

MINUTE ITEM

This Calendar Item No. C3  
was approved as Minute Item  
No. 3 by the State Lands  
Commission by a vote of 2  
to 0 at its 5/22/86  
meeting.

A 4, 11  
Statewide  
S 2, 7

CALENDAR ITEM

C03

05/22/86  
PRC 2964  
PRC 6827  
Suetta

APPROVE ACCEPTANCE OF A LEASE QUITCLAIM DEED AND TERMINATION  
OF LEASE PRC 2964 AND APPROVAL OF ADDENDUM NO. 4 TO  
PACIFIC GAS AND ELECTRIC COMPANY, MASTER LEASE PRC 6827

LESSEE: Pacific Gas and  
Electric Company  
Attn: Mr. Emile Nurisso  
Land Department, Room 2-B-18  
77 Beale Street  
San Francisco, California 94106

BACKGROUND:

By Minute Item No. 4 at its April 25, 1985 meeting, the State  
Lands Commission approved Master Lease PRC 6827 to Pacific Gas  
and Electric Company (PG&E) for various electric transmission  
facilities throughout California.

The Master Lease allows for changes and new facilities to be  
added by addenda to the lease. The Lease further specifies  
that no filing or processing fees shall be required for minor  
modifications to the lease.

CURRENT SITUATION:

PG&E proposes that the facilities covering a 21.02-acre parcel  
of tide and submerged land in Carquinez Strait, Contra Costa  
and Solano counties, which for many years have been under Lease  
PRC 2964, be included in the Master Lease. The annual rental  
on the Master Lease will be increased by \$1,500 for a total of  
\$12,000. Effective date of this addendum shall be May 1, 1986.

TERMS OF MASTER LEASE:

Initial period: 30 years beginning May 1,  
1985.

CALENDAR ITEM NO. C-0-3 (CONT'D)

Renewal Options: One successive period of  
15 years.

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

Current Consideration: \$10,500 per annum;  
five-year rent review.

Proposed Consideration: \$12,000 per annum;  
five-year rent review.

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. 5.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Adm. Code 2905(a)(2).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- "A-4". Land Description.
- "B-4". Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. ADM. CODE 2905(a)(2).
2. AUTHORIZE APPROVAL OF ACCEPTANCE OF A LEASE QUITCLAIM DEED AND TERMINATION OF LEASE PRC 2964, EFFECTIVE MAY 1, 1986.

CALENDAR ITEM NO. C03 (CONT'D)

3. AUTHORIZE APPROVAL AND ISSUANCE TO PG&E EFFECTIVE MAY 1, 1986 OF ADDENDUM NO. 4 TO MASTER LEASE PRC 6827 IN THE FORM ON FILE IN THE PRINCIPAL OFFICE OF THE STATE LANDS COMMISSION, COVERING THE LAND DESCRIBED ON EXHIBIT "A-4" ATTACHED AND BY REFERENCE MADE A PART HEREOF. CONSIDERATION FOR LEASE PRC 6827 SHALL BE \$12,000 PER ANNUM; FIVE-YEAR RENT REVIEW. ALL REMAINING TERMS AND CONDITIONS OF LEASE PRC 6827 REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

A strip of submerged land 275 feet in width across the Carquinez Strait, Solano and Contra Costa Counties, lying 50 feet on the southeasterly side and 225 feet on the northwesterly side of the following described line:

COMMENCING at Station 126 as shown upon the map entitled "Survey of the Mean Low Water Line Along the Banks of the Carquinez Strait, Vicinity of Sempile Point, Solano County," dated July 1955 and filed in Book 7 of Surveys at Page 9 Solano County Records; thence N 03° 21' 22" E, 638.72 feet to the POINT OF BEGINNING; thence S 23° 52' 29" W, 4900 feet to the end of the herein described line.

