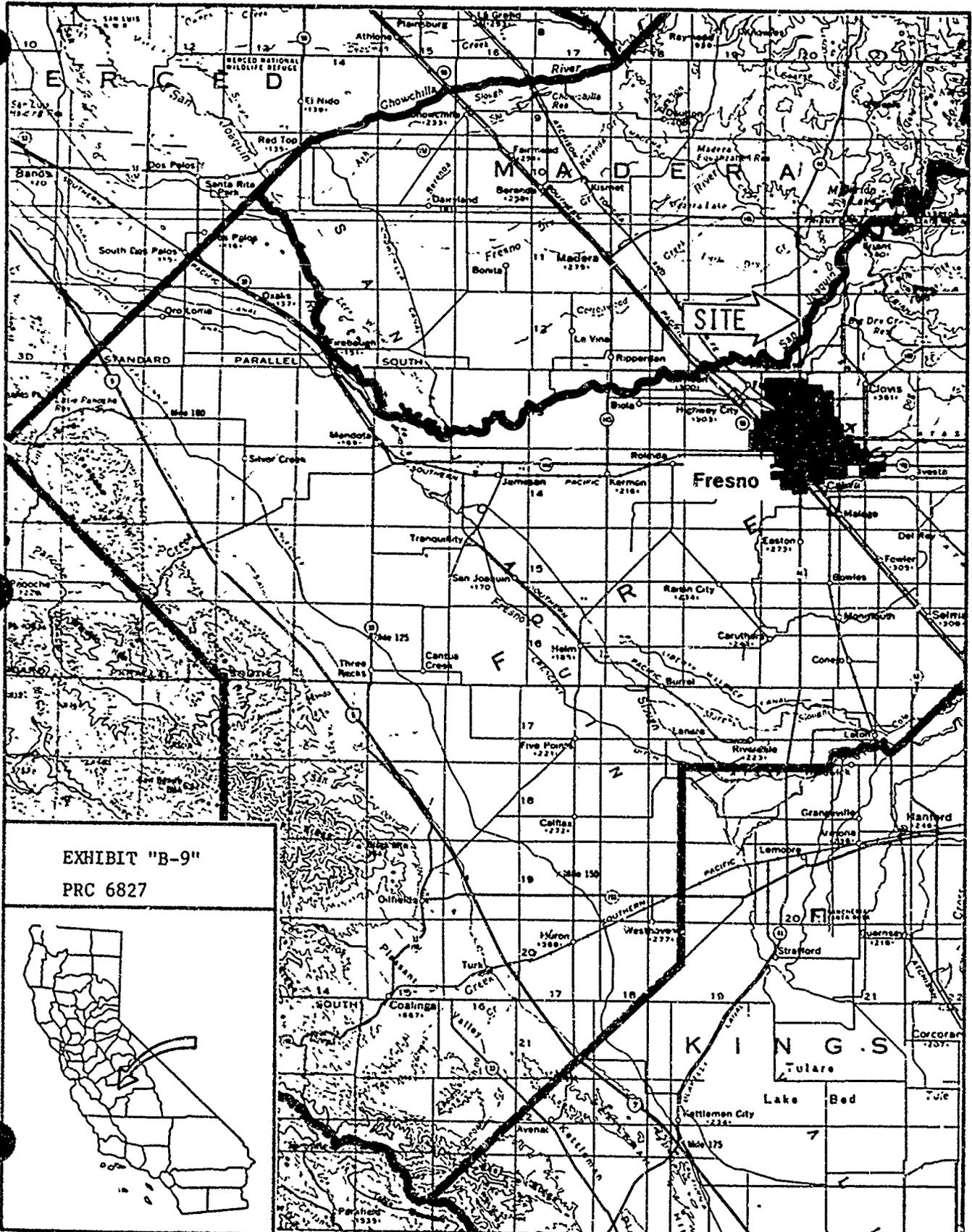


EXHIBIT "B-9"  
 PRC 6827



