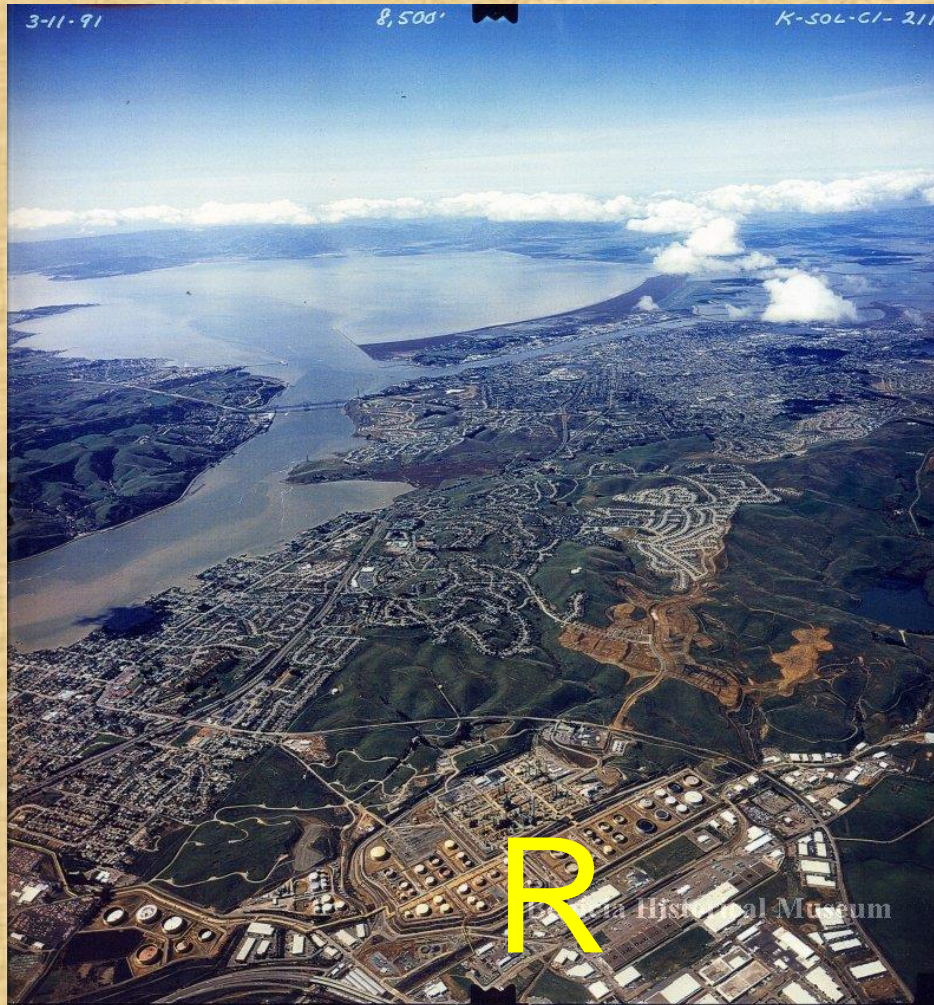


Benicia Valero Refinery

A Short History

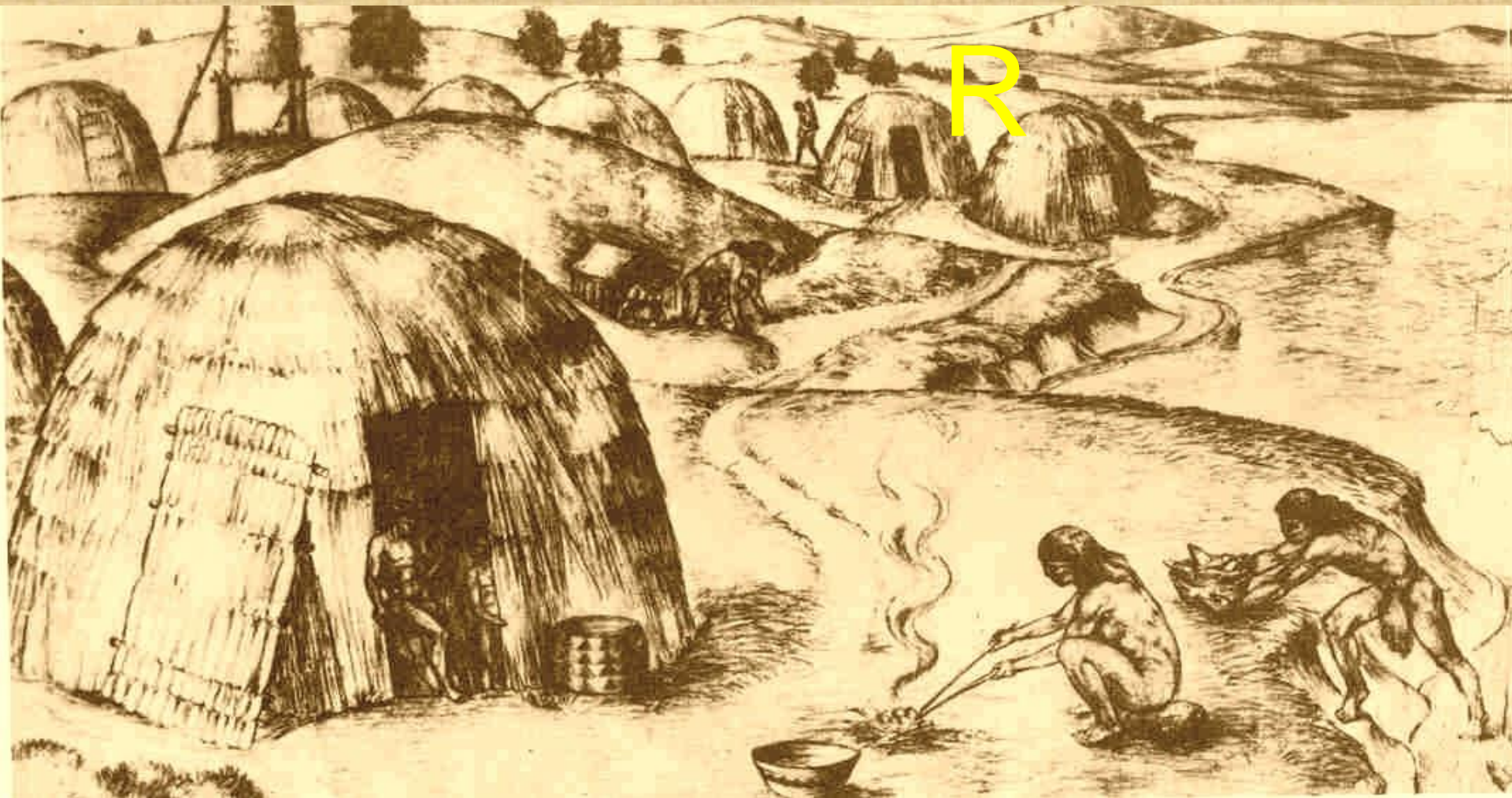


We're going to cover



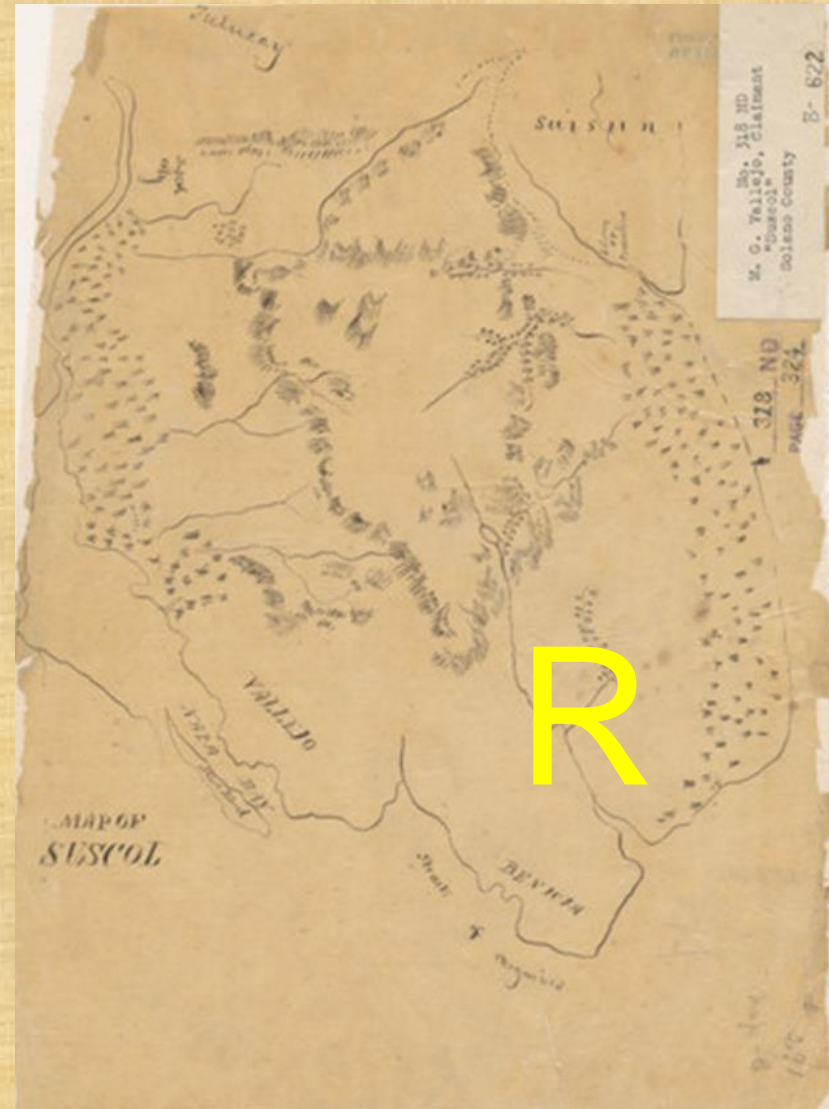
- The Land
