

MINUTE ITEM
This Calendar Item No. C55 was approved as
Minute Item No. 55 by the California State Lands
Commission by a vote of 3 to 0 at its
09-13-07 meeting.

CALENDAR ITEM
C55

A 11
S 7

09/13/07
PRC 3453.1
N. Smith

REVISION OF RENT

LESSEE:

Tesoro Refining and Marketing Company
150 Solano Way
Martinez, California 94553

AREA, LAND TYPE, AND LOCATION:

16.6 acres, more or less, of sovereign lands in the Carquinez Strait, near the city
of Martinez, Contra Costa County.

AUTHORIZED USE:

Continued use and maintenance of the Amorco marine terminal.

LEASE TERM:

25 years, beginning January 1, 1984.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease
term. Pursuant to this provision, staff has conducted a review of the rent under
this lease, and recommends that the rent be revised from \$75,000 per year to
\$260,300 per year, effective January 1, 2008.

OTHER PERTINENT INFORMATION:

On December 22, 1983, the Commission authorized the issuance of a General
Lease – Industrial Use to Tosco Corporation for a marine terminal. In 2002, the
Commission authorized assignment of this lease to Ultramar, Inc., then to Tesoro
Refining and Marketing Company. Staff is currently processing an application for
issuance of a new lease and Tesoro has agreed to reimburse the Commission
for completion of an environmental document as part of the application process.

EXHIBIT:

A. Site Map

CALENDAR ITEM NO. C55 (CONT'D)

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

APPROVE THE REVISION OF RENT FOR LEASE NO. PRC 3453.1 FROM \$75,000 PER YEAR TO \$260,300 PER YEAR, EFFECTIVE JANUARY 1, 2008.

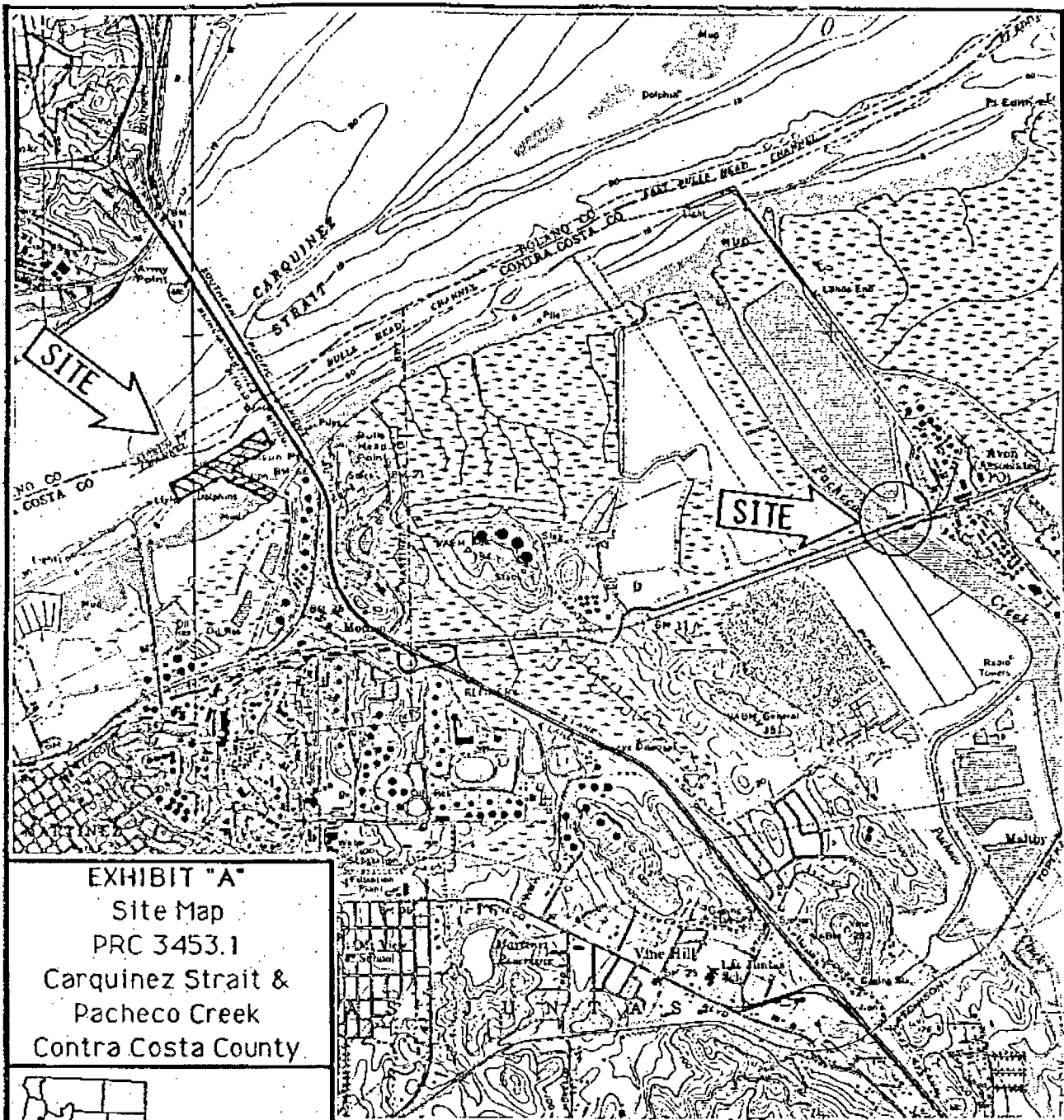


EXHIBIT "A"
 Site Map
 PRC 3453.1
 Carquinez Strait &
 Pacheco Creek
 Contra Costa County



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.