

CALENDAR ITEM
C50

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 0 at its 02/12/97
meeting.

A 6
S 9

02/12/97
PRC 139.1
N. Smith

REVISION OF RENT

LESSEE:

Chevron U.S.A., Inc.
Attn: Mr. Malcolm A. McCulloch
225 Bush Street, Room 1509
San Francisco, California 94104

AREA, LAND TYPE, AND LOCATION:

5.08 acres, more or less, of sovereign lands in San Francisco Bay near
Pt. Orient at Richmond, Contra Costa County.

AUTHORIZED USE:

Marine petroleum transfer facilities.

LEASE TERM:

30 years, beginning March 1, 1982.

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 \$34,739 per year to \$35,648 per year, effective March 1, 1997.

The recommended adjustment of rent is based on adjustment of the prior rent by application of the Consumer 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 California State Lands Commission to use the CPI to adjust rents other than as specifically set forth herein.

CALENDAR ITEM NO. C50 (CONT'D)

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.
Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

EXHIBIT:

- A. Location Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THIS ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF CEQA BECAUSE IT IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065.

AUTHORIZATION:

APPROVE THE REVISION OF RENT FOR LEASE NO. PRC 139.1 FROM \$34,739 PER YEAR TO \$35,648 PER YEAR, EFFECTIVE MARCH 1, 1997.

