

MINUTE ITEM

This Calendar Item No. C7
was approved by the Board of
No. 1 by the Board of Lands
Commission by a vote of 3
to 0 at its 11-20-79
meeting.

CALENDAR ITEM

C7.

11/79
WP 3142
Reese
PRC 3142

AMENDMENT AND RENEWAL OF A
GENERAL LEASE - INDUSTRIAL USE

APPLICANT: Oregon Coast Towing Company (Successor
in interest by merger with Oil Terminals
Corporation)
Spear Street Tower, Suite 3800
One Market Plaza
San Francisco, California 94105

AREA, TYPE LAND AND LOCATION:
0.23 acre parcel of tide and submerged
land in Petaluma Creek, approximately 1
mile southeasterly of the City of Petaluma,
Sonoma County.

LAND USE: Maintenance of 2 five-pile and 2 seven-pile
dolphins and a delivery dock.

TERMS OF ORIGINAL LEASE:
Initial period: 15 years from May 28,
1964.
Renewal options: 3 successive periods
of 10 years each.
Surety bond: \$1,000.
Consideration: \$150 per annum.

TERMS OF PROPOSED LEASE:
Initial period: 20 years from May 28,
1979.
Renewal options: 1 successive period of
10 years.
Surety bond: \$5,000.
Public liability insurance: Combined single
limit coverage of \$500,000.

CONSIDERATION: \$550 per annum, with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

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BASIS FOR CONSIDERATION:

\$550 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

Filing fee and the rental due and payable on May 28, 1979, have been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6; Parts 1 & 2.

B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1(B), which exempts an existing structure or facility 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.
2. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class B, which authorizes Limited Use.

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

EXHIBITS:

- A. Land Description. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVI-

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SIONS OF P.R.C. 21085, 14 CAL. ADM. CODE 15100 ET SEQ.,
AND 2 CAL. ADM. CODE 2907.

2. FIND THAT APPROVAL OF THE RENEWAL AND AMENDMENT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
3. AUTHORIZE APPROVAL OF A RENEWAL AND AMENDMENT TO OREGON COAST TOWING COMPANY OF A 20-YEAR GENERAL LEASE - INDUSTRIAL USE FROM MAY 28, 1979, WITH LESSEE'S OPTION TO RENEW FOR 1 SUCCESSIVE PERIOD OF 10 YEARS; ANNUAL RENT IN THE AMOUNT OF \$550, 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 IN AMOUNTS OF \$500,000 FOR COMBINED SINGLE LIMIT COVERAGE; FOR MAINTENANCE OF 2 FIVE-PILE, AND 2 SEVEN-PILE DOLPHINS AND A DELIVERY DOCK ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

LAND DESCRIPTION

WP 3142

A parcel of tide and submerged land in Petaluma Creek, approximately one mile southeasterly of the City of Petaluma, Sonoma County, State of California, more particularly described as follows:

COMMENCING at a 1/2" iron pipe monument located at the most westerly corner of the 5.95 acre parcel of land belonging to the Oil Terminals Company and as described in that certain deed recorded in Deed Book 1929, Page 813 of Official Records of Sonoma County; thence along the northeasterly line of said parcel N 61° 49" E, 514.49 feet to the POINT OF BEGINNING; thence continuing along the northeasterly line of said 5.95 acre parcel N 61° 49' E 16 feet to the northeast corner of said 5.95 acre parcel; thence N 37° 21' E 55 feet; thence S 52° 39' E 137 feet; thence S 37° 21' W 70 feet; thence N 52° 28' 33" W 143.6 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water line of Petaluma Creek.

END OF DESCRIPTION.