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

ALSO EXCEPTING THEREFROM those interests - in - land, if any, which passed by virtue of the Patent issued to (1) Thomas Grennan, June 3, 1869, for the land described in Tideland Survey No. 11, Contra Costa County; (2) Port Coast Lumber Co., June 24, 1903, for the land described in Tideland Location No. 226, Contra Costa County; (3) Wm. W. Fitch, April 1, 1868, for the land described in Tideland Survey No. 13, Solano County.

END OF DESCRIPTION

Prepared Fred T. Campbell Checked J. H. Kannecke  
Reviewed H. Brittracher Date 9/21/77

EXHIBIT "A" FRC 2964.1

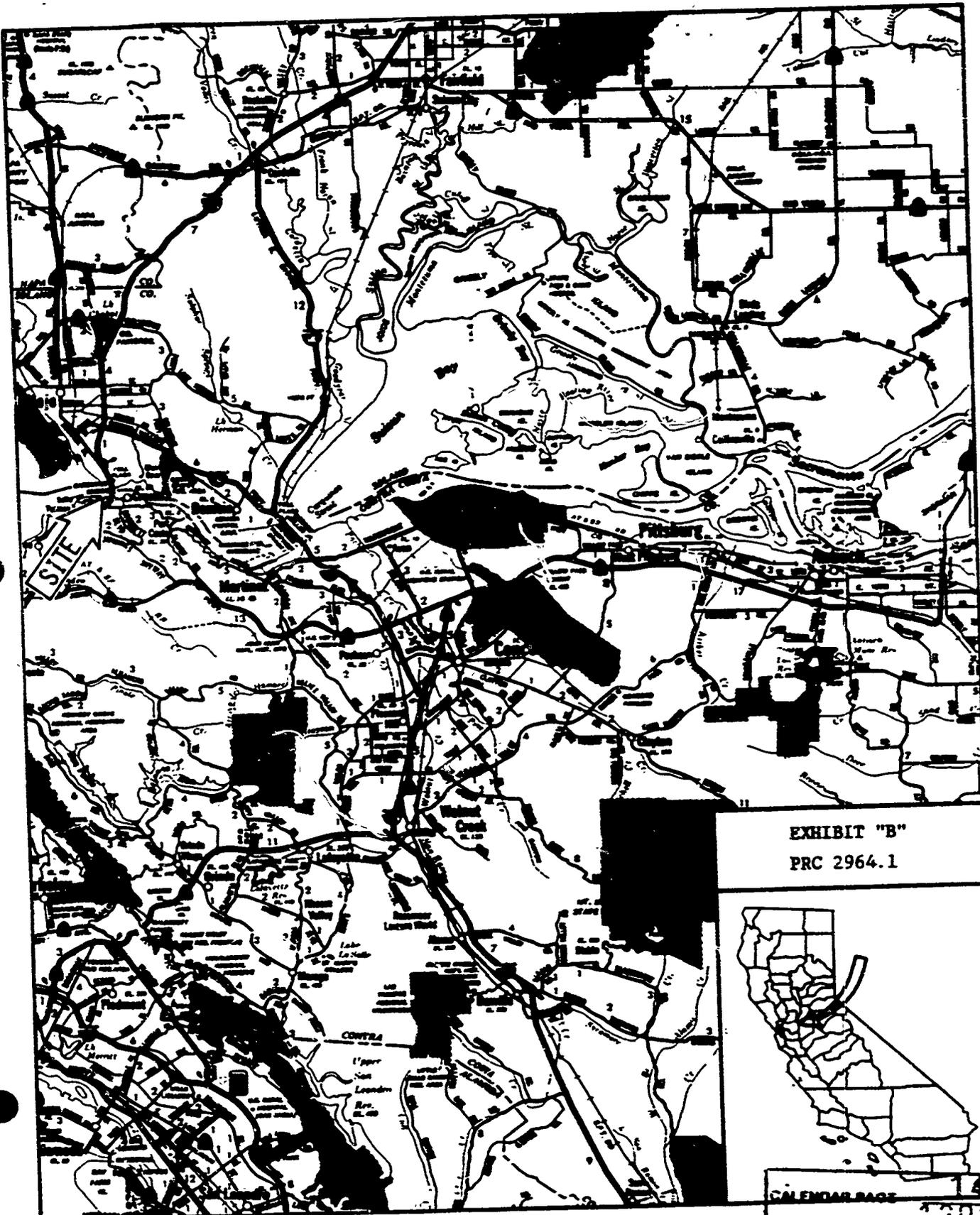


EXHIBIT "B"  
PRC 2964.1

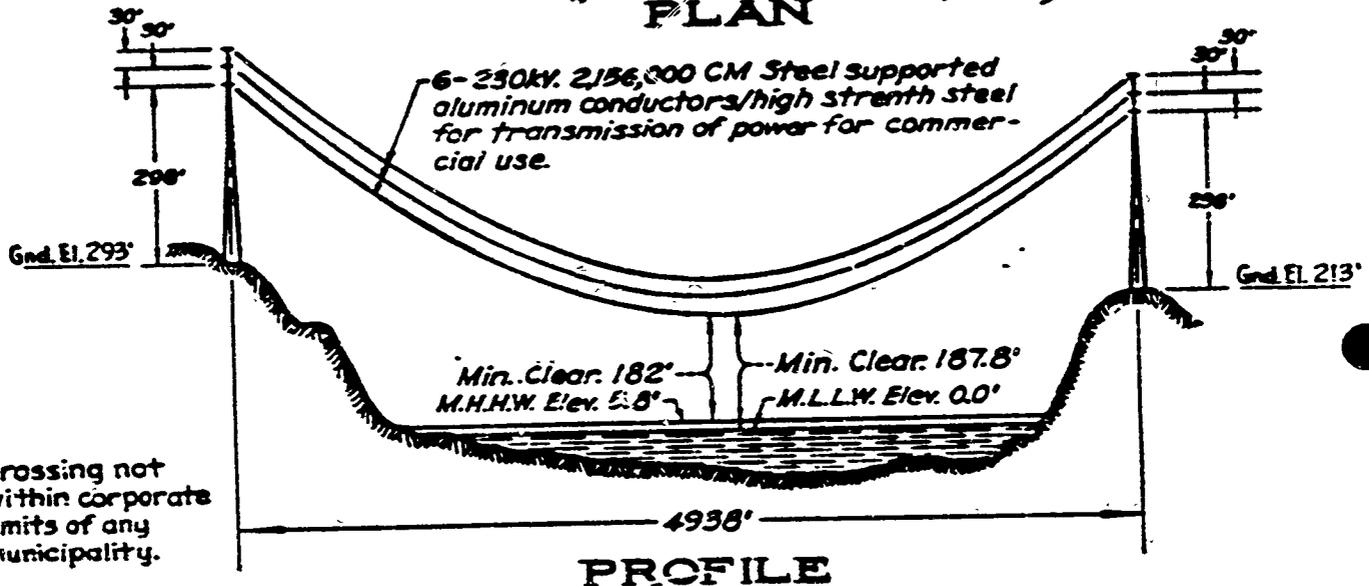
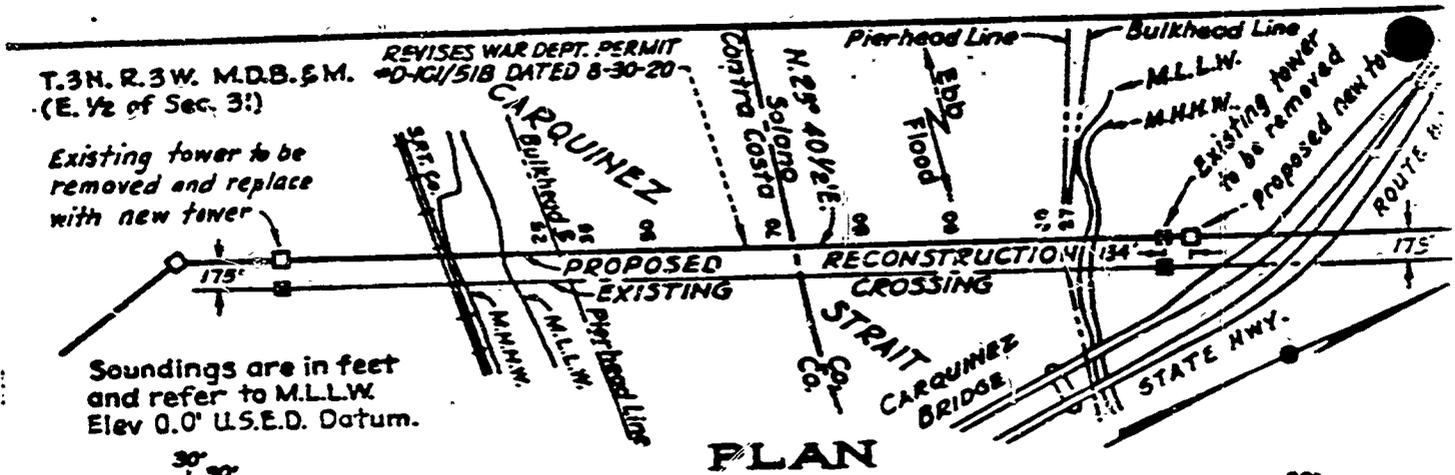


