

MINUTE ITEM

This Calendar Item No. C40 was approved as Minute Item No. 40 by the California State Lands Commission by a vote of 3 to 0 at its 21800 meeting.

CALENDAR ITEM

C40

A 3

S 1

02/08/00
PRC 7829.1
B. Young

**CONTINUATION OF RENT
GENERAL LEASE – RIGHT OF WAY USE**

LESSEE:

Tuscarora Gas Transmission Company
6100 Neil Road
P.O. Box 30057
Reno, NV 89520-3057

AREA, LAND TYPE, AND LOCATION:

0.091 acres, more or less, of sovereign lands in the Pit River, near Alturas, Modoc County.

AUTHORIZED USE:

Installation and maintenance of five natural gas pipelines crossing the bed of the Pit River at five separate locations.

LEASE TERM:

49 years, beginning June 1, 1995.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that the rent be continued at \$500 per year, effective June 1, 2000.

EXHIBITS:

A. Location and site maps

CALENDAR PAGE	000280
MINUTE PAGE	0007566

CALENDAR ITEM NO. C40 (CONT'D)

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

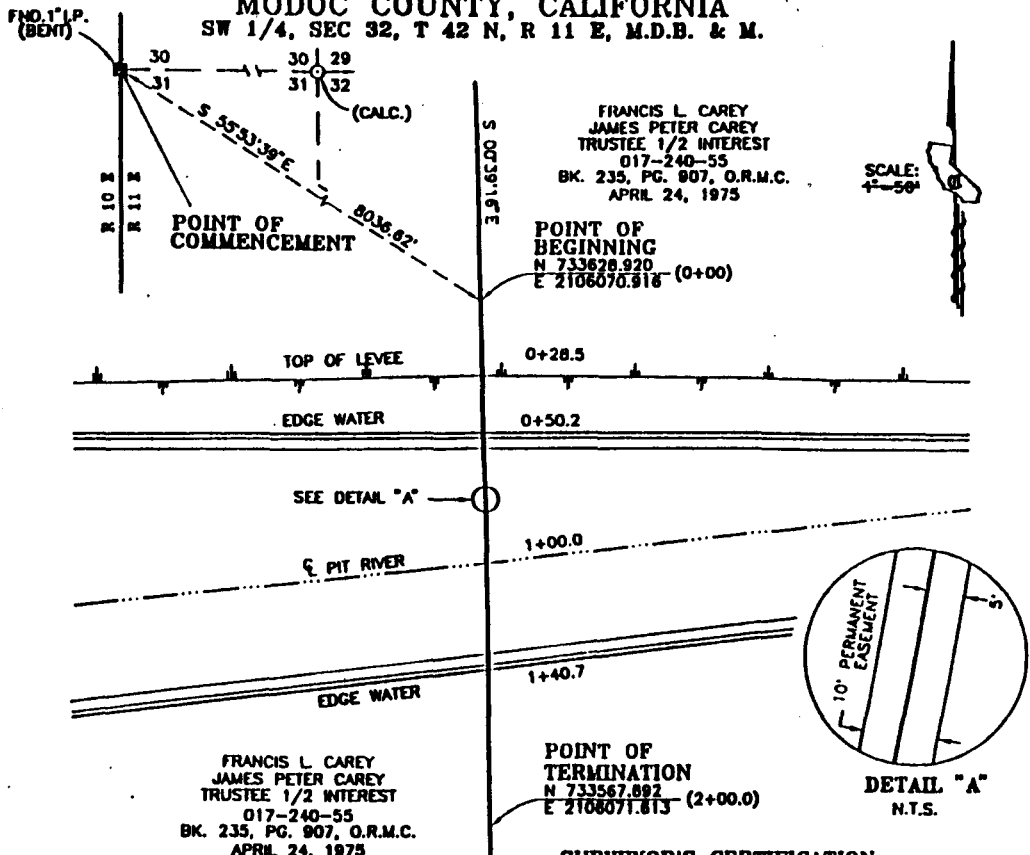
CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

APPROVE THE CONTINUATION OF RENT FOR LEASE NO. PRC 7829.1 AT \$500 PER YEAR, EFFECTIVE JUNE 1, 2000.

MODOC COUNTY, CALIFORNIA
 SW 1/4, SEC 32, T 42 N, R 11 E, M.D.B. & M.