- The Arsenal
- The Industrial Park
- The Refinery

The Patwin

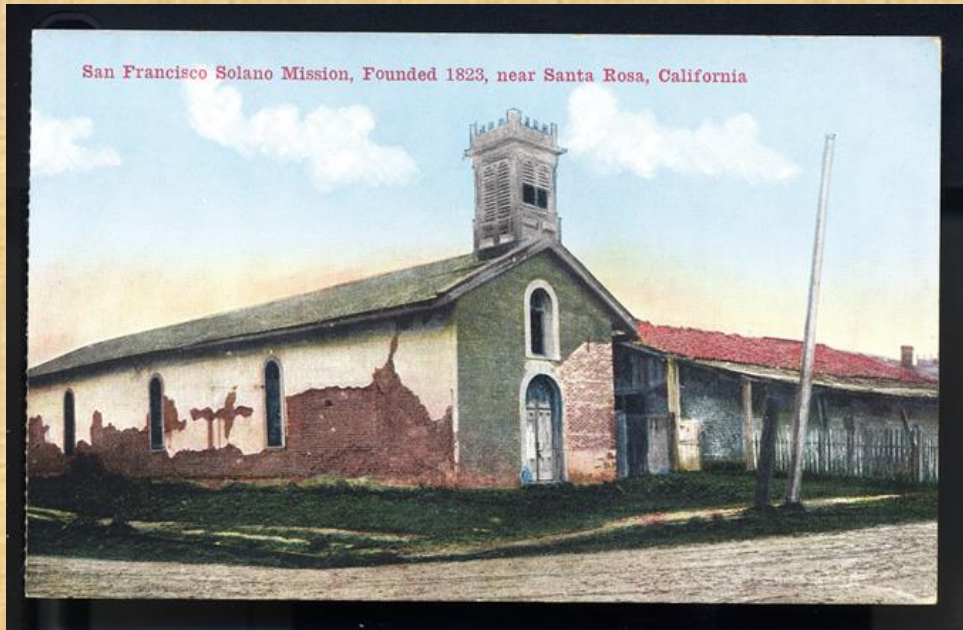


Rancho Suscol

- 1823: Mission San Francisco Solano
- 1836: Nationalization by Mexican Government
- 1844: Deeded to Gen. G. Mariano Vallejo



Rancho Suscol



120 M

Survey of California
MILITARY RESERVATION

Table with 10 columns and 10 rows of numbers, likely representing a survey grid or map data.

