

MINUTE ITEM

This Calendar Item No. 41
was approved as Minute Item
No. 41 by the State Lands
Commission by a vote of 2
0 at its 8-26-77
meeting.

CALENDAR ITEM

41.

8/80
WP 4693
Maricle
PRC 4693

GENERAL LEASE - INDUSTRIAL USE

APPLICANT: Crown Zellerbach Corporation
One Bush Street
San Francisco, California 94104
Attention: Mr. J. D. White
Manager of Real Estate

AREA, TYPE LAND AND LOCATION:
Four, 14-foot radius circular parcels,
an aggregate 0.0565 acre, more or less,
of tide and submerged land in the San Joaquin
River, 1.5 miles east of Antioch, Contra
Costa County.

LAND USE: Four Day Beacons.

TERMS OF ORIGINAL LEASE:
Initial period: Nine years and six months
from February 6, 1971.

Surety bond: \$2,000.

TERMS OF PROPOSED REPLACEMENT LEASE:
Initial period: Ten years from August 6,
1980.

Surety bond: \$2,000.

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

BASIS FOR CONSIDERATION:
\$550 minimum rental for this type of lease.

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

Filing fee has been received.

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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. The present lease for the beacon sites expired at the close of August 5, 1980. The transaction proposed herein is to replace the expired lease with a new one which reflects the Commission's current policies.
2. 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.
3. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in 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 PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.

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2. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
3. AUTHORIZE ISSUANCE TO CROWN ZELLERBACH CORPORATION OF A 10-YEAR GENERAL LEASE - INDUSTRIAL USE, FROM AUGUST 6, 1980; IN CONSIDERATION OF 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 \$2,000 SURETY BOND; FOR FOUR EXISTING BEACON SITES, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

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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	490° 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

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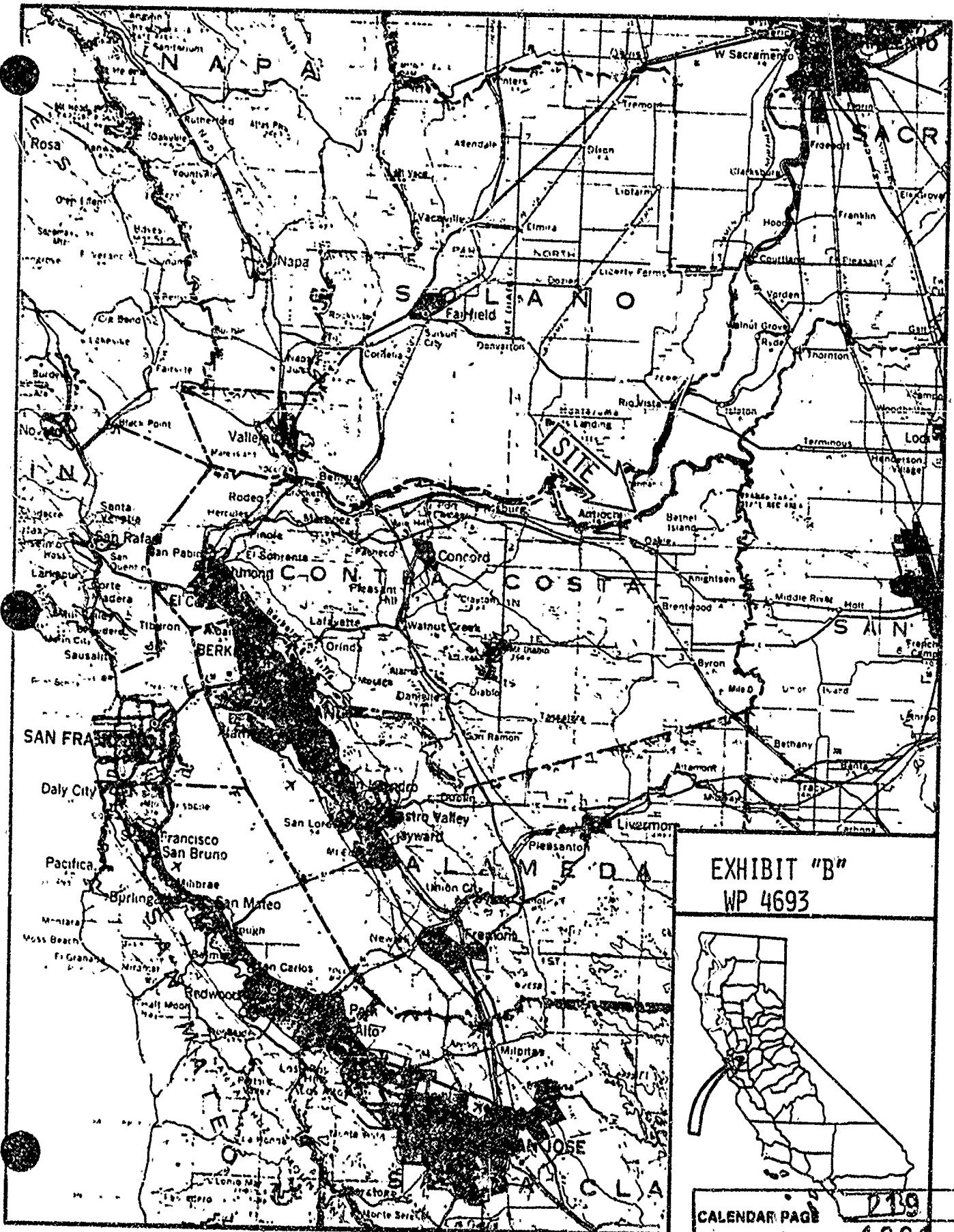


EXHIBIT "B"
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