

MINUTE ITEM

This Calendar Item No. 24
was approved as Minute Item
No. 24 by the State Lands
Commission by a vote of 3
to 2 at its 10/28/82
meeting.

CALENDAR ITEM

24

10/28/82
WP 701
Reese
PRC 701

GENERAL LEASE - INDUSTRIAL USE

APPLICANT: Aminoil Terminals, Inc.
P. O. Box 88
Huntington Beach, California 92648

AREA, TYPE LAND AND LOCATION:
A 0.55-acre parcel of tide and submerged
land in the Sacramento River, West Sacramento,
Yolo County.

LAND USE: Existing wharfage.

TERMS OF ORIGINAL LEASE:
Initial period: 15 years from August 29,
1947.

Renewal options: Two successive periods
of ten years each.

Surety bond: \$1,000.

Consideration: \$50 per annum; five-year
rent review.

TERMS OF PROPOSED REPLACEMENT LEASE:
Initial period: 30 years from August 29,
1982.

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Surety bond: \$5,000.

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

CONSIDERATION: \$1,584 per annum with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

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

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is owner of upland.

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.

OTHER PERTINENT INFORMATION:

1. Original Lease PRC 701.1, beginning August 29, 1947, expired on August 28, 1982. Lessee has agreed to all terms and conditions of a replacement lease and returned executed copies of same together with the rental for the current year.
2. The staff has reviewed the Commission criteria for selection among alternative rentals for Industrial leases and has concluded that volumetric rental is not appropriate at this time since minimum volume crosses the wharf.
3. This transaction is exempt from CEQA because it is not a project.
4. This transaction is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in use category "B" which authorizes Limited Use. This

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transaction will not have a significant effect upon the environmental values.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21065, 14 CAL. ADM. CODE 15037 AND 15060; AND FIND THAT THIS TRANSACTION IS CONSISTENT WITH ITS USE CLASSIFICATION.
2. AUTHORIZE ISSUANCE TO AMINOIL TERMINALS, INC. OF A 30-YEAR GENERAL LEASE - INDUSTRIAL USE, FROM AUGUST 29, 1982; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,584, 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 \$1,000,000; FOR EXISTING WHARFAGE ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

LAND DESCRIPTION

WP 701

A parcel of tide and submerged land in the bed of the Sacramento River, City of West Sacramento, Yolo County, State of California, described as follows:

COMMENCING on the centerline of Alameda Boulevard extended S 58° 54' 10" E to the easterly boundary of the right-of-way of the Sacramento Northern Railway and being the southeasterly corner of the property of the Western Oil and Burner Company as recorded in Book 347, Page 256 Official Records of Yolo County; thence S 58° 54' 01" E 284.84 feet; thence S 77° 39' 10" E 575 feet, more or less, to the west bank of the Sacramento River and the TRUE POINT OF BEGINNING; thence running into the Sacramento River S 77° 39' 10" E 120 feet; thence N 17° 23' E 200.77 feet; thence N 77° 39' 10" W 120 feet, more or less, to said west bank; thence southwesterly along said west bank to the point of beginning.

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

END OF DESCRIPTION

REVISED JULY 1, 1982 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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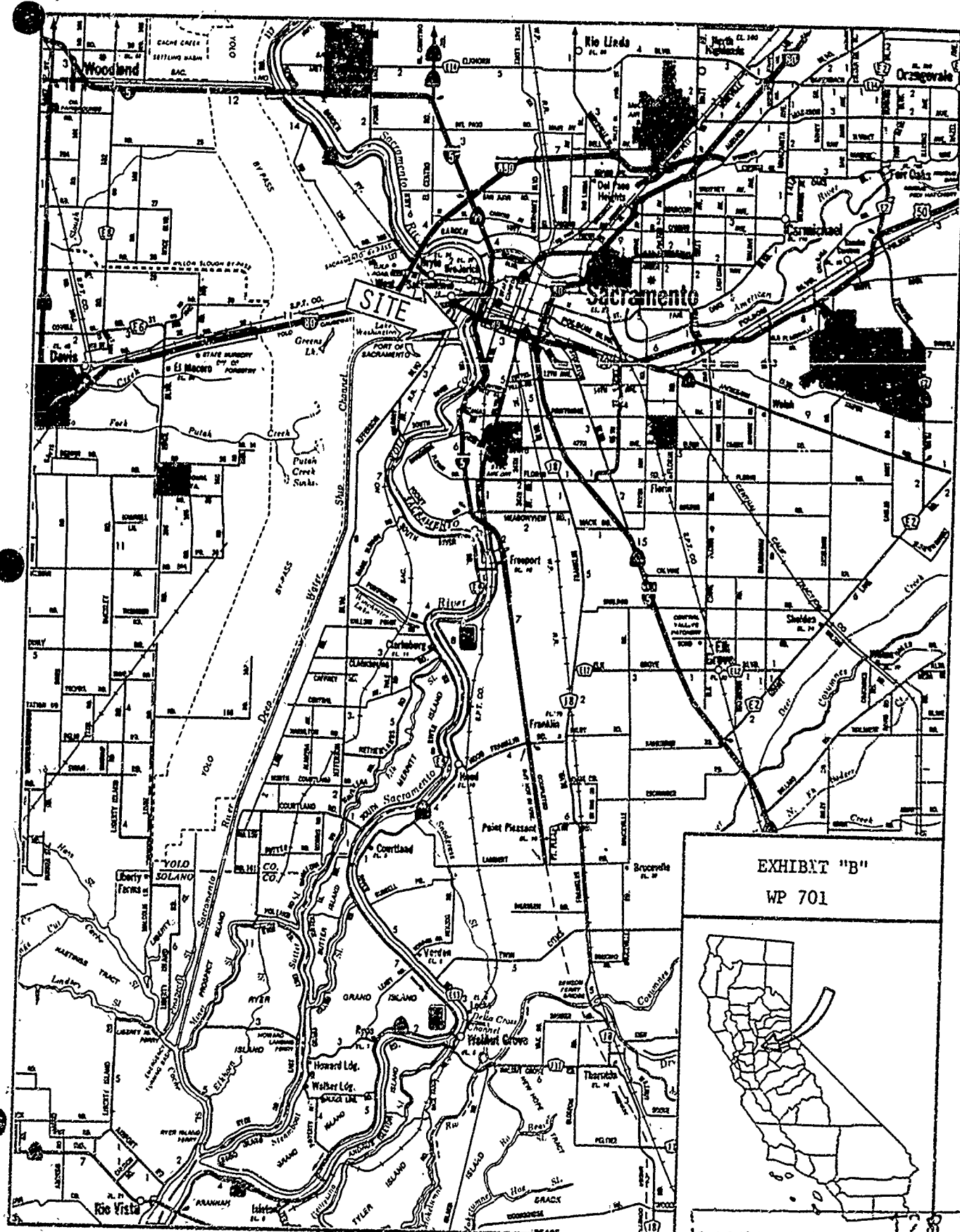


EXHIBIT "B"
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