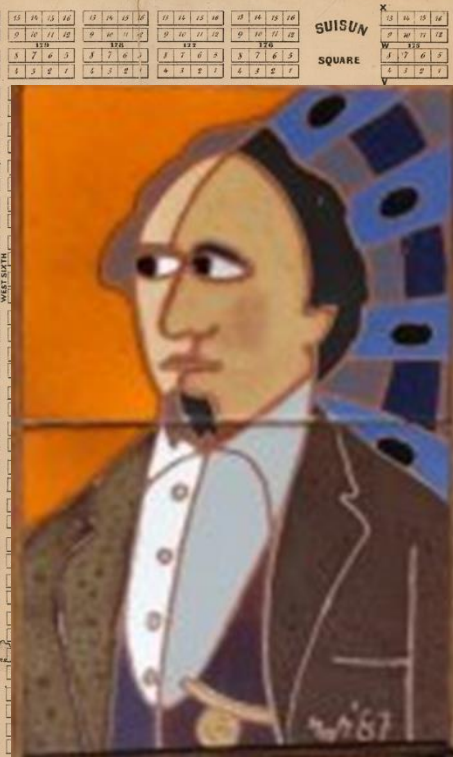


Table with 10 columns and 10 rows of numbers, likely representing a survey grid or map data.

R

U.S.

MILITARY RESERVATION

City of Benicia
OF THE
CITY OF BENICIA
FOUNDED BY
MARIANO G. VALLEJO, THOMAS O. LARKIN
&
ROBERT SEMPLE
1847
Surveyed & Drawn by
BENJAMIN W. BARLOW
CITY & COUNTY SURVEYOR
STILLMAN, BRITTON & REY, S.F.

Named for:
Francesca Maria Filipa Benicia Carrillo de Vallejo

Scale 500 Feet to one Inch.

The Benicia Arsenal

1847 to 1964





1845



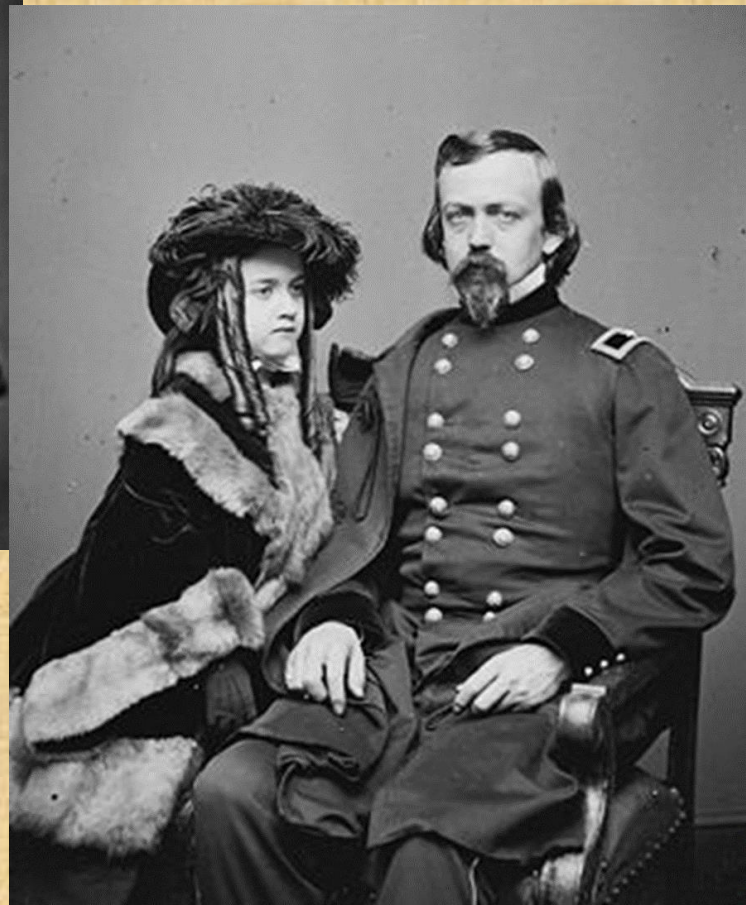


1846



1849

1852



1852 to 1860



Executive Mansion,

Washington City, October 7th 1862.

