

MINUTE ITEM

This Calendar Item No. C11 CALENDAR ITEM
was approved as Minute Item
No. 11 by the State Lands
Commission by a vote of 3
to 0 at its 12/17/81
meeting.

C 1 1

12/17/81
WP 3513 WP 3514
WP 3515 WP 3516
WP 3517 WP 3518
Reese
PRC 3513

CONSOLIDATION OF SIX EXISTING LEASES
INTO ONE GENERAL LEASE - RIGHT-OF-WAY USE

APPLICANT: Pacific Gas and Electric Company
P. O. Box 7444
Sacramento, California 95826

AREA, TYPE LAND AND LOCATION:
35.98 acres (six parcels) of tide and/or
submerged land in Cache Slough, Lindsey
Slough, Sacramento River, and San Joaquin
River; Multi-County.

LAND USE: 500 KV overhead wire crossings (Table Mountain -
Tesla 500 KV).

TERMS OF ORIGINAL LEASE'S (PRC 3513.1 through PRC 3518.1):

Initial period: 15 years from July 12,
1966.

Renewal options: Three successive periods
of ten years each.

Consideration: \$559.39, \$154.90, \$92.68,
\$36.41, \$79.44, and \$57.44,
per annum, respectively
(total \$980.26).

TERMS OF PROPOSED REPLACEMENT LEASE:

Initial period: 30 years from July 12,
1981.

Public liability insurance: Combined single
limit coverage of \$2,000,000.

CONSIDERATION: \$4,912 per annum with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2005.

A 3, 4, 10

S 1, 4, 7

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PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is either owner, lessee, or permittee of upland.

The first year's rental has been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884:

N/A.

OTHER PERTINENT INFORMATION:

1. Upon expiration of the subject leases staff contacted the lessee with a suggestion that all six leases be consolidated into one master lease, reflecting the current lease format, and the three ten-year renewal periods into one term of thirty years. Lessee agreed with staff's recommendation and has executed the proposed lease and returned it together with the first year's adjusted rental in the amount of \$4,912.
2. Section 2 of the lease conforms to the Lyon/Fogerty decision.
3. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1(B), which exempts and existing structure of facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.
4. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class B, which authorizes Limited Use.

Staff review indicates that there will be no significant effect upon the identified

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environmental values. There are existing facilities for which no adverse comments have been received.

EXHIBITS: A. Land Description.
 B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE REPLACEMENT LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
3. AUTHORIZE THE CONSOLIDATION OF SIX EXISTING LEASES AND THE ISSUANCE TO PACIFIC GAS AND ELECTRIC COMPANY OF A 30-YEAR REPLACEMENT GENERAL LEASE - RIGHT-OF-WAY USE FROM JULY 12, 1981; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$4,912, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$2,000,000; FOR EXISTING 500 KV OVERHEAD WIRE CROSSINGS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

PRC 3513.1

PARCEL "A-1"

A strip of tide and submerged land 400 feet wide in the bed of the San Joaquin River, Contra Costa and Sacramento Counties, State of California, lying 100 feet northeasterly and 300 feet southwesterly of the following described line:

COMMENCING at triangulation station "FALSE", having California Zone 3 Coordinates of $X = 1,658,969.65$, $Y = 567,982.82$; thence S $37^{\circ} 08' W$ 1,745.17 feet; thence N $39^{\circ} 40' 30'' W$ 322.31 feet to a point on the southeasterly bank of the San Joaquin River, which is the TRUE POINT OF BEGINNING; thence N $39^{\circ} 40' 30'' W$ 1,870.57 feet to a point on the northwesterly bank of the San Joaquin River and the end of the herein-described line.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

PARCEL "A-2"

A strip of tide and submerged land 400 feet wide in the bed of the Sacramento River, Sacramento and Solano Counties, State of California, lying 100 feet northeasterly and 300 feet southwesterly of the following described line:

COMMENCING at USGS Pier No. 4, having California Zone 2 Coordinates of $X = 2,072,521.01$, $Y = 154,227.89$; thence S $56^{\circ} 29' W$ 2,579.67 feet; thence S $40^{\circ} 23' 30'' E$ 1,200 feet to a point on the northwesterly bank of the Sacramento River which is the TRUE POINT OF BEGINNING; thence S $40^{\circ} 23' 30'' E$ 850 feet to a point on the southeasterly bank of the Sacramento River and the end of the herein-described line.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

PARCEL "A-3"

A strip of tide and submerged land 200 feet wide in the bed of Cache Slough, Solano County, State of California, lying 100 feet on each side of the following described center line:

PARCEL "A-3" (Continued)

COMMENCING at triangulation station "MINER", having California Zone 2 Coordinates of $X = 2,098,992.17$, $Y = 212,462.92$; thence $N 55^{\circ} 04' 30'' W$ 23,797.96 feet; thence $N 10^{\circ} 12' E$ 135 feet, to a point on the south-westerly bank of Cache Slough which is the TRUE POINT OF BEGINNING; thence $N 10^{\circ} 12' E$ 1,000 feet to a point on the northeasterly bank of Cache Slough and the end of the herein-described center line.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

PARCEL "A-4"

A strip of submerged land 200 feet wide in the bed of the Sacramento River, Yolo and Sutter Counties, State of California, lying 100 feet on each side of the following described center line:

COMMENCING at triangulation station "ELIZ", having California Zone 2 Coordinates of $X = 2,083,224.32$, $Y = 385,417.81$; thence $N 28^{\circ} 08' 50'' E$ 15,869.93 feet; thence $N 0^{\circ} 32' E$ 140 feet, to a point on the southerly bank of the Sacramento River which is the TRUE POINT OF BEGINNING; thence $N 0^{\circ} 32' E$ 390 feet, to a point on the northerly bank of said Sacramento River and the end of the herein-described center line.

