

MINUTE ITEM
This Calendar Item No. C03
was approved as Minute Item
No. 3 by the State Lands
Commission by a vote of 3
to 0 at its 7/10/89
meeting.

CALENDAR ITEM

C03

A 10

07/10/89

S 7

W 24212 PRC 7305

Bancroft

GENERAL LEASE - INDUSTRIAL USE

APPLICANT: Leslie J. Fulton, James L. Fulton, and Carmel
Joyce Mullin, Trustees under Declaration of
Trust, as amended and restated February 28, 1986
c/o Leslie J. Fulton
Fulton Shipyard Inc.
P.O. Box 400
Antioch California 94509

AREA, TYPE LAND AND LOCATION:
A 0.666-acre parcel of tide and submerged land
in the San Joaquin River, Antioch, Contra Costa
County.

LAND USE: Shipyard.

TERMS OF PROPOSED LEASE:

Initial period: 25 years beginning March 1,
1989.

Surety bond: \$3000.

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

CONSIDERATION: \$3267 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. Code Regs. 2003.

MINUTE ITEM
This Calendar Item No. 03
was approved as Minute Item
No. 03 of the Commission
of the State of California
on 10/10/84

CALENDAR ITEM NO. 03

(CONT'D)

APPLICANT STATUS:

Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 2, Div. 3; Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. This transaction will bring under lease the Fulton Shipyard which has operated at this location for many years.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Code Regs 2905(a)(2).

Authority: P.R.C. 21084, 14 Cal. Code Regs. 15300, and 2 Cal. Code Regs. 2905.

APPROVALS OBTAINED:

U.S. Army Corps of Engineers; Central Valley Regional Water Quality Control Board; California Department of Fish and Game.

EXHIBITS:

- A. Land Description.
- B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. CODE REGS. 2905(a)(2).

2. AUTHORIZE ISSUANCE TO LESLIE J. FULTON, JAMES L. FULTON, AND CARMEL JOYCE MULLIN, TRUSTEES UNDER DECLARATION OF TRUST, AS AMENDED AND RESTATED FEBRUARY 28, 1986 OF A 25-YEAR GENERAL LEASE - INDUSTRIAL USE, BEGINNING MARCH 1, 1989; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$3267, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$3000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR EXISTING SHIPYARD FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

NOTICE TO THE PUBLIC OF THE BOARD OF SUPERVISORS OF THE COUNTY OF CONTRA COSTA, CALIFORNIA, THAT THE BOARD HAS APPROVED THE FOLLOWING RESOLUTION AND ORDER TO BE RECORDED IN THE OFFICE OF THE CLERK OF SAID COUNTY, CALIFORNIA, FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF SAID COUNTY, CALIFORNIA, AND THAT THE BOARD HAS ORDERED THAT THE SAME BE RECORDED IN THE OFFICE OF THE CLERK OF SAID COUNTY, CALIFORNIA, FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF SAID COUNTY, CALIFORNIA.

EXHIBIT "A"

W 24212

LAND DESCRIPTION

A parcel of land in Antioch, Contra Costa County, California, described as follows:

BEGINNING at the northeasterly corner of the land described in the deed recorded in Book 588, Page 453 Official Records of said County; thence north along the east line produced of said deed 65 feet; thence west 245.05 feet more or less to a point 55 feet east of the west sideline produced northerly of the parcel of land described in the deed recorded in Book 495 of deeds, page 161, Records of said county; thence north parallel with said west sideline produced 112 feet; thence west 55 feet to said west sideline produced; thence south along said sideline produced and said west sideline 257 feet; thence east 300.05 feet to the east line of said deed recorded in Book 588; thence north along said east line 80 feet to the point of beginning.

END OF DESCRIPTION

PREPARED DECEMBER 1, 1988 BY BIU 1.

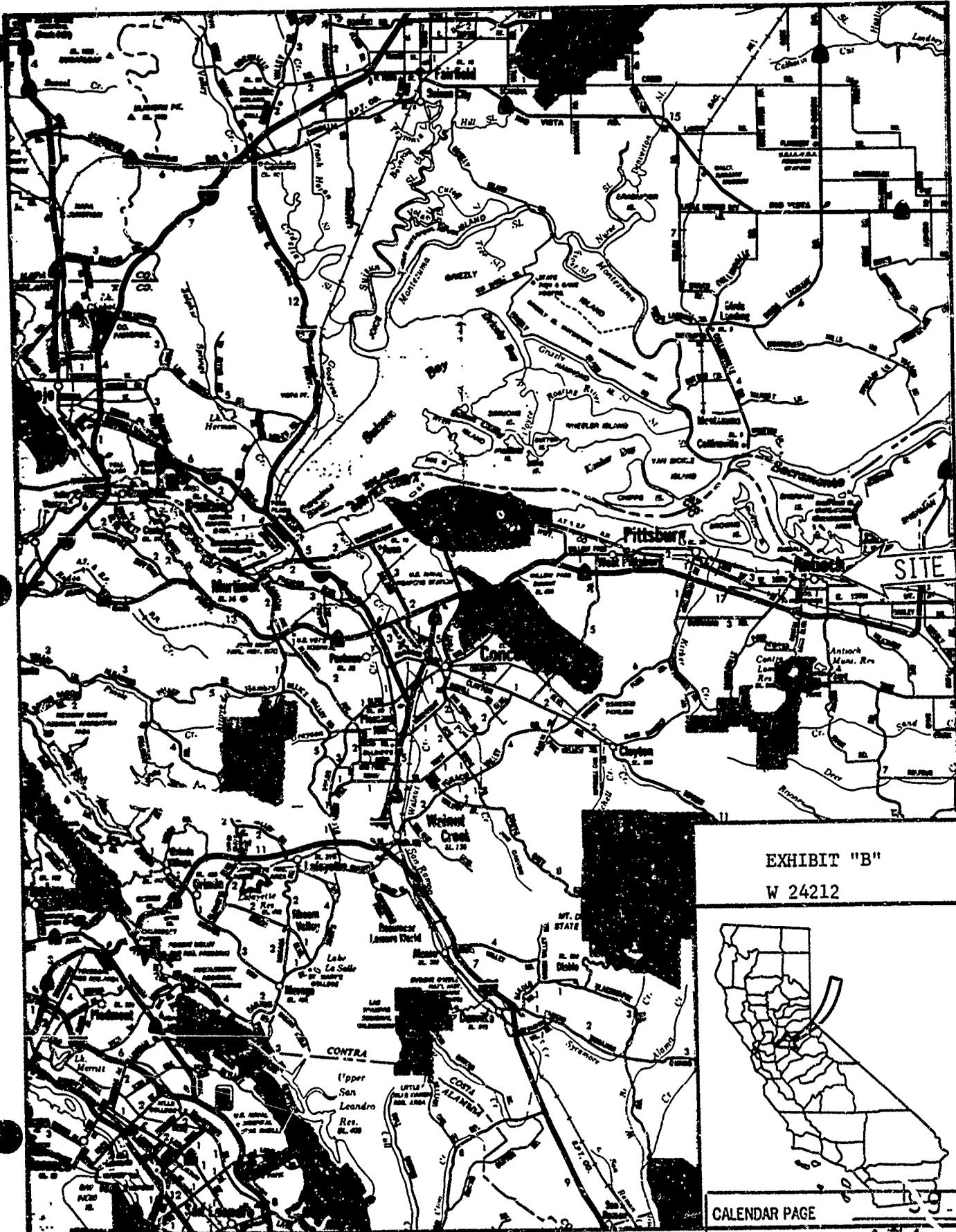


EXHIBIT "B"
W 24212

