

MINUTE ITEM

This Calendar Item No. C19
was approved as Minute Item
No. 17 by the State Lands
Commission by a vote of 2
to 0 at its 2/28/85
meeting.

CALENDAR ITEM

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WP 5072 PRC 5072
Maricle

REPLACEMENT LEASE - COMMERCIAL USE

APPLICANT: Ramos Oil Company
P. O. Box 401
1515 South River Road
West Sacramento, California 95691

AREA, TYPE LAND AND LOCATION:
A 0.116-acre parcel of tide and submerged land,
located at the Sacramento River, Isleton,
Sacramento County.

LAND USE: Warehouse modification and a new office building
on existing wharf, and pilings and two dolphins.

TERMS OF ORIGINAL LEASE:

Initial period: Ten years beginning March 15,
1975.

Renewal options: One successive period of five
years each.

Surety bond: \$3,000.

Public liability insurance: \$500,000 per
occurrence for bodily injury
and \$500,000 for property
damage.

Consideration: \$550 per annum; five-year
rent review.

TERMS OF PROPOSED REPLACEMENT LEASE:

Initial period: 30 years beginning March 1,
1985.

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Surety bond: \$10,000.

Public liability insurance: Combined single
limit coverage of \$1,000,000.

CONSIDERATION: \$774 per annum; with the State reserving the
right to fix a different rental on each fifth
anniversary of the lease.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
B. Cal. Adm. Code: Title 2, Div. 3; Title 14,
Div. 6.

AB 804, 07/16/85.

OTHER PERTINENT INFORMATION:

1. This transaction provides for the
termination of existing Lease PRC 5072.1
signed on October 29, 1975, and replacement
thereof by new Lease PRC 5072.1, effective
March 1, 1985.
2. The applicant proposes to modify an
existing warehouse and to place a one-story
office building on an existing pier, at
Isleton. According to the information
provided, the structure will serve trust
purposes. The Applicant advises:

"The proposer office/warehouse will
house personnel and supplies directly
related to water-borne commerce. Marine
supplies include fuels, lubricants, and
parts necessary for the daily operation
of marine vessels. Sales to marine

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vessels are estimated to be 90 percent of total sales at this location. The office space portion of the proposed building would be primarily for bookkeeping and sales support of the marine business and house the dock-site fueling facility controls.

The staff has considered the applicant's proposal and concluded that the proposed activity will be consistent with public trust needs.

3. A Negative Declaration was prepared and adopted for this project by the City of Isleton. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.

APPROVALS OBTAINED:

State Reclamation Board.

FURTHER APPROVALS REQUIRED:

United States Army Corps of Engineers.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration (City of Isleton).

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF ISLETON AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. APPROVE THE TERMINATION OF LEASE PRC 5072.1, SIGNED ON OCTOBER 29, 1975, SUCH TERMINATION TO BE EFFECTIVE MARCH 1, 1985.

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4. AUTHORIZE ISSUANCE TO RAMOS OIL COMPANY OF A 30-YEAR REPLACEMENT GENERAL LEASE - COMMERCIAL USE BEGINNING MARCH 1, 1985; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$774 WITH THE STATE, RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$10,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; LEASE TERMINATION AND THE REQUIREMENT TO REMOVE ALL IMPROVEMENTS FROM THE PREMISES IF SUCH IMPROVEMENTS CEASE TO BE USED IN FURTHERANCE OF NAVIGATION AND WATER-BORNE COMMERCE, OR OTHER WATER-DEPENDENT ACTIVITY; FOR A WHARF AND OFFICE BUILDING, PILING, AND TWO DOLPHINS, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

(Revised 02/19/85)

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EXHIBIT "A"

LAND DESCRIPTION

WP 5072

A parcel of tide and submerged land lying in the bed of the Sacramento River, in the vicinity of the town of Isleton, Sacramento County, State of California, being more particularly described as follows:

COMMENCING at a monument set at the intersection of the northerly line of the State Highway 160 with westerly boundary of the town of Isleton, as the same existed in 1928; thence N 17° 56' E, 101.20 feet to the northeast corner of that certain parcel described as the second tract in the deed dated October 3, 1928 and recorded in Volume 216 at page 392 of Official Records of said County; said corner being on the said westerly boundary of the town of Isleton; thence S 89° 27' W along the north boundary of said second tract, 37.73 feet to the northwest corner thereof and the northeast corner of that certain tract conveyed by the deed dated July 18, 1929 and recorded in Volume 245, Page 444 of the Official Records of Sacramento County; thence S 82° 48' W along the north boundary of said tract recorded in Volume 245, 65.30 feet; more or less, to the west side of an existing warehouse and the TRUE POINT OF BEGINNING; thence N 4° 07' W, 15.00 feet; thence N 85° 53' E, 40.50 feet; thence N 4° 07' W, 21.00 feet; thence S 85° 53' W, 24.00 feet; thence N 4° 07' W, 37.00 feet; thence N 85° 53' E, 58.00 feet; thence S 4° 07' E, 59.00 feet; thence N 85° 53' E, 21.00 feet; thence S 4° 07' E, 2.00 feet; thence S 85° 53' W, 21.00 feet; thence S 4° 07' E, 29.00 feet; thence S 85° 53' W, 74.50 feet; thence N 4° 07' W, 17.00 feet to the point of beginning TOGETHER WITH all that land lying immediately beneath a 9 pole dolphin located approximately 30 feet southeasterly of the northeast corner of the above described parcel and all that land lying immediately beneath a 9 pole dolphin located approximately 60 feet southwesterly of the northwest corner of the above described parcel.