In conformity with the request of the Secretary of War of this date, it is hereby ordered that a plot of land at Benicia, in the State of California, described in a certain diagram now on file in the office of the Deputy Quartermaster General at San Francisco in the abovesaid State, be segregated from the public lands for the purpose of a Military Reservation; and the Secretary of the Interior is hereby directed to take such action as will secure the object and purpose herein set forth.

A Lincoln

President of the United States.

Hon. Caleb B. Smith,

Secretary of the Interior.

Circa 1860



1861 to 1866

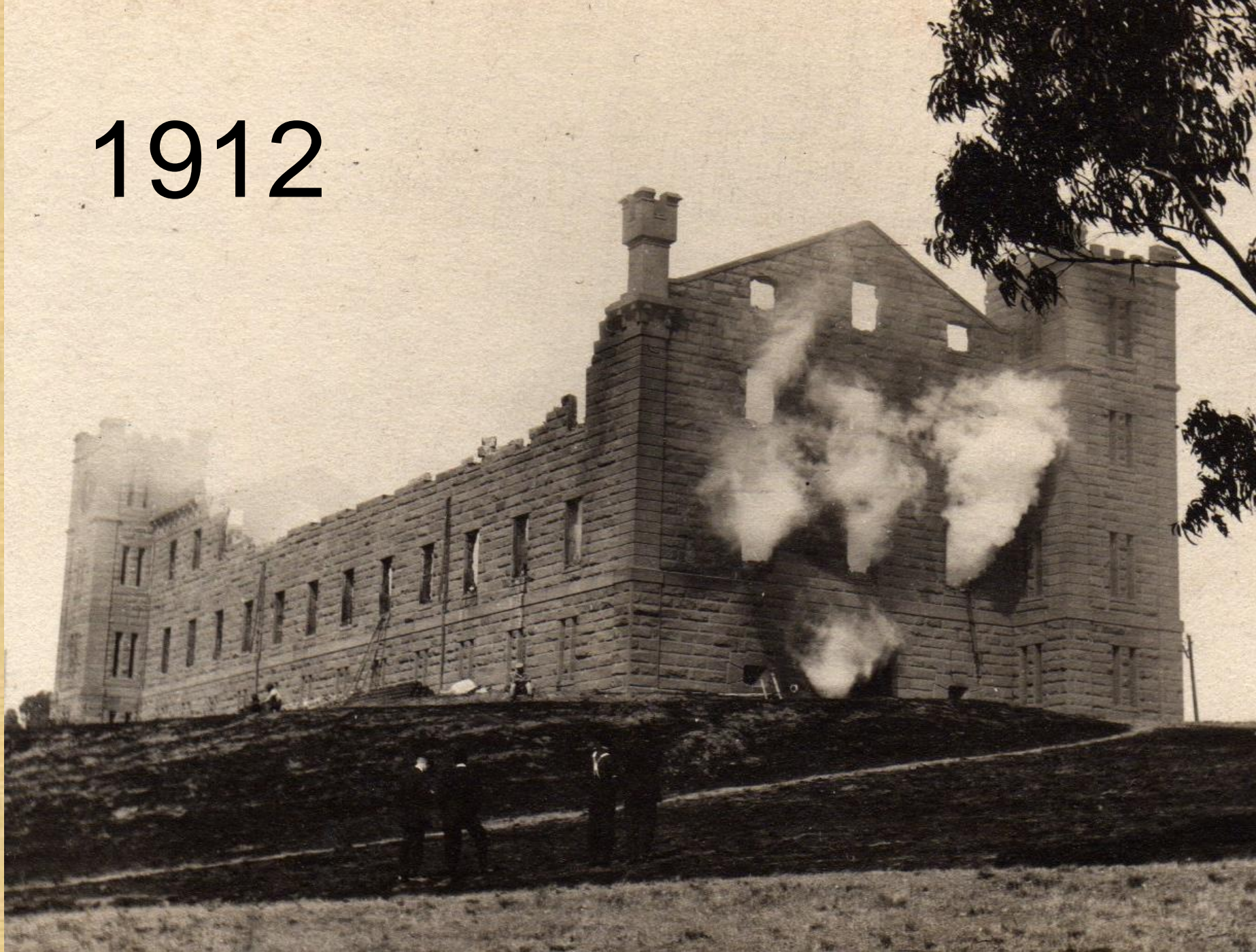
R



1864



1912



1922



Ammunition dump where
Fire started 1922

1938



R

1944



R

Post wars





Cold War



R

About
1955

GARDNER

RATE INCREASE VOTING FOR SCHOOLS DAY, APRIL 4

ers will go to the
y, April 4 to decide
maximum school tax
ased. This will be
in four years that
been placed before

