

MINUTE ITEM

This Calendar Item No. 29
was approved as Minute Item
No. 29 by the State Lands
Commission by a vote of 2
to 0 at its 5/22/86
meeting.

CALENDAR ITEM

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05/22/86
WP 600
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EXTENSION AGREEMENT FOR USE AND OCCUPANCY OF
STATE-OWNED TIDE AND SUBMERGED LAND

APPLICANT: Union Oil Company
Attn: Wilbur H. Cotrel
Union Oil Center Box 7600
Los Angeles, California 90017

AREA, TYPE LAND AND LOCATION:
A 16.607 acre parcel of filled and unfilled
tide and submerged lands located in San Pablo
Bay at Davis Point, Contra Costa County.

EXPIRED LEASE: General Lease - Industrial Use covering a
Petroleum loading/offloading wharf and related
facilities; expired March 31, 1986 with no
renewal periods.

CURRENT STATUS:
To allow Union continued use and occupancy of State-owned lands
at their San Francisco Refinery, which lands are described on
Exhibit "A" attached hereto and by this reference made a part
hereof for an interim period until negotiations for a new lease
are completed, the following agreement is proposed:

Except as provided below, Union shall continue to use and
occupy the lease premises from April 1, 1986 through
September 30, 1986 and use said facility for the same uses and
at the same intensity in accordance with all rights and
obligations as set forth in expired lease PRC 600, including,
but not limited to, Paragraph 14 thereof regarding removal of
improvements at the expiration of the term of the lease, by
this agreement extended and including September 30, 1986.

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The rent for the extension period will be half the annual rent established for any new lease negotiated by the parties; or in the event the parties do not agree upon a new lease, \$50,000, an amount submitted by Union March 27, 1986, and currently held in suspense by the Commission.

Union shall pay the rent due, less the \$50,000 already paid, plus interest at one and one-half percent per month calculated from April 1, 1986, within 30 days following execution of a new lease.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is categorically exempt from the requirements of the CEQA as an existing facility as defined by CEQA Guidelines Section 15301.

Authority: P.R.C. 21084 and 14 Cal. Adm. Code 15301.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS AN EXISTING FACILITY, CATEGORICAL EXEMPTION CLASS 1, AS DEFINED BY 14 CAL. ADM. CODE 15301.
2. AUTHORIZATION OF A SIX-MONTH EXTENSION AGREEMENT BEGINNING APRIL 1, 1986 TO UNION OIL COMPANY; CONSIDERATION TO BE SET UPON EXECUTION OF A NEW LEASE, OR, IN THE EVENT A NEW LEASE IS NOT EXECUTED \$50,000, AN AMOUNT SUBMITTED BY UNION ON MARCH 27, 1986, AND HELD IN SUSPENSE BY THE COMMISSION; ANY RENT DUE SHALL BE SUBJECT TO INTEREST AT ONE AND ONE-HALF PERCENT PER MONTH CALCULATED FROM APRIL 1, 1986.
3. EXTENSION AGREEMENT SHALL BE SUBJECT TO ALL TERMS AND CONDITIONS SPECIFIED IN LEASE PRC 600 INCLUDING, BUT NOT LIMITED TO PARAGRAPH 14 THEREOF REGARDING REMOVAL OF IMPROVEMENTS AT THE EXPIRATION OF THE LEASE TERM, WHICH BY THIS AGREEMENT IS EXTENDED UNTIL AND INCLUDING SEPTEMBER 30, 1986.

