

**CALENDAR ITEM  
C09**

A 1  
S 1

04/23/15  
PRC 7829.1  
C. Hudson

**REVISION OF RENT**

**LESSEE:**

Tuscarora Gas Transmission Company  
201 W. North River Drive, Suite 505  
Spokane, WA 99201

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

0.091 acre, more or less, of sovereign lands in the bed of the Pit River at five separate locations, near the city of Alturas, Modoc County.

**AUTHORIZED USE:**

Continued use and maintenance of three existing 20-inch diameter natural gas main pipelines (mainlines) and two 4-inch lateral lines.

**LEASE TERM:**

49 years, beginning June 1, 1995.

**CONSIDERATION:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease and recommends that the rent be revised from \$500 per year to \$2,250 per year, effective June 1, 2015.

**OTHER PERTINENT INFORMATION:**

1. On May 3, 1995, the Commission authorized a General Lease – Right-of-Way Use with Tuscarora Gas Transmission Company. On October 17, 1995, the Commission authorized an amendment of lease to include two 4-inch diameter lateral lines, in the bed of the Pit River at two additional locations. The lease will expire on May 31, 2044.
2. The Lessee is in compliance with state and federal pipeline safety regulations and is monitored through a comprehensive inspection and enforcement program.

CALENDAR ITEM NO. **C09** (CONT'D)

3. Staff conducted the rent review called for in the lease and recommends that the rent be increased to \$2,250 per year, effective June 1, 2015.
4. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

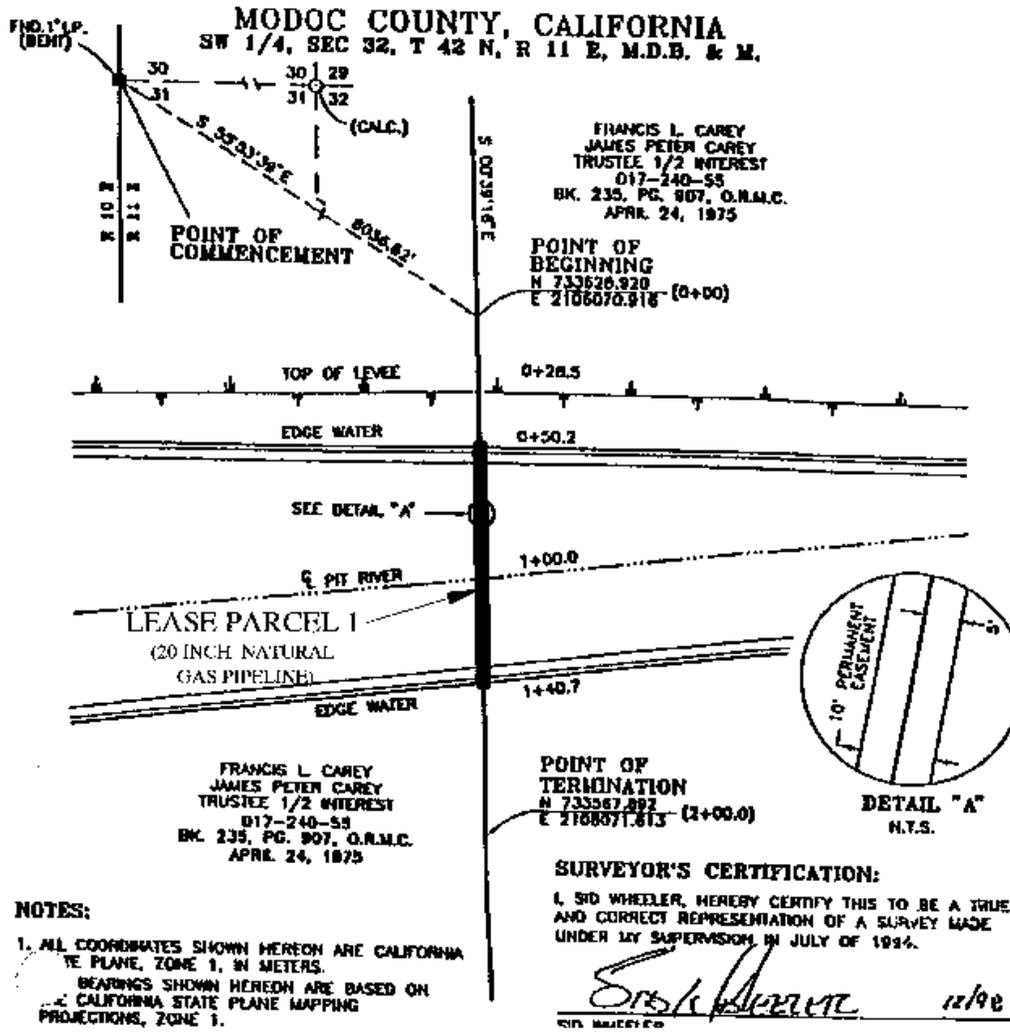
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by the Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 7829.1 from \$500 per year to \$2,250 per year, effective June 1, 2015.