open from 7 a.m. to

ber one for the
which includes reg-
precincts 6, 7, 8, 9,
Allejo precinct 248,
Benicia High School,
et.

190 West J street,
nated as precinct
cover election pre-
and 12.

s office, 714 First
e as voting place
ncts 10, 11 and 13.
at this election is

to increase the tax rate from \$1.65
per \$100 of county assessed valua-
tion to a new maximum of \$2.15
per \$100, or an increase of 50
cents.

The increase to win approval
requires a "Yes" vote from a ma-
jority of those voting. 3,100 election
notice cards were sent out by the
county to all eligible voters.

Benicia PTA units have been
informing the voters of reasons for
the increase.

Arguments have been advanced
that a rate established in 1936 is
inadequate to meet today's costs,
that the school population is grow-
ing and that Benicia school child-
ren will become the victims of in-
ferior education if the increase is
rejected at this election.

No organized opposition has ap-
peared in this election.

EGG HUNT DAY - IF IT RAIN

club members an-
for their annual
at next Sunday at
school. The event is
m.

Easter egg hunt
that members will
of 1,440 eggs in
the hunt. The Vet-
Building kitchen
use of its kitch-
on, as well as the
s.

men to all Benicia
ears or under. To
tion, designated
set aside for in-
ear-olds, five to
nd nine to twelve

finder's keepers"

Highland Residents Protest Apartment Buildings

200 Highland residents filed
signed petitions with the city clerk
on Monday. The petitions were in
opposition to a request now before
the city planning commission to re-
zone the site of the old Benicia
grammar school for the construc-
tion of eight to ten apartment
units.

Public hearings are scheduled
for the April 13 meeting of the
planning commission. The rezoning
request was made in the name of
Mrs. Thelma Spencer and the Par-
nick corporation and involves lots
7 through 11 and 23 through 27,
block eight of Highlands subdiv-
ision two.

If the proposal is approved, it
would change these lots from A-1
or strictly residential properties, to
A-2, which would permit multiple

THE BENICIAN

BENICIA'S ONLY HOME-OWNED NEWSPAPER

Volume Fourteen

Benicia, Solano County, California, Friday, March 31, 1961

Number Thirty-five

Defense Department Orders Benicia Arsenal Inactivated In 3 Years

A teletype from the Secretary of Defense to Col. Albert C. Wells, Jr., commanding officer of Benicia Arsenal stated that Benicia Arsenal was to be inactivated during the next three years and then closed.

Benicia Arsenal was one of four ordnance installation's ordered inactivated and closed-out. One other, Redstone Arsenal, in Alabama, was ordered transferred to the U. S. Army Missile department.

The message shocked the residents of Benicia and Solano Coun-
ty. The Arsenal is the largest of the installations ordered inacti-
vated and closed-out. The others included Mt. Ranier, Tacoma, Wash-
ington; Raritan in New Jersey and Rossford in Toledo, Ohio.

The announcement was made at an 8:15 hurriedly called press
meeting at Benicia Arsenal.

Mayor James Lemos Calls Emergency Meeting

Mayor James Lemos has called
an emergency meeting of or-
ganizations and citizens for this
evening (Thursday).

The meeting will start at eight
o'clock in the council chambers.
Among the organizations to be

The teletype follows:
Department of Defense,
Washington, D. C.
To Commanding Officer,
Benicia Arsenal.

The Secretary of Defense is
making an announcement at 1000
hours, EST, 30 March 1961 con-
cerning the inactivation of four
ordnance depots and 1 depot ac-
tivity.