EXHIBIT "A"

WP 600

Six parcels of land in the State owned bed of San Pablo Bay and Carquinez Strait, Contra Costa County, California, described as follows:

PARCEL 1

COMMENCING at United States Harbor line Station "U" the California Zone 3 co-ordinates of which are $Y=569,518.32$ and $X=1,493,752.14$ as shown on map of Harbor Lines for Carquinez Strait established by the Secretary of War and filed in the United States Engineer Office, San Francisco, from which United States Harbor Line Station "Ole", the California Zone 3 co-ordinates of which are $Y=569,549.09$ and $X=1,493,822.28$, bears $N 66^{\circ} 18' 48'' E$ a distance of 76.59 feet, said bearing and distance being calculated from said California co-ordinates of said stations; thence $N 79^{\circ} 04' 41'' W$ 850.54 feet to a point in the northerly line of Tide Lands Survey No. 58, Location 176, said last mentioned point being the southerly terminus of that certain course described in the deed from Patrick Torrey and Mary Torrey, his wife, to Union Oil Company of California, dated November 1, 1901, and recorded in Volume 90 of Deeds, at page 552, Records of Contra Costa County, as $S 35^{\circ} W$ 1.10 chains; said point being also the TRUE POINT OF BEGINNING of Parcel 1; thence $S 09^{\circ} 55' 20'' W$ 1254.10 feet to a point from which said Station "U" bears $N 44^{\circ} 22' 52'' E$ a distance of 1502.98 feet, and being also a point in the northerly line of Tide Land Survey No. 58, and the southwesterly terminus of that certain course, described in the deed from Patrick Torrey and Mary Torrey, his wife, to Union Oil Company of California, dated April 17, 1905, and recorded in

PARCEL 1 (Cont.)

Volume 110 of Deeds, at page 468, Records of Contra Costa County, as N 45° 37' E 321.00 feet; thence along said northerly line of Tide Land Survey No. 58, N 46° 44' 10" E 321.00 feet; thence N 08° 17' 10" E 484.69 feet, said last mentioned course being the same course described in said deed dated April 17, 1905, as N 6-3/4° E 482.00 feet; thence along said northerly line of Tide Land Survey No. 58, N 09° 16' 41" W 542.81 feet, more or less, to the true point of beginning, containing 3.68 acres, more or less.

PARCEL 2 - Wharf and Pier

COMMENCING at United States Harbor Line Station "U" described in Parcel 1 above; thence N 26° 53' 40" W 344.30 feet; thence S 71° 05' 10" W 117.42 feet to a point on the northerly line of the land described in the Deed to Union Oil Company of California recorded in Book 90, Page 552 of Deeds, Contra Costa County Records, said point being also N 71° 05' 10" E along said northerly line 254.30 feet from the westerly terminus of that certain course described in said Deed as S 69° 45' W 5.68 chains, and being also the TRUE POINT OF BEGINNING of Parcel 2; thence along the following courses and distances:

S 71° 05' 10" W 102.48 feet and N 1° 10' 15" W 112.27 feet to the beginning of a tangent curve concave westerly having a radius of 650.27 feet; thence northerly along said curve through a central angle of 8° 19' 15" an arc distance of 94.44 feet; thence tangent to said curve N 9° 29' 30" W 1293.58 feet; thence along the following courses and distances:

S 80° 30' 30" W 30.00 feet; thence N 9° 29' 30" W 208.00 feet; S 77° 00' 30" W 622.01 feet; N 12° 59' 30" W 51.75 feet; N 67° 59' 30" W 90.95 feet; S 12° 59' 30" E 6.83 feet; S 77° 00' 30" W 5.50 feet; N 12° 59' 30" W 6.25 feet; S 77° 00' 30" W 6.50 feet; N 12° 59' 30" W 0.58 feet; S 77° 00' 30" W 33.50 feet; S 12° 59' 30" E 6.25 feet; S 77° 00' 30" W 5.50 feet; N 12° 59' 30" W 38.33 feet; N 77° 00' 30" E 1375.84 feet; S 12° 59' 30" E 136.00 feet; S 77° 00' 30" W 520.13 feet; S 9° 29' 30" E 726.19 feet; N 80° 30' 30" E 42.00 feet; S 9° 29' 30" E 137.00 feet; S 80° 30' 30" W 42.00 feet and S 9° 29' 30" E 836.40 feet to the true point of beginning, containing 7.403 acres, more or less.