NO SCALE

# SITE



## CROSSING THE PIT RIVER, NEAR ALTURAS

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

# Exhibit A

PRC 7829.1  
TUSCARORA GAS  
TRANSMISSION CO.  
APN 017-240-55  
GENERAL LEASE -  
RIGHT-OF-WAY USE  
MODOC COUNTY  
Sheet 1 of 5

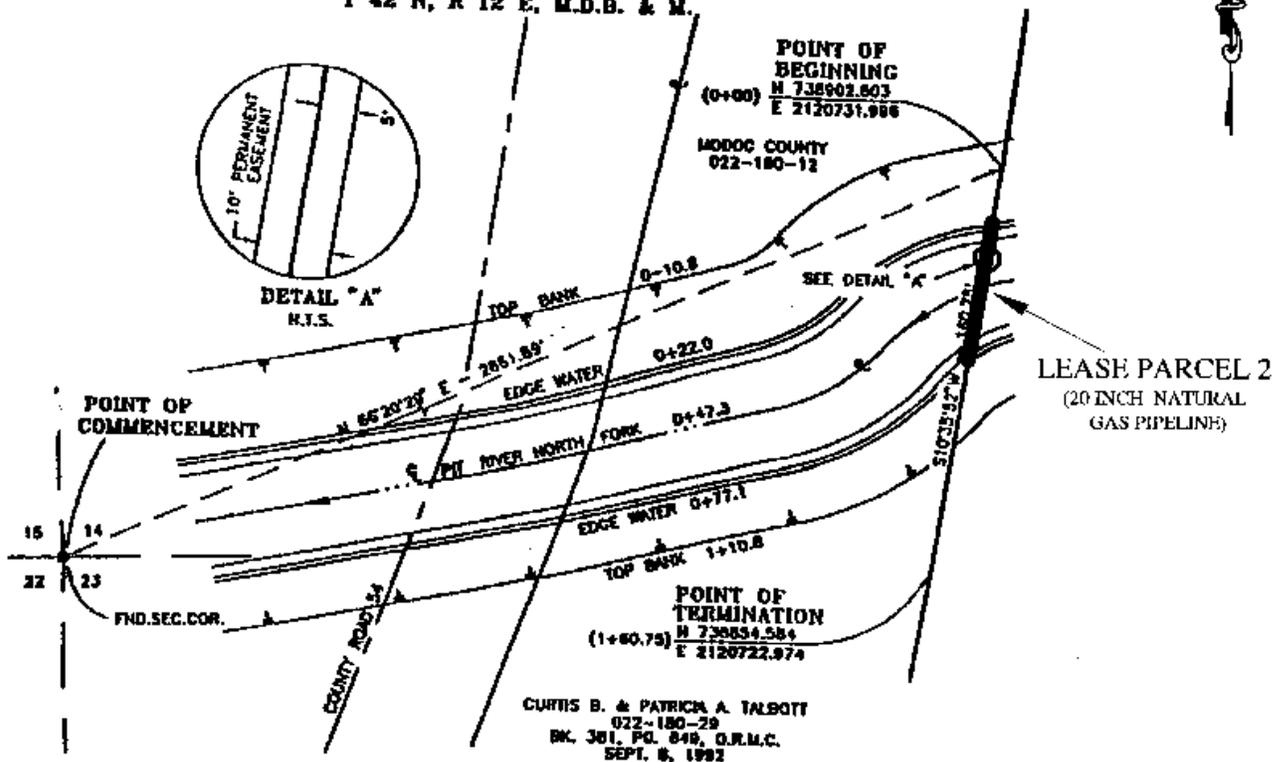


TS 06/25/2014

NO SCALE

# SITE

MODOC COUNTY, CALIFORNIA  
T 42 N, R 12 E, M.D.B. & M.



### NOTES:

1. ALL COORDINATES SHOWN HEREON ARE CALIFORNIA STATE PLANE, ZONE 1, IN METERS.
  2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE MAPPING PROJECTION, ZONE 1.
1. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES IN U.S. SURVEY FEET.

### SURVEYOR'S CERTIFICATION:

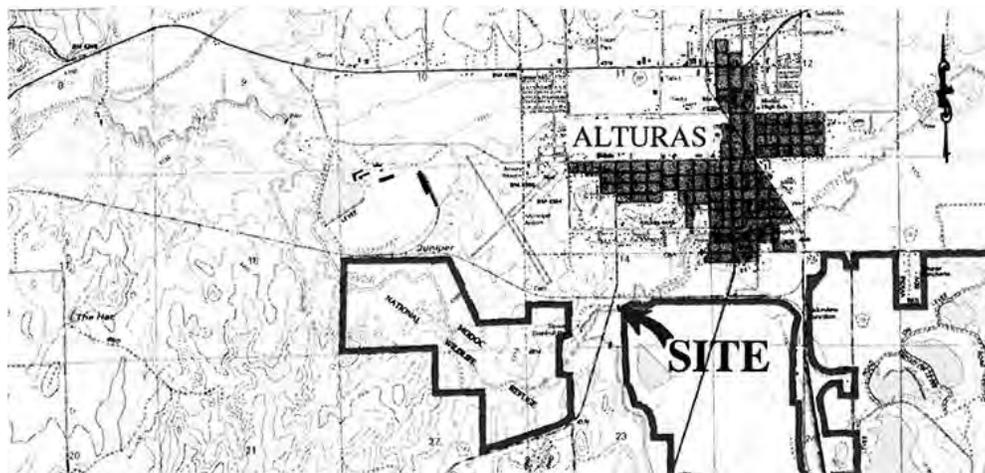
I, SID WHEELER, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION IN JULY OF 1994.

*Sid Wheeler* *u/s*  
SID WHEELER

## CROSSING THE PIT RIVER, NEAR ALTURAS

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

## Exhibit A

PRC 7829.1  
TUSCARORA GAS  
TRANSMISSION CO.  
APN 022-280-55  
GENERAL LEASE -  
RIGHT-OF-WAY USE  
MODOC COUNTY  
Sheet 2 of 5



