

FILED IN 100-1016
was approved
No. 16
Commissioner's Office
to 6 at his 7/21/83
meeting.

CALENDAR ITEM
C 16

7/21/83
WP 389 PRC 389
Reese

APPROVAL OF TERMINATION OF
ORIGINAL LEASE PRC 389.1 AND
ISSUANCE OF A
GENERAL LEASE - INDUSTRIAL USE

APPLICANT: The Newhall Land and Farming Company
P. O. Box 217
Dixon, California 95620

AREA, TYPE LAND AND LOCATION:
A 0.080-acre parcel of tide and submerged
land, located in the Sacramento River,
Yolo County.

LAND USE: Existing storage shed and pilings.

TERMS OF ORIGINAL LEASE:
Initial period: 15 years from December 10,
1973.
Renewal options: One successive period
of ten years.
Surety bond: \$5,000.
Public liability insurance: \$50,000 per
occurrence for bodily
injury and \$100,000 for
property damage.
Consideration: \$450 per annum; five-year
rent review.

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TERMS OF PROPOSED LEASE:

Initial period: 15 years from December 10, 1983.

Sur ty bond: \$5,000.

Public liability insurance: Combined single limit coverage of \$300,000.

CONSIDERATION: \$250 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. Adm. Code 2003.

PREREQUISITE TERMS:

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. During routine five-year rent review, staff discovered that the wharf and dolphins, within the original lease description, had been removed. Lessee and staff agreed that a replacement lease reflecting a new rental, revised description, combining the remaining term and one ten-year renewal option, insurance, and the currently approved lease format be issued.

Termination of the existing lease and issuance of a new replacement lease is for administrative convenience only. It does not expand the estate or use from that authorized under original lease PRC 389.1.

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CALENDAR ITEM NO. C 1 6 (CONT'D)

2. This transaction is exempt from CEQA because it involves an existing facility.

Authority: 2 Cal. Adm. Code 2905, Class 1.

3. This transaction is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category "B" which authorizes Limited Use. This transaction will not have a significant effect upon the identified 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. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2905, AND FIND THAT THIS TRANSACTION IS CONSISTENT WITH ITS USE CLASSIFICATION.
2. AUTHORIZE TERMINATION OF ORIGINAL LEASE PRC 389.1, DATED OCTOBER 25, 1976, EFFECTIVE DECEMBER 9, 1983; AND ISSUANCE TO THE NEWHALL LAND AND FARMING COMPANY OF A 15-YEAR GENERAL LEASE - INDUSTRIAL USE, FROM DECEMBER 10, 1983; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$250, 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 \$300,000; FOR AN EXISTING STORAGE SHED AND PILINGS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

LAND DESCRIPTION

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A parcel of tide and submerged land lying in the bed of the Sacramento River at North end of the town of Clarksburg, Yolo County, California being more particularly described as follows:

COMMENCING at a concrete monument at the intersection of Willow Point Road and Willow Avenue as shown on the Map of Holland Land Co. Subdivision No. 9A filed for record in Book 1, page 3A, Records of said County; thence N 65° 04' E 1,207.93 feet; thence S 26° 08' 19" E 720.00 feet; thence S 28° 36' 22" E 111.22 feet to the TRUE POINT OF BEGINNING; thence N 61° 23' 38" E 70.00 feet; thence S 28° 36' 22" E 50.00 feet; thence S 61° 23' 38" W 70.00 feet; thence N 28° 36' 22" W 50.00 feet to the point of beginning.

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

The bearings used in this description are based on a bearing of S 27° 39' 30" E for the centerline of Willow Avenue as shown on said map.

END OF DESCRIPTION

REVISED MAY 5, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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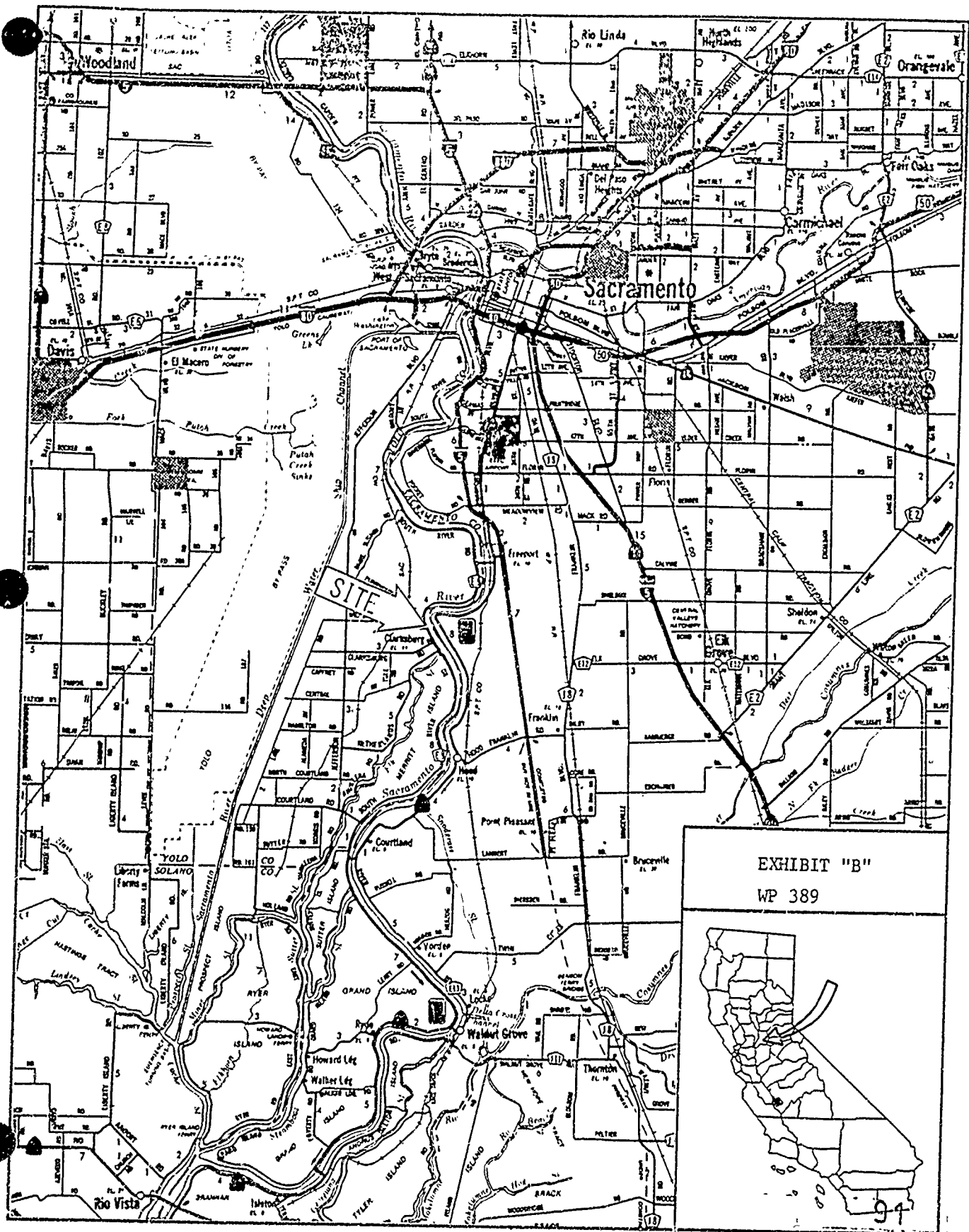


EXHIBIT "B"

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