PARCEL 3 - Ship Mooring Area

BEGINNING at the westerly terminus of that certain course described in Parcel 2 above as bearing $N 77^{\circ} 00' 30'' E$ and having a length of 1375.84 feet; thence along the westerly prolongation of said course $S 77^{\circ} 00' 30'' W$ 177.50 feet; thence along the following courses and distances:

$N 12^{\circ} 59' 30'' W$ 115.00 feet; $N 77^{\circ} 00' 30'' E$ 886.00 feet; $S 12^{\circ} 59' 30'' E$ 13.00 feet; $N 77^{\circ} 00' 30'' E$ 747.00 feet and $S 12^{\circ} 59' 30'' E$ 102.00 feet to the easterly prolongation of that certain course above mentioned as bearing $N 77^{\circ} 00' 30'' E$ and having a length of 1375.84 feet; thence along said prolonged course, and said course $S 77^{\circ} 00' 30'' W$ 1455.50 feet to the point of beginning, containing 4.088 acres, more or less.

PARCEL 4 - Barge Mooring Area

BEGINNING at the northerly terminus of that certain course described in Parcel 2 above as bearing $N 9^{\circ} 29' 30'' W$ and having a length of 208.00 feet; thence along the following courses and distances:

$S 77^{\circ} 00' 30'' W$ 622.01 feet; $S 12^{\circ} 59' 30'' E$ 50.00 feet; thence $N 77^{\circ} 00' 30'' E$ 618.95 feet to said first above mentioned course; thence along said course $N 9^{\circ} 29' 30'' W$ 50.09 feet to the point of beginning, containing 0.712 acres, more or less.

PARCEL 5 - Barge Mooring Area

BEGINNING at the northerly terminus of that certain course described in Parcel 2 above as bearing $S 9^{\circ} 29' 30'' E$ and having a length of 726.19 feet; thence along the following courses and distances:

$S 77^{\circ} 00' 30'' E$, 600.00 feet; $S 12^{\circ} 59' 30'' E$, 50.00 feet; $S 77^{\circ} 00' 30'' W$ 603.06 feet to said first above mentioned course; thence along said course $N 9^{\circ} 29' 30'' W$ 50.09 feet to the point of beginning, containing 0.691 acres, more or less.

PARCEL 6 - Salt Water Intake Platform

COMMENCING at United States Harbor Line Station "U" described in Parcel 1 above; thence $N 26^{\circ} 53' 40'' W$ 344.30 feet; thence

PARCEL 6 (Cont.)

S 71° 05' 10" W, 55.63 feet to a point on the northerly line of the land described in the Deed to Union Oil Company of California recorded in Book 90, page 552 of Deeds, Contra Costa County Records, said point being also N 71° 05' 10" E, along said northerly line 316.09 feet from the westerly terminus of that certain course described in said Deed as S 69° 45' W, 5.68 chains, and being also the TRUE POINT OF BEGINNING of Parcel 6; thence leaving said northerly line along the following courses and distances:

N 8° 52' 50" W, 30.59 feet; S 89° 07' 10" W, 6.00 feet;
N 8° 52' 50" W, 55.00 feet; N 81° 07' 10" E, 17.00 feet;
S 30° 52' 50" E, 3.00 feet; N 81° 07' 10" E, 14.00 feet;
S 8° 52' 50" E, 26.00 feet; S 81° 07' 10" W, 19.00 feet and
S 8° 52' 50" E, 56.38 feet to said northerly line; thence
S 71° 05' 10" W, along said northerly line 7.29 feet to the true point of beginning, containing 0.033 acres, more or less.

TOGETHER WITH any interests of the State of California in those lands lying between the northwesterly line of the Pindle Rancho and the waterward boundary of Tideland Location No. 176 located within the property described in the Deed to Union Oil Company of California recorded in Book 90, page 522 of Deeds, Contra Costa Records.

