

MINUTE ITEM  
This Calendar Item No. C49  
was approved as Minute Item  
No. 49 by the State Lands  
Commission by a vote of 3  
to 0 at its 3/8/94  
meeting.

ITEM NO.  
  
C49

03/08/94  
PRC 3454  
N. Smith

A 11

S 7 **RENT REVIEW**  
**INDUSTRIAL LEASE - MARINE TERMINAL FACILITY**

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

**LOCATION:** Submerged land located at Avon, Contra Costa  
County.

**OTHER PERTINENT INFORMATION:**

The recommended adjustment of rent is based upon adjustment of the prior rent by application of the Consumers Price Index (CPI). 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 3454.1 FROM \$30,000 TO \$43,840 EFFECTIVE JANUARY 1, 1986 and to \$51,046 EFFECTIVE JANUARY 1, 1990.

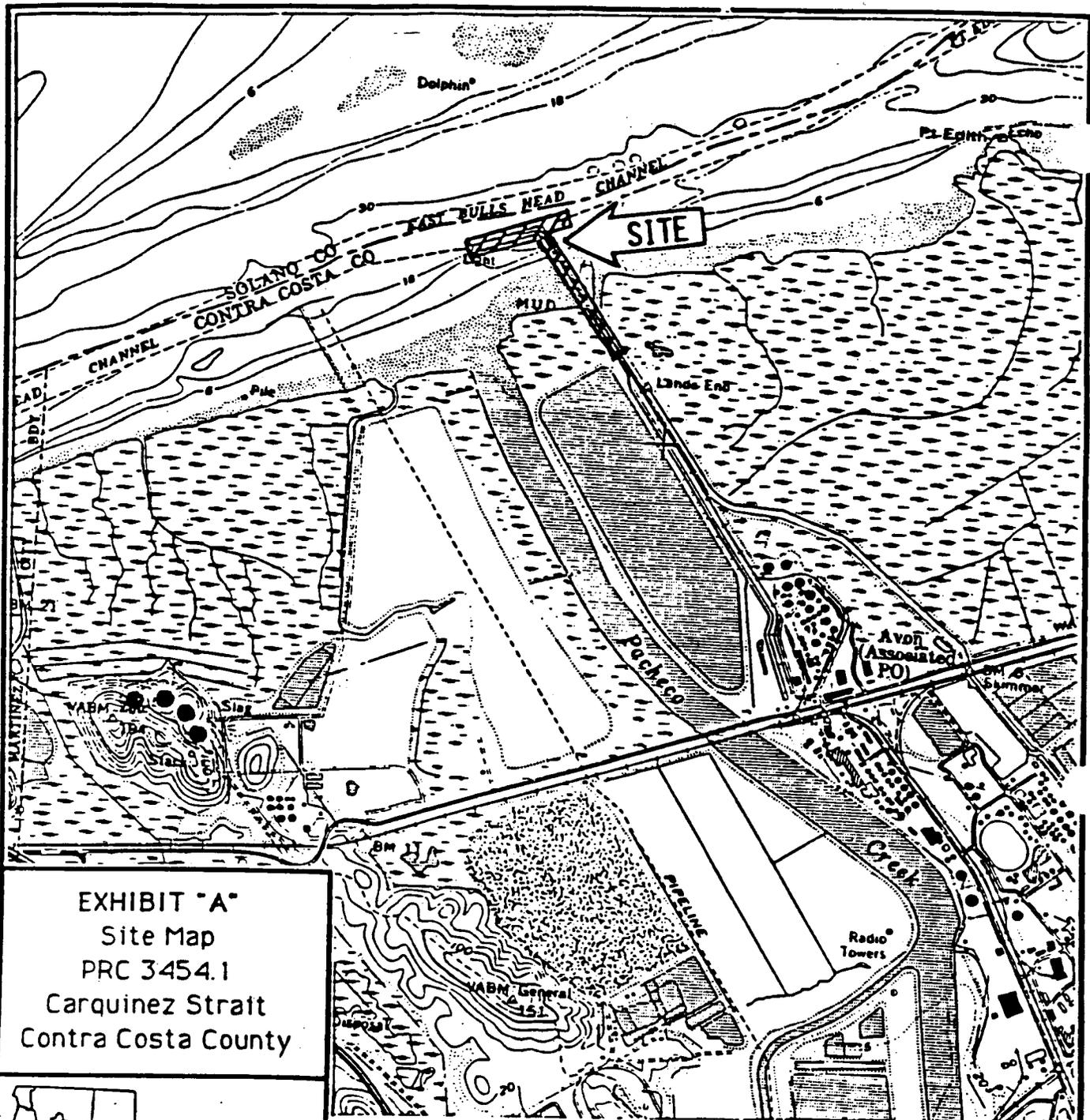
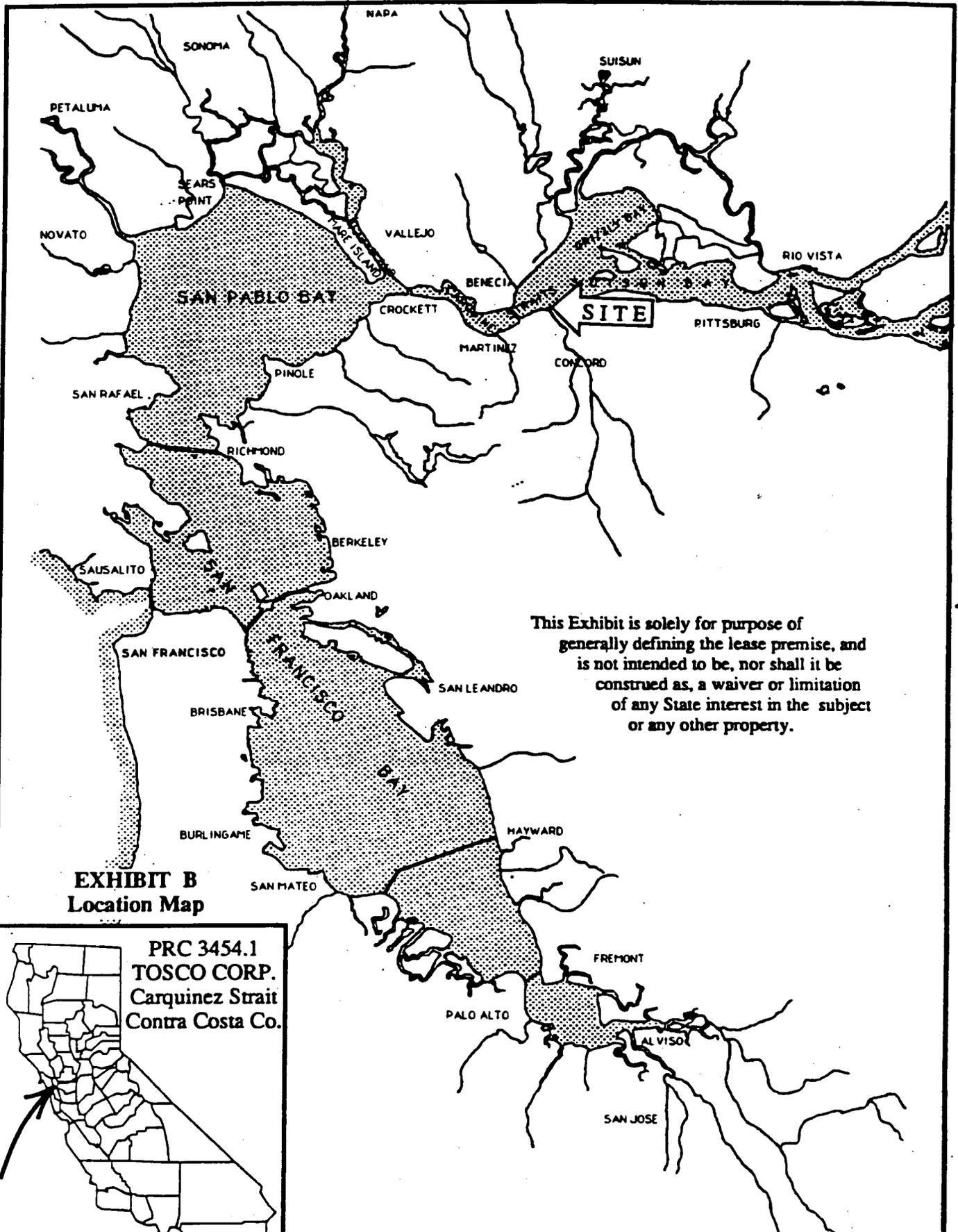


EXHIBIT "A"  
 Site Map  
 PRC 3454.1  
 Carquinez Strait  
 Contra Costa County



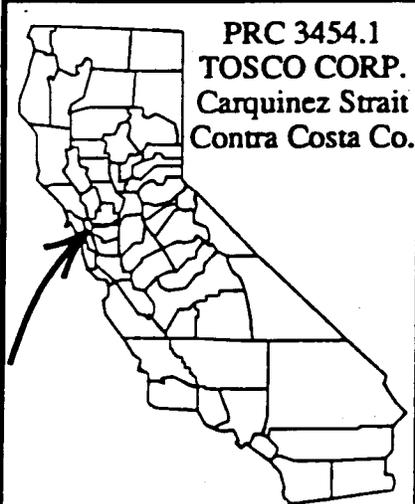
NOTE:  
 THIS EXHIBIT IS NOT A SURVEY,  
 NOR DOES ANY LINE APPEARING  
 HEREON REPRESENT A BOUNDARY  
 LINE.

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 3454.1  
TOSCO CORP.  
Carquinez Strait  
Contra Costa Co.