EXCEPTING THEREFROM any portion lying landward of the ordinary low water mark.

PARCEL "A-5"

A strip of tide and submerged land 200 feet wide in the bed of Lindsey Slough, Solano County, State of California, approximately seven miles northwest of Rio Vista, lying 100 feet on each side of the following described center line:

COMMENCING at triangulation station "MINER", having California Zone 2 Coordinates of $X = 2,098,922.17$, $Y = 212,462.92$; thence $N 83^{\circ} 03' 30'' W$ 20,436.94 feet; thence $N 03^{\circ} 57' W$ 200 feet to a point on the southerly bank of Lindsey Slough, which is the TRUE POINT OF BEGINNING; thence $N 03^{\circ} 57' E$ 880 feet to a point on the northerly bank of Lindsey Slough and the end of the herein-described center line.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

PARCEL A"-6"

A strip of submerged land 200 feet wide in the bed of the Sacramento River, Colusa and Sutter Counties, State of California, approximately 10 miles northwesterly of Kirkville, lying 100 feet on each side of the following described center line:

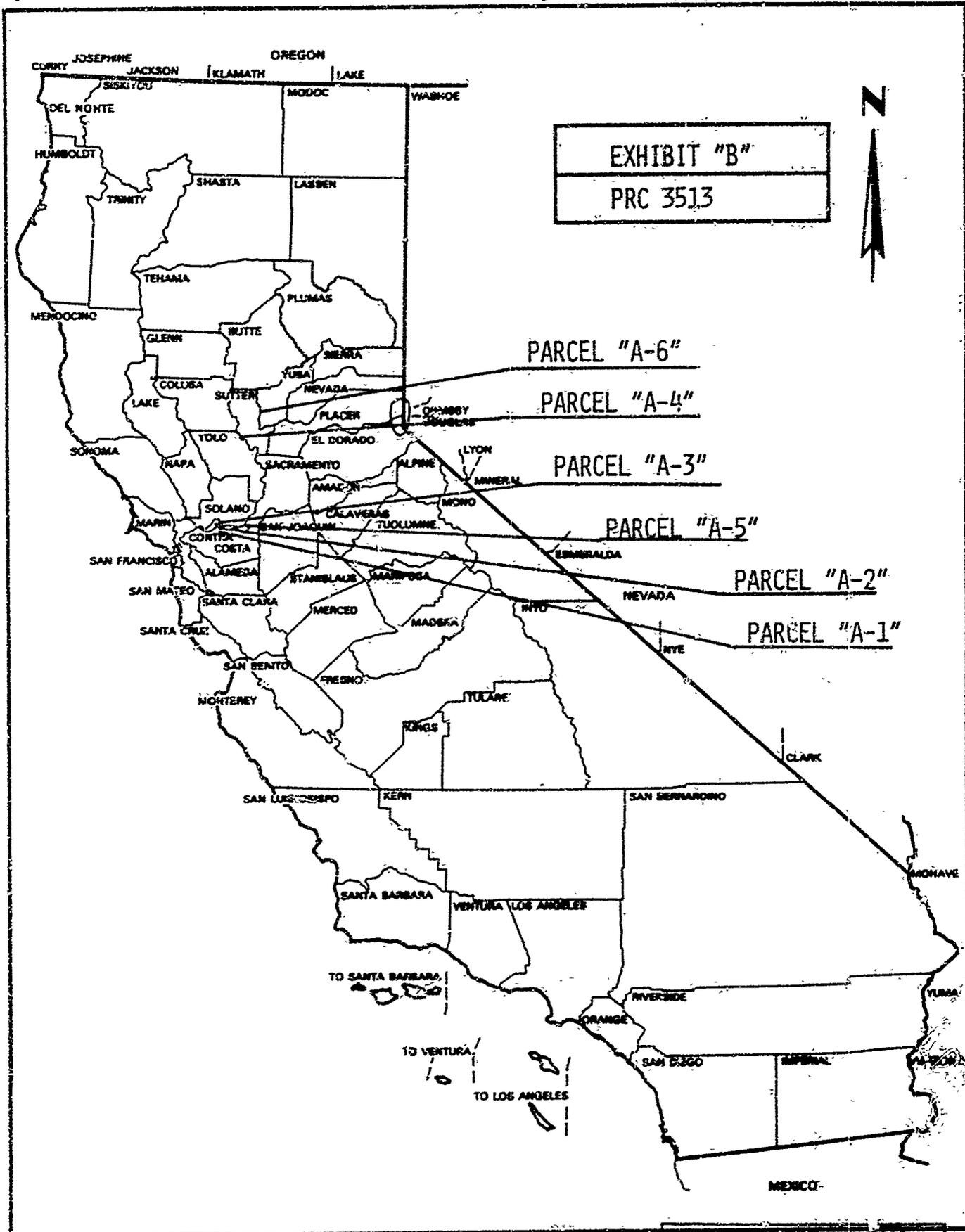
COMMENCING at triangulation station "BRITTEN", having California Zone 2 Coordinates of $X = 2,046,216.89$, $Y = 498,127.70$; thence N $31^{\circ} 25'$ E 2,287.40 feet; thence N $16^{\circ} 05'$ E 180 feet to a point on the southerly bank of the Sacramento River, which is the TRUE POINT OF BEGINNING; thence N $16^{\circ} 05'$ E 425 feet to a point on the northerly bank of the Sacramento River and the end of the herein-described center line.

EXCEPTING THEREFROM any portion lying landward of the ordinary low water mark.

Basis of bearings in the above description is true north.

END OF DESCRIPTION

REVISED APRIL 21, 1981 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.



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