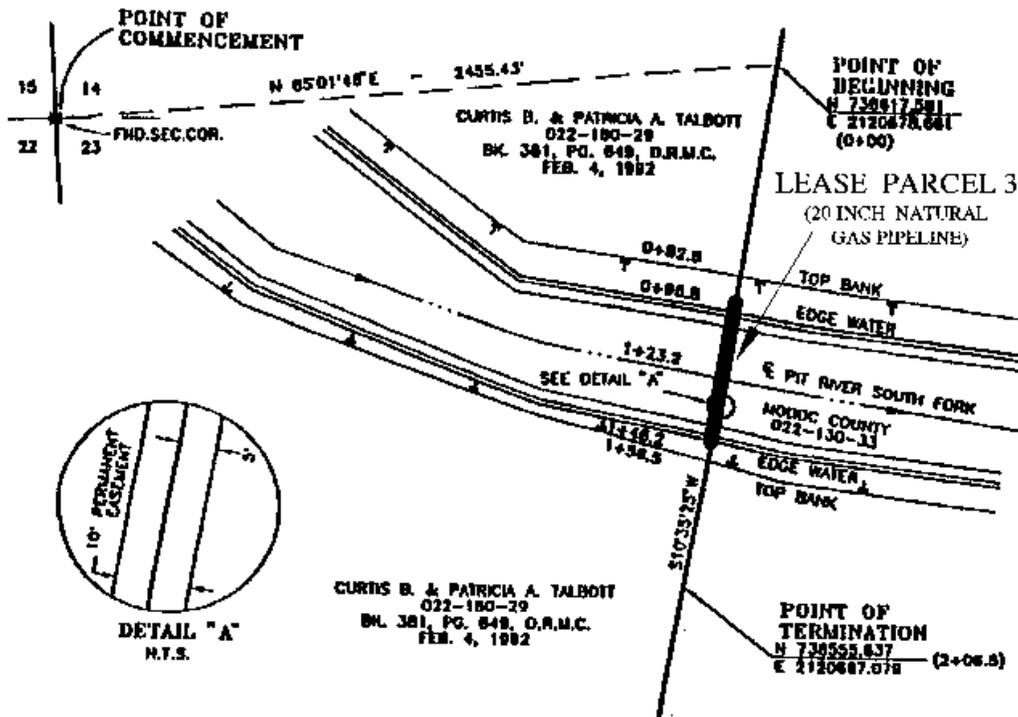
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TS 06/25/2014

NO SCALE

# SITE

MODOC COUNTY, CALIFORNIA  
T 42 N, R 12 E, M.D.B. & M.



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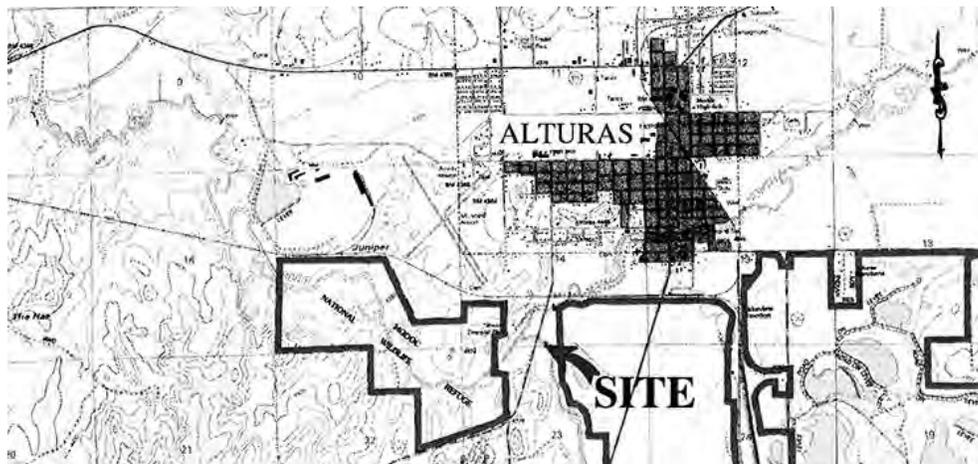
I, SID WHEELER, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION IN JULY OF 1994.

*Sid Wheeler* 12/98  
SID WHEELER

## CROSSING THE PIT RIVER, NEAR ALTURAS

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit A

PRC 7829.1  
TUSCARORA GAS  
TRANSMISSION CO.  
APN 022-180-29  
GENERAL LEASE -  
RIGHT-OF-WAY USE  
MODOC COUNTY  
Sheet 3 of 5