- NOTES:**
1. ALL COORDINATES SHOWN HEREON ARE CALIFORNIA STATE PLANE, ZONE 1, IN METERS.
 2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE MAPPING PROJECTIONS, ZONE 1.
 3. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES IN U.S. SURVEY FEET.
 4. COMBINED SCALE FACTOR 1.0011789568 (SURFACE TO GRID)

CENTERLINE DESCRIPTION :
 COMMENCING AT AN 1" IRON PIPE (BENT) FOUND FOR THE N.W. CORNER OF SECTION 31 TOWNSHIP 42 NORTH, RANGE 11 EAST, M.D.B. & M. THENCE SOUTH 58 DEGREES 34 MIN. 00 SEC. EAST A DISTANCE OF 8036.82 FEET TO THE POINT OF BEGINNING.
 THENCE SOUTH 01 DEGREES 19 MIN. 37 SEC. EAST, AT 100 FEET PASSING THE CENTERLINE OF THE PIT RIVER AND CONTINUING A TOTAL DISTANCE OF 200 FEET TO THE POINT OF TERMINATION.
 LESS AND EXCEPT ALL THAT LAND ABOVE THE ORDINARY LOW WATER ELEVATION.

FRANCIS L. CAREY
 JAMES PETER CAREY
 TRUSTEE 1/2 INTEREST
 017-240-55
 BK. 235, PG. 907, O.R.M.C.
 APRIL 24, 1975

POINT OF BEGINNING
 N 733678.920
 E 2106670.816 (0+00)

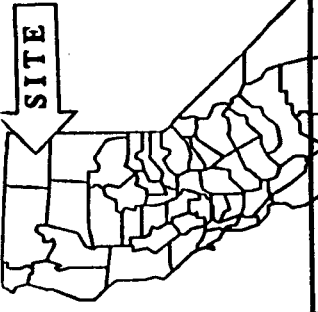
POINT OF TERMINATION
 N 733567.892
 E 2106071.813 (2+00.0)

SURVEYOR'S CERTIFICATION:
 I, SID WHEELER, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION IN JULY OF 1994.
Sid Wheeler 12/98
 SID WHEELER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6457

TUSCARORA GAS TRANSMISSION COMPANY			
PLAT OF 20" PIPELINE CROSSING OF THE PIT RIVER (M.P. 63) T 42 N, R 11 E, M.D.B. & M. MODOC COUNTY, CALIFORNIA			
DRAWN	JAM	DATE	12/30/84
CHECK	SWW	DATE	4/3/95
APPROVED		DATE	
		APPROVED	ENGINEERING MANAGER
		TGT-2088A-7603	

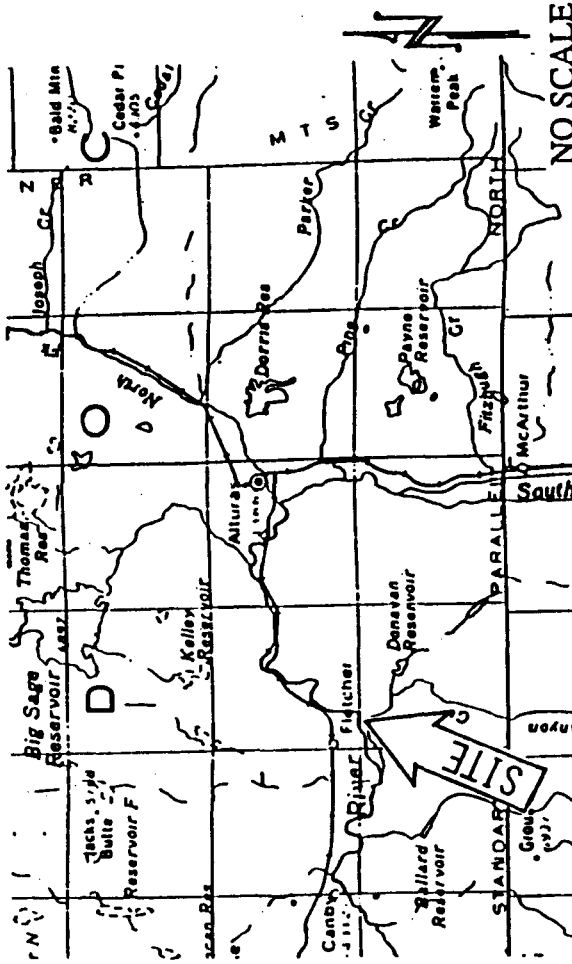
NO SCALE

EXHIBIT A
 W 25063
 APN 017 - 240 - 55
 PIT RIVER
 MODOC COUNTY
 Sheet 1 of 5



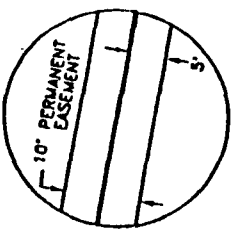
CALENDAR PAGE **000282**
 MINUTE PAGE **0007568**

NO SCALE



This Exhibit is solely for purposes of generally defining the lease premises, 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.

