

MINUTE ITEM

4/30/75
HAM

5. RENEWAL OF INDUSTRIAL LEASE PRC 2500, SOVEREIGN LAND IN NEW YORK SLOUGH, PITTSBURG AREA, CONTRA COSTA COUNTY; UNITED STATES STEEL CORPORATION - WP 2500, PRC 2500.

After consideration of Calendar Item 3 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085; 14 CAL. ADM. CODE 15100, ET SEQ.; AND 2 CAL. ADM. CODE 2910(a).
2. AUTHORIZES THE ISSUANCE TO UNITED STATES STEEL CORPORATION OF A 10-YEAR LEASE RENEWAL FROM NOVEMBER 18, 1974; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,500, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE, ALONG WITH THE RIGHT OF THE STATE TO RESET THE RENTAL RATE, RETROACTIVELY TO JANUARY 1, 1975, AS SUCH RATE MAY BE ESTABLISHED BY THE COMMISSION BY CHANGES IN THE CALIFORNIA ADMINISTRATIVE CODE PROVIDED NOTICE IS GIVEN TO THE LESSEE ON OR BEFORE JUNE 30, 1975; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$500,000/\$1,000,000 FOR PERSONAL INJURY AND \$100,000 FOR PROPERTY DAMAGE; FOR THE CONTINUATION OF USE OF A STORAGE AREA, SETTLING BASIN AND LEVEE MAINTENANCE, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment:
Calendar Item 3 (5 pages)

A 10
S 7

CALENDAR ITEM

3.

4/75
HAM
WP 2500

RENEWAL OF INDUSTRIAL LEASE PRC 2500.

APPLICANT: United States Steel Corporation
160 Montgomery Street
San Francisco, California 94106

AREA, TYPE LAND AND LOCATION:
3 parcels of sovereign land in New York Slough
in the aggregate of 0.993 acre, Pittsburg area,
Contra Costa County.

LAND USE: Parcel 1: Storage and levee maintenance (0.885
acre)
Parcel 2: Settling basin (0.085 acre)
Parcel 3: Levee maintenance (0.023 acre)

TERMS OF ORIGINAL LEASE:
Initial period: 15 years, from November 18,
1959.
Renewal options: 2 successive periods of 10
years each.
Consideration: \$300 per annum.

TERMS OF PROPOSED FIRST RENEWAL:
Period: 10 years, from November 18,
1974.
Public liability insurance:
\$500,000/\$1,000,000 for
personal injury and \$100,000
for property damage.

CONSIDERATION: \$1,500 per annum, with the State reserving the
right to fix a different rental on each fifth
anniversary of the lease, along with the right
of State to reset the rental rate, retroactively
to January 1, 1975, as such rate may be
established by the Commission pursuant to
changes in the California Administrative Code,
provided notice is given to the lessee on or
before June 30, 1975.

BASIS FOR CONSIDERATION:
6% of appraised value of land.

PREREQUISITE TERMS:
Applicant is owner of upland.

CALENDAR ITEM NO. 3. (CONTD)

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code; Div. 6, Parts 1 & 2.
- b. Administrative Code: Title 2, Div. 3,
Arts. 1, 2 & 10;
Title 14, Section 15000,
et seq.

OTHER PERTINENT INFORMATION:

An environmental impact report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2910(a) which exempts an existing structure that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085; 14 CAL. ADM. CODE 15100, ET SEQ.; AND 2 CAL. ADM. CODE 2910(a).
2. AUTHORIZE THE ISSUANCE TO UNITED STATES STEEL CORPORATION OF A 10-YEAR LEASE RENEWAL FROM NOVEMBER 18, 1974; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$1,500, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE, ALONG WITH THE RIGHT OF THE STATE TO RESET THE RENTAL RATE, RETROACTIVELY TO JANUARY 1, 1975, AS SUCH RATE MAY BE ESTABLISHED BY THE COMMISSION BY CHANGES IN THE CALIFORNIA ADMINISTRATIVE CODE, PROVIDED NOTICE IS GIVEN TO THE LESSEE ON OR BEFORE JUNE 30, 1975; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$500,000/\$1,000,000 FOR PERSONAL INJURY AND \$100,000 FOR PROPERTY DAMAGE; FOR THE CONTINUATION OF USE OF A STORAGE AREA, SETTLING BASIN AND LEVEE MAINTENANCE, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

WP 2500

Three parcels of tide and submerged land in the bed of New York Slough, situate in the County of Contra Costa, State of California, more particularly described as follows:

PARCEL 1:

