

MINUTE ITEM

This Calendar Item No. CO4
was approved as Minute Item
No. 04 by the State Lands
Commission by a vote of 3
to 0 at its 7-19-93
meeting.

CALENDAR ITEM

CO4

A 28

S 15

07/19/93

WP 5538 PRC 5538

Burks

GENERAL LEASE - RIGHT-OF-WAY USE

APPLICANT:

Mobil Oil Corporation
Attn: Ruth Cronin-Fruitt
3020 Old Ranch Parkway, Suite 200
Seal Beach, California 90740-2751

AREA, TYPE LAND AND LOCATION:

A 0.48-acre parcel of tide and submerged lands in the Salinas River, five miles northwest of Bradley, Monterey County.

LAND USE:

Continued use and maintenance of one 12-inch diameter oil pipeline; one 6-inch diameter natural gas pipeline; one 4-inch diameter cutter stock oil pipeline (all lines existing and constructed of welded steel with corrosion coating and cathodic protection); and one existing overhead telephone line for communication purposes.

TERMS OF ORIGINAL LEASE:

Lease period:

Fifteen (15) years beginning September 28, 1978.

Public liability insurance:

Combined single limit coverage of \$1,000,000.

CONSIDERATION:

\$331 per annum, with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

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CALENDAR ITEM NO. C04 (CONT'D)

TERMS OF PROPOSED LEASE:

Lease period:

Fifteen (15) years beginning September 28, 1993.

Public liability insurance:

Combined single limit coverage of \$1,000,000.

CONSIDERATION:

\$660 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. Code Regs. 2003.

APPLICANT STATUS:

Applicant is permittee 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. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:

N/A

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, 2905(a)(2).
2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

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3. Internal surveys of the existing pipelines are completed every five years - the last survey being completed in July 1992. The staff has reviewed the July 1992 survey and based upon the 1992 survey has determined the existing pipelines to be in good condition. Whenever internal surveys are conducted on the leased premises, copies of those reports will be sent to the Lessor.
4. Lessee should contact the Long Beach office by telephone at (310) 590-5201 (24 hours) and get verbal concurrence for any emergency repairs.
5. All terms and conditions of the existing lease PRC 5538 will remain in full force and effect until its expiration on September 27, 1993.

APPROVALS OBTAINED:

No other approvals are required.

FURTHER APPROVALS REQUIRED:

State Lands Commission.

EXHIBITS:

- A. and A-1. 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. CODE REGS. 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. CODE REGS. 2905(a)(2).
2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

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CALENDAR ITEM NO. C04 (CONT'D)

3. AUTHORIZE ISSUANCE TO MOBIL OIL CORPORATION OF A 15-YEAR GENERAL LEASE - RIGHT-OF-WAY USE BEGINNING SEPTEMBER 28, 1993; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$660, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000 FOR CONTINUED USE AND MAINTENANCE OF THREE BURIED PIPELINES AND ONE OVERHEAD TELEPHONE LINE UTILIZED FOR THE TRANSPORTATION OF PETROLEUM PRODUCTS, NATURAL GAS AND COMMUNICATION PURPOSES ON THE LAND DESCRIBED ON EXHIBITS "A" AND "A-1" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

PRC 5538

LAND DESCRIPTION

Three parcels of land in the State-owned bed of the Salinas River, located in Section 23 and Section 24, Township 23 South, Range 10 East, Mt. Diablo Meridian, County of Monterey, State of California, said parcels being more particularly described as follows:

PARCEL 1 - 4" M-121 CUTTER STOCK OIL LINE

A strip of land 10 feet in width, lying 5 feet on each side of the following described centerline:

COMMENCING at the northeast corner of Section 23 as shown on record of survey in Volume 4, at page 102, County of Monterey, State of California; thence the following three courses:

- 1) N 89° 31' 47" W 50.57 feet along the northerly line of Sec. 23;
- 2) S 12° 04' 56" W 371.39 feet;
- 3) S 19° 32' 56" W 192.64 feet to the POINT OF BEGINNING of this parcel; thence from said point of beginning the following five courses:
- 4) S 26° 18' 36" W 144.63 feet;
- 5) S 28° 19' 21" W 71.97 feet;
- 6) S 61° 12' 30" E 56.45 feet;
- 7) S 9° 58' 23" W 973.34 feet;
- 8) S 20° 48' 39" E 1140.37 feet to the end of the herein described centerline.