MODOC COUNTY, CALIFORNIA
T 42 N, R 12 E, M.D.B. & M.

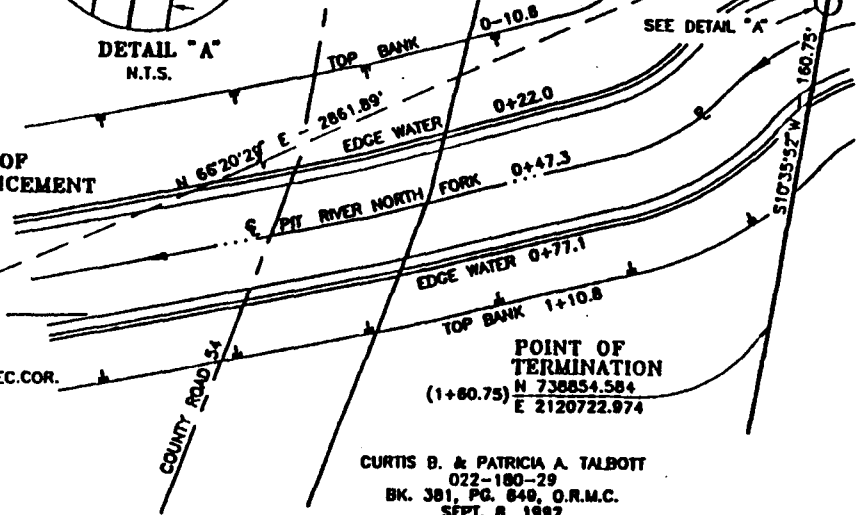
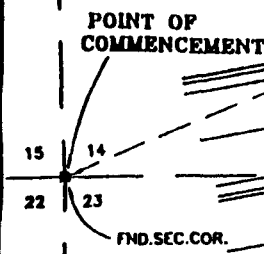


POINT OF BEGINNING
(0+00) N 738902.803
E 2120731.888

MODOC COUNTY
022-180-12

POINT OF TERMINATION
(1+80.75) N 738854.584
E 2120722.974

CURTIS B. & PATRICIA A. TALBOTT
022-180-29
BK. 381, PG. 848, O.R.M.C.
SEPT. 8, 1992



- NOTES:**
1. ALL COORDINATES SHOWN HEREON ARE CALIFORNIA STATE PLANE, ZONE 1, IN METERS.
 2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE MAPPING PROJECTION, ZONE 1.
 3. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES IN U.S. SURVEY FEET.
 4. COMBINED SCALE FACTOR 1.00120878785 (SURFACE TO GRID)

SURVEYOR'S CERTIFICATION:
I, SID WHEELER, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION IN JULY OF 1994.

Sid Wheeler 12/98
SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6457

CENTERLINE DESCRIPTION :
COMMENCING AT A SECTION CORNER FOUND FOR THE S.W. CORNER OF SECTION 14 TOWNSHIP 42 NORTH, RANGE 12 EAST, M.D.B. & M. THENCE NORTH 65 DEGREES 39 MIN. 34 SEC. EAST A DISTANCE OF 2861.89' FEET TO THE POINT OF BEGINNING. - THENCE SOUTH 09 DEGREES 54 MIN. 57 SEC. WEST, AT 47.27 FEET PASSING THE CENTERLINE OF THE PIT RIVER, NORTH FORK AND CONTINUING A TOTAL DISTANCE OF 180.75 FEET TO THE POINT OF TERMINATION. LESS AND EXCEPT ALL THAT LAND ABOVE THE ORDINARY LOW WATER ELEVATION.