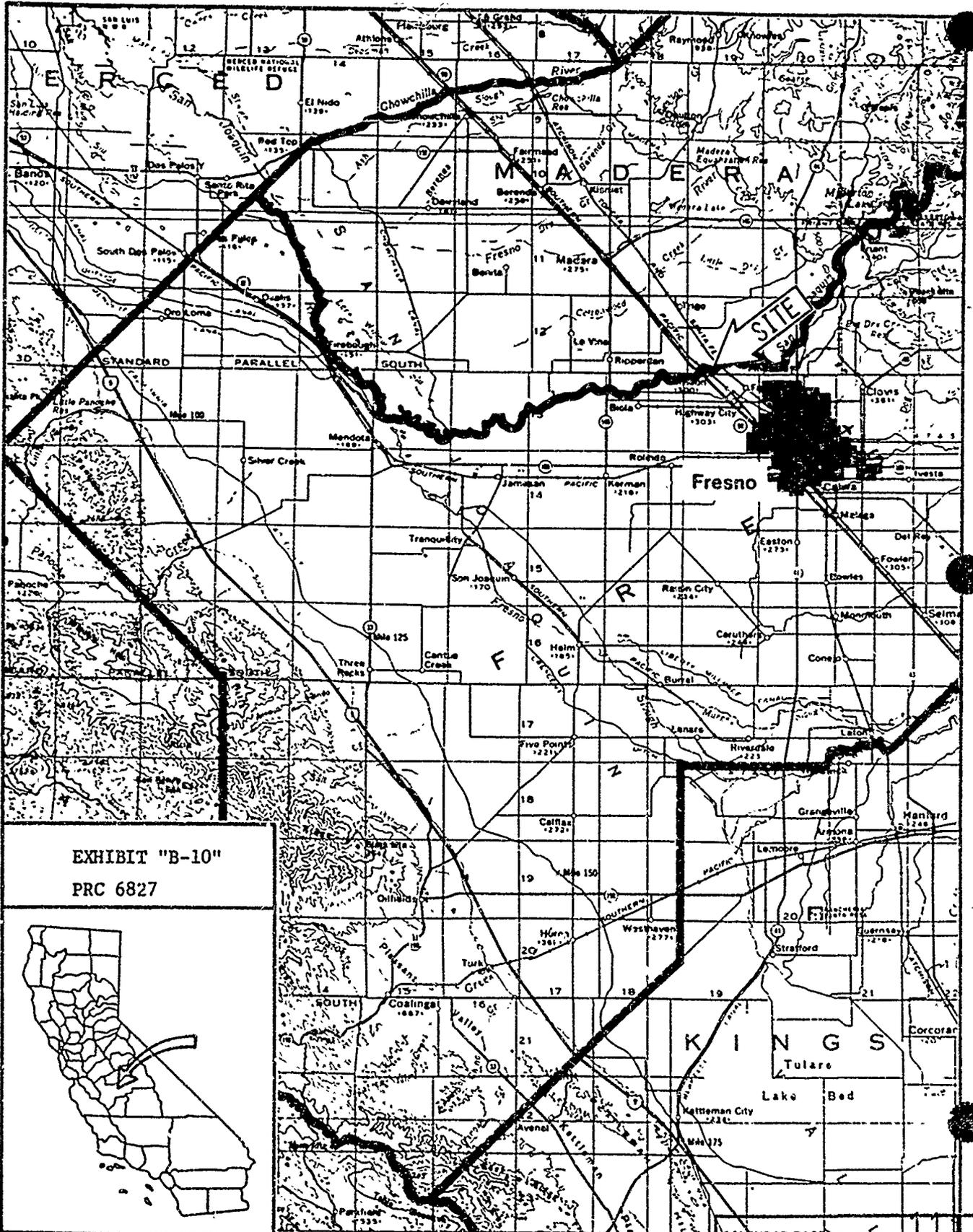


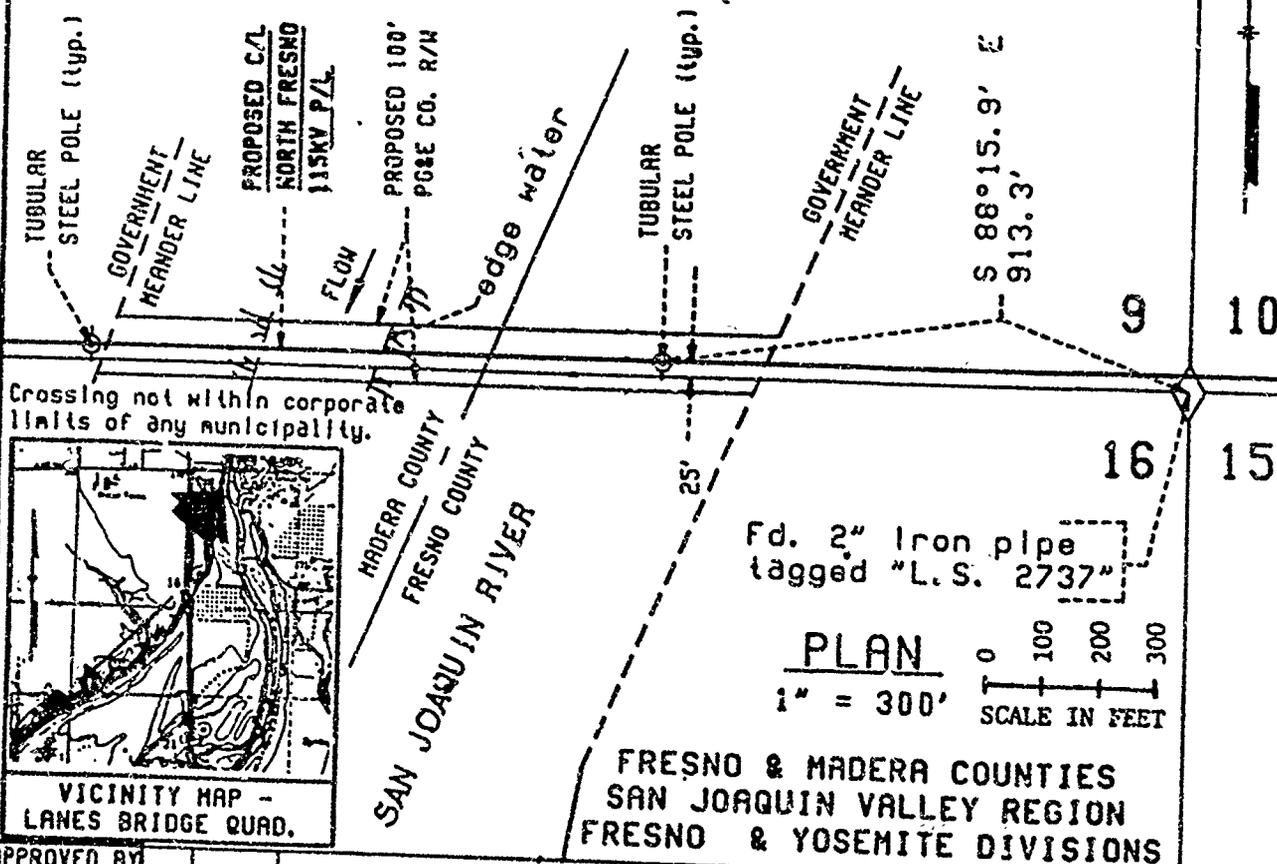
