

**CALENDAR ITEM  
C54**

A 1  
S 2

06/28/10  
WP 6793.2  
J. Porter

**GENERAL LEASE - RIGHT OF WAY USE**

**APPLICANT:**

Geysers Power Company, LLC  
10350 Socrates Mine Road  
Middletown, CA 95461

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

0.89 acres, more or less, of State Indemnity School Lands in Section 6,  
Township 11 North, Range 8 West, MDM, east of Cloverdale, Lake County.

**AUTHORIZED USE:**

Continued use and maintenance of one existing above-ground 12-inch diameter  
steam pipeline together with necessary fixtures and appurtenances, and an  
existing unimproved access road.

**LEASE TERM:**

25 years, beginning March 20, 2010.

**CONSIDERATION:**

\$159 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 with coverage of no less than \$1,000,000.

**BACKGROUND:**

School Lands were granted to the State of California by the federal government  
under the Act of March 3, 1853 (10 Stat. 244), and consisted of the 16<sup>th</sup> and 36<sup>th</sup>  
sections of land in each township (with the exceptions of lands reserved for  
public use, lands taken by private land claims, and lands known to be mineral in  
character). In cases of preemption due to the exceptions described above, the  
State was given the opportunity to select replacement lands from the United  
States in lieu of a Section 16 or a Section 36. These replacement lands are now  
known as Indemnity School Lands or Lieu Lands.

CALENDAR ITEM NO. **C54** (CONT'D)

**OTHER PERTINENT INFORMATION:**

1. The subject lands were acquired from the federal government under Indemnity Clear List No. 353, dated March 14, 1983. At the time of acquisition, the lands were encumbered by Permit No. CA-6042 (Permit), under the Act of 10/21/1976 (90 Stat. 2743), granted by the federal government to Union Oil Company, for an access road and geothermal steam pipeline. The federal permit was for a term of 30 years and expired on March 19, 2010.
2. The Permit was assigned from Union Oil Company to Thermal Power Co. on March 19, 1999, and further assigned to Geysers Power Company, LLC on April 13, 1999. Geysers Power, LLC is now applying for a new General Lease – Right of Way Use.
3. The lease premises consist of an approximately 25-foot wide unimproved access road and an approximately 25-foot wide right of way for an above-ground, 12-inch diameter steel pipeline that is used to conduct steam as part of the Geysers power plant.
4. Pursuant to the Commission's delegation of authority and State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905(a)(2).

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

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370, et seq. Based upon the staff's consultation with the person's nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**EXHIBITS:**

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

CALENDAR ITEM NO. **C54** (CONT'D)

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

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

**SIGNIFICANT LANDS INVENTORY FINDING:**

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370, et seq.

**AUTHORIZATION:**

Authorize Issuance of a General Lease – Right of Way Use to Geysers Power Company, LLC, beginning March 20, 2010, for a term of 25 years, for the use and maintenance of one existing above-ground, 12-inch diameter steel pipeline together with necessary fixtures and appurtenances and for the use and maintenance of an existing unimproved access road, as shown on Exhibit A (for reference purposes only) and as described on Exhibit B, both Exhibits attached and by this reference made a part hereof; annual rent in the amount of \$159 with the State reserving the right to fix a different rent periodically during the lease term as provided in the lease; and liability insurance with coverage of no less than \$1,000,000.

