

MINUTE ITEM
This Calendar Item No. C9
was approved as Minute Item
No. 9 by the State Lands
Commission by a vote of 3
to 0 at its 1/12/87
meeting.

CALENDAR ITEM

C 09

A 10

S 7

01/22/87
WP 4693
WP 1546
Lane

APPROVAL OF ASSIGNMENTS OF PRC 4693 AND PRC 1546

ASSIGNOR: Crown Zellerbach Corporation
One Bush Street
San Francisco, California 94104

ASSIGNEE: Gaylord Container Corporation
P. O. Box 10
Antioch, California 94509

AREA, TYPE LAND AND LOCATION - (PRC 4693):
Four, 14-foot radius circular parcels, an
aggregate 0.0565-acre parcel of tide and
submerged land, located in the San Joaquin
River, Antioch, Contra Costa County.

LAND USE: Four-day Beacons.

TERMS OF ORIGINAL LEASE - (PRC 4693):
Initial period: Ten years beginning August 6,
1980.

Surety bond: \$2,000.

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

AREA, TYPE LAND AND LOCATION - (PRC 1546):
A 11.838-acre parcel of tide and submerged
land, located in the San Joaquin River, at
Antioch, Contra Costa County.

LAND USE: An industrial pier and appurtenances thereof.

{ADDED 01/13/87}

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TERMS OF ORIGINAL LEASE - (PRC 154G):

Initial period: 20 years beginning August 9, 1980.

Surety bond: \$25,000.

Public liability insurance: \$500,000/\$1,000,000 per occurrence for bodily injury and \$100,000 for property damage.

Special: Lessee shall not be required, upon termination of this lease, to remove the fill and riprap from the lease premises, as such fill and riprap existed as of August 9, 1980. It is expressly understood, however, that such improvements shall be in good order and repair and safe condition upon lease termination.

Consideration: \$56,166 per annum; five-year rent review.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:

Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have 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 884:

N/A.

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OTHER PERTINENT INFORMATION:

1 Last year Crown Zellerbach Corporation experienced some restructuring within its company with the paper mill complex located in Antioch being placed under a newly created subsidiary, Gaylord Container Limited. On November 17, 1986, "Gaylord" was purchased by Mid America Company, however they chose to conduct business under the entity, Gaylord Container Corporation. This item is pursuant to an application being filed to assign the leases that cover State-owned lands utilized by the complex.

2. 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 exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. but will not affect those significant lands.

APPROVALS OBTAINED:

None.

EXHIBITS:

- A. Land Description (PRC 1546).
- A-1. Land Description (PRC 4693).
- 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 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.

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2. FIND THAT THIS ACTIVITY WILL INVOLVE LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370, ET SEQ., BUT THAT SUCH ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON SUCH LANDS.
3. APPROVE ASSIGNMENTS OF LEASE PRC 4693 AND LEASE PRC 1546 BOTH GENERAL LEASE - INDUSTRIAL USE FROM CROWN ZELLERBACH CORPORATION TO GAYLORD CONTAINER CORPORATION, EFFECTIVE NOVEMBER 17, 1986; PROVIDED THAT ALL TERMS AND CONDITIONS OF THE LEASE REMAIN UNCHANGED ON THE LAND DESCRIBED ON EXHIBIT "A" AND "A-1" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

(ADDED 01/13/87)

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EXHIBIT "A"

LAND DESCRIPTION

WP 1546

A parcel of tide and submerged land in the San Joaquin River approximately one mile west of the Antioch Lift Bridge and two miles east of the City of Antioch, Contra Costa County, California, more particularly described as follows:

BEGINNING at a point on the southerly bank of the San Joaquin River, said point being the westerly terminus of that certain boundary line agreement recorded in Liber 1193, page 189, Official Records, Contra Costa County, from which the corner common to Sections 16, 17, 20 and 21, T2N, R2E, MDM, bears S 45°20'53"E, 1,835.72 feet; thence along the following 31 courses:

- | | | |
|-----|--------------|---|
| 1. | S 58°06'15"W | 4.09 feet; |
| 2. | S 75°25'00"W | 78.48 feet; |
| 3. | S 42°57'46"W | 179.01 feet; |
| 4. | S 54°54'46"W | 295.74 feet; |
| 5. | S 60°35'34"W | 63.13 feet; |
| 6. | S 77°54'19"W | 42.95 feet; |
| 7. | N 84°41'08"W | 43.19 feet; |
| 8. | N 46°25'56"W | 56.59 feet; |
| 9. | N 77°09'51"W | 81.02 feet; |
| 10. | N 35°04'25"W | 57.43 feet; |
| 11. | N 72°53'50"W | 54.41 feet; |
| 12. | S 73°33'34"W | 63.60 feet; |
| 13. | S 51°48'51"W | 113.23 feet; |
| 14. | S 76°40'32"W | 156.20 feet; |
| 15. | N 69°26'38"W | 76.90 feet; |
| 16. | S 74°57'13"W | 28.68 feet; |
| 17. | N 01°06'16"E | 270.00 feet; |
| 18. | S 88°53'42"E | 33.27 feet; |
| 19. | N 17°05'24"W | 191.89 feet; |
| 20. | N 72°54'36"E | 10.00 feet; |
| 21. | S 17°05'24"E | 195.17 feet; |
| 22. | S 88°53'42"E | 182.63 feet; |
| 23. | N 41°05'19"E | 60.86 feet; |
| 24. | N 18°41'01"W | 70.00 feet; |
| 25. | N 71°18'59"E | 210.00 feet; |
| 26. | N 18°41'01"W | 80.00 feet; |
| 27. | N 71°18'59"E | 560.00 feet; |
| 28. | S 18°41'01"E | 80.00 feet; |
| 29. | N 71°18'59"E | 205.23 feet; |
| 30. | S 18°41'01"E | 70.00 feet; |
| 31. | S 01°05'01"W | 280.56 feet to the TRUE POINT OF BEGINNING. |

