

MINUTE ITEM
This Calendar Item No. C22
was approved as Minute Item
No. 22 by the State Lands
Commission by a vote of 3
to 0 at its 2-5-01
meeting

CALENDAR ITEM
C22

A 35
S 18

02/05/01
PRC 1449.1
M. Hays

REVISION OF RENT

LESSEE:

Tosco Corporation, Inc.
2555 Willow Road
Arroyo Grande, CA 93420

AREA, LAND TYPE, AND LOCATION:

4.49 acres, more or less, of sovereign lands in the Pacific Ocean, near the City of Santa Maria, San Luis Obispo County.

AUTHORIZED USE:

Maintenance and use of an 18-inch diameter wastewater outfall pipeline, and retention of an existing abandoned 14-inch diameter wastewater outfall pipeline serving the Tosco Santa Maria Refinery.

LEASE TERM:

49 years, beginning October 25, 1954.

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 \$1,428 per year to \$1,840 per year, effective October 25, 2001.

The recommended adjustment of rent is based on adjustment of the prior rent by application of the Consumer Price Index (CPI). This adjustment does not obligate the Commission to use the CPI to adjust rents other than as specifically set forth herein.

EXHIBITS:

- A. Land Description
- B. Location Map

CALENDAR ITEM NO. **C22** (CONT'D)

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 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 1449.1 FROM \$1,428 PER YEAR TO \$1,840 PER YEAR, EFFECTIVE OCTOBER 25, 2001.

EXHIBIT "A"
LAND DESCRIPTION

PRC 1449.1

A strip of tide and submerged land 100 feet wide in the Pacific Ocean near Oso Flaco Lake, San Luis Obispo County, California, said strip lying 50 feet on each side of the following described centerline:

BEGINNING at the westerly terminus of the pipeline easement centerline described in the deed to the Union Oil Company of California and recorded in Book 1755, Page 553, Official Records of San Luis Obispo County; thence along said pipeline and its prolongation N79°11'32"W, 2000 feet to the end of the herein described line.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the Pacific Ocean.

The bearing in the above description is based on the California Coordinate System, Zone 5.

END DESCRIPTION

PREPARED AUGUST 8, 1996 BY CRIS N. PEREZ, L.S. #5169

CALENDAR PAGE	000147
MINUTE PAGE	000174

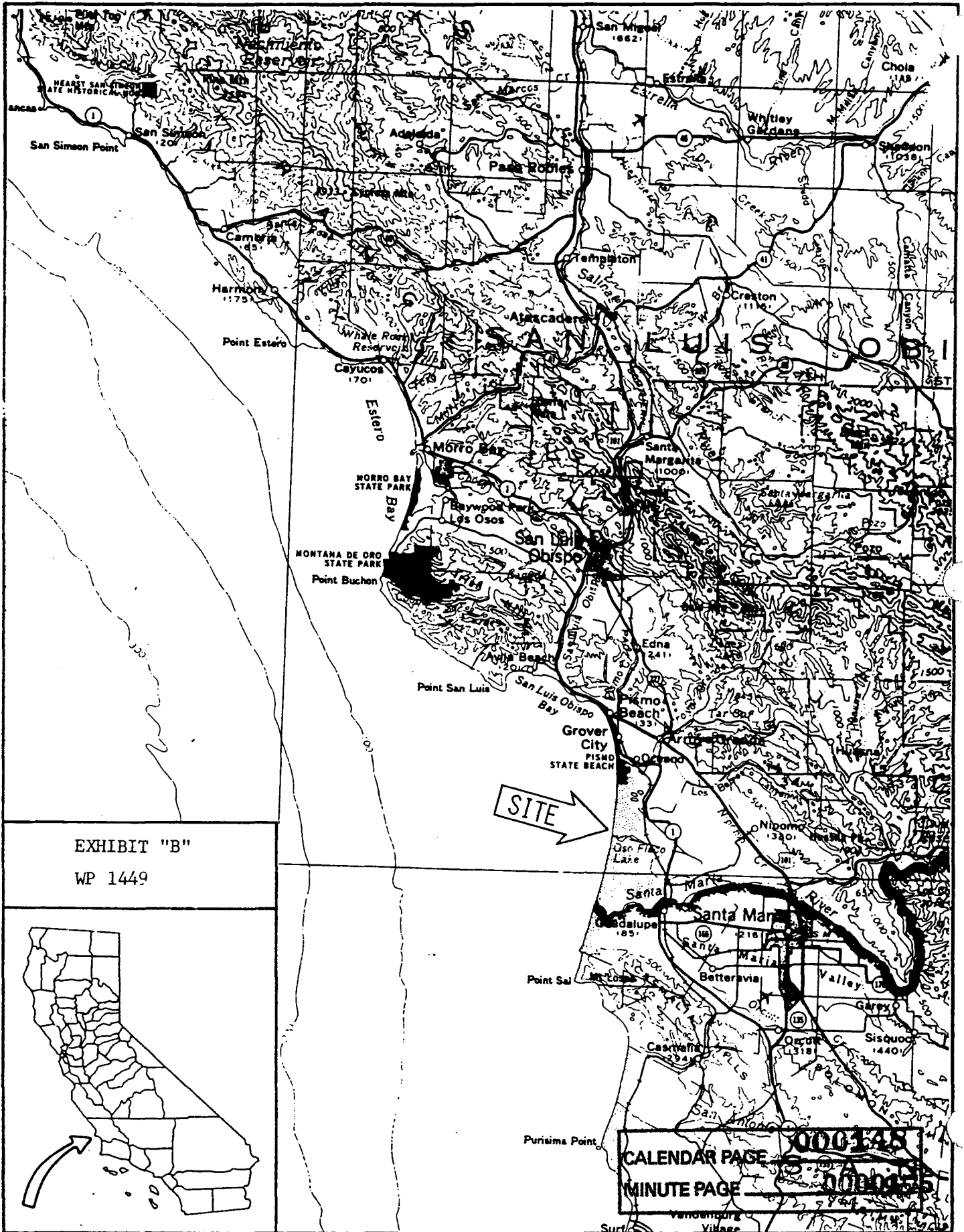


EXHIBIT "B"
 WP 1449



CALENDAR PAGE 000148
 MINUTE PAGE 000015