

STAFF REPORT

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06/28/19
PRC 7902.1
S. Avila

REVISION OF RENT

LESSEE:

Sierra Pacific Power Company

AREA, LAND TYPE, AND LOCATION:

0.26 acre, more or less, of sovereign land in the Pit River, adjacent to Assessor's Parcel Numbers 022-101-52 and 022-101-53, near Alturas, Modoc County.

AUTHORIZED USE:

Continued use and maintenance of a 345,000-volt (345-kV) overhead electric transmission line and associated facilities.

LEASE TERM:

49 years, beginning August 21, 1996.

CONSIDERATION:

This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff reviewed the rent under this lease and recommends that rent be revised from \$100 per year to \$450 per year, effective August 21, 2019.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the revision of rent is a discretionary action by the Commission. Each time the Commission approves or rejects a revision of rent, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. Upon expiration or prior termination of the lease, the lessee also has no right to a new lease or to renewal of any previous lease.
2. On August 21, 1996, the Commission authorized a General Lease – Right-of-Way Use to Sierra Pacific Power Company for a term of 49 years beginning August 21, 1996 ([Item C64, August 21, 1996](#)). The lease will expire on August 20, 2045. This overhead power line also crosses eight parcels of State school land in Lassen and Modoc counties and is authorized under a separate lease (PRC 7903.2).

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3. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.
4. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

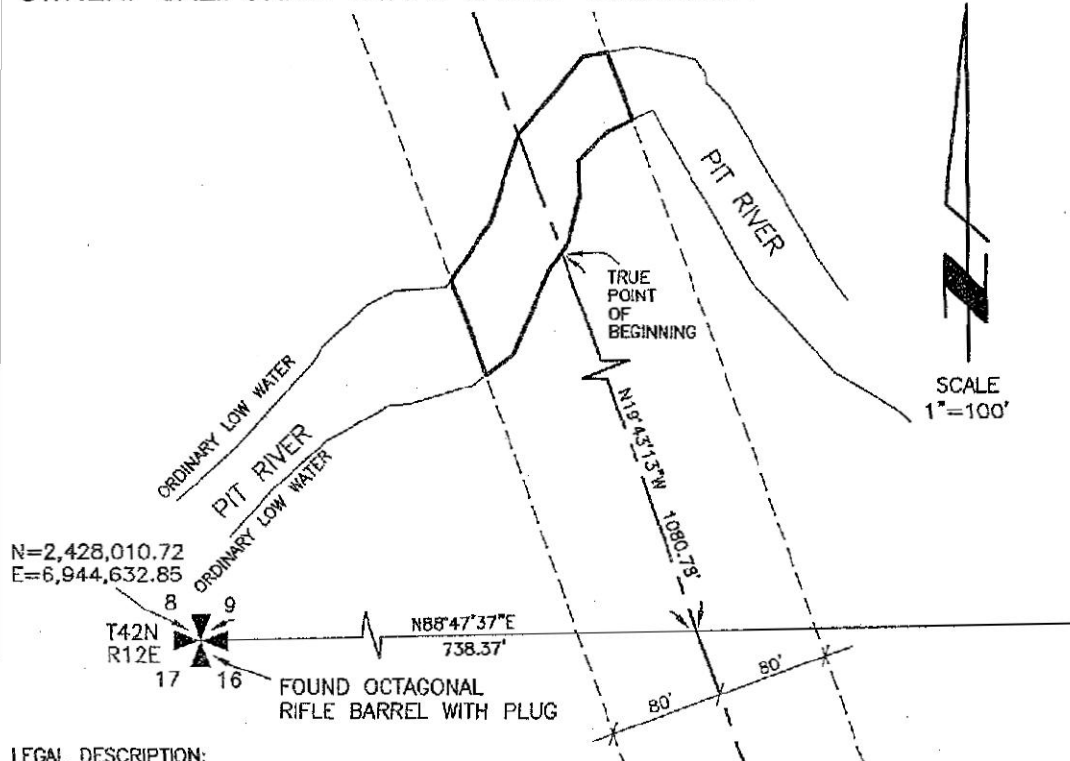
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 7902.1 from \$100 per year to \$450 per year, effective August 21, 2019.

EXHIBIT A

OWNER: CALIFORNIA STATE LANDS COMMISSION



N=2,428,010.72
E=6,944,632.85

T42N
R12E

FOUND OCTAGONAL
RIFLE BARREL WITH PLUG

LEGAL DESCRIPTION:

A ONE HUNDRED SIXTY (160) FOOT WIDE PARCEL FOR A PERMANENT OVERHEAD ELECTRIC TRANSMISSION LINE WITHIN SECTION 9, T42N, R12E, MDM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH LINE OF SAID SECTION, N88°47'37"E, 738.37 FEET TO THE CENTERLINE OF A OVERHEAD ELECTRIC TRANSMISSION LINE; THENCE ALONG SAID CENTERLINE, N19°43'13"W, 1080.78 FEET TO THE SOUTHERLY ORDINARY LOW WATER MARK OF THE PIT RIVER AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID ORDINARY LOW WATER MARK THE FOLLOWING 3 COURSES:

S34°19'06"W, 14.09 FEET;
S23°25'09"W, 67.17 FEET;
S53°12'42"W, 23.71 FEET;

THENCE ACROSS SAID RIVER, N19°43'13"W, 71.68 FEET TO THE NORTHERLY ORDINARY LOW WATER MARK OF SAID RIVER; THENCE ALONG SAID ORDINARY LOW WATER MARK THE FOLLOWING 4 COURSES:

N33°20'18"E, 50.62 FEET;
N17°34'17"E, 66.64 FEET;
N39°47'43"E, 71.99 FEET;
N79°56'59"E, 17.38 FEET;

THENCE ACROSS SAID RIVER, S19°43'13"E, 51.72 FEET TO THE SOUTHERLY ORDINARY LOW WATER MARK OF SAID RIVER; THENCE ALONG SAID ORDINARY LOW WATER MARK THE FOLLOWING 5 COURSES:

S64°34'23"W, 19.27 FEET;
S44°02'21"W, 29.75 FEET;
S00°59'25"E, 23.94 FEET;
S13°24'54"W, 35.88 FEET;
S34°19'06"W, 8.46 FEET FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.26 ACRES, MORE OR LESS.

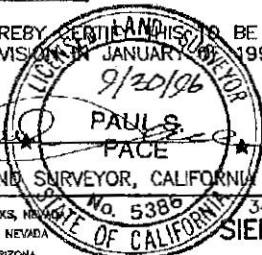
NOTES:

1. BASIS OF BEARING AND COORDINATES IS CALIFORNIA STATE PLANE ZONE 1.
2. ALL COORDINATES SHOWN HEREON ARE IN US SURVEY FEET.
3. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES IN U.S. SURVEY FEET.
4. COMBINED FACTOR (CF) = 0.99975213 (SURFACE * CF = GRID).

SURVEYOR'S CERTIFICATION:

I, PAUL PACE, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION ON JANUARY 20, 1996 AT THE INSTANCE OF SIERRA PACIFIC POWER COMPANY.

PAUL PACE
PROFESSIONAL LAND SURVEYOR, CALIFORNIA LICENSE NO. 5386



SEA CONSULTING ENGINEERS
RENO, SPARKS, NEVADA
LAS VEGAS, NEVADA
PHOENIX, ARIZONA

345 KV TRANSMISSION LINE RIGHT OF WAY
SIERRA PACIFIC POWER COMPANY
SECTION 9, T42N, R12E, MDM
CALIFORNIA

PROJECT NO.
0102-35-7
JAN 31, 1996