

MINUTE ITEM

This Calendar Item No. C50  
was approved as Minute Item  
No. 50 by the State Lands  
Commission by a vote of 3  
to 1 0 at its 3/8/94  
meeting.

ITEM NO.  
C50

PRC 3453  
N. Smith  
03/08/94

A  
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RENT REVIEW  
INDUSTRIAL LEASE - MARINE TERMINAL FACILITY

PERMITTEE: Tosco Refining Company  
2300 Clayton Road  
Concord, California 94520-2100.

LOCATION: Submerged land located at the Carquinez Straits,  
Martinez, Contra Costa County.

OTHER PERTINENT INFORMATION:

The recommended adjustments of rent are based upon  
adjustment of the prior rent by application of the  
Consumers Price Index. Application of the CPI to  
adjust rents at this time is an interim measure  
necessitated by budget constraints and resultant  
losses in staff, and does not obligate the  
Commission to use of the CPI to adjust rentals  
other than as specifically set forth herein.

EXHIBITS: A. Site Map B. Location Map

AB 884: N/A

RECOMMENDED  
ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA  
FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE  
REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE  
REGS. 15061; BECAUSE THE ACTIVITY IS NOT A PROJECT  
AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE  
REGS. 15378.

SIGNIFICANT LANDS  
INVENTORY

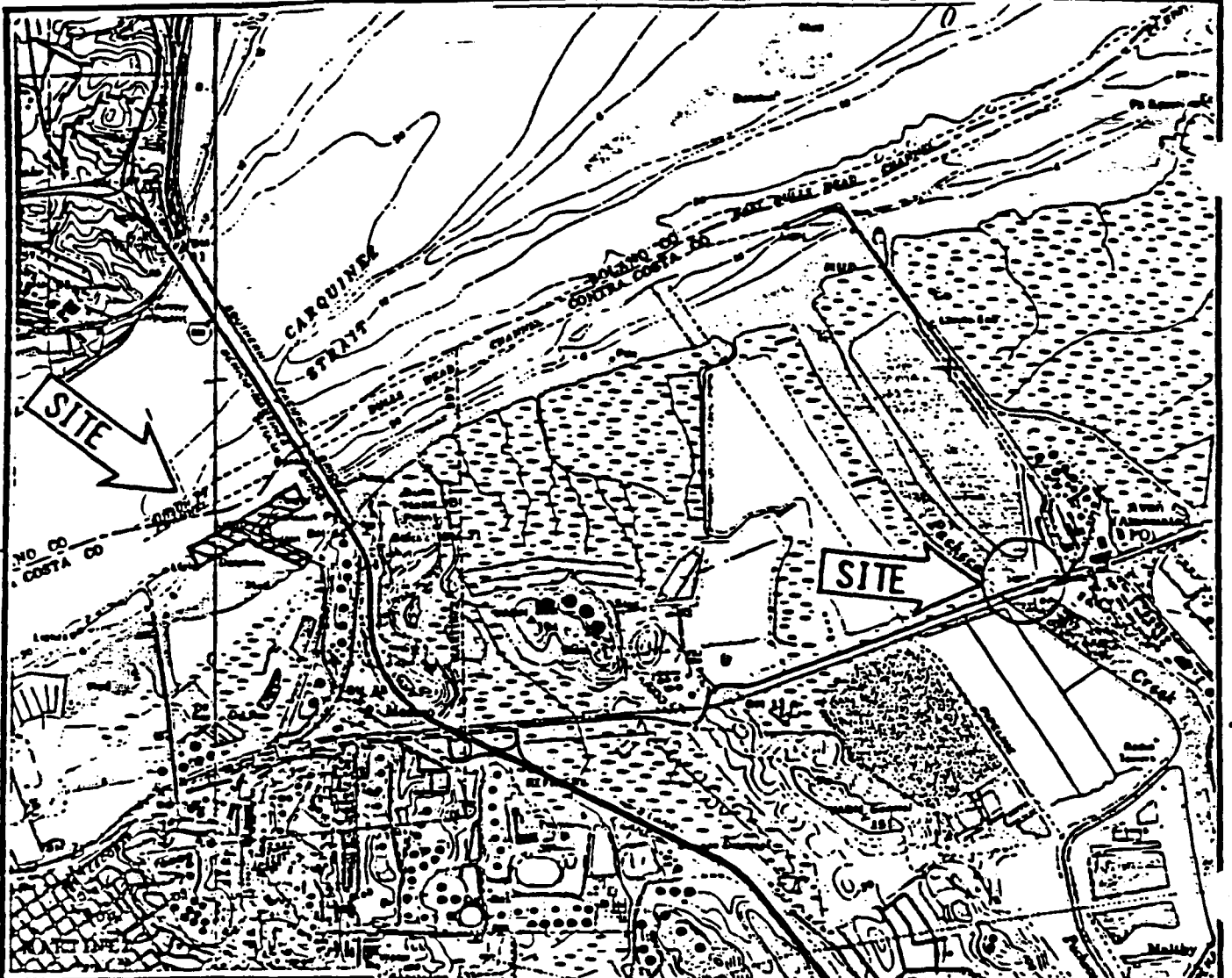
FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE  
CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO  
P.R.C. 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE THE CHANGE TO ANNUAL RENTAL OF  
INDUSTRIAL LEASE PRC 3453 FROM \$51,000 TO \$62,567,  
EFFECTIVE JANUARY 1, 1989; and to \$75,000  
EFFECTIVE JANUARY 1, 1994.