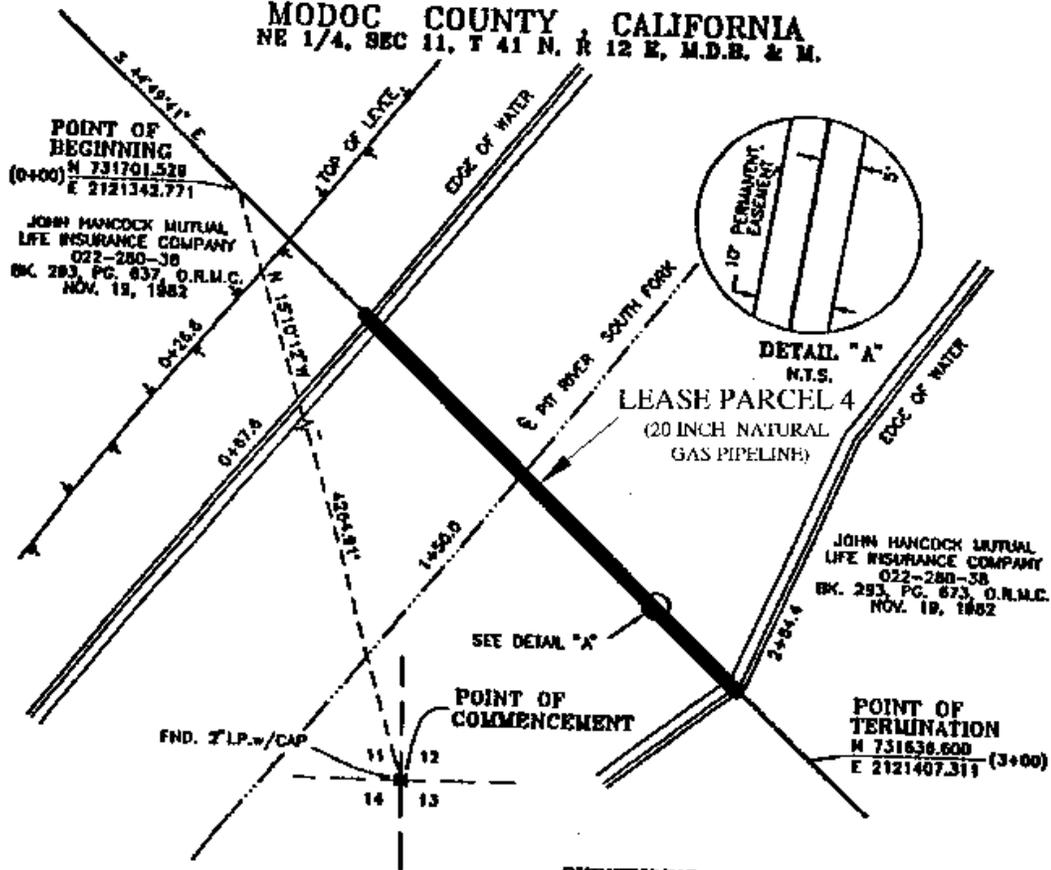
TS 06/25/2014

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NO SCALE

# SITE

MODOC COUNTY CALIFORNIA  
NE 1/4, SEC 11, T 41 N, R 12 E, M.D.B. & M.



**NOTES:**

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**SURVEYOR'S CERTIFICATION:**

I, SID WHEELER, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION IN JULY OF 1994.

*Sid Wheeler* 10/96

## CROSSING THE PIT RIVER, NEAR ALTURAS

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit A

PRC 7829.1  
TUSCARORA GAS TRANSMISSION CO.  
APN 022-280-38  
GENERAL LEASE -  
RIGHT-OF-WAY USE  
MODOC COUNTY  
Sheet 4 of 5

