

CALENDAR ITEM

C69

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MINUTE ITEM  
This Calendar Item No. C69  
was approved as Minute Item  
No. 69 by the State Lands  
Commission by a vote of 3  
to 0 at its 11/15/94  
meeting.

11/15/94  
PRC 7691  
Plummer

GENERAL LEASE-INDUSTRIAL USE  
LEASE OPTION

APPLICANT:

Crockett Cogeneration, A Limited Partnership  
500 NE Multnomah, Suite 900  
Portland, Oregon 97232-2039

LOCATION:

Carquinez Straits at Crockett, Contra Costa County.

EXHIBITS:

A. Land Description      B. Site 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.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO CROCKETT COGENERATION, A LIMITED  
PARTNERSHIP, OF A THREE YEAR OPTION TO AMEND LEASE PRC 7691,  
BEGINNING NOVEMBER 15, 1994 AND ENDING DECEMBER 31, 1997;  
FOR CONSIDERATION OF \$1,000, ON THE LAND DESCRIBED ON  
EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

**EXHIBIT 'A'**

**Land Description**

A PARCEL OF TIDE AND SUBMERGED LAND, INCLUDING A PORTION OF TIDE LAND LOCATION NO. 225 AND A PORTION OF TIDE LAND SURVEY NO. 32, LOCATED IN AND ADJACENT TO THE CARQUINEZ STRAIT IN THE UNINCORPORATED TOWN OF CROCKETT, CONTRA COSTA COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE "MEMORANDUM OF LEASE" BETWEEN THE STATE OF CALIFORNIA (LESSOR) AND CROCKETT COGENERATION, A CALIFORNIA LIMITED PARTNERSHIP (LESSEE), FILED 29 SEPTEMBER 1993, IN BOOK 18995 OF OFFICIAL RECORDS, AT PAGE 939, CONTRA COSTA COUNTY RECORDS; THENCE LEAVING SAID POINT OF BEGINNING NORTHERLY ALONG THE EAST LINE OF SAID CROCKETT COGENERATION PARCEL (18995 OR 939) NORTH  $16^{\circ}22'45''$  EAST, 239.05 FEET TO THE NORTHEAST CORNER OF SAID CROCKETT COGENERATION PARCEL (18995 OR 939); THENCE LEAVING SAID NORTHEAST CORNER THE FOLLOWING COURSES AND DISTANCES: SOUTH  $73^{\circ}37'15''$  EAST, 30.00 FEET; THENCE ALONG A TANGENT CURVE, CONCAVE TO THE SOUTH, WEST, AND NORTH AND HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF  $160^{\circ}31'47''$  AN ARC DISTANCE OF 84.05 FEET TO A POINT ON A LINE PARALLEL WITH, AND DISTANT 40.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE SAID CROCKETT COGENERATION PARCEL (18995 OR 939); THENCE SOUTHERLY ALONG SAID PARALLEL LINE SOUTH  $16^{\circ}22'45''$  WEST, 180.76 FEET TO THE NORTH LINE OF THE RIGHT-OF-WAY DESCRIBED IN THE DEED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, FILED AUGUST 6, 1873, IN BOOK 25 OF DEEDS, AT PAGE 156, CONTRA COSTA COUNTY RECORDS; THENCE LEAVING SAID PARALLEL LINE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH  $73^{\circ}37'15''$  WEST, 40.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING LANDWARD OF THE ORDINARY HIGH WATER MARK OF CARQUINEZ STRAIT, AS IT LAST EXISTED IN A STATE OF NATURE.

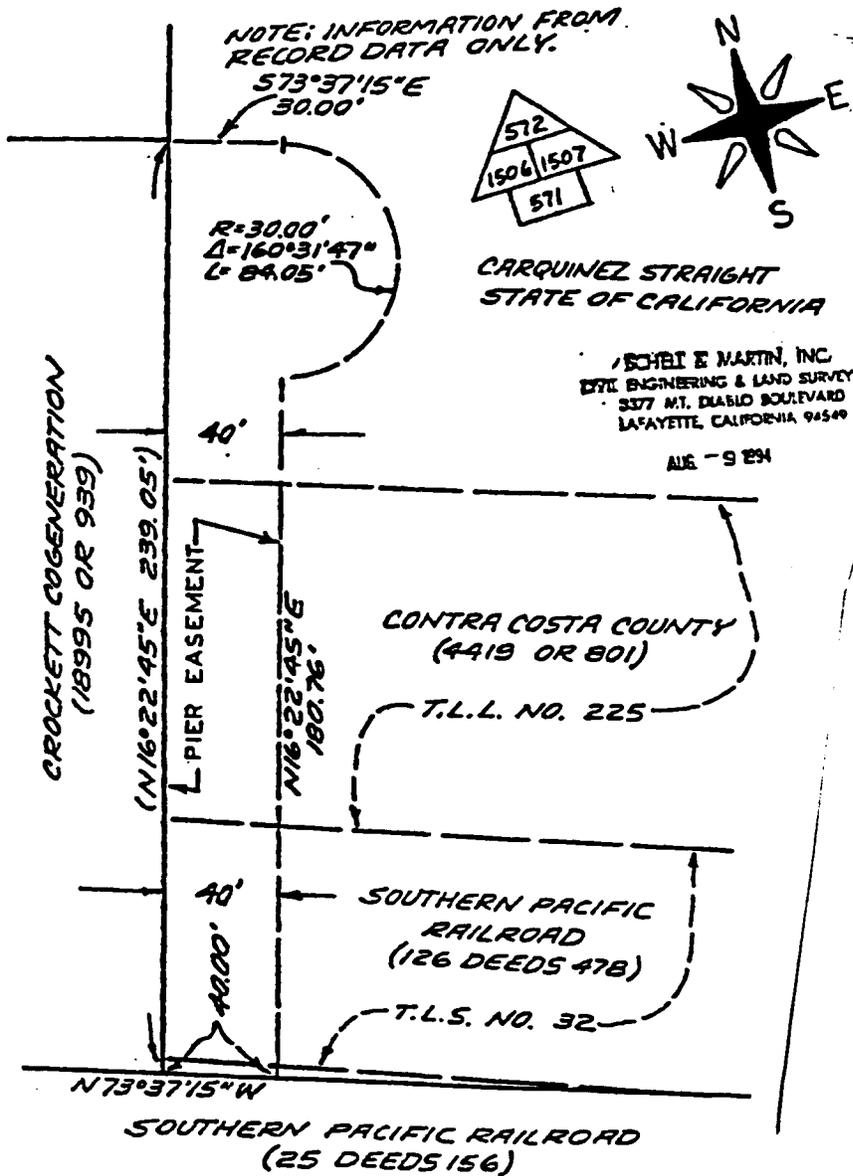
SEE EXHIBIT 'B' (PLAT MAP) ATTACHED HERE TO AND MADE A PART HERE OF:

END OF DESCRIPTION.

A.P.N. BOOK 354, PAGE 02 (PORTION OF).

REVIEWED AUGUST, 1994 BY SFBCC.

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**EXHIBIT "B"**  
Site Map PRC 7659

Carquinez Strait  
CONTRA COSTA  
COUNTY



NOTE:  
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.