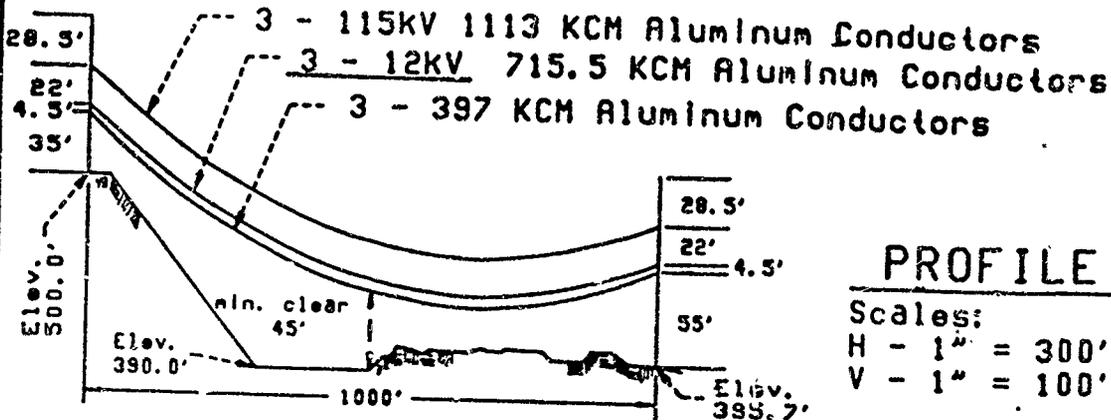
EXHIBIT "B-10"  
 PRC 6827



