

**CALENDAR ITEM
C85**

A 1
S 1

10/14/14
PRC 7458.2
C. Hudson

GENERAL LEASE – RIGHT-OF-WAY USE

APPLICANT:

Plumas-Sierra Rural Electric Cooperative, Inc.
73233 State Route 70
Portola, CA 96122

AREA, LAND TYPE, AND LOCATION:

1.33 acres, more or less, of State-owned school land in a portion of Section 36, Township 24 North, Range 17 East, MDM, near the town of Doyle, Lassen County.

AUTHORIZED USE:

Continued use and maintenance of an existing overhead 7.2 kilovolt (kV) distribution line, an overhead 69 kV transmission line, an overhead fiber optic cable, approximately seven wood poles, and an access road.

LEASE TERM:

25 years, beginning September 27, 2015.

CONSIDERATION:

\$450 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the land adjoining the lease premises.
2. On September 27, 1990, the Commission authorized a General Lease – Right-of-Way Use to Plumas-Sierra Rural Electric Cooperative, Inc. (PSREC) for the construction of an overhead 69 kV transmission line and the maintenance of an existing 7.2 kV distribution line. On March 25, 2008, the Commission authorized an amendment to the lease to authorize

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the relocation of the 7.2 kV distribution line onto the existing 69 kV transmission line and the removal of overhead conductor and associated wood poles. The lease will expire on September 26, 2015. The Applicant is now applying for a General Lease – Right-of-Way Use.

3. PSREC is a member-owned electric distribution utility providing electrical power and related services to local rural communities. The associated system's facilities are presently being served by thirteen substations in Plumas, Lassen, and Sierra counties with a portion of their facilities crossing two parcels of State-owned school land in Lassen County.
4. PSREC inspects its lines and cables annually. The last inspection was performed on May 6, 2014, with no violations reported.
5. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

6. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq.; however, the Commission has declared that all lands are "significant" by nature of their public ownership (as opposed to "environmentally significant"). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code section 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 California Code of Regulations, Title 2, section 2954 is not applicable.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

CALENDAR ITEM NO. **C85** (CONT'D)

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

AUTHORIZATION:

Authorize issuance of a General Lease – Right-of-Way Use to Plumas-Sierra Rural Electric Cooperative, Inc., beginning September 27, 2015, for a term of 25 years, for the continued use and maintenance of an existing overhead 7.2 kV distribution line, an overhead 69 kV transmission line, an overhead fiber optic cable, approximately seven wood poles, and an access road as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$450, with the State reserving the right to set a different rent periodically during the lease term, as provided in the lease; liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 7458.2

LAND DESCRIPTION

Those State Owned School Lands situate in Section 36, Township 24 North, Range 17 East, Mount Diablo Meridian, according to the Official Plat thereof, described as follows:

Parcel 1

A strip of land 30.00 feet wide lying 15.00 feet on each side of the following described centerline:

BEGINNING at a point on the North line of the NE 1/4 of said Section 36, distant thereon N 89° 16' 24" E, 1319.90 feet from the NW corner of said NE 1/4; thence S 5° 16' 12" W, 509.08 feet to Point "A"; thence S 41° 44' 21" W, 1096.37 feet, more or less, to the South line of the NW 1/4 of said NE 1/4 of said Section 36 and the terminus of said centerline.

The sidelines of said strip shall be lengthened or shortened so as to intersect said North line of said NE 1/4 and said South line of said NW 1/4 of the NE 1/4 of said Section 36.

Parcel 2

A strip of land 10.00 feet wide lying 5.00 feet on each side of the following described centerline:

BEGINNING at hereinabove described Point "A"; thence S 66° 29' 44" E, 55.00 feet to the terminus of said centerline.

EXCEPTING THEREFROM that portion lying within Parcel 1 described above.

The sidelines of said strip shall end at right angles to said terminus of said centerline.

Parcel 3

A strip of land 30.00 feet wide lying 15.00 feet on each side of the following described centerline:

BEGINNING at a point on the South line of the NW 1/4 of the SW 1/4 of said Section 36, distant thereon S 88° 58' 56" W, 185.88 feet from the Southeast corner of said NW 1/4 of the SW 1/4 of said Section 36; thence N 33° 40' 28" E, 311.12 feet, more or less, to the East line of said NW 1/4 of the SW 1/4 of said Section 36 and the terminus of said centerline.