Inactivation of the following in-
stallations over a three year pe-
riod follows:

Benicia Arsenal, Benicia, Cal-
ifornia, will be inactivated by

The Industrial Park



Alternative One: Find another
Federal or State Agency

Benicia, Tranquility Base here.

The Eagle has landed.



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The City struggled to resolve the sudden loss of income



UPILS OF MILLS SCHOOL TO PRESENT CHRISTMAS PROGRAM AT OLD STATE CAPITOL ON DECEMBER 22 AND 23

"Las Posadas" is one of the traditional ceremonies used in Mexico to celebrate Christmas. Pupils of the Mills School Spanish classes will present the Nativity

PROGRAM
Cast of characters: Joseph, Steve Lange; Mary, Rosemary Freitas; Angel, Sylvia McGuirk; 3 wise men, Henry Henderson,

THE BENICIAN

BENICIA'S ONLY HOME-OWNED NEWSPAPER

Volume Fifteen

Number Twenty-one

Benicia, Solano County, California, Friday, December 22, 1961

LAST DRAWING OF GIVEAWAY AWARDS SATURDAY

The third and last of the three drawings of the Benicia Merchants giveaway awards will be this Saturday. The drawing will be held in front of Martin's TV, 617 First Street.

\$205 in cash awards and three merchandise awards await some lucky ticket holder. To be eligible for the prizes in this event, it is necessary not only to possess tickets but to be present at the drawing.

Tickets for the final event in the 1961 Christmas giveaway will be available through Friday at stores distributing the tickets.

Tickets are given free with each purchase of \$1 or more.

WINNERS OF LAST WEEK'S AWARDS—

First, \$100.00 — Robert Niessus, 355 East N Street.

Second, \$50.00 — Mrs. Donald Jeans, 371 Linda Vista.

Third, \$25.00—Bill Maloney, 410 West J Street.

Winners of the merchandise orders were: Harry Strouse, Martha Burton and Owen Kathy.

Christmas Music At

FUTURE DEVELOPMENT OF BENICIA REFLECTED AT COUNCIL MEETING

It becomes more evident with each Benicia City Council meeting that all eyes are on Benicia and our progress is being closely watched by Vallejo, the county and surrounding metropolitan areas.

With the coming of outside money and developers who will bring a new way of life to this community, advice, persuasion and offers are being made to plot the course. To date you can be very thankful to your mayor who is working hard and exploring all avenues to keep our city from becoming a suburb or tax source for other areas.

At the meeting held on Tuesday night letters were read from state and regional planning offices which supported the fact that Benicia cannot get federal aid if they associate themselves with Vallejo in a county-wide plan. Vallejo being a city of over 50,000 population cannot get Federal aid for planning under the 701 plan.

There is less involvement for Benicia to plan alone at this stage but the state suggests Federal Urban Renewal and State Planning —to ultimately become a part of area wide Metropolitan Planning.

Army Engineers last August and it appears consummation is near at hand.

With the agreement of a 90-day extension, a contract to that effect was voted and signed by Mayor Lemos and Miss Pine representing the city of Benicia. This shows time for the water contract between the city of Vallejo and Benicia to be worked out. Our present contract with California-Pacific Utilities expires on 31 December. The new contract will expire on March 14, 1962.

Water lots in the Southhampton Bay which are city owned will be decided to the state. Quiet title action is necessary to clear this area which is part of the State park. Charles Williams, who represented the office of the city attorney, suggested a procedure which would make the transaction cost free to the city. His opinion was accepted and the council resolved to enter into an agreement to give the lots to the state by deed, for costs necessary to clear the titles of said lots. In the legal area of the state park the status of the condemnation suits pending were reported upon. It was explained that the attorney general

**BUBLIC UTILITIES
MISSION O. K.
ATER SYSTEM
RCHASE**

State Utilities Commission today approved the purchase of California-Pacific Utilities water system by the City of Benicia. This was more or less a no matter.

Mayor Lemos said following today's PUC action that the next toward the city's taking over water system will be the call for bids on the bonds. He thinks the council will be able to do this at the next council meeting which occurs on March 6," he stated.

He indicated that prospective bidders would be given as much as a month to prepare their offers. Since the bids have been sold, they will only remain for the city to turn the proceeds from them, the amount of the purchase is over to the utilities company. Then the city will take over ownership and management of the water system.