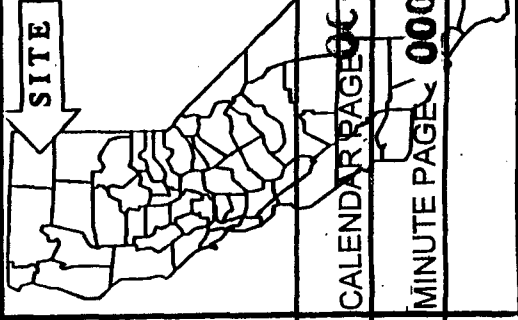
TUSCARORA
GAS TRANSMISSION COMPANY

PLAT OF 4" PIPELINE CROSSING OF THE NORTH FORK PIT RIVER (M.P. 4.1)
T 42 N, R 12 E, M.D.B. & M.
MODOC COUNTY, CALIFORNIA

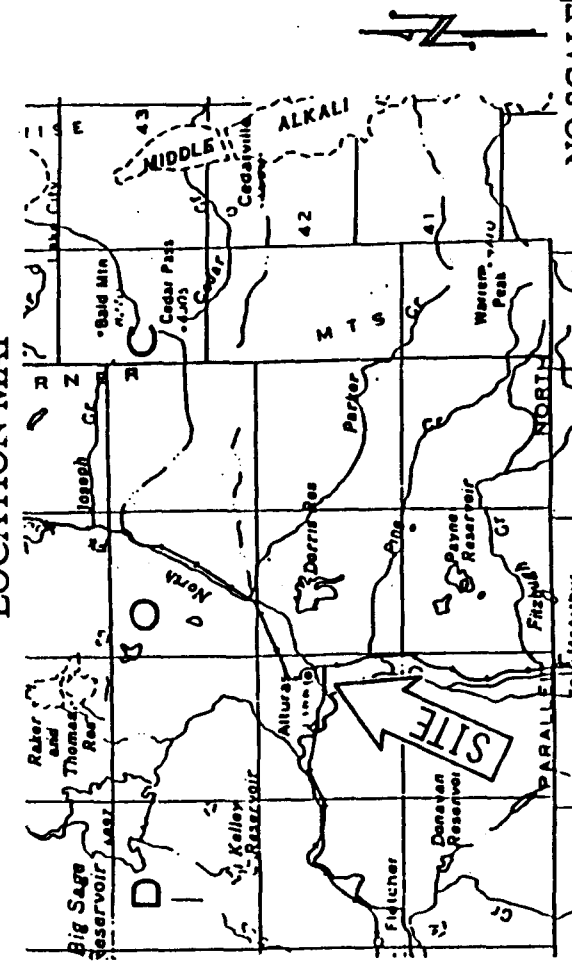
DRAWN	JAM	DATE	12/30/94	APPROVED
CHECK	SWW	DATE	4/3/95	ENGINEERING MANAGER
APPROVED		DATE		TGT-2088A-7604

