

MINUTE ITEM

THE CALIFORNIA STATE BOARD OF EQUALIZATION

CALENDAR ITEM

15

C15.

8/78
WP 3995
Darrow
PRC 3995

3
6/31/78

REVISION IN LEASE RENTAL
AFTER ROUTINE REVIEW

This is a Right-of-Way lease for a term of 49 years from November 8, 1963, with an existing annual rent of \$27.60, covering 2 parcels (0.192 and 0.291 acre) of tide and submerged land in the old bed of Petaluma Creek near Petaluma, Sonoma County; for an existing 60KV tower line.

The lease listed below provides that the State may adjust the annual rental at a different amount for the 5-year term following the fifth anniversary of the lease, effective on such anniversary date.

The value of the land covered by the lease has been considered and it has been determined that the minimum rental rate of \$100 per annum should apply. The lessee was notified of the amount within the time constraints set by his lease.

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

IT IS RECOMMENDED THAT THE COMMISSION APPROVE ADJUSTING THE NEW ANNUAL RENTAL INDICATED, FOR THE FOLLOWING LEASE EFFECTIVE ON THE DATE SHOWN:

<u>PRC NO.</u>	<u>LESSEE/ADDRESS</u>	<u>PRIOR RENTAL</u>	<u>AMOUNT OF NEW RENTAL</u>	<u>EFFECTIVE DATE</u>
3995.1	Pacific Gas and Electric Company 5555 Florin - Perkins Road Sacramento, CA 95828	\$27.60/ annum	\$100/ annum	November 8, 1978

EXHIBIT "A"

Description

WP 3995

Proposed Lease: P.G. & E. Co.

Two parcels of tide and submerged land in the natural bed of Petaluma Creek situated about one mile easterly of the City of Petaluma, Sonoma County, California, being further described as follows:

PARCEL NO. 1

BEGINNING at a point on the ordinary high water mark of the southerly bank of Petaluma Creek as shown on sheet 1 of 1 of a map of a "Survey of the Ordinary High Water Mark on the banks of Petaluma Creek" dated January, 1950 and filed in Book 67 of maps at Page 7 in the office of the County Recorder of the County of Sonoma; said point of beginning bears South 59° 09' 03" West 6,653.55 feet more or less from U.S.C. & G.S. triangulation station "PETAL" which has California Zone 3 coordinate values of $x = 1,399,275.97$; $y = 638,720.84$; thence from the point of beginning along the said ordinary high water mark North 31° 01' 25" West 27.48 feet; thence leaving the ordinary high water mark North 15° 40' 24" East 220.07 feet more or less to the ordinary high water mark on the northerly bank of Petaluma Creek; thence along said ordinary high water mark South 18° 01' 19" East 72.10 feet; thence leaving the ordinary high water mark South 15° 40' 24" West 197.79 feet more or less to the ordinary high water mark on the southerly bank of said river; thence North 31° 01' 25" West 27.48 feet to the POINT OF BEGINNING; containing 0.192 acre more or less.

PARCEL NO. 2

BEGINNING at a point on the ordinary high water mark on the left bank of Petaluma Creek; said point is approximately 1000 feet northerly from above described Parcel 1 and bears South 67° 38' 21" West 5,943.93 feet from U.S.C. & G.S. triangulation station "PETAL" which has California Zone 3 coordinate values of $x = 1,399,275.97$; $y = 638,720.84$; thence from the point of beginning along the ordinary high water mark South 47° 48' 10" West 30.01 feet; thence leaving the ordinary high water mark North 06° 00' 24" East 294.52 feet more or less to said ordinary high water mark; thence along said ordinary high water mark South 45° 05' 26" East 51.40 feet; thence leaving the ordinary high water mark South 06° 00' 24" West 194.93 feet to said ordinary high water mark; thence along said ordinary high water mark South 26° 33' 54" West 41.53 feet and along same South 47° 48' 10" West 8.13 feet to the POINT OF BEGINNING; containing 0.231 acre more or less.

The bearings and distances used in the above descriptions conform with California Coordinate System, Zone 3.