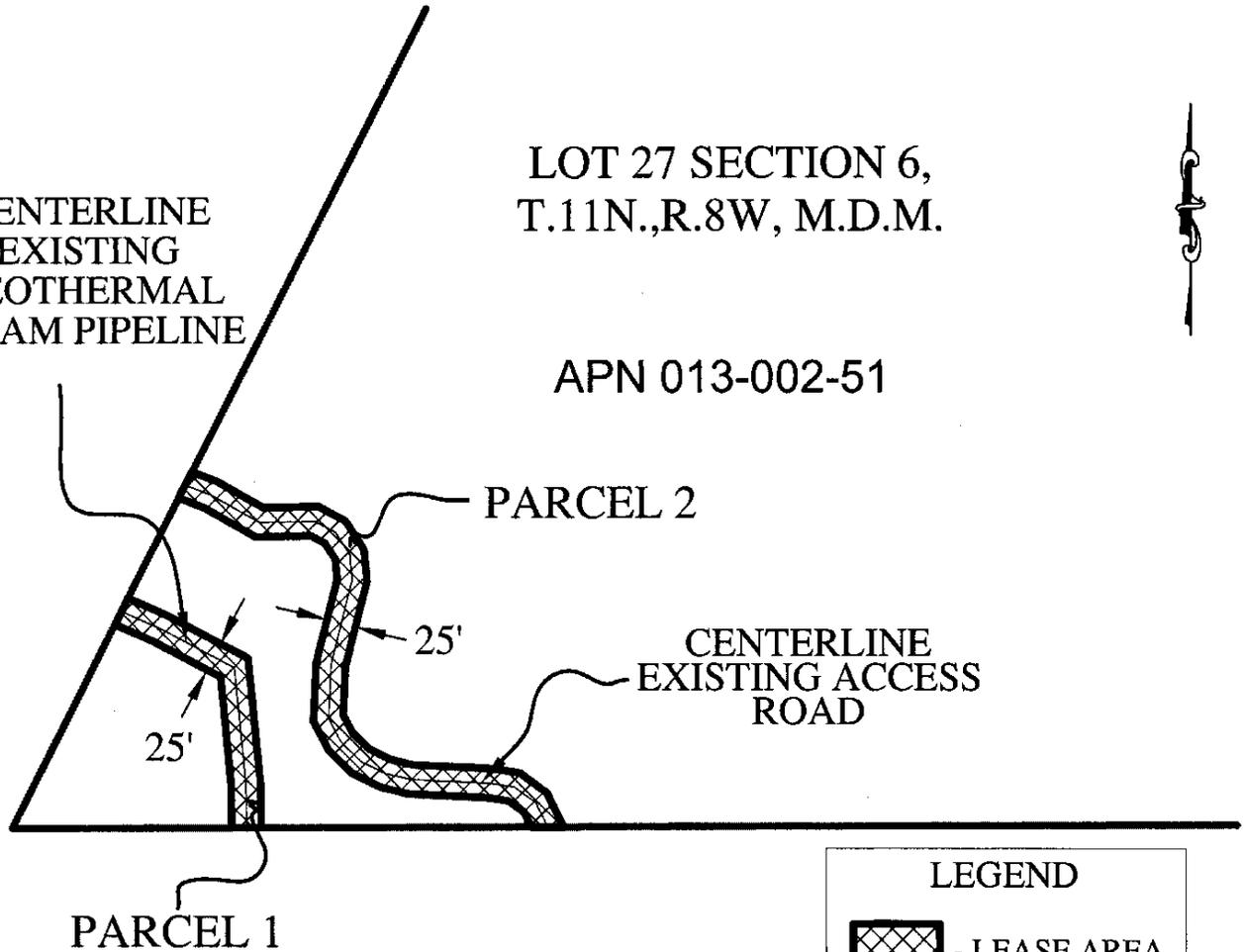
NO SCALE

### SITE

LOT 27 SECTION 6,  
T.11N.,R.8W, M.D.M.

APN 013-002-51

CENTERLINE  
EXISTING  
GEOTHERMAL  
STEAM PIPELINE



#### LEGEND



- LEASE AREA

STATE SCHOOL LANDS  
PORTIONS OF LOT 27, SECTION 6, T.11N.,R.8 W. MOUNT DIABLO MERIDIAN

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### **Exhibit A**

WP 6793.2  
GEYSERS POWER CO LLC  
APN 013-002-51  
GENERAL LEASE - RIGHT  
OF WAY USE  
LAKE 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.

