

Decision No. 24543.

BEFORE THE RAILROAD COMMISSION OF THE STATE OF CALIFORNIA.

In the Matter of the Application of
PACIFIC GAS AND ELECTRIC COMPANY, a
corporation, for an order of the
Railroad Commission of the State of
California authorizing applicant to
execute and deliver quit-claim deeds
substantially in the form of the
deeds referred to in this application.

Application No. 17986.

ORIGINAL

BY THE COMMISSION:

O P I N I O N

In this application Pacific Gas and Electric Company, a corporation, asks that the Railroad Commission of the State of California make its order and decision granting and conferring upon applicant all necessary permission and authority to execute and deliver to the California Packing Corporation, a New York corporation, and the Roman Catholic Archbishop of San Francisco, a corporation sole, respectively, three several quit-claim deeds substantially in the form of the deeds attached to the application and marked Exhibits "A", "B", and "C", respectively.

Exhibit "A" quit-claims unto California Packing Corporation that certain strip of land, situate in the County of Marin, State of California, which is described as follows:

"Beginning at a point in the westerly boundary line of that certain right of way granted by John W. Ferris to Pacific Gas and Electric Company by deed dated August 22, 1910, and recorded in Book M of Miscellaneous at page 10, records of said Marin County, from which a 24" oak tree scribed 'S. J. 24', marking Station 24 of the United States Government

"Survey of Rancho San Jose, bears south $28^{\circ} 49'$ west 11862.9 feet distant, and running thence north $56^{\circ} 06'$ east 27.1 feet to a point in the easterly boundary line of said right of way; thence south $8^{\circ} 37\text{-}1/4'$ west, along the easterly boundary line of said right of way 9487.8 feet to a point in the northerly boundary line of the proposed Marin Bombing Base of the United States Army; thence north $73^{\circ} 43'$ west, along the last mentioned boundary line, 20.2 feet to a point in the westerly boundary line of said right of way; thence north $8^{\circ} 37\text{-}1/4'$ east, along the westerly boundary line of said right of way, 9456.7 feet, more or less, to the point of beginning, being portions of sections 23, 26 and 35, Township 3 North, Range 6 West, M. D. B. & M.

Exhibit "B" quit-claims unto California Packing Corporation all that real property situate in the County of Marin, State of California which is described as follows:

"Parcel 1. COMMENCING at a point S. J. 23 set to mark the final and Official Survey of the exterior boundary line of Rancho San Jose as the same is laid down and delineated upon that certain Plat entitled "Plat of Rancho San Jose, July 1858", and filed in the office of the County Recorder of Marin County in Book "A" of Patents, on Page One, and running thence along the said exterior boundary North $52^{\circ} 02'$ East for a distance of 375.52 feet to S. J. 24; thence North $24^{\circ} 00'$ East for a distance of 567.33 feet to S. J. 25; thence North $8^{\circ} 15\text{-}1/2'$ West for a distance of 329.88 feet to S. J. 26; thence North $33^{\circ} 45'$ East for a distance of 659.75 feet to S. J. 27; thence North $31^{\circ} 46\text{-}1/2'$ West for a distance of 560.94 feet to S. J. 28; thence North $76^{\circ} 01'$ West for a distance of 59.03 feet; thence leaving said exterior boundary of Rancho San Jose and running North $11^{\circ} 35\text{-}1/2'$ West for a distance of 377.47 feet; thence South $73^{\circ} 43'$ East for a distance of 7797.21 feet to a point on the levee existing February 19, 1917, on the shore line of San Pablo Bay, said levee now standing; thence along said levee South $24^{\circ} 54'$ West for a distance of 4366.77 feet, and South $02^{\circ} 00'$ East for a distance of 273.09 feet, more or less, to the one-quarter section line between the Northwest quarter and the Southwest quarter of Section 2, Township 2 North, Range 6 West, Mount Diablo Base and Meridian; thence due West 2935.48 feet, more or less, to the exterior boundary line of Rancho San Jose; thence along the exterior boundary of Rancho San Jose North $52^{\circ} 51'$ West for a distance of 788.57 feet to S. J. 13; thence North $12^{\circ} 48'$ West for a distance of 1494.23 feet to S. J. 14; thence North $11^{\circ} 46'$ East for a distance of 408.19 feet to S. J. 15; thence North $82^{\circ} 46\text{-}1/2'$

"West for a distance of 588.12 feet to S. J. 16; thence South $64^{\circ} 13-1/2'$ West for a distance of 667.69 feet to S. J. 17; thence North $37^{\circ} 02'$ East for a distance of 599.34 feet to S. J. 18; thence North $12^{\circ} 33'$ West for a distance of 204.14 feet to S. J. 19; thence North $70^{\circ} 19'$ West for a distance of 845.37 feet to S. J. 20; thence North $04^{\circ} 15-1/2'$ East for a distance of 427.91 feet to S. J. 21; thence South $76^{\circ} 29'$ West for a distance of 693.94 feet to S. J. 22; thence North $04^{\circ} 15-1/2'$ East for a distance of 592.5 feet to S. J. 23; and the point of beginning.