T.3N. R.3W. M.D.B. & M.  
(E. 1/2 of Sec. 3)

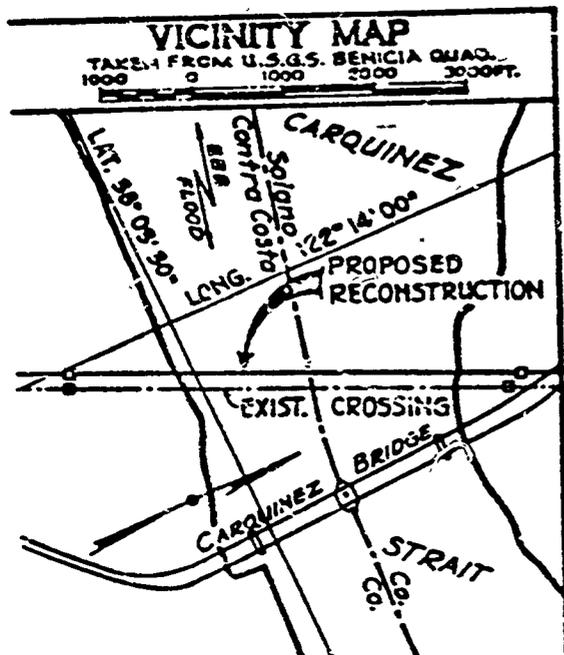
REVISES WAR DEPT. PERMIT  
#D-161/518 DATED 8-30-20

Existing tower to be removed and replace with new tower

Soundings are in feet and refer to M.L.L.W. Elev 0.0' U.S.E.D. Datum.

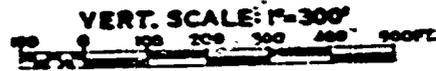


Crossing not within corporate limits of any municipality.