NO SCALE

EXHIBIT A
W 25063
APN 022 - 180 - 29 & 12
PIT RIVER
MODOC COUNTY
Sheet 2 of 5



LOCATION MAP

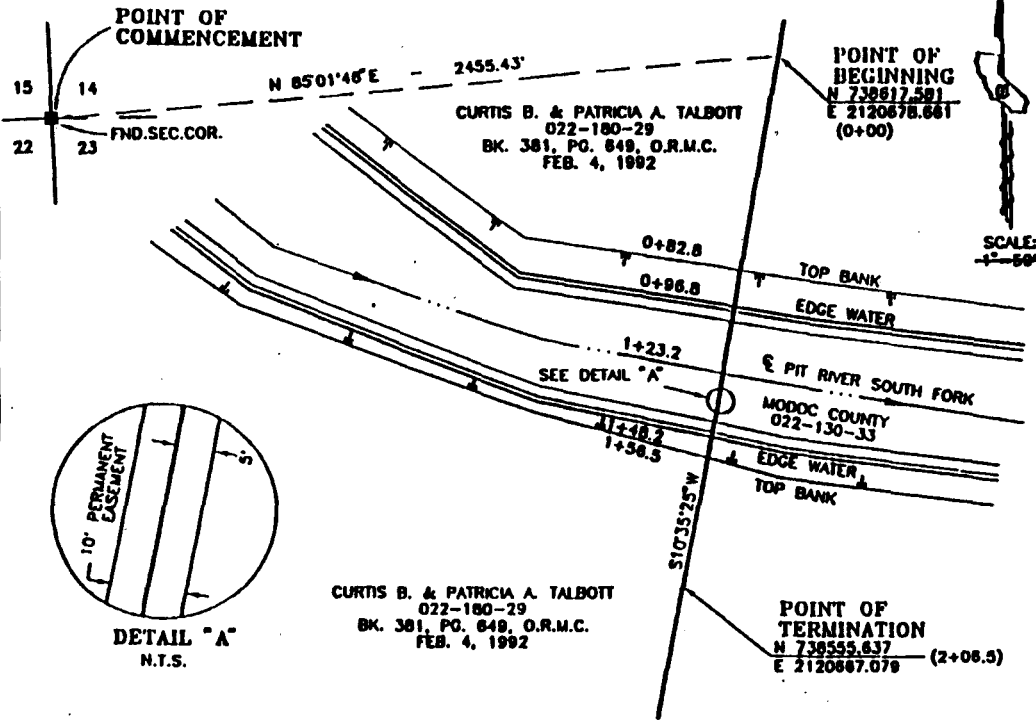


This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

FILE INFO: K87604-449-04/13/1995 DESJH BR

CG 4/95

MODOC COUNTY, CALIFORNIA
T 42 N, R 12 E, M.D.B. & M.



- NOTES:**
1. ALL COORDINATES SHOWN HEREON ARE CALIFORNIA STATE PLANE, ZONE 1, IN METERS.
 2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE MAPPING PROJECTION, ZONE 1.
 3. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES IN U.S. SURVEY FEET.
 4. COMBINED SCALE FACTOR 1.00120979795 (SURFACE TO GRID)

SURVEYOR'S CERTIFICATION:
I, SID WHEELER, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION IN JULY OF 1994.
Sid Wheeler 12/98
SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6457

CENTERLINE DESCRIPTION :
COMMENCING AT A SECTION CORNER FOUND FOR THE S.W. CORNER OF SECTION 14 TOWNSHIP 42 NORTH, RANGE 12 EAST, M.D.B. & M. THENCE NORTH 84 DEGREES 21 MIN. 18 SEC. EAST A DISTANCE OF 2455.43 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 09 DEGREES 54 MIN. 57 SEC. WEST, AT 123.19 FEET PASSING THE CENTERLINE OF THE PIT RIVER AND CONTINUING A TOTAL DISTANCE OF 206.50 FEET TO THE POINT OF TERMINATION. LESS AND EXCEPT ALL THAT LAND ABOVE THE ORDINARY LOW WATER ELEVATION.

TUSCARORA			
GAS TRANSMISSION COMPANY			
PLAT OF 4" PIPELINE CROSSING OF THE SOUTH FORK PIT RIVER (M.P. 3.9) T 42 N, R 12 E, M.D.B. & M. MODOC COUNTY, CALIFORNIA			
DRAWN	JAM	DATE	APPROVED
DECK	SWW	DATE	ENGINEERING MANAGER
APPROVED		DATE	IGT-2088A-7605

NO SCALE

EXHIBIT A
W 25063
APN 022 - 180 - 29
PIT RIVER
MODOC COUNTY
Sheet 3 of 5

CALENDAR PAGE 000284
MINUTE PAGE 0007570

LOCATION MAP

NO SCALE

This Exhibit is solely for purposes of generally defining the lease premises, 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.

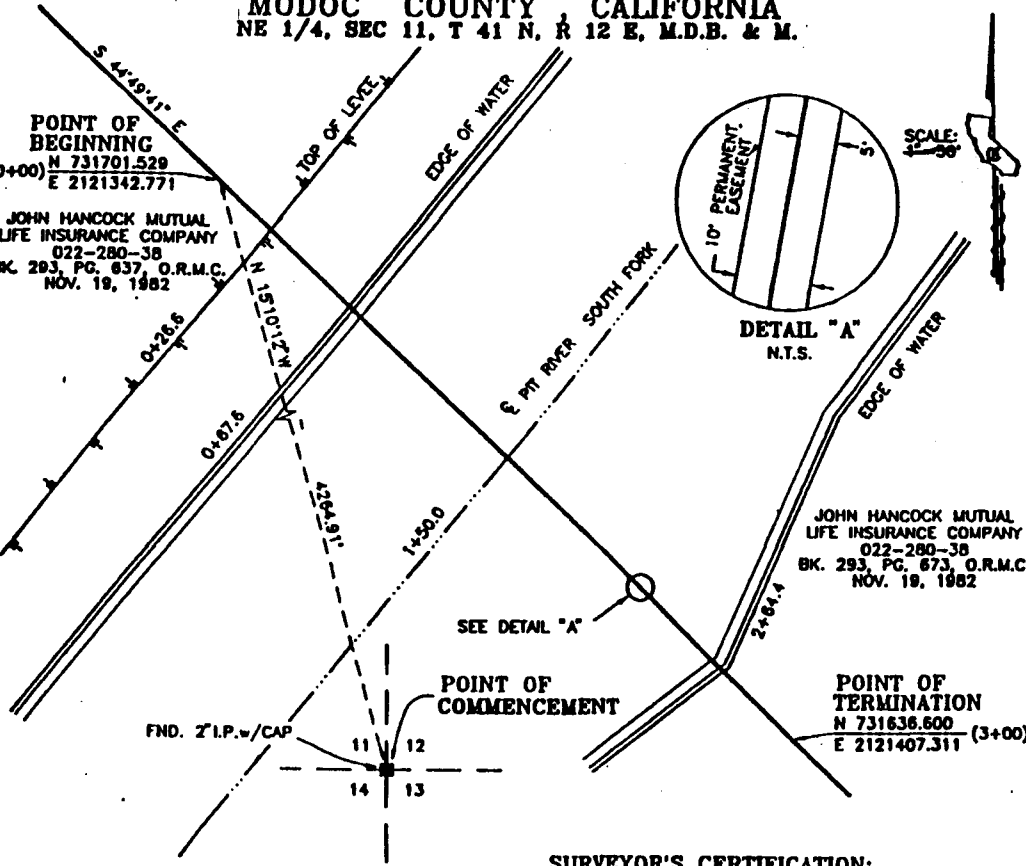
PLI INFO: K887605... 11/13/1995 08:37:50

