

MINUTE ITEM

This Calendar item No. C21
was approved as Minute item
No. 21 by the State Lands
Commission by a vote of 2
to 0 at its 5/22/86
meeting.

CALENDAR ITEM

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PRC 562

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GENERAL LEASE INDUSTRIAL USE

APPLICANT: Riverside, Ltd.,
a Limited Partnership
P. O. Box 668
Isleton, California 95641

AREA, TYPE LAND AND LOCATION:
An 0.234-acre parcel of tide and submerged
land, located along the Sacramento River, at
Isleton, Sacramento County.

LAND USE: One two-pile dolphin, two three-pile dolphins,
one four-pile dolphin, and a belt conveyor.

TERMS OF ORIGINAL LEASE: (RIVELCO, INC.)
Initial period: Ten years beginning
November 20, 1975.

Surety bond: \$1,000.

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

TERMS OF PROPOSED LEASE: (RIVERSIDE, LTD.)
Initial period: 25 years beginning
November 20, 1985.

Surety bond: \$15,000.

Public liability insurance: Combined single
limit coverage of \$2,000,000.

CONSIDERATION: \$495 per annum; with the State reserving the
right to fix a different rental on each fifth
anniversary of the lease.

CALENDAR ITEM NO. C 21 (CONT'D)

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:

Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee has been received.

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. The sovereign land described in the proposed lease was formerly let to Rivelco, Inc., a firm without any known affiliation with the present applicant. Rivelco sold its upland parcel to the applicant, as evidenced by a deed recorded in 1983. The applicant continued to pay the rent and to perform under the terms of the lease until it expired, as of November 20, 1985. Upon notice from the staff, the applicant submitted an application for a new lease, to continue grainloading operations.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Adm. Code 2905(a)(2).

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

CALENDAR ITEM NO. C 21 (CONT'D)

3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

None.

FURTHER APPROVALS REQUIRED:

None.

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. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. ADM. CODE 2905(a)(2).
2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
3. AUTHORIZE ISSUANCE TO RIVERSIDE, LTD. OF A 25-YEAR GENERAL LEASE - INDUSTRIAL USE BEGINNING NOVEMBER 20, 1985; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$495, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$15,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$2,000,000; FOR ONE TWO-PILE DOLPHIN, TWO THREE-PILE DOLPHINS, ONE FOUR-PILE DOLPHIN, AND BELT CONVEYOR ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

WP 562

A parcel of tide and submerged land adjacent to the left bank of the Sacramento River, Sacramento County, California, commencing approximately 670 feet downstream from the highway bridge at Isleton and extending 120 feet downstream, said parcel of tide and submerged land having a width of 85 feet from the line of ordinary high water into the Sacramento River.

END OF DESCRIPTION

REVISED DECEMBER 31, 1985, BY BOUNDARY SERVICES UNIT, M.L. SHAFER, SUPERVISOR.

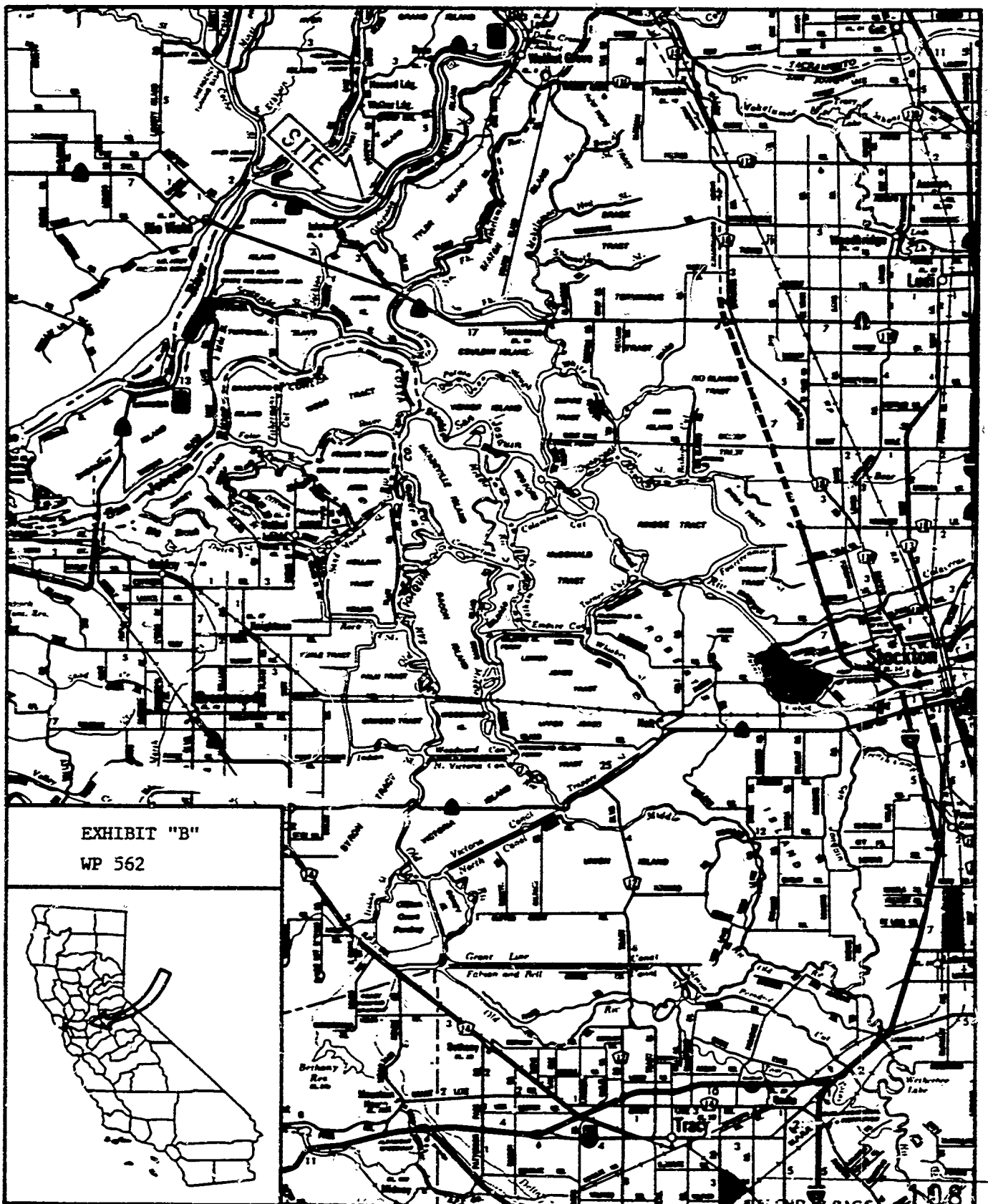


EXHIBIT "B"
WP 562

