

This Calendar Item No. C32  
was approved as Minute Item  
No. 32 by the State Lands  
Commission by a vote of 2  
to 0 at its 7/11/97  
meeting.

CALENDAR ITEM  
**C32**

A 15  
S 7

07/11/97  
PRC 6205.1  
D. Jones

**APPROVAL OF ADDENDUM NO. 20 OF  
MASTER LEASE NO. PRC 6205.1**

**LESSEE:**

Pacific Gas and Electric Company  
77 Beale Street, Room 2150  
Mailcode H21A  
P. O. Box 770000  
San Francisco, California 94177

**AREA, LAND TYPE, AND LOCATION:**

0.11 acre, more or less, of tide and submerged lands in the bed of Sheep Slough adjacent to Quimby Island and Holland Tract, Contra Costa County.

**AUTHORIZED USE:**

Installation of a 21 kV underground electric circuit within a four inch diameter metal conduit.

**LEASE TERM:**

30 years, beginning September 1, 1982.

**CONSIDERATION:**

\$22,590 per annum, with the State reserving the right to fix a different rental periodically during the lease term.

**PROPOSED AMENDMENT:**

At its August 26, 1982 meeting, the State Lands Commission approved the issuance of Master Lease No. PRC 6205.1 (Minute Item No. 19) to Pacific Gas and Electric Company (P.G & E.), for various electric transmission facilities throughout California. The Master Lease listed 82 separate leases for inclusion into the original Master Lease. This project was originally authorized under Lease No. PRC 2157.1 which was one of the 82 referred to above and which is now part of Master Lease No. PRC 6205.1.

CALENDAR PAGE	301
MINUTE PAGE	001327

CALENDAR ITEM NO. C32(CONT'D)

The 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.

In the winter months and during the storm season, islands in the Delta must maintain power in order to pump water off the islands for flood control.

On January 14, 1997, two overhead towers providing electrical service to Quimby Island in Contra Costa County failed. One failed because of supersaturated conditions of the levee foundation and the continuous storm conditions; the other was damaged structurally. The service connection was via a 21 kV electrical overhead circuit.

Under an emergency authorization obtained from the U. S. Army Corps of Engineers, and after notifying the staff of the State Lands Commission, PG&E installed an underground cable across Sheep Slough which was determined to be the most feasible and environmentally sensitive solution to the electrical service problem. The threat of flooding to larger areas due to the loss of power was the basis for the emergency authorization.

The underground electrical circuit was installed within a four inch diameter metal conduit. The surface was cut five inches wide by five feet deep by 800 feet long using a submerged plow. Staff proposes to amend Lease No. PRC 6205.1 to reflect this change in PG&E facilities.

All other terms and conditions of the lease shall remain in effect without amendment.

**OTHER PERTINENT INFORMATION:**

1. Applicant has a right to use of the uplands adjoining the lease premises.

CALENDAR ITEM NO. C32(CONT'D)

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a statutorily exempt project. The project is exempt because it involves emergency repairs to public service facilities necessary to maintain service.

Authority: Public Resources Code Section 21080(b)(2) and Title 14, California Code of Regulations, section 15269(b).

3. This activity involves lands which have not been identified as possessing significant environmental values pursuant to Public Resources Code Sections 6370, et seq. However, the Commission has declared that all tide and submerged 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 Public Resources Code Sections 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 Title 2, California Code of Regulations, section 2954 is not applicable.

**APPROVALS OBTAINED:**

U.S. Army Corps of Engineers; U.S. Fish and Wildlife Service; California Regional Water Quality Control Board, Central Valley Region; State Reclamation Board, Reclamation District No. 2025.

**FURTHER APPROVALS REQUIRED:**

None.

**EXHIBITS:**

- A. A-20 - Site Map.
- B. A-20 - Location Map.

**PERMIT STREAMLINING ACT DEADLINE:**

July 3, 1997.

CALENDAR ITEM NO. C32(CONT'D)

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080(b)(2) AND 14 CAL. CODE REGS. 15269(b), EMERGENCY REPAIRS TO PUBLIC SERVICE FACILITIES NECESSARY TO MAINTAIN SERVICE.