PARCEL 2 - 12" M-120 OIL LINE

A strip of land 10 feet in width, lying 5 feet on each side of the following described centerline:

COMMENCING at the northeast corner of Section 23 as shown on record of survey in Volume 4, at page 102, County of Monterey, State of California; thence the following four courses:

- 1) N 89° 31' 47" W 70.85 feet along the northerly line of Sec. 23;
- 2) S 12° 26' 03" W 122.59 feet;
- 3) S 11° 18' 15" W 155.14 feet;
- 4) S 14° 36' 24" W 161.98 feet to the POINT OF BEGINNING of this parcel; thence from said point of beginning the following six courses:
- 5) S 27° 00' 40" W 184.93 feet;
- 6) S 22° 45' 14" W 175.06 feet;
- 7) S 61° 12' 30" E 43.05 feet;
- 8) S 4° 49' 20" W 1018.00 feet;
- 9) S 25° 10' 40" E 102.88 feet;
- 10) S 22° 59' 01" E 962.30 feet to the end of the herein described centerline.

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EXHIBIT "A-1"

PRC 5538

LAND DESCRIPTION

A strip of land 10 feet in width in the State-owned bed of the Salinas River, located in Section 23 and Section 24, Township 23 South, Range 10 East, Mt. Diablo Meridian, County of Monterey, State of California, to be used for telephone communication line purposes, said strip of land lying 5 feet on each side of the following described centerline:

COMMENCING at the northeast corner of Section 23 as shown on record of survey in Volume 4, at page 102, County of Monterey, State of California; thence the following five courses:

- 1) N 89° 31' 47" W 47.51 feet along the northerly line of Sec. 23;
- 2) S 12° 02' 32" W 117.05 feet to Telephone Pole No. 3/2;
- 3) S 12° 38' 03" W 154.44 feet to Telephone Pole No. 3/3;
- 4) S 12° 29' 21" W 154.44 feet to Telephone Pole No. 3/4;
- 5) S 22° 37' 50" W 195.66 feet to Telephone Pole No. 3/5; said Pole No. 3/5 being the POINT OF BEGINNING of this parcel; thence the following nine courses:
 - 6) S 25° 17' 49" W 166.10 feet to Telephone Pole No. 3/6;
 - 7) S 7° 28' 52" W 985.47 feet to Telephone Pole "A",
Frame No. 3/7;
 - 8) S 20° 09' 36" E 162.66 feet to Telephone Pole No. 3/8;
 - 9) S 20° 58' 57" E 164.90 feet to Telephone Pole No. 3/9;
 - 10) S 22° 22' 15" E 165.53 feet to Telephone Pole No. 3/10;
 - 11) S 20° 48' 42" E 166.40 feet to Telephone Pole No. 3/11;
 - 12) S 19° 34' 54" E 163.06 feet to Telephone Pole No. 3/12;
 - 13) S 20° 50' 31" E 165.71 feet to Telephone Pole No. 3/13;
 - 14) S 20° 44' 32" E 171.61 feet to the end of the herein described centerline.

EXCEPTING THEREFROM any portion lying landward of the ordinary low water marks of the Salinas River.

BASIS OF BEARING of this description is the Record of Survey Map, filed in Volume 4 at page 102 in Monterey County, State of California.

END OF DESCRIPTION

REVIEWED APRIL, 1993 BY SFB&CC.

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PARCEL 3 - 6" M-126 GAS LINE

A strip of land 10 feet in width, lying 5 feet on each side of the following described centerline:

COMMENCING at the northeast corner of Section 23 as shown on record of survey in Volume 4, at page 102, County of Monterey, State of California; thence the following five courses:

- 1) N 89° 31' 47" W 55.57 feet along the northerly line of Sec. 23;
- 2) S 13° 10' 26" W 115.08 feet;
- 3) S 12° 05' 00" W 155.44 feet;
- 4) S 13° 34' 52" W 153.00 feet;
- 5) S 23° 53' 08" W 106.96 feet to the POINT OF BEGINNING of this parcel; thence from said point of beginning the following eleven courses:
 - 6) S 25° 57' 21" W 24.80 feet;
 - 7) S 32° 23' 21" W 147.57 feet;
 - 8) S 26° 58' 21" W 95.12 feet;
 - 9) S 08° 33' 05" W 992.29 feet;
 - 10) S 33° 27' 36" E 189.99 feet;
 - 11) S 22° 10' 39" E 164.56 feet;
 - 12) S 20° 52' 23" E 165.23 feet;
 - 13) S 20° 56' 20" E 166.83 feet;
 - 14) S 21° 08' 44" E 162.89 feet;
 - 15) S 21° 00' 46" E 165.71 feet;
 - 16) S 20° 20' 25" E 160.16 feet to the end of the herein described centerline.