END OF DESCRIPTION

Prepared R. L. Blake Checked John K. Hering

Reviewed W. W. Kunnecke Date 2/5/76

Revised 3/31/78

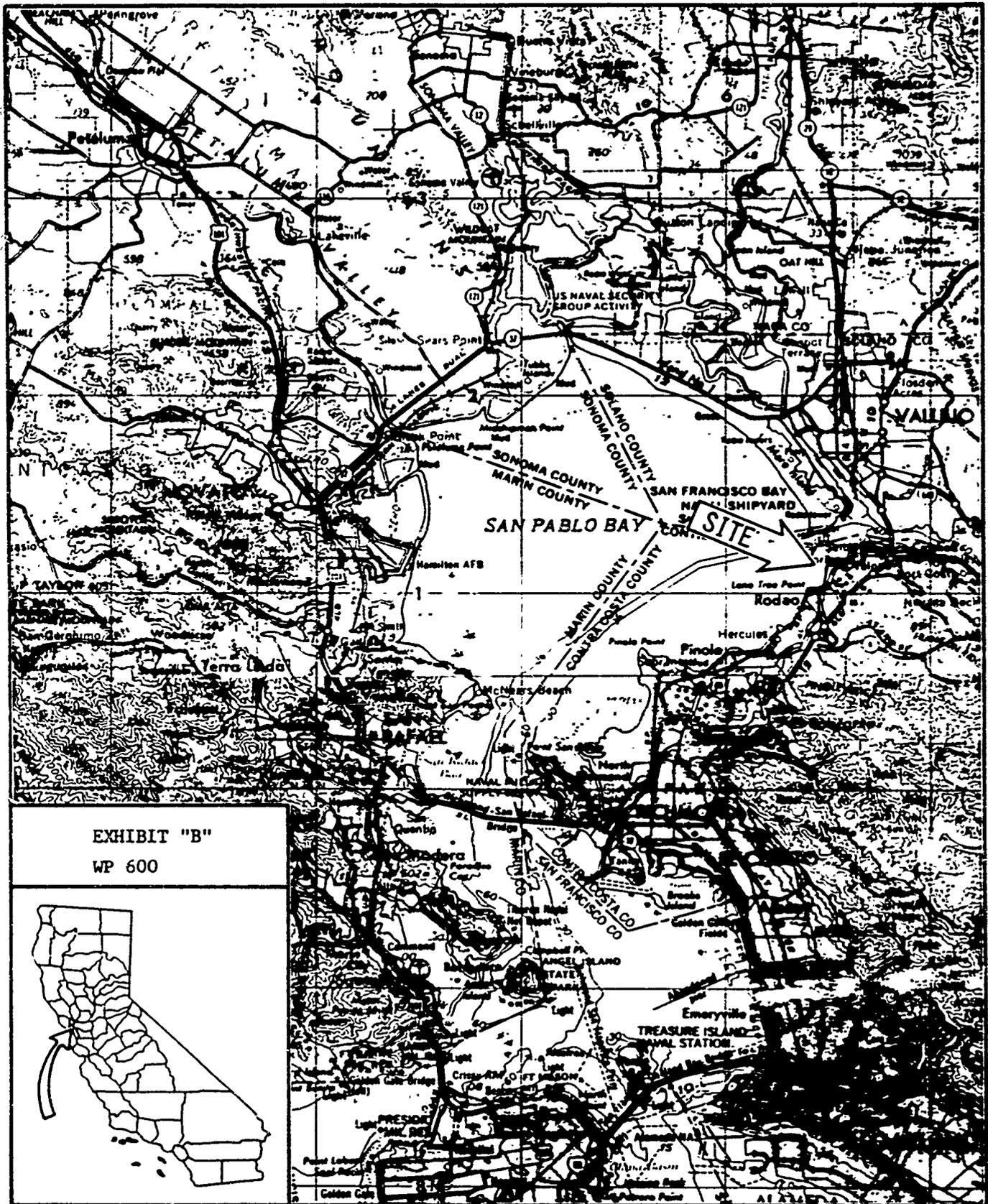


EXHIBIT "B"
WP 600