**AUTHORIZATION:**

AUTHORIZE APPROVAL OF AN ADDENDUM TO MASTER LEASE NO. PRC 6205.1, A GENERAL LEASE - RIGHT OF WAY USE, OF LANDS SHOWN ON EXHIBIT A-20 ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE JUNE 1, 1997; TO AUTHORIZE THE INSTALLATION OF A 21 KV UNDERGROUND ELECTRIC CIRCUIT WITHIN A FOUR INCH DIAMETER METAL CONDUIT; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

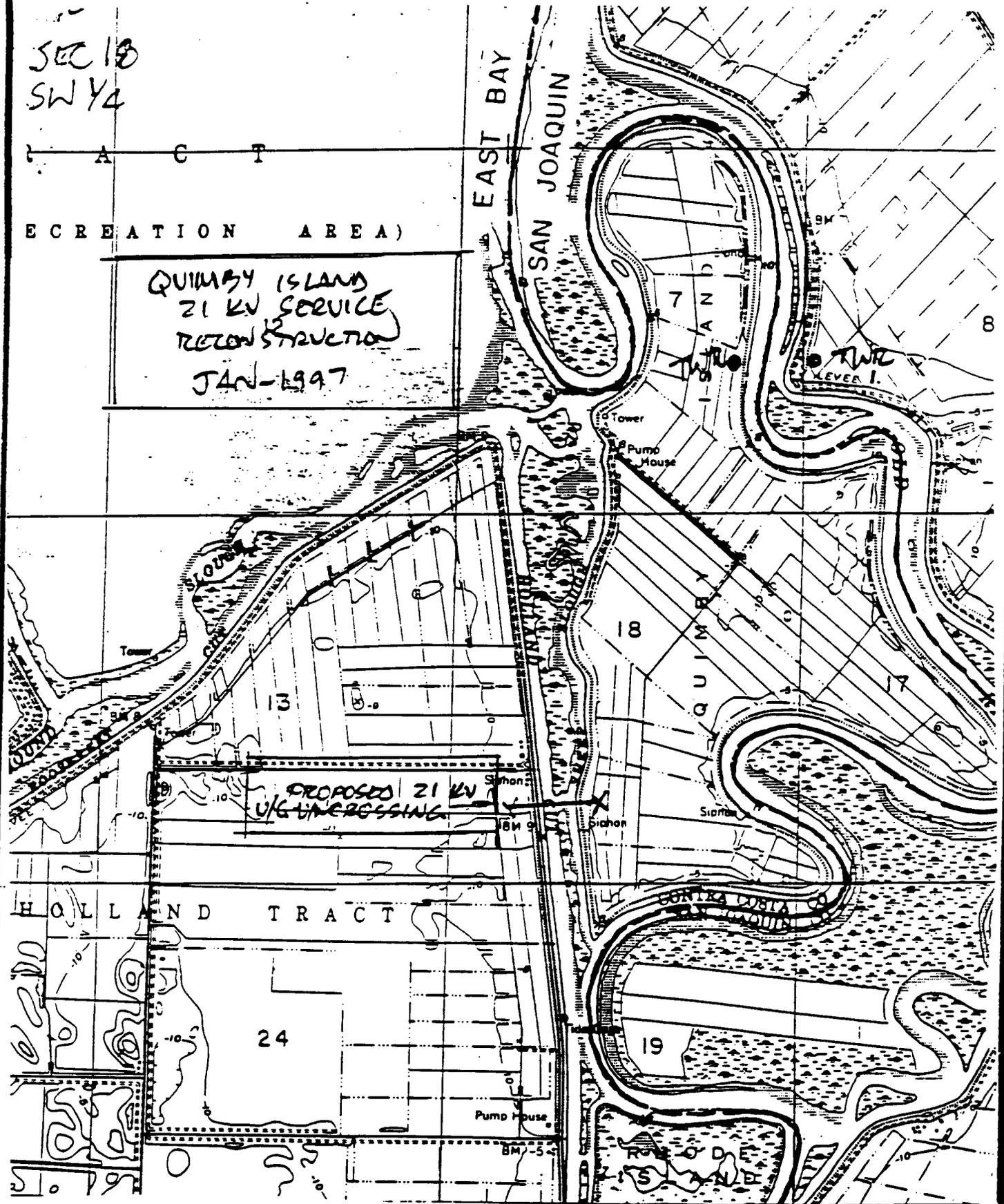
SEC 18  
SW 1/4

T A C T

RECREATION AREA)

QUIMBY ISLAND  
21 KV SERVICE  
RECONSTRUCTION  
JAN-1997

EAST BAY  
SAN JOAQUIN



This exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of State interest in the subject or any other property.