**PROPOSED RECONSTRUCTION  
OVERHEAD WIRE CROSSING  
OVER CARQUINEZ STRAIT  
1 MILE N.W. OF VALONA  
SOLANO & CONTRA COSTA  
COUNTIES, CALIFORNIA**

APPLICATION BY  
**PACIFIC GAS AND ELECTRIC COMPANY**



USED. DATUM

DECEMBER 30, 1983

Exhibit "A-4" PRC 6827.1

CALENDAR PAGE	15
MINUTE PAGE	1202

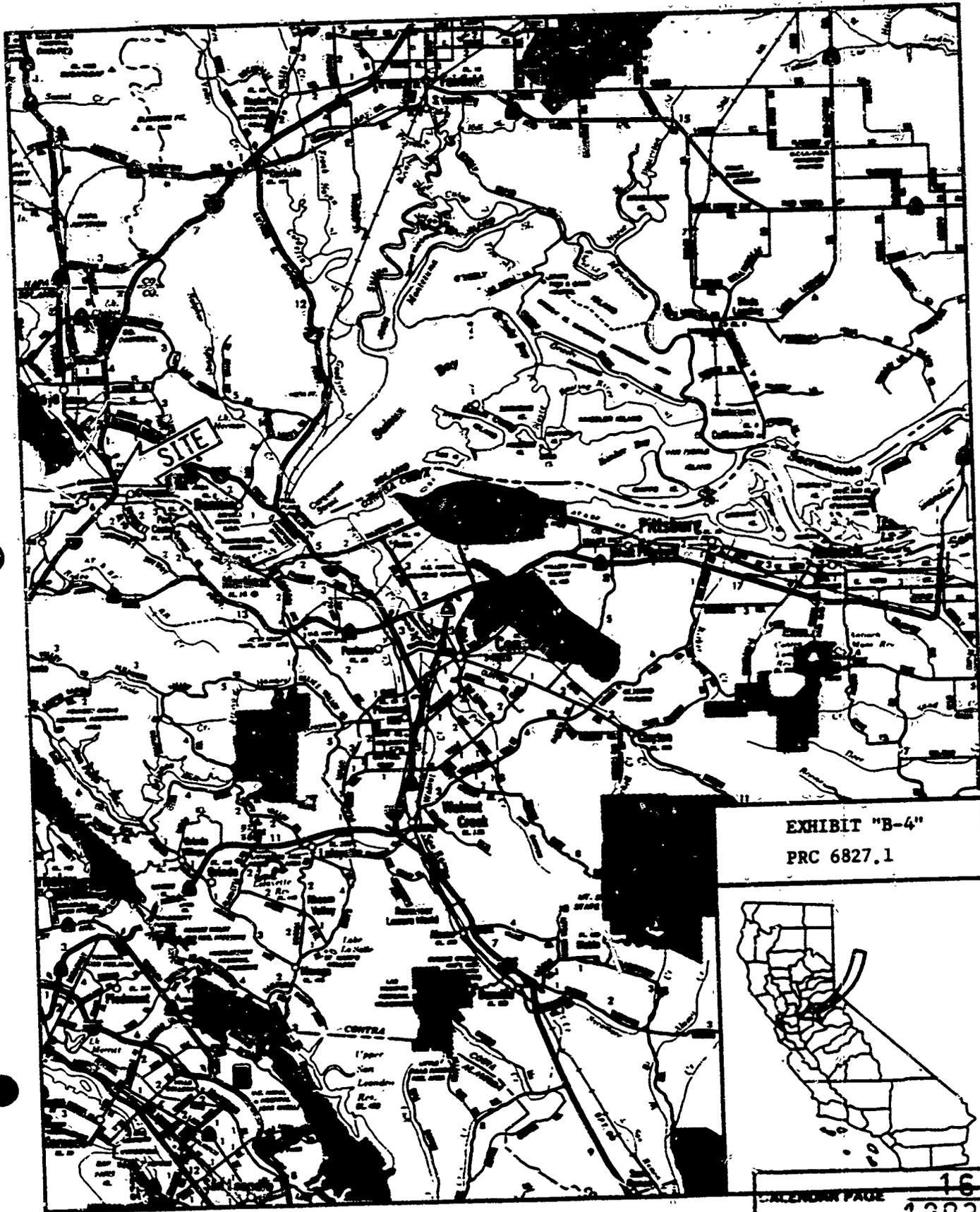


EXHIBIT "B-4"  
PRC 6827.1

