MINUTE ITEM

This Calendar Item No. 29 was approved as Minute Item No. 29 by the State Lands Commission by a vote of 3 to 0 at its 4/24/80 meeting.

CALENDAR ITEM

29.

4/80
WP 3773
Reese

RENEWAL AND AMENDMENT OF
GENERAL LEASE - INDUSTRIAL USE

APPLICANT: Southern Pacific Pipe Lines
610 South Main Street
Los Angeles, California 90014

AREA, TYPE LAND AND LOCATION:
0.763 acre parcel of tide and submerged land in the Sacramento River, Yolo County.

LAND USE: Maintenance of existing pier, floating dock and dolphins for industrial and related uses. Structures are not used for the transporation of products.

TERMS OF ORIGINAL LEASE:

Initial period: 15 years from October 1, 1964.

Renewal options: 3 successive periods of 10 years each.

Surety bond: $3,000.

Consideration: $1011.74.

TERMS OF PROPOSED RENEWAL AND AMENDMENT:

Initial period: 10 years from October 1, 1979.

Renewal options: 2 successive periods of 10 years each.

Surety bond: $5,000.

Public liability insurance: Combined single limit coverage of $500,000, or certified statement of self-insurability.

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CALENDAR PAGE 133
MINUTE PAGE 780

CONSIDERATION: $1011.74 per annum with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

PREREQUISITE TERMS:
Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 & 2.

B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:
1. Lessee has indicated that they will continue to use the facility, as a part of their total industrial operation, but on a very limited basis. Due to this limited use staff feels that the current rental of $1011.74 is fair and equitable and should be maintained.

2. The original lease is being amended to reflect the following:
   a. Increase surety bond
   b. Inclusion of insurance requirements
   c. Generally to bring the original lease format into current leasing policy.

3. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1(B), 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.

4. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class B, which authorizes Limited 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.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISION OF P.R.C. 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.

2. FIND THAT APPROVAL OF THE RENEWAL AND AMENDMENT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.

3. AUTHORIZE THE RENEWAL AND AMENDMENT TO SOUTHERN PACIFIC PIPE LINES OF A 10-YEAR GENERAL LEASE - INDUSTRIAL USE FROM OCTOBER 1, 1979, WITH LESSEE'S OPTION TO RENEW FOR 2 SUCCESSIVE PERIODS OF 10 YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $1011.74, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A $5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $500,000 OR CERTIFIED STATEMENT OF SELF-INSURABILITY; FOR MAINTENANCE OF AN EXISTING PIER, FLOATING DOCK AND DOLPHINS FOR INDUSTRIAL AND RELATED USES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION WP 3773

A parcel of tide and submerged land in the bed of the Sacramento River approximately one mile south of the Capitol Avenue bridge in the City of West Sacramento, Yolo County, State of California, more particularly described as follows:

BEGINNING at a point on the ordinary high water mark on the Sacramento River shown as station W 90 on Sheet 7 of 12 of that certain map entitled "Survey of the Ordinary High Water Mark Along the Sacramento River"; prepared by the State Lands Commission and recorded in Book 12 of Surveys, Pages 1-9, Sacramento County Recorder's Office, thence along the following nine courses:

1.	S 39°45'20" W	293.97 feet;
2.	S 28°42'03" W	142.78 feet;
3.	N 39°23'15" E	65.62 feet;
4.	S 50°36'45" E	50.00 feet;
5.	N 39°23'15" E	347.86 feet;
6.	N 48°51'13" W	51.03 feet;
7.	N 39°23'15" E	350.61 feet;
8.	N 50°36'45" W	14.41 feet;
9.	S 41°08'47" W	331.51 feet to the POINT OF BEGINNING