CG 4/95

MODOC COUNTY CALIFORNIA
NE 1/4, SEC 11, T 41 N, R 12 E, M.D.B. & M.

POINT OF BEGINNING
N 731701.529
E 2121342.771
(0+00)

JOHN HANCOCK MUTUAL
LIFE INSURANCE COMPANY
022-280-38
BK. 293, PG. 637, O.R.M.C.
NOV. 19, 1982



JOHN HANCOCK MUTUAL
LIFE INSURANCE COMPANY
022-280-38
BK. 293, PG. 673, O.R.M.C.
NOV. 19, 1982

POINT OF TERMINATION
N 731636.600
E 2121407.311
(3+00)

SURVEYOR'S CERTIFICATION:

I, SID WHEELER, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION IN JULY OF 1994.

Sid Wheeler 12/98

SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6457

NOTES:

1. ALL COORDINATES SHOWN HEREON ARE CALIFORNIA STATE PLANE, ZONE 1, IN METERS.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE MAPPING PROJECTION, ZONE 1.
3. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES IN U.S. SURVEY FEET.
4. COMBINED SCALE FACTOR 1.0011886089 (SURFACE TO GRID)

CENTERLINE DESCRIPTION :

COMMENCING AT AN 2" IRON PIPE W/CAP FOUND FOR THE S.E. CORNER OF SECTION 11 TOWNSHIP 41 NORTH, RANGE 12 EAST, M.D.B. & M. THENCE NORTH 15 DEGREES 50 MIN. 33 SEC. WEST A DISTANCE OF 4284.91 FEET TO THE POINT OF BEGINNING.
THENCE SOUTH 45 DEGREES 30 MIN. 01 SEC. EAST, AT 150 FEET PASSING THE CENTERLINE OF THE PIT RIVER AND CONTINUING A TOTAL DISTANCE OF 300 FEET TO THE POINT OF TERMINATION.
LESS AND EXCEPT ALL THAT LAND ABOVE THE ORDINARY LOW WATER ELEVATION.

