

MINUTE ITEM

This Calendar Item No. C2  
was approved as Minute Item  
No. 2 by the State Lands  
Commission by a vote of 3  
0 at its 3/31/77  
meeting.

CALENDAR ITEM

C2.

3/77  
WP 803  
DR  
PRC 803.

GENERAL LEASE  
(RIGHT-OF-WAY USE)

APPLICANT: Pacific Gas & Electric Company  
5555 Florin-Perkins Road  
P. O. Box 7444  
Sacramento, California 95826

AREA, TYPE LAND AND LOCATION:  
A 5.08-acre parcel of tide and submerged land  
in the bed of the Napa River, 1 mile north-  
west of Vallejo, Solano County.

LAND USE: Maintain and operate an existing 22 KV sub-  
marine cable.

TERMS OF ORIGINAL LEASE:  
Initial period: 49 years from May 15, 1953.  
Consideration: \$332.25 in full.

TERMS OF PROPOSED LEASE:  
Initial period: 15 years from January 1, 1977.  
Renewal options: 3 successive periods of 10  
years each.  
Liability insurance: Combined single limit  
\$1,000,000.

CONSIDERATION: \$100 per annum, with the State reserving the  
right to fix a different rental on each fifth  
anniversary of the lease.

BASIS FOR CONSIDERATION:  
\$100 minimum for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:  
Applicant is permittee of upland.  
Filing fee and processing costs have been  
received.

STATUTORY AND OTHER REFERENCES:  
A. Public Resources Code: Div. C., Parts 1 & 2.  
B. Administrative Code: Title 2, Div. 3,  
Arts. 1, 2, 10 & 11.

A 8

S 4

CALENDAR ITEM NO. C2. (CONTD)

OTHER PERTINENT INFORMATION:

1. This project is situated on State land identified as possessing significant environmental values pursuant to Public Resources Code 6370.1, and is classified in a use category, Class C which authorizes Multiple Use.

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

2. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907(a) which exempts an existing structure or 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.
3. The original Lessee was Vallejo Electric Light and Power Company. Pacific Gas & Electric Company is successor in interest to Vallejo Electric Light and Power Company.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE PUBLIC RESOURCES CODE.
3. AUTHORIZE ISSUANCE TO PACIFIC GAS AND ELECTRIC COMPANY OF A 15-YEAR GENERAL LEASE (RIGHT OF WAY USE), FROM JANUARY 1, 1977; WITH LESSEE'S OPTION TO RENEW FOR 3 SUCCESSIVE PERIODS OF 10 YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$100, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF PUBLIC LIABILITY INSURANCE, COMBINED SINGLE LIMIT IN THE AMOUNT OF \$1,000,000; FOR MAINTENANCE AND OPERATION OF AN EXISTING 22 KV SUBMARINE CABLE ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

WP 800.1

A strip of land, 100 feet wide in the bed of Napa River, Solano County, California, said strip being 50 feet on each side of the following described centerline:

COMMENCE at a point on the centerline of the former State Highway Bridge at the Sear's Point cut-off over Napa River as shown on the "Map Showing Additional Ungranted or Sovereign Lands of the State of California in Solano County, Across Napa River, Hooded as Right of Way for and for the Protection of State Highway, Road X-SOI-203-B" said map being filed in the Sacramento office of the State Lands Division as Map No. CXD 5478, from which point of commencement the northwest corner of Block 7 of "Bay Terrace" according to map entitled "Bay Terrace", filed for record March 12, 1950, Solano County Records, Book S 459 231 E, 1095.5 feet; thence from said point of commencement R 64° 49' E, 164.65 feet along the centerline of said state highway; thence S 25° 15' E, 75 feet to the POINT OF BEGINNING; thence southwesterly on a line parallel with and 75 feet distant from said highway centerline, 165 feet; thence southwesterly 315 feet to a point 150 feet distant from, at right angles to the said highway centerline; thence southwesterly 100 feet to a point, 90 feet distant from, at right angles to said highway centerline; thence southwesterly on a line parallel with and 90 feet distant from said highway centerline, 205 feet to the end of the herein described centerline.

EXCEPTING THEREFROM any portion which is located at the mean high water line of Napa River.

END OF DESCRIPTION

Prepared by [Signature] Checked [Signature]  
Reviewed by [Signature] Date 1/29/57