

CALENDAR ITEM

C69

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

A 11
S 7

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°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°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°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°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°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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NOTE: INFORMATION FROM RECORD DATA ONLY.

573°37'15"E
30.00'



R=30.00'
Δ=160°31'47"
L=84.05'

CARQUINEZ STRAIGHT
STATE OF CALIFORNIA

SCHEIDT & MARTIN, INC.
CIVIL ENGINEERING & LAND SURVEYING
337 M.T. DIABLO BOULEVARD
LAFAYETTE, CALIFORNIA 94549

AUG - 9 1994

CROCKETT COGENERATION
(18995 OR 939)

(N16°22'45"E 239.05')

PIER EASEMENT

(N16°22'45"E 180.76')

40'

CONTRA COSTA COUNTY
(4419 OR 801)

T.L.L. NO. 225

40'
4000'

SOUTHERN PACIFIC
RAILROAD
(126 DEEDS 478)

T.L.S. NO. 32

N73°37'15"W

SOUTHERN PACIFIC RAILROAD
(25 DEEDS 156)

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.