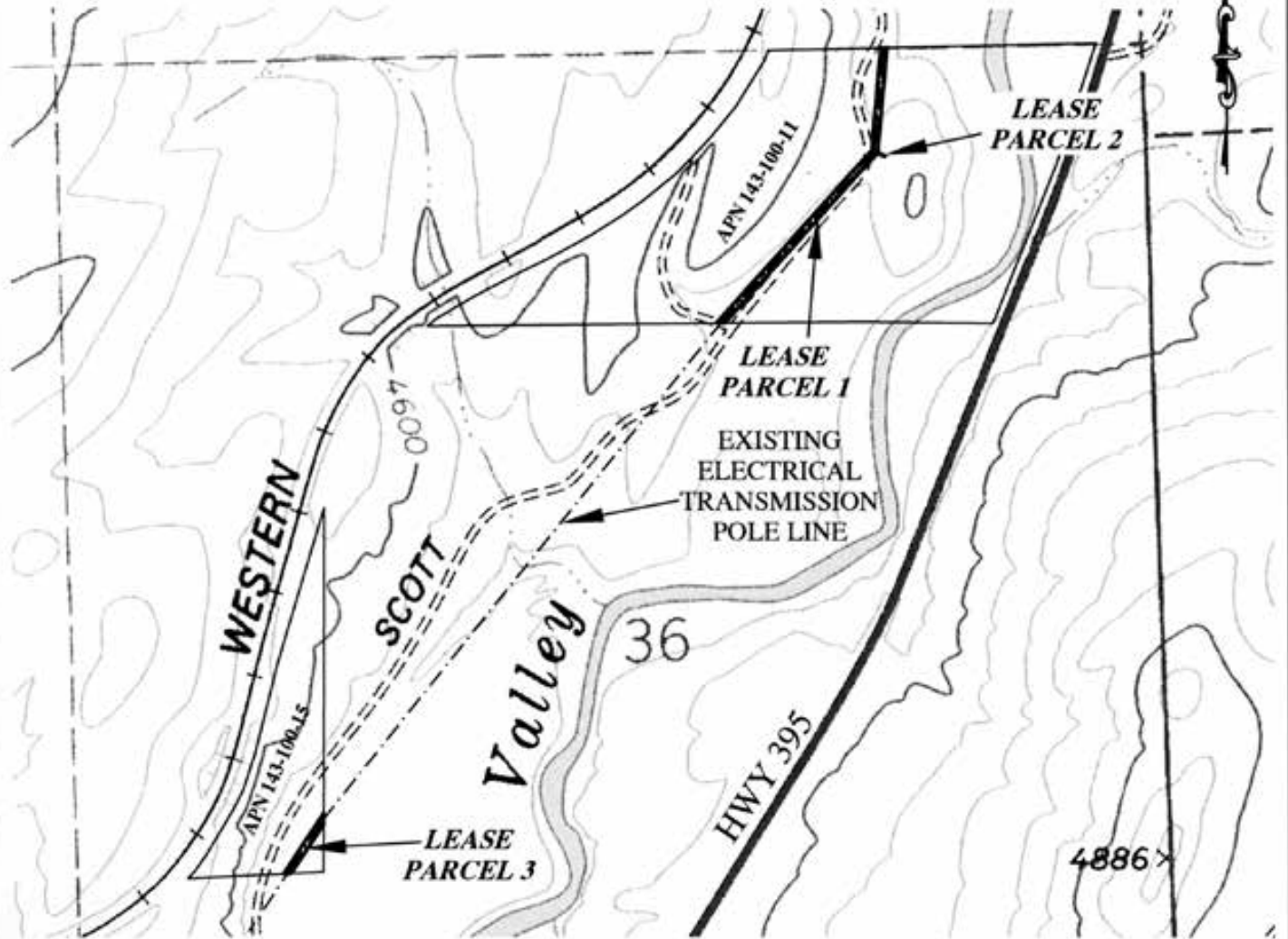
The sidelines of said strip shall be lengthened or shortened so as to intersect said South line of said NW 1/4 of the SW 1/4 of said Section 36 and said East line of said NW 1/4 of the SW 1/4 of said Section 36.

END OF DESCRIPTION



NO SCALE

SITE



SECTION 36, T.24N., R.17E., MDM, NEAR THE TOWN OF DOYLE

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 7458.2
 PLUMAS-SIERRA RURAL
 ELECTRIC COOPERATIVE, INC.
 APNs 143-100-11 & 15
 GENERAL LEASE -
 RIGHT-OF-WAY USE
 LASSEN COUNTY



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.

TS 07/01/14