## EXHIBIT B

WP 6793.2

### LAND DESCRIPTION

Two parcels of state owned indemnity school lands situate in Lot 27, Section 6, Township 11 North, Range 8 West, Mount Diablo Meridian as shown on Official U.S. Government Supplemental Plat of Section 6 approved February 24, 1983, described as follows:

#### PARCEL 1

A 25 foot wide strip of land lying 12.5 feet on each side of the following described centerline:

BEGINNING at a point on the centerline of an existing geothermal steel pipeline having CCS83, Zone 2 coordinates: Northing (y) = 2068545.21 feet and Easting (x) = 6333888.65 feet which bears North 85°02'27" West 16,659.49 feet from NGS monument PID DF8948 having CCS83, Zone 2 coordinates: Northing (y) = 2067105.08 feet and Easting (x) = 6350485.78 feet;

thence from said point of beginning along the centerline of said existing geothermal steel pipeline the following seven (7) courses:

- (1) North 66°02'57" West 14.86 feet,
- (2) North 00°53'31" West 51.36 feet,
- (3) North 00°52'38" West 65.45 feet,
- (4) North 05°41'48" West 200.15 feet,
- (5) North 62°13'53" West 144.50 feet,
- (6) North 66°34'55" West 79.70 feet, and
- (7) North 11°32'34" West 50.36 feet to the TERMINUS of centerline of said strip; from which NGS monument PID DF8948 bears South 83°31'44" East 16,951.46 feet.

EXCEPTING THEREFROM any portions lying westerly of the westerly line of said Lot 27 and southerly of the southerly line of said Lot 27.

The sidelines of said strip to be lengthened or shortened as to terminate at the westerly and southerly lines of said Lot 27.

#### PARCEL 2

A 25 foot wide strip of land lying 12.5 feet on each side of the following described centerline:

BEGINNING at a point on the centerline of an existing access road having CCS83, Zone 2 coordinates: Northing (y) = 2068553.62 feet and Easting (x) = 6334413.44 feet

which bears North 84°51'00" West 16,137.48 feet from NGS monument PID DF8948 having CCS83, Zone 2 coordinates: Northing (y) = 2067105.08 feet and Easting (x) = 6350485.78 feet;

thence from said point of beginning along the centerline of said existing access road the following nineteen (19) courses:

- (1) North 30°52'24" West 47.40 feet,
- (2) North 26°08'10" West 46.69 feet,
- (3) North 53°27'30" West 45.48 feet,
- (4) North 81°19'12" West 42.20 feet,
- (5) North 87°20'32" West 90.08 feet,
- (6) North 86°54'25" West 45.33 feet,
- (7) North 76°55'02" West 45.06 feet,
- (8) North 63°29'20" West 46.63 feet,
- (9) North 45°53'27" West 47.32 feet,
- (10) North 27°46'39" West 45.98 feet,
- (11) North 02°35'59" East 90.22 feet,
- (12) North 14°11'21" East 148.04 feet,
- (13) North 05°07'40" West 44.90 feet,
- (14) North 32°47'47" West 45.36 feet,
- (15) North 61°57'26" West 40.30 feet,
- (16) North 89°09'35" West 94.94 feet,
- (17) North 60°32'03" West 94.44 feet,
- (18) North 68°41'40" West 47.89 feet, and
- (19) North 54°08'28" West 46.87 feet to the TERMINUS of centerline of said strip; from which NGS monument PID DF8948 bears South 82°51'07" East 16,886.52 feet.

EXCEPTING THEREFROM any portions lying westerly of the westerly line of said Lot 27 and southerly of the southerly line of said Lot 27.

The sidelines of said strip to be lengthened or shortened as to terminate at the westerly and southerly lines of said Lot 27.

The BASIS OF BEARINGS of this description is the California Coordinate System of 1983, Zone 2 (2007.00). All distances are grid distances.

**END OF DESCRIPTION**

Prepared 03/18/2010 by the California State Lands Commission Boundary Unit.