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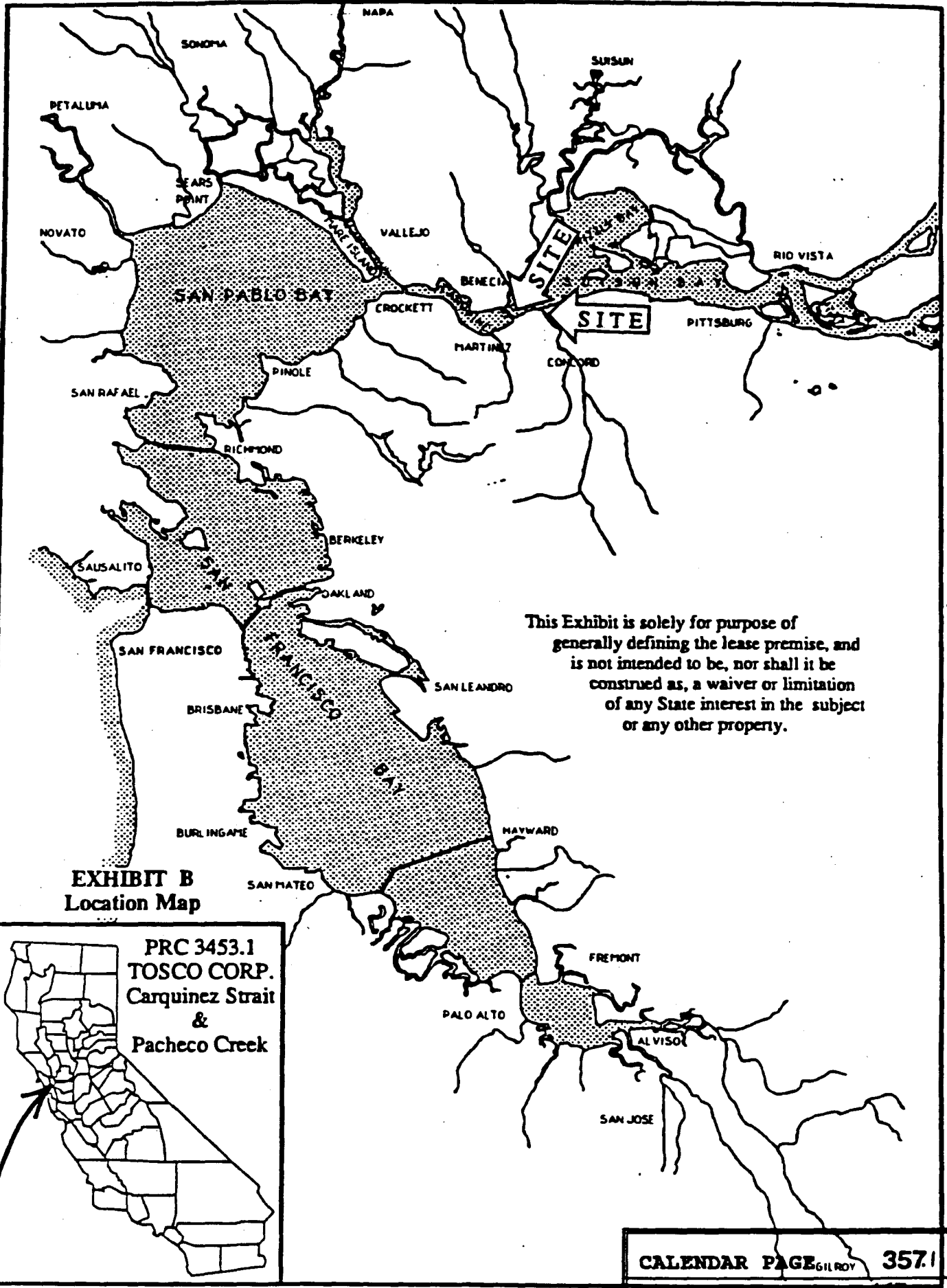


**EXHIBIT "A"**  
 Site Map  
 PRC 3453.1  
 Carquinez Strait &  
 Pacheco Creek  
 Contra Costa County



**NOTE:**  
 THIS EXHIBIT IS NOT A SURVEY,  
 NOR DOES ANY LINE APPEARING  
 HEREON REPRESENT A BOUNDARY  
 LINE.

THIS EXHIBIT IS SOLELY FOR THE PURPOSE OF GENERALLY  
 DEFINING THE LEASE PREMISE, AND IS NOT INTENDED TO BE,  
 NOR SHALL IT BE CONSTRUED AS, A WAIVER OR LIMITATION OF  
 ANY STATE INTEREST IN THE SUBJECT OR ANY OTHER  
 PROPERTY.



This Exhibit is solely for purpose of generally defining the lease premise, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

**EXHIBIT B**  
Location Map

PRC 3453.1  
TOSCO CORP.  
Carquinez Strait  
&  
Pacheco Creek