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

END OF DESCRIPTION

REVIEWED JUNE 12, 1980 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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EXHIBIT "A-1"

WP 4693

Four day beacon sites in the San Joaquin River located approximately 1.5 miles east of Antioch, and more particularly described as follows:

<u>Day Beacon</u>	<u>Azimuth Degree</u>	<u>Distance in Yards</u>
No. 1	322°	390 from West Tower
No. 3	28°	470 from East Tower
No. 5	40°	700 from East Tower
No. 7	49°30'	900 from East Tower

The reference points are towers on the South Shore of the San Joaquin River, shown on USC&GS Chart No. 5527.

END OF DESCRIPTION

REVIEWED JANUARY 6, 1987 BY BOUNDARY SERVICES UNIT, M. L. SHAFER,
SUPERVISOR.

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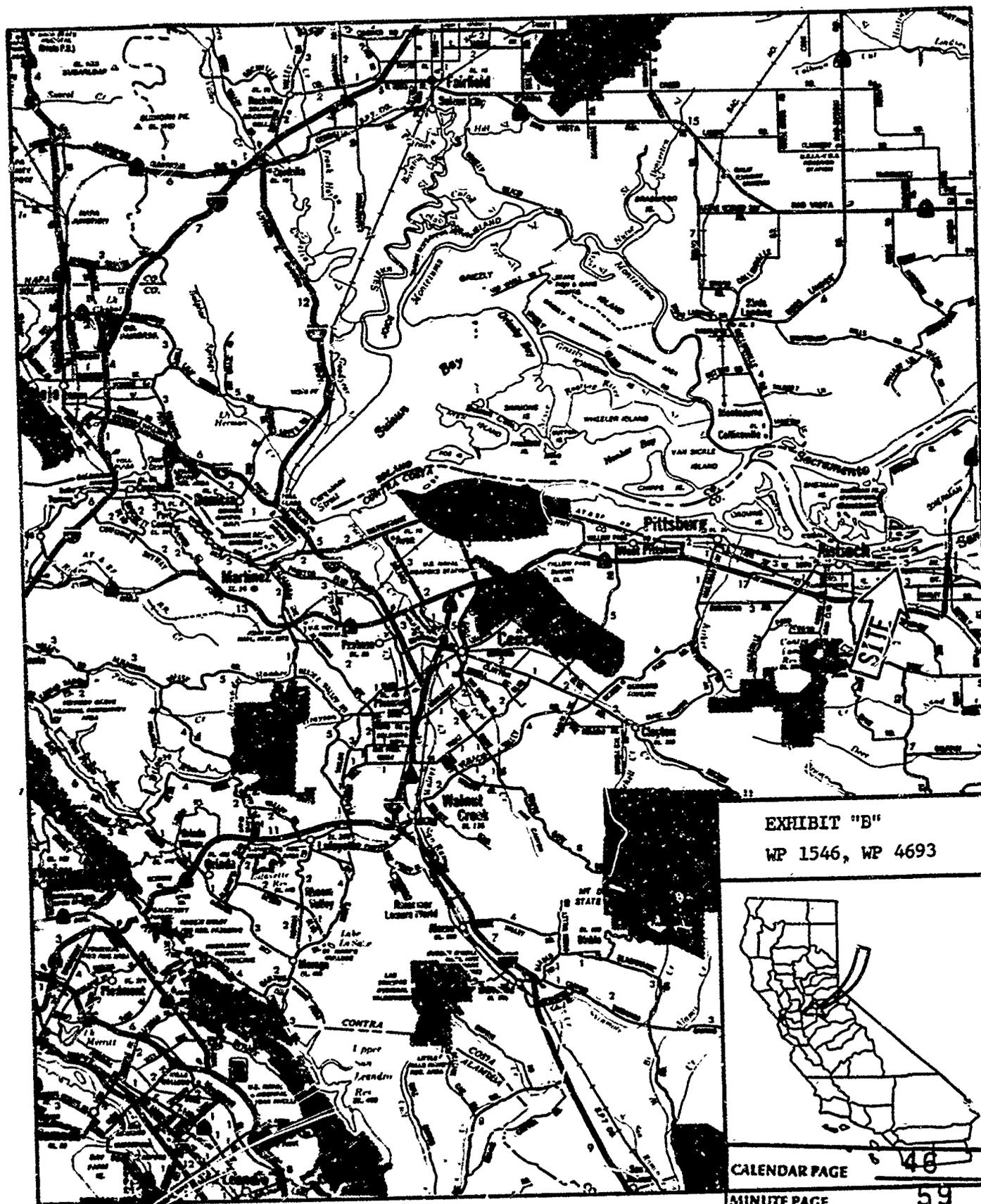


EXHIBIT "B"
 WP 1546, WP 4693



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