

MINUTE ITEM

This Calendar Item No. C14  
was approved as Minute Item  
No. C14 by the State Lands  
Commission by a vote of 3  
0 at its 9/30/76  
meeting.

CALENDAR ITEM

9/76  
WP 654  
SJS  
PRC 654

C14.

NONCOMMERCIAL LEASE

APPLICANT: Standard Oil Company of California  
P. O. Box 7643  
San Francisco, California 94120

AREA, TYPE LAND AND LOCATION:  
an 0.22 acres of tide and submerged land in  
the Napa River, at Napa, Napa County.

LAND USE: Maintenance of a bulkhead.

TERMS OF ORIGINAL LEASE:

Initial period: 15 years, from September 20, 1951.

Renewal options: 2 successive periods of 10  
years each.

Surety bond: \$1,000.

Consideration: \$100.

TERMS OF PROPOSED AMENDMENT RENEWAL:

Second renewal period: 10 years, from  
September 20, 1976.

Surety bond: \$3,000.

Public liability insurance: \$500,000 combined  
single limit.

CONSIDERATION: \$225 per annum with the State reserving the  
right to fix a different rental on each fifth  
anniversary of the lease.

BASIS FOR CONSIDERATION:

\$225 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code: Div. 6. Parts 1 & 2.

B. Administrative Code: Title 2, Div. 3,  
Arts. 1, 2, 10 & 11.

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OTHER PERTINENT INFORMATION:

1. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907(a) 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 erosions, or other types of environmental degradation.
2. This project is situated on State land identified as possessing significant environmental values, pursuant to Public Resources Code 6370.1, and is classified in a significant use category, Class B. 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.
3. Minute Item 6, dated October 26, 1972, changed Lease PRC 654.1, from a Commercial Lease to a Noncommercial Lease.

EXHIBITS:

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. FIND THAT GRANTING OF THE APPLICATION WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 ET SEQ., OF THE PUBLIC RESOURCES CODE.
4. AUTHORIZE ISSUANCE TO STANDARD OIL COMPANY OF CALIFORNIA OF A 10-YEAR RENEWAL AMENDMENT OF NONCOMMERCIAL LEASE PRC 654.1 FROM SEPTEMBER 20, 1976; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$225 WITH THE STATE RESERVING THE RIGHT TO FIX A DEFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$3,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$500,000 COMBINED SINGLE LIMITATION; FOR THE MAINTENANCE OF A BULKHEAD ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

## EXHIBIT "A"

Lessee: Standard Oil Company of California

A parcel of tide and submerged land in Napa County, California, lying in the bed of the Napa River, more particularly described as follows:

COMMENCING at a hub set by D. E. Ryan, Land Surveyor #2452, said point being in the center line of a 30-foot road right of way said point having coordinates of Y=557,436.25 and X=1,489,163.05, thence along said center line S 01° 05' 23" W, 595.7 feet, to the south property line of that certain parcel described in Deed recorded May 1, 1913, Vol. 6, Page 282, in the Office of the County Recorder of said County from William H. Brook to Standard Oil Company of California; thence along said southerly property line N 88° 54' 37" W, 256.0 feet more or less, to the TRUE POINT OF BEGINNING said point being in the Napa River and on a line which is parallel with and 10 feet waterward of new bulkhead, said bulkhead having bearing N 24° 43' 24" E, and being shown on attached Exhibit "A1" which is by this reference made a part of this description; thence N 24° 43' 24" E, 422 feet; thence S 65° 16' 36" E to the ordinary high water mark along the east bank of said Napa River; thence southerly along said ordinary high water mark to the abovementioned south property line of Standard Oil property hereinbefore described; thence N 88° 54' 37" W along said south property line to the true point of beginning.

This description is based on the California Coordinate System Zone 3.

END OF DESCRIPTION