TUSCARORA
GAS TRANSMISSION COMPANY

PLAT OF 20" PIPELINE CROSSING OF THE SOUTH FORK PIT RIVER (M.P. 73)
T 41 N, R 12 E, M.D.B. & M.
MODOC COUNTY, CALIFORNIA

DRAWN	JAM	DATE	12/29/94	APPROVED
CHECK	SWW	DATE	4/3/95	ENGINEERING MANAGER
APPROVED		DATE		TGT-2088A-7602

NO SCALE

EXHIBIT A

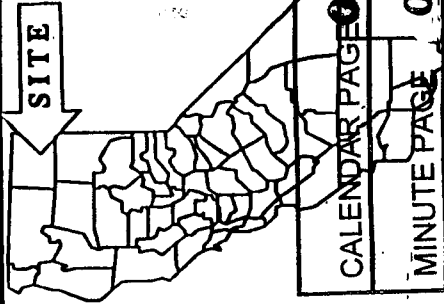
W 25063

APN 022 - 280 - 38

PIT RIVER

MODOC COUNTY

Sheet 4 of 5

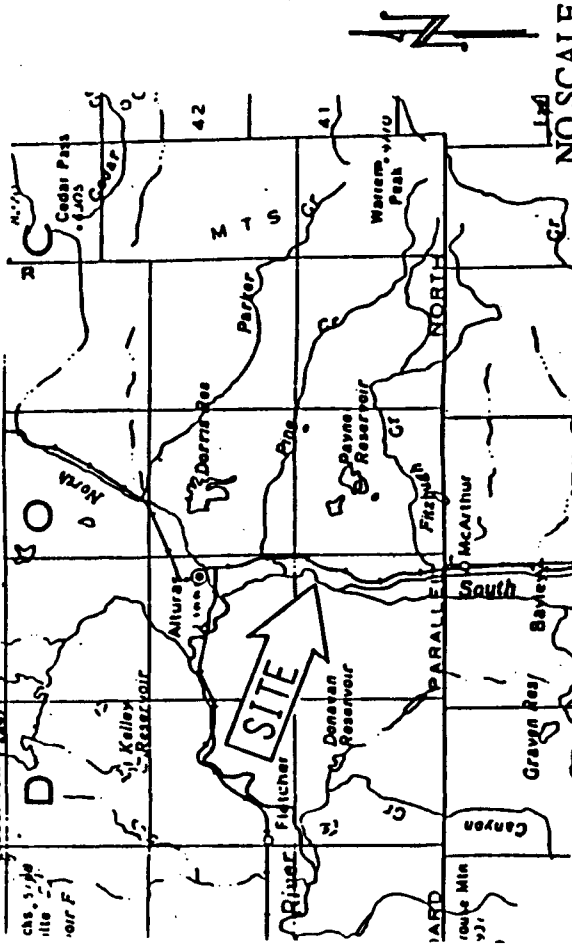


CALENDAR PAGE 0000285

MINUTE PAGE 0007572

CG 4/95

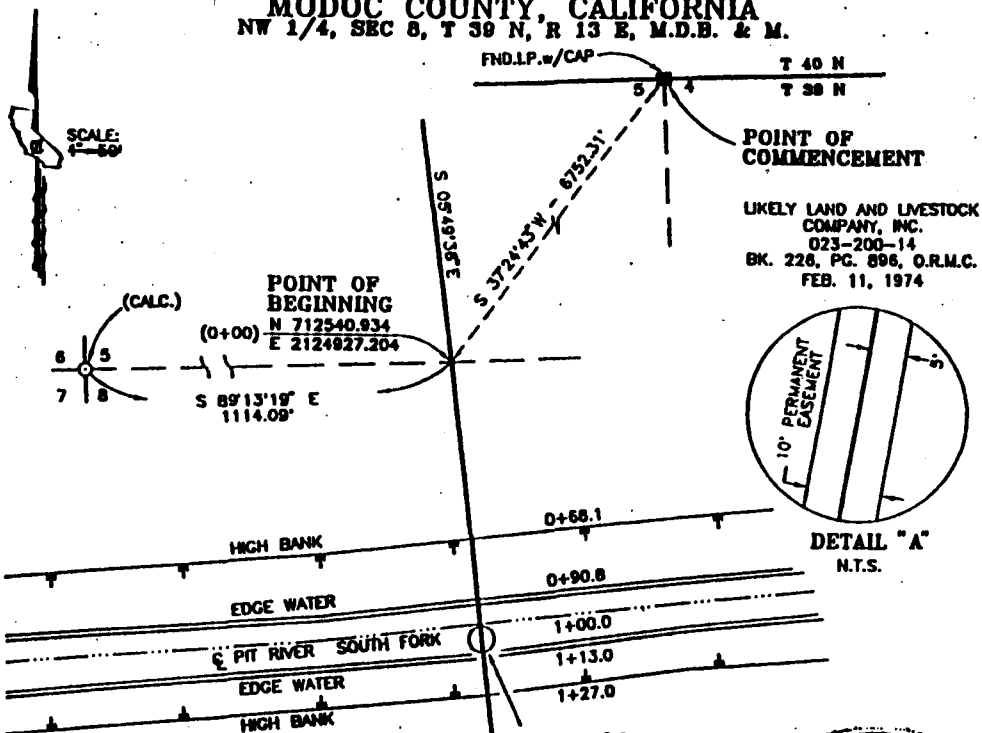
LOCATION MAP



This Exhibit is solely for purposes of generally defining the lease premises, 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.