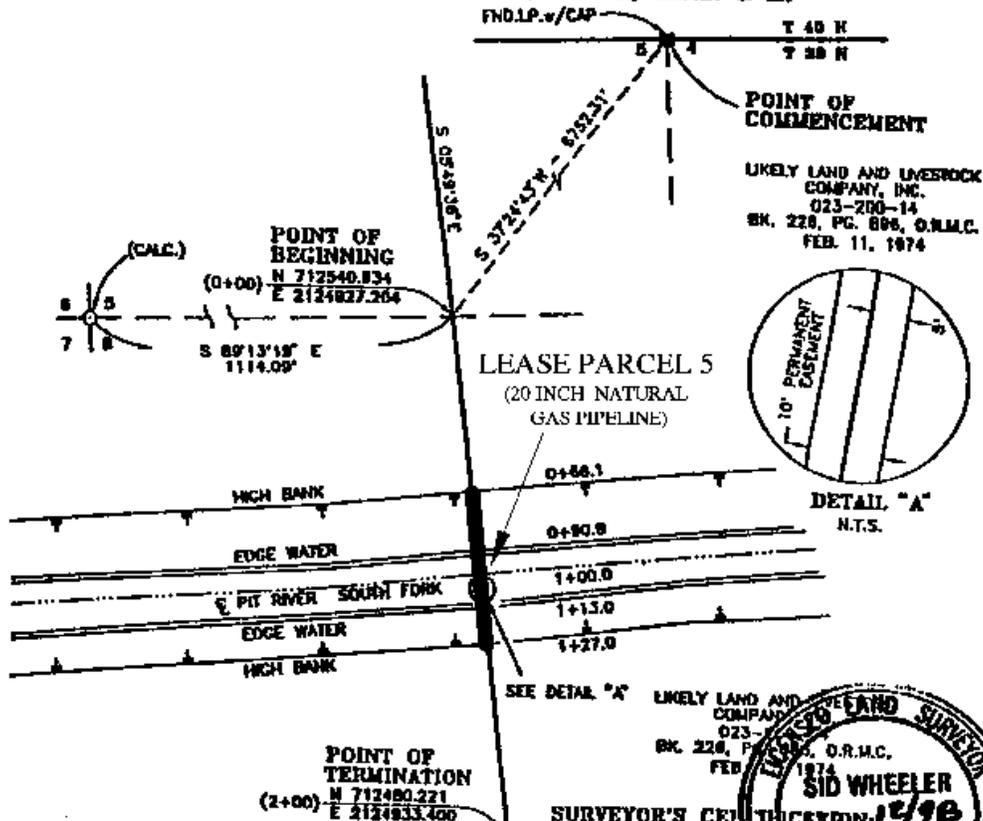


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NO SCALE

# SITE

MODOC COUNTY, CALIFORNIA  
NW 1/4, SEC 8, T 39 N, R 13 E, M.D.B. & M.



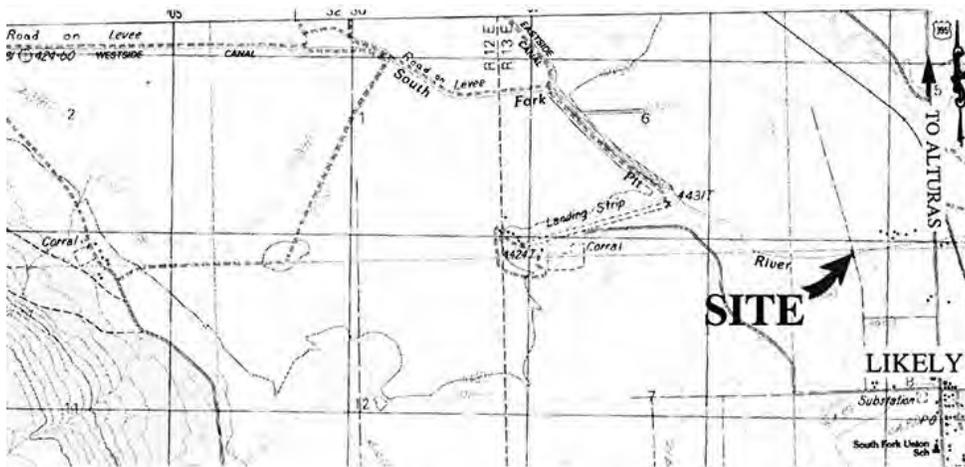
**NOTES:**

- ALL COORDINATES SHOWN HEREON ARE CALIFORNIA STATE PLANE, ZONE 1, IN METERS.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE MADDEN

## CROSSING THE PIT RIVER, NEAR ALTURAS

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit A

PRC 7829.1  
 TUSCARORA GAS TRANSMISSION CO.  
 APN 023-200-14  
 GENERAL LEASE - RIGHT-OF-WAY USE  
 MODOC COUNTY  
 Sheet 5 of 5



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