EXCEPTING THEREFROM any portion of Parcels 1, 2, and 3 lying landward of the ordinary low water marks of the Salinas River.

BASIS OF BEARING of this description is the Record of Survey Map, filed in Volume 4 at page 102 in Monterey County, State of California.

END OF DESCRIPTION

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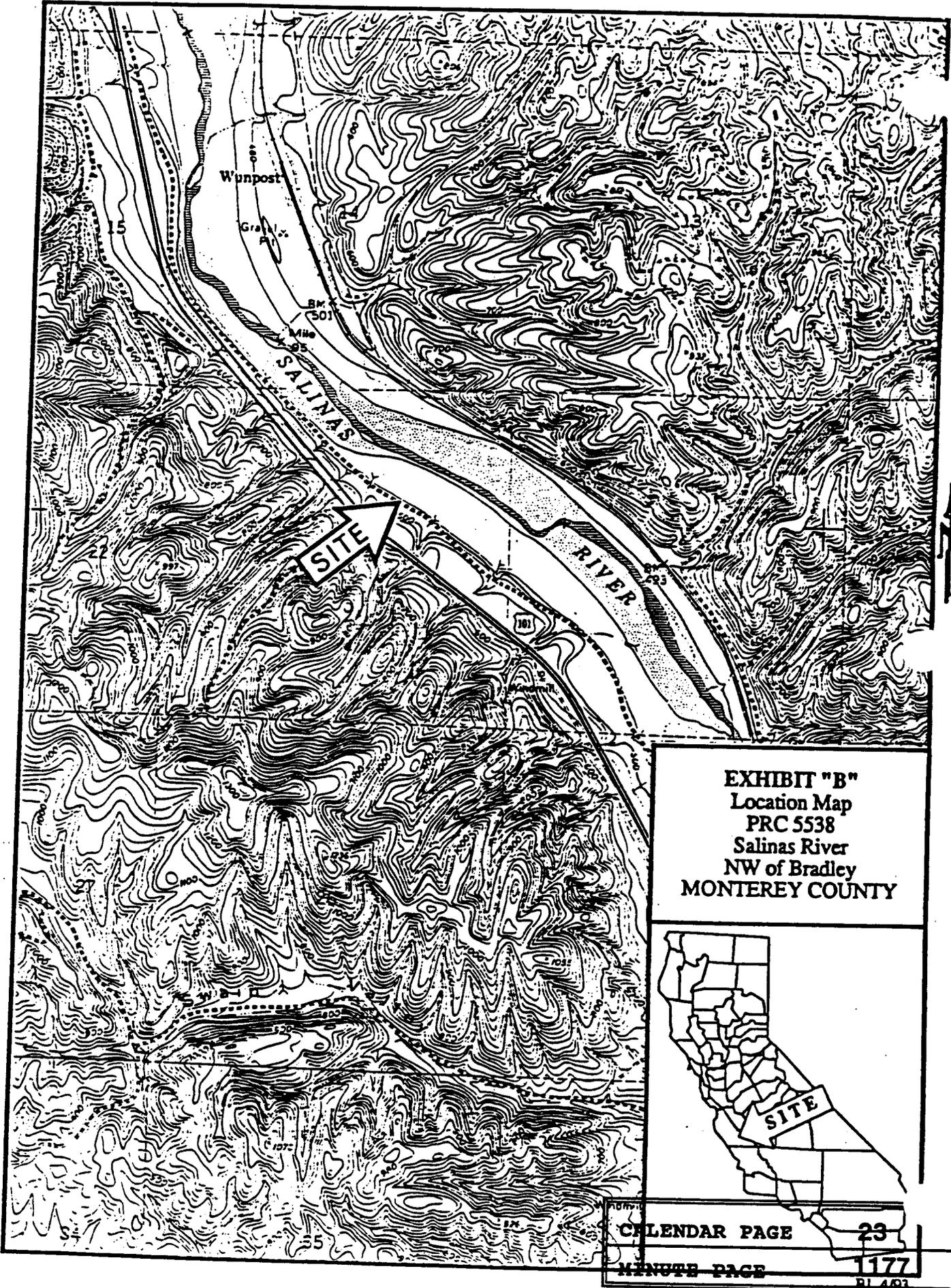


EXHIBIT "B"
Location Map
PRC 5538
Salinas River
NW of Bradley
MONTEREY COUNTY



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