FILE INFO: K87602, 4-30-94/13/1995 08:22 80

MODOC COUNTY, CALIFORNIA
NW 1/4, SEC 8, T 39 N, R 13 E, M.D.B. & M.



POINT OF TERMINATION
(2+00) N 712480.221
E 2124833.400

- NOTES:**
1. ALL COORDINATES SHOWN HEREON ARE CALIFORNIA STATE PLANE, ZONE 1, IN METERS.
 2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE MAPPING PROJECTION, ZONE 1.
 3. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES IN U.S. SURVEY FEET.
 4. COMBINED SCALE FACTOR 1.0011410237 (SURFACE TO GRID)

CENTERLINE DESCRIPTION :

COMMENCING AT AN IRON PIPE W/CAP FOUND FOR THE N.E. CORNER OF SECTION 5 TOWNSHIP 39 NORTH, RANGE 13 EAST, M.D.B. & M. THENCE SOUTH 37 DEGREES 24 MIN. 43 SEC. WEST A DISTANCE OF 8,752.32 FEET TO THE POINT OF BEGINNING.
THENCE SOUTH 05 DEGREES 49 MIN. 38 SEC. EAST, AT 100 FEET PASSING THE CENTERLINE OF THE PIT RIVER AND CONTINUING A TOTAL DISTANCE OF 200 FEET TO THE POINT OF TERMINATION.
LESS AND EXCEPT ALL THAT LAND ABOVE THE ORDINARY LOW WATER ELEVATION.

SEE DETAIL "A" LIKELY LAND AND COMPANY, INC. O.R.M.C. BK. 226, PG. 896, FEB. 11, 1974

SURVEYOR'S CERTIFICATE
I, SID WHEELER, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE SURVEYORS ACT OF 1994.

SID WHEELER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6457

TUSCARORA
GAS TRANSMISSION COMPANY

PLAT OF 20" PIPELINE CROSSING OF THE SOUTH FORK PIT RIVER (M.P. 86)
T 39 N, R 13 E, M.D.B. & M.
MODOC COUNTY, CALIFORNIA

DRAWN	JAM	DATE	12/28/94	APPROVED
CHECK	SWS	DATE	4/3/95	ENGINEERING MANAGER
APPROVED		DATE		TGT-2088A-7601

FILE INFO: K871601 - 4-88 06/28/1995 07:42 80

NO SCALE

EXHIBIT A

W 25063
APN 023 - 200 - 14
PIT RIVER
MODOC COUNTY
Sheet 5 of 5

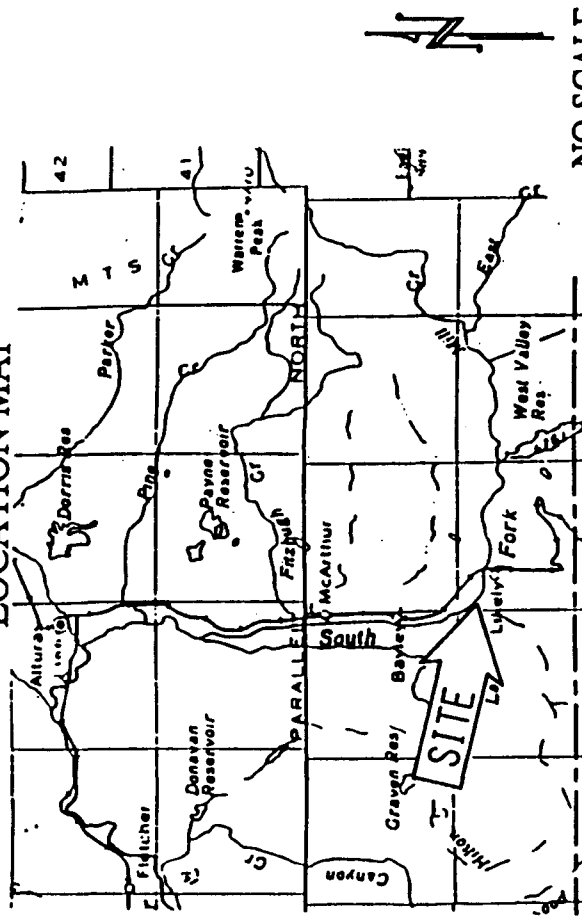


CALENDAR PAGE 000286

MINUTE PAGE 0007572

CG 4/95

LOCATION MAP



This Exhibit is solely for purposes of generally defining the lease premises, 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.