

MINUTE ITEM

7/26/71  
HAM

11. AMENDMENT AND 10-YEAR RENEWAL OF LEASE PRC 1546.1, TIDE AND SUBMERGED LAND IN SAN JOAQUIN RIVER, CONTRA COSTA COUNTY; CROWN ZELLERBACH CORPORATION - W 8802, PRC 1546.1.

After consideration of Calendar Item 6 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION AUTHORIZES THE ISSUANCE TO CROWN ZELLERBACH CORPORATION OF A RENEWAL AND AMENDMENT OF LEASE PRC 1546.1 FOR A TEN-YEAR PERIOD, FROM AUGUST 9, 1970, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$14,805, WITH THE STATE RESERVING THE RIGHT TO RESET A REASONABLE RENTAL ON EACH FIFTH ANNIVERSARY; PROVISION OF A \$25,000 SURETY BOND; PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$500,000/\$1,000,000 FOR PERSONAL INJURY AND \$100,000 FOR PROPERTY DAMAGE; FOR THE OPERATION AND MAINTENANCE OF EXISTING FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment:

Calendar Item 6 (3 pages)

CALENDAR ITEM

7/71  
W 8802  
HAM

6.

AMENDMENT AND RENEWAL OF LEASE P.R.C. 1546.1

APPLICANT: Crown Zellerbach Corporation.

LOCATION: An 11.793-acre parcel of tide and submerged land in San Joaquin River, two miles east of Antioch, Contra Costa County.

LAND USE: An industrial dock with dolphins, a conveyor system, and related facilities for off-loading pulp.

TERMS OF ORIGINAL LEASE:

Initial period: 15 years, from August 9, 1955.  
Renewal options: 2 additional periods of 10 years each.  
Surety bond: \$25,000.

CONSIDERATION FOR ORIGINAL LEASE:

\$544 per annum.

BASIS FOR CONSIDERATION OF ORIGINAL LEASE:

6% of appraised value of land.

Amendment of February 27, 1969, increased annual rental from \$544 to \$2,446.60; increased land use from 8.5 acres to 10.765 acres.

BASIS FOR CONSIDERATION OF AMENDED LEASE:

6% of market value.

TERMS OF FIRST TEN YEAR RENEWAL:

10 years, from August 9, 1970. Surety bond: \$25,000; public liability insurance: \$500,000/\$1,000,000 for personal injury and \$100,000 for property damage.

Special: The legal description has been amended to include a 1.028-acre moorage lane.

CONSIDERATION OF FIRST TEN YEAR RENEWAL:

\$14,805 per annum, with the State reserving the right to review and reset a reasonable rental on each fifth anniversary.

BASIS FOR CONSIDERATION OF FIRST TEN YEAR RENEWAL:

6% of appraised value of land.

PREREQUISITE ITEMS:

U.S. Army Corps of Engineers permit issued.  
Applicant is owner of upland.

CALENDAR ITEM 6. (CONTD.)

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Parts 1 and 2.
- b. Administrative Code: Title 2, Div. 3, Arts. 1 & 2 as amended effective May 10, 1969.
- c. Commission Policy: Minute Item 18 of November 18, 1959.

OTHER PERTINENT INFORMATION:

The legal description herein has been revised to reflect the use of a moorage lane adjacent to the wharf. The lane has been used ever since the Lessee began occupancy at this site, and the enlarged description depicts the present and past use of the area to be leased. No environmental impact report is required pursuant to the Attorney General's informal opinion dated December 10, 1970.

EXHIBITS:           A. Land description.           B. Location map.

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE ISSUANCE TO CROWN ZELLERBACH CORPORATION OF A RENEWAL AND AMENDMENT OF LEASE P.R.C. 1546.1 FOR A TEN-YEAR PERIOD, FROM AUGUST 9, 1970, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$14,805, WITH THE STATE RESERVING THE RIGHT TO RESET A REASONABLE RENTAL ON EACH FIFTH ANNIVERSARY; PROVISION OF A \$25,000 SURETY BOND; PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$500,000/\$1,000,000 FOR PERSONAL INJURY AND \$100,000 FOR PROPERTY DAMAGE; FOR THE OPERATION AND MAINTENANCE OF EXISTING FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

Lessee: Crown Zellerbach Corporation

A parcel of tide and submerged land in the San Joaquin River approximately one mile west of the Antioch Lift Bridge and two miles east of the City of Antioch, Contra Costa County, California, more particularly described as follows:

BEGINNING at a point on the southerly bank of the San Joaquin River, said point being the westerly terminus of that certain boundary line agreement recorded in Liber 1193, page 189, Official Records, Contra Costa County, from which the corner common to Sections 16, 17, 20 and 21, T. 2 N., R. 2 E., M.D.M., bears S. 45° 20' 53" E., 1,835.72 feet; thence following 27 courses:

1. S. 58° 06' 15" W., 4.09 feet;
2. S. 75° 25' 00" W., 78.48 feet;
3. S. 42° 57' 46" W., 179.01 feet;
4. S. 54° 54' 46" W., 295.74 feet;
5. S. 60° 35' 34" W., 63.13 feet;
6. S. 77° 54' 19" W., 42.95 feet;
7. N. 84° 41' 08" W., 43.19 feet;
8. N. 46° 25' 56" W., 56.59 feet;
9. N. 77° 09' 51" W., 81.02 feet;
10. N. 35° 04' 25" W., 57.43 feet;
11. N. 72° 53' 50" W., 54.41 feet;
12. S. 73° 33' 34" W., 63.60 feet;
13. S. 51° 48' 51" W., 113.23 feet;
14. S. 76° 40' 32" W., 156.20 feet;
15. N. 69° 26' 38" W., 76.90 feet;
16. S. 74° 57' 13" W., 28.68 feet;
17. N. 01° 06' 16" E., 270.00 feet;
18. S. 88° 53' 42" E., 226.42 feet;
19. N. 41° 05' 19" E., 60.86 feet;
20. N. 18° 41' 01" W., 70.00 feet;
21. N. 71° 18' 59" E., 210.00 feet;
22. N. 18° 41' 01" W., 80.00 feet;
23. N. 71° 18' 59" E., 560.00 feet;
24. S. 18° 41' 01" E., 80.00 feet;
25. N. 71° 18' 59" E., 205.83 feet;
26. S. 18° 41' 01" E., 70.00 feet;
27. S. 01° 05' 00" W., 280.56 feet to the point of

beginning.