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

END OF DESCRIPTION

Prepared F. del Lopez Checked H. A. Kunnecke

Reviewed Garry A. Melton Date 11/21/79

CALENDAR PAGE	136
MINUTE PAGE	783

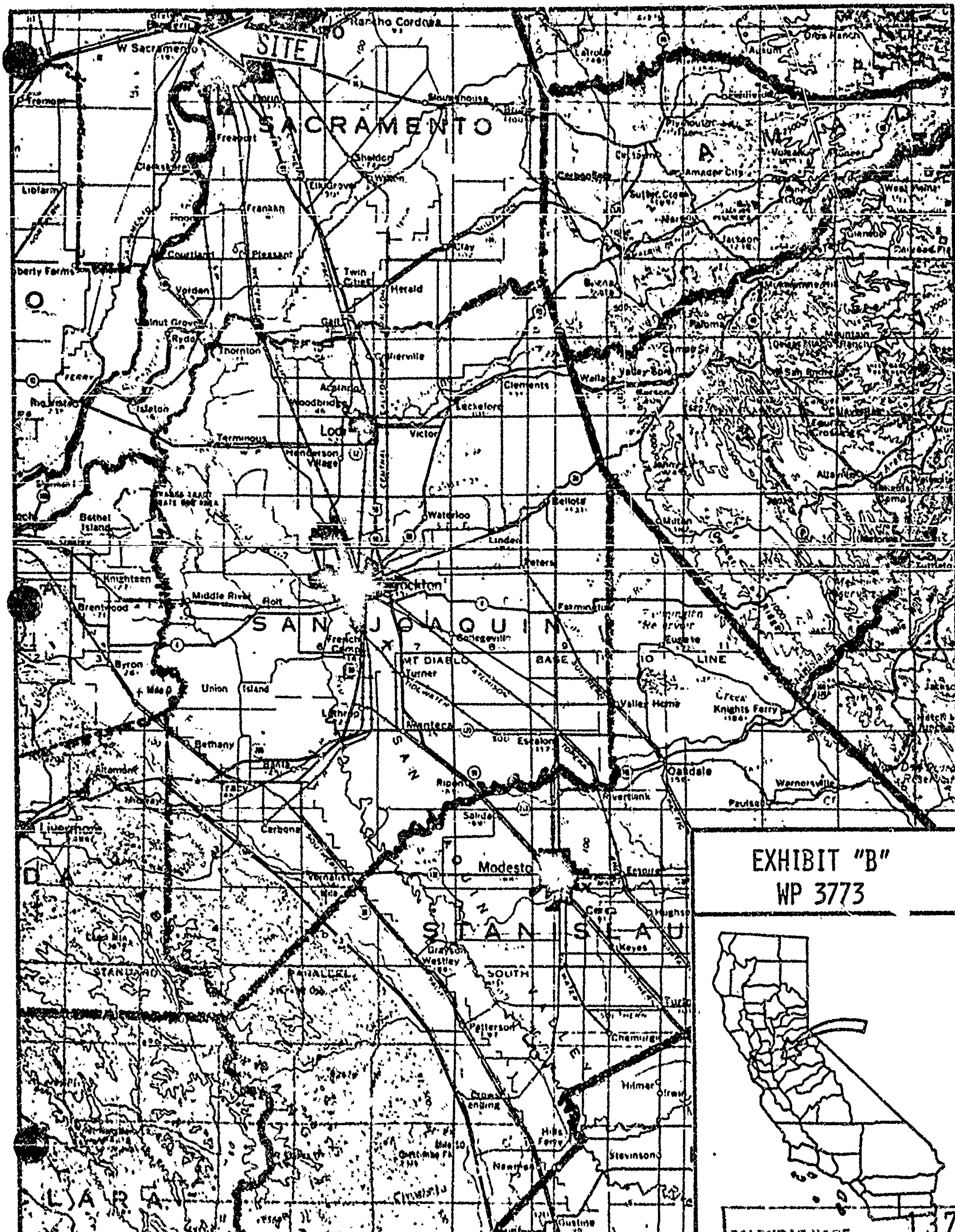

EXHIBIT "B"
WP 3773

CALENDAR PAGE 137

MINUTE PAGE 784