BEING a portion of land as described in Book 184 of Deeds at Page 459, of Marin County Records, and containing an area of 697 acres, more or less.

Parcel 2. COMMENCING as a reference point at a point on the exterior boundary of Rancho San Jose known as S. J. 28; thence North $76^{\circ} 01'$ West 59.03 feet; thence North $11^{\circ} 35-1/2'$ West 377.47; thence South $73^{\circ} 43'$ East for a distance of 7797.21 feet to a point on the levee existing February 19, 1917, and now existing, said last mentioned point being the point of commencement; thence South $73^{\circ} 43'$ East for a distance of 355.00 feet; thence South $40^{\circ} 00'$ West 158.00 feet; thence South $25^{\circ} 30'$ West 310.00 feet; thence South $8^{\circ} 30'$ West 990.00 feet; thence South $18^{\circ} 20'$ West 1276.49 feet; thence South $24^{\circ} 00'$ West 376.20 feet; thence South $15^{\circ} 00'$ West 765.60 feet; thence South $5^{\circ} 30'$ East 462.00 feet to its intersection with the one-quarter section line between the North-east quarter and the Southeast quarter of Section 2, Township 2 North, Range 6 West, Mount Diablo Base and Meridian; thence due West for a distance of 1080.00 feet; thence North $02^{\circ} 00'$ West for a distance of 273.09 feet; thence North $24^{\circ} 54'$ East for a distance of 4366.77 feet to the point of beginning. Containing an area of 67.384 acres, more or less."

Exhibit "C" quit-claims unto The Roman Catholic Archbishop of San Francisco that certain strip of land situate in the County of Marin, State of California, which is described as follows:

"Beginning at a point in the westerly boundary line of that certain right of way granted by The Roman Catholic Archbishop of San Francisco to Pacific Gas and Electric Company by deed dated January 20, 1912, and recorded in Book 141 of Deeds at page 129, records of said Marin County from which a 24" oak tree, scribed 'S. J. 24' and marking Station 24 of the United States

"Government Survey of Rancho San Jose, bears north 25° 06-1/2' West 9454.6 feet distant, and running thence along the westerly boundary line of said right of way north 6° 15-1/2' west 3736.0 feet and north 2° 03-1/2' west 683.8 feet to a point in the southerly boundary line the proposed Marin Bombing Base of the United States Army; thence east, along the last mentioned boundary line, 20.0 feet to a point in the easterly boundary line of said right of way; thence along the easterly boundary line of said right of way south 2° 03-1/2' east 682.4 feet and south 6° 15-1/2' east 3769.2 feet; thence north 36° 47-1/2' west 39.4 feet, more or less, to the point of beginning, being a portion of Swamp and Overflowed Land Surveys No. 5 and No. 80 of said Marin County."

In said application, applicant alleges that it now owns certain easements in, on and across the premises mentioned and described in said deeds, on which it maintains electric transmission lines and facilities, and that applicant is desirous of executing and delivering said quit-claim deeds in order that said California Packing Corporation and said The Roman Catholic Archbishop of San Francisco may be enabled to convey title in said premises to the United States, free and clear of all liens and encumbrances, as a site for the proposed Marin Bombing Base of the United States Army.

Applicant further alleges that applicant's electric transmission facilities will, in due course, be removed from their present location and reconstructed upon adjacent rights of way which are to be granted to applicant as consideration for the execution and delivery of the aforementioned quit-claim deeds and that the execution and delivery by it of said proposed quit-claim deeds is in the public interest and for the public benefit.

O R D E R

Pacific Gas and Electric Company, having asked the Commission to make its order and decision granting and conferring upon applicant all necessary permission and authority to execute

and deliver to the California Packing Corporation and The Roman Catholic Archbishop of San Francisco three or several quit-claim deeds substantially in the form of the deeds attached to the application and marked Exhibits "A", "B", and "C" respectively, the Commission having considered the request, and being of the opinion that the granting of same would be fair to all parties and in the public interest; that a public hearing on this matter is not necessary, and that this application should be granted,

IT IS HEREBY ORDERED that Pacific Gas and Electric Company be, and it is hereby authorized to execute and deliver on or before June 1, 1932 to the California Packing Corporation and The Roman Catholic Archbishop of San Francisco, respectively, quit-claim deeds substantially in the form of the deeds attached to this application and marked Exhibits "A", "B", and "C".

IT IS HEREBY FURTHER ORDERED that within thirty (30) days after the execution and delivery of said deeds, Pacific Gas and Electric Company shall file with the Commission a certified copy of each of the deeds executed and delivered under the authority herein granted.

Dated at San Francisco, California, this 2^d day of March, 1932.

Ch. Sweeney
W. J. Quinn
Fred G. Stewart
 Commissioners.