BEGINNING at the point of intersection of the ordinary high water mark of the south side of New York Slough as established by the State of California and the west boundary line of a certain parcel of land described as Parcel No. 3 in a deed from Howard F. Lauritzen and Mary Faye Lauritzen to United States Steel Corporation (Columbia-Geneva Steel Division) recorded December 20, 1954, in Volume 2441 of Official Records, page 216 filed in the office of the County Recorder of the County of Contra Costa, State of California; thence in an easterly direction along the aforesaid ordinary high water mark S 72° 10' 47" E, 55.70 feet distant to the true point of beginning which bears N 44° 47' 51" E, 314.29 feet from the center of the intersection of Third and Columbia Streets, said point also being the southeast corner of that certain parcel of tideland described as Parcel No. 1 in Tidelands Lease No. 14, between the State of California and C. A. Hooper and Co. dated July 5, 1930, and assigned to the Columbia Steel Company by C. A. Hooper and Co. January 2, 1931; thence from said true point of beginning in an easterly direction following the aforesaid ordinary high water mark to a point, said point being the southwest corner of that certain parcel of tideland described as Parcel No. 2 in the aforesaid Tidelands Lease No. 14; thence in a northerly direction out into New York Slough along the west boundary of said Parcel No. 2 in Tidelands Lease No. 14 to a point on the Bulkhead Line, as said Bulkhead Line is shown on that certain map entitled, "Harbor Lines for New York Slough, Suisun Bay, Calif.", filed in the U. S. Engineers Office, Sacramento, California, and dated June 1939; thence in a westerly direction following the aforesaid Bulkhead Line to a point on the east boundary line of the aforesaid Parcel No. 1 in Tidelands Lease No. 14; thence in a southerly direction along the east boundary line of said Parcel No. 1, to the point of beginning, containing 0.885 acres, more or less.

EXHIBIT "A" (CONTD)

PARCEL 2:

BEGINNING at a point on the ordinary high water mark of the south side of New York Slough as established by the State of California, which bears N 05° 56' 09" E, 279.08 feet from the center of the intersection of Third and Columbia Streets, said point being the southwest corner of that certain parcel of tidelands described as Parcel No. 1 in Tidelands Lease No. 14 between the State of California and C. A. Hooper and Co. dated July 5, 1930, and assigned to the Columbia Steel Company by C. A. Hooper and Co., January 2, 1931; thence in a northerly direction along the west boundary line of the aforesaid Parcel No. 1, 21.73 feet distant to the true point of beginning; said true point of beginning also being the intersection of the aforesaid high water mark and the west boundary line of the aforesaid Parcel No. 1; thence continuing along the west boundary line of the aforesaid Parcel No. 1 in a northerly direction out into the New York Slough to a point on the bulkhead line, as said bulkhead line is shown on that certain map entitled "Harbor Lines for New York Slough, Suisun Bay, California," filed in the U. S. Engineers Office, Sacramento, California, and dated June 1939; thence in a westerly direction following the aforesaid bulkhead line to a point said point being the intersection of the aforesaid bulkhead line and the aforesaid ordinary high water mark; thence in a southeasterly direction following the aforesaid ordinary high water mark to the point of beginning, containing 0.085 acre, more or less.

PARCEL 3:

BEGINNING at the point of intersection of the north boundary line of Third Street (40 feet wide), leading easterly from the City of Pittsburg and the west boundary line of that certain parcel of land described as Parcel No. 1 in a deed from Redwood Manufacturers Company to United States Steel Corporation, recorded March 31, 1955, in Volume 2506 of Official Records, page 585, filed in the office of the County Recorder of the County of Contra Costa, State of California; thence in a northerly direction along the west boundary line of the aforesaid Parcel No. 1 to the true point of beginning, said point of beginning being the intersection of the west boundary line of the aforesaid Parcel No. 1 extended northward with the ordinary high water mark as established by the State of California, which bears N 49° 53' 21" W, 1581.72 feet from the center of the intersection of Third and Columbia Streets; thence in a northerly direction out into New York Slough on a continuation

EXHIBIT "A" (CONTD)

of the extended west boundary line of the aforesaid Parcel No. 1 (2506 OR 585) to a point on the bulkhead line as said bulkhead line is shown on that certain map entitled "Harbor Lines for New York Slough, Suisun Bay, California", filed in the U. S. Engineers Office, Sacramento, California, and dated June 1939; thence in an easterly direction following the aforesaid bulkhead line to a point, said point being the intersection of the aforesaid bulkhead line and the aforesaid ordinary high water mark; thence in a westerly direction along the aforesaid ordinary high water mark to the point of beginning, containing 0.023 acre, more or less.

END OF DESCRIPTION