Prepared/Reviewed: David S. CoeDate: 2/6/68Checked: Roy H. MinnickApproved by: James N. Dawson, I.S. 1111

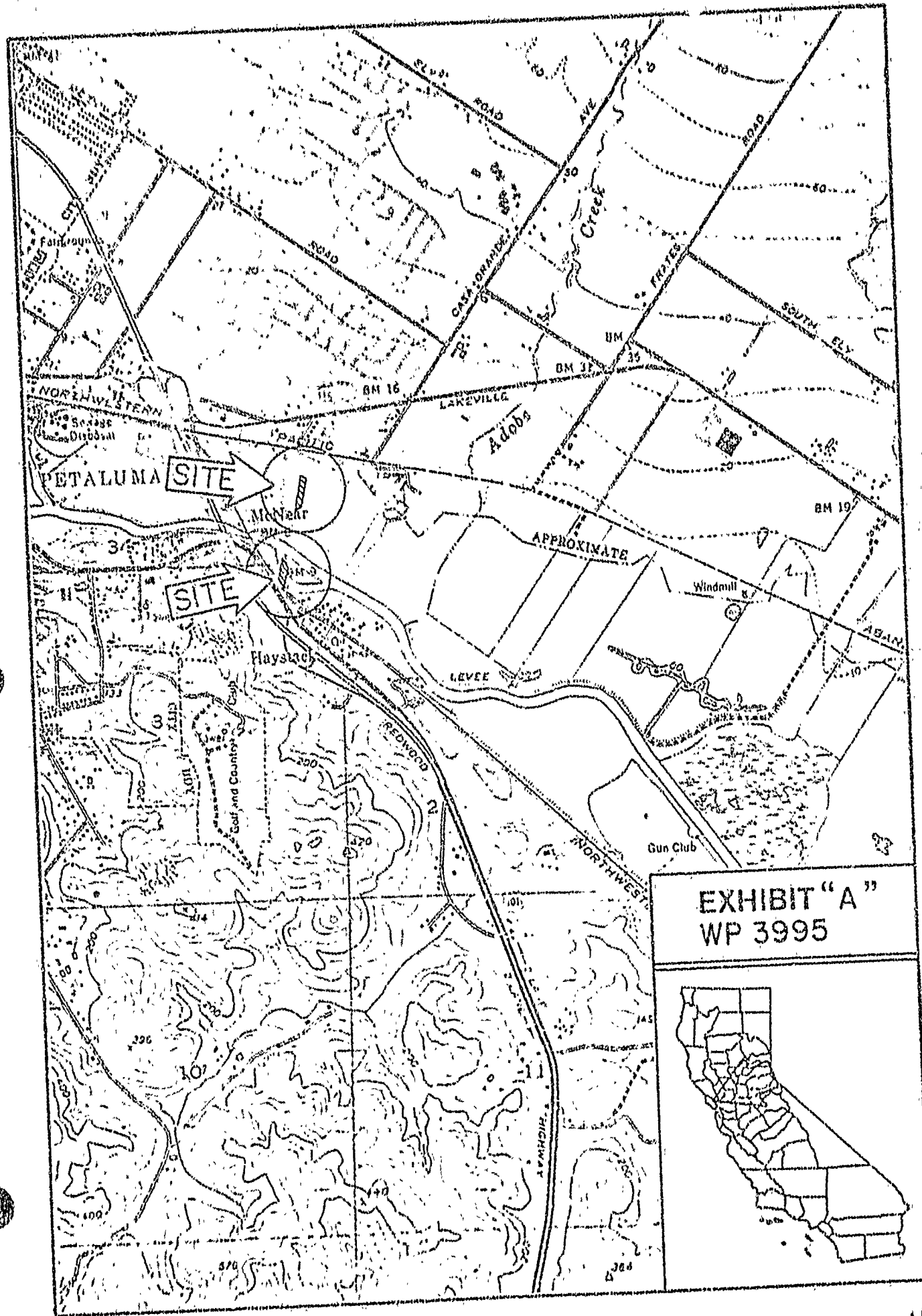


EXHIBIT "A"
WP 3995