CALENDAR PAGE	305
MINUTE PAGE	001331

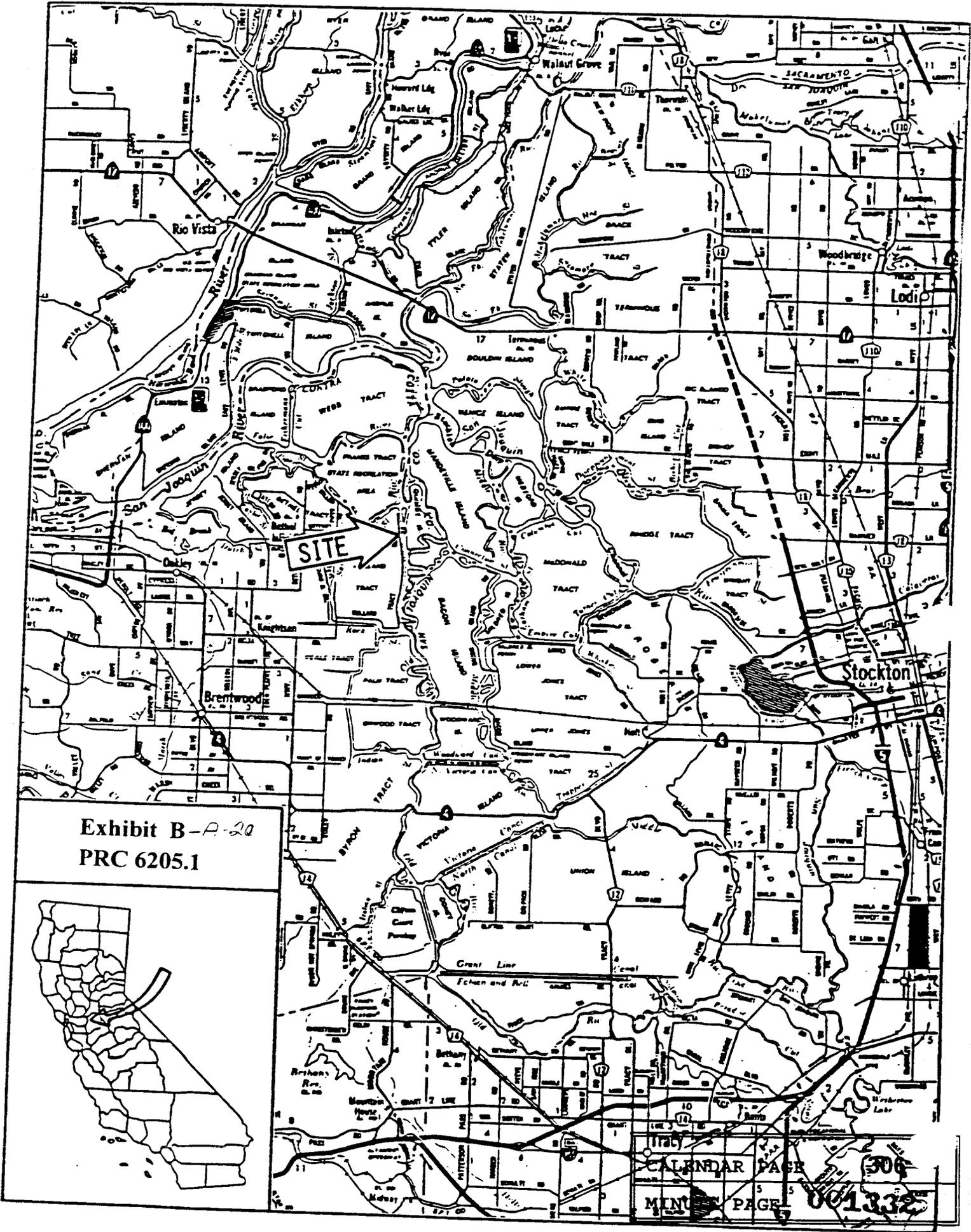


Exhibit B-A-20  
 PRC 6205.1



CALENDAR PAGE 306  
 MINUTE PAGE 001332