EXHIBIT "A-19"  
LAND DESCRIPTION

PRC 6205

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



FRESNO & MADERA COUNTIES  
SAN JOAQUIN VALLEY REGION  
FRESNO & YOSEMITE DIVISIONS

APPROVED BY									
	REV. DATE		DESCRIPTION		DN	OWN	CHKD	SUPY	APVD
GN	194965-0		<b>NORTH FRESNO 12 KV P/L CROSSING OVER SAN JOAQUIN RIVER 1-1/2 MI. N. OF LANES BRIDGE PACIFIC GAS AND ELECTRIC COMPANY SAN FRANCISCO, CALIFORNIA</b>						
SUR.	J. G. Raymond								
DSGN.									
OWN.	CPH/MS								
CHKD.	MS								
D. K.									
DATE	SCALE								
10-24-88	As Noted								
								SHEET NO. 1 OF 1 SHEETS	REV.
								JL-152	

PREPARED NOVEMBER 3, 1988 BY BIU 1

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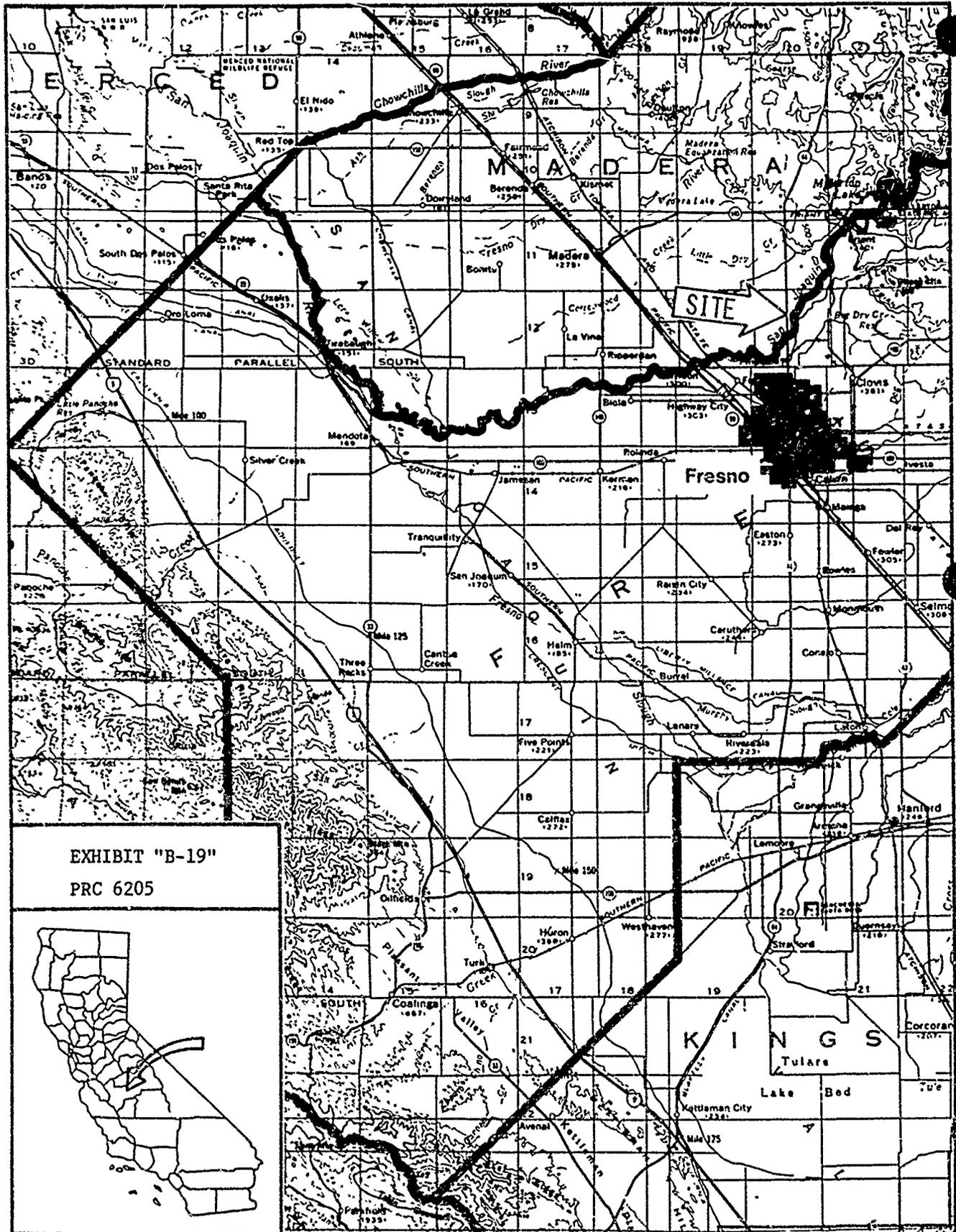