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

END OF DESCRIPTION

REVISED FEBRUARY 13, 1985 BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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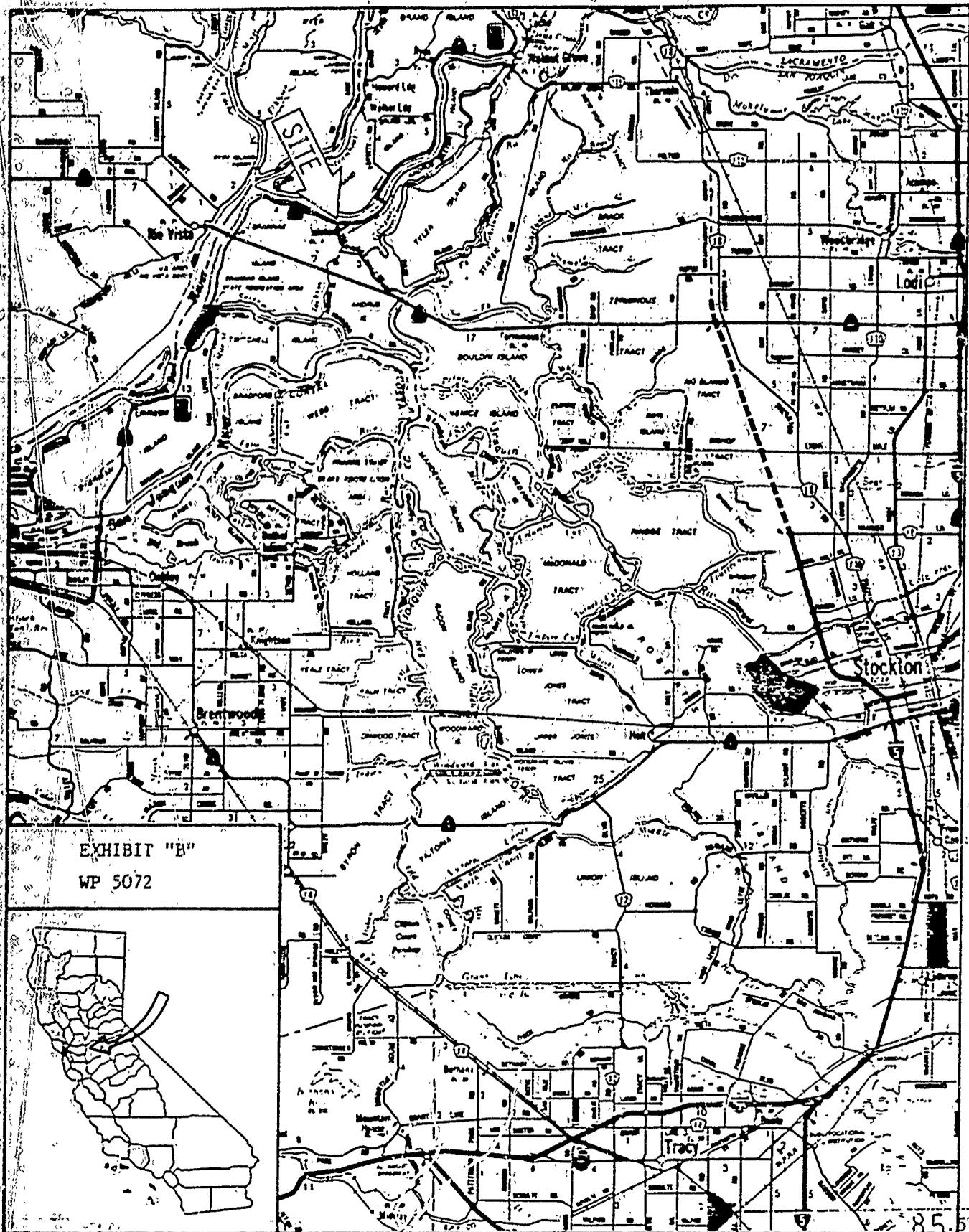


EXHIBIT "E"
WP 5072



889

NEGATIVE DECLARATION

Pursuant to Section 15083 of the California Administrative Code, the undersigned, the City Clerk of the City of Isleton, being the person designated by the City Council to process projects subject to the Environmental Quality Act of 1970, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration for the project described as follows:

1. Description of Project:

Commercial - Retail

To sell gasoline, diesel, motor oil and related products retail.

To install cardlock fuel pumps for retail gasoline and diesel sales.

2. Location of Project:

All of Block 55

HWY 160 & 1st. Street

3. Said project will not have a significant effect on the environment for the following reasons: The project would not cause significant: (1) adverse effects on the natural and social-physical environmental balance, (2) adverse cumulative effects, (3) long-term disadvantages to environmental goals or (4) adverse growth-inducing impacts.

4. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California) is not required.

5. The initial study for this project was also done by John E. Golden, City Clerk of the City of Isleton.

Dated: May 25, 1984.


John E. Golden
City Clerk

Exhibit "C"

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