Prepared

Cris A. Perry

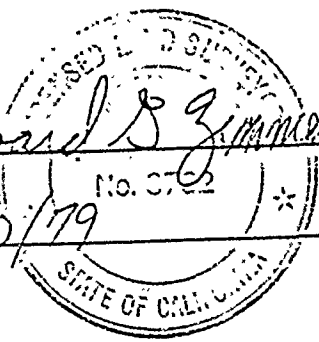
Checked

Edward S. Zimmerman

Reviewed

Date

10/10/79



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EXHIBIT "B"

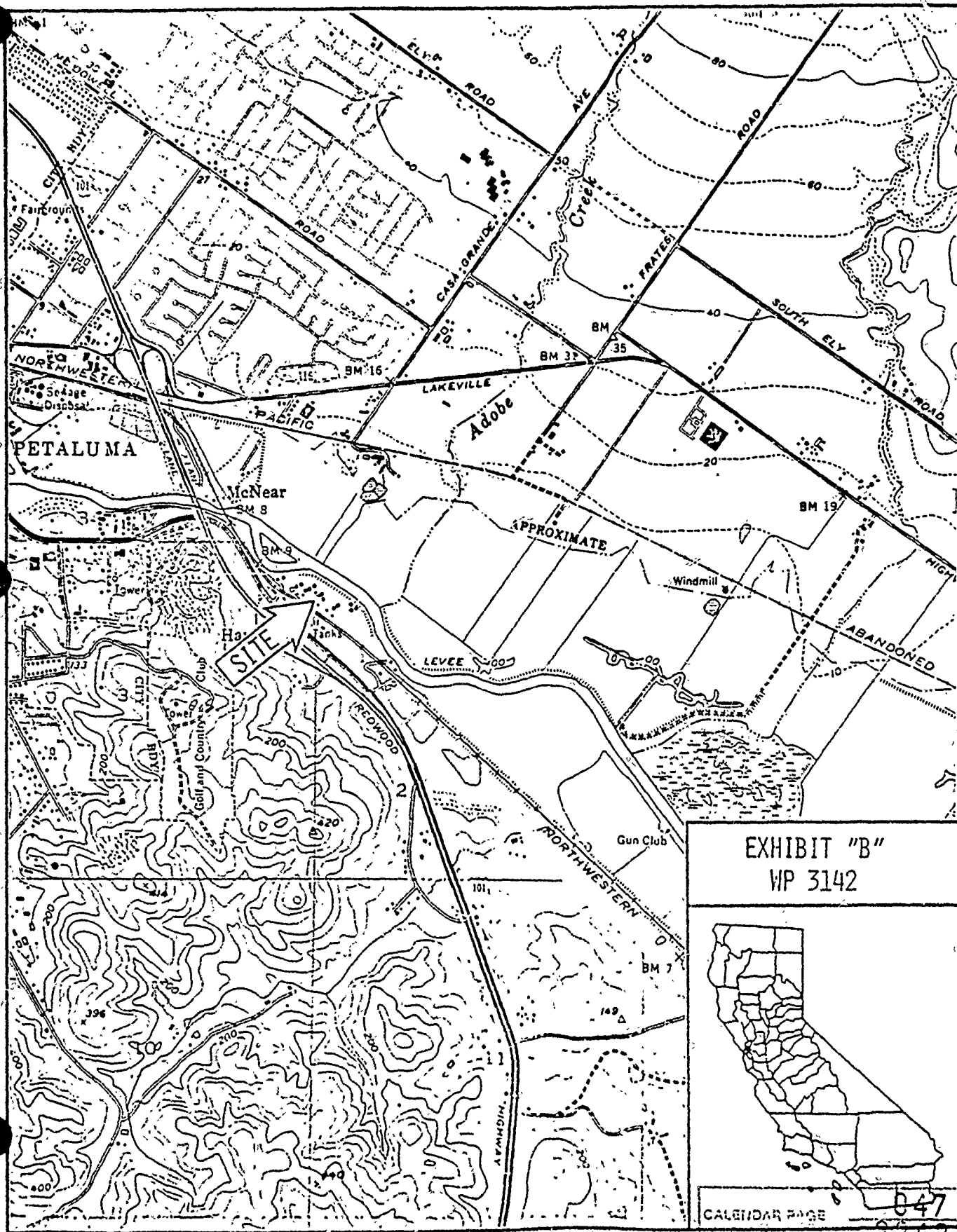


EXHIBIT "B"
WP 3142



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