EXHIBIT "B-19"  
 PRC 6205



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.

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BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF FRESNO  
STATE OF CALIFORNIA

In the Matter of:

TRANSMISSION ROUTE REVIEW )	RESOLUTION RECOMMENDING
APPLICATION NO. 88-01 - )	PREFERRED TRANSMISSION LINE
PACIFIC GAS & ELECTRIC )	ROUTE LOCATION AND MODIFICATIONS
TRANSMISSION LINE )	

WHEREAS, Transmission Route Review Application No. 88-01 has been filed by Pacific Gas and Electric Company seeking the review of the construction of a new 115 kV transmission line from the existing Herndon Substation to the existing Kerchoff-Sanger 115 kV transmission lines; and

WHEREAS, the California State Lands Commission acting as the lead agency has prepared an Initial Environmental Assessment on said transmission line route; and

WHEREAS, said application was reviewed at a public hearing by the Fresno County Planning Commission on the 19th day of January, 1989; and

WHEREAS, said Commission recommends that the Board of Supervisors adopt a Resolution supporting Route No. 1 generally following the Copper Avenue alignment subject to the modifications set forth in the Resolution of said Commission; and

Whereas, this application came before this Board for review on the 28th day of February, 1989, pursuant to the provisions of Section 875 of the Fresno County Zoning Ordinance.

NOW, THEREFORE BE IT RESOLVED that this Board does hereby support Route No. 1 generally following the Copper Avenue alignment, subject to the following recommended modifications:

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1. Construction and installation of the transmission line route should adhere to the mitigation measures identified in the Initial Environmental Assessment prepared by the State Lands Commission relating to impacts on wildlife and aesthetics that are outlined in the Assessment.

2. The wood pole transmission line to be constructed between Willow and Minnewawa Avenues should be on an alignment a minimum of 40 feet south of the centerline of Copper Avenue.

NOTE: The ultimate right-of-way for this road segment is 84 feet, 42 feet either side of the existing road centerline.

3. The wood pole transmission line to be constructed from Minnewawa Avenue east to the end of Copper Avenue should be on an alignment a minimum of 28 feet south of the centerline of Copper Avenue.

NOTE: The ultimate right-of-way for this road segment is 30 feet either side of the existing road centerline.

4. Encroachment permits should be obtained for any work performed within the County's right-of-way.

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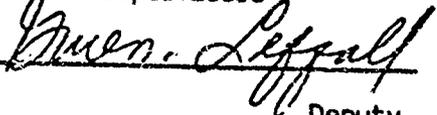
BE IT FURTHER RESOLVED that the Clerk of this Board be directed to cause a copy of this Resolution to be mailed to the California State Lands Commission, to the attention of Dwight Sanders, Division of Research & Planning, 1807 13th Street, Sacramento, California 95814.

THE FOREGOING RESOLUTION was passed and adopted by the following vote of the Board of Supervisors of the County of Fresno this 20th day of February, 1989, to wit:

- AYES: Supervisors Vagin, Andreen, Levy, Conrad
- NOES: None
- ABSENT: Supervisor Koligian

  
 CHAIRMAN, Board of Supervisors

ATTEST:  
 SHARI GREENWOOD, Clerk of the  
 Board of Supervisors

BY   
 Deputy

File #8708  
 Agenda #19b  
 Resolution #89-088

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.

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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

c: Hubert St. John

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EXHIBIT "D-3"

# 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

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