The balance of the bond issue, \$175,000, will be used to create an emergency fund, and city attorneys who prepared the plan for the ballot. Some \$500,000 of the water purchase price will be returned to the city by Watchie & Associates, Developers, in return for the title to property along Lake Herman. The city's water system's

Watchie firm has made a profit of \$1,200,000 a year for the last 10 years.

Residents of Benicia who wish to purchase property at a price of \$1,200,000 or more will be able to do so.

**Giant System
Benicia Me**

THE BENICIAN

BENICIA'S ONLY HOME-OWNED NEWSPAPER

Volume Fifteen

Benicia, Solano County, California, Friday, March 2, 1962

Number Thirty-one

Benicia Heart Fund Drive Nets \$727.44

Delvin Craddick, chairman, reports the final tabulated results on the Heart Fund drive in Benicia are as follows:

Area 1 — J. Graham and L. Shugars, captains	\$166.25
Area 2 — R. Charboneau, captain	\$111.60
Area 3 — V. McBurney, captain	60.00
Area 4 — H. Moore, captain	65.05
Area 5 — L. Callinan, captain	69.46
Area 6 — R. Craddick, captain	101.69
C. Neri,	153.09

Total \$727.44

The total number of homes contacted was 1481, with 720 contributions, 295 refusals and 486 not at home.

A FAST Look Around Benicia

LET THE RECORD SPEAK FOR ITSELF—

Rumor has been heard that we are again on the brink of Urban Renewal — and an examination of activities within the council does not indicate any such movement.

The controlling members of the council have earnestly tried to please the majority of the people and support those projects which appear most beneficial to the entire city. Land changes have brought the greatest amount of discussion and opposition in recent months at council meetings.

Mayor Lemos has listened to all persons and weighed each individual case, made personal inspection

Sirens At Arsenal To Be Tested Next Week

Sirens are scheduled to wait at 11 o'clock at Benicia Arsenal next Monday and Wednesday mornings. The prolonged blasts, reports Col. John P. Sherden, commanding officer, will indicate only that the Army installation is testing the post's disaster evacuation plan.

The test exercise will be conducted in two parts, one slated for Monday, March 5, is designed as a dry run test of the efficiency of the installation's alert mechanisms. The arsenal's Fire Department siren system will be checked for effectiveness in a continuous blast of from three to five minutes duration. This is the prescribed warning signal of Civil Defense planning.

At the sound of the siren Wednesday morning, the arsenal civilian and military staff and post residents will assume the role of

ANNEXATION OF ARSENAL GRANTED BY FEDERAL GOVERNMENT

City of Benicia officials received word last Friday that the Federal government had granted permission for the City of Benicia to annex Benicia Arsenal.

The official approval in writing, received by city officials from Colonel H. N. Turner of the U. S. Army Corps of Engineers will enable the city to enforce city control on the property. Thus any party who develops the Arsenal property will be under control of the Benicia city council and the voters of the city.

Benicia law enforcement regulations will govern the property and local law enforcement officers will police the area. The annexation will also enable the city to control zoning and construction regulations.

The official consent of annexation puts the property on the tax rolls of the city.

The official document entitled, "Consent of Annexation of Benicia Arsenal to the City of Benicia" reads as follows: "The United States of America, acting by and through the District Corps of Engineers, U. S. Army, consents to the annexation of the territory described in Exhibit "A" attached hereto and made a part hereto by reference to the map known as

map showing the location of the Benicia Arsenal and its surroundings.

The City of Benicia hereby consents to the State of California, acting by and through the U. S. Army, to the annexation of the territory described in Exhibit "A" attached hereto and made a part hereto by reference to the map known as map showing the location of the Benicia Arsenal and its surroundings.



Benicia Historical Museum



Benicia Historical Museum

1962

A New Alternative: The Benicia Plan, 1962

- City Attorney John Bohn and Mayor James Lemos flew to Washington and met with Secretary of Defense Robert McNamara.
- McNamara said that the decision to close the Arsenal was final.
- But he would help in any way to see that Benicia didn't suffer.
- Bohn took him at his word.



On the way home, Bohn and Lemos invented the Benicia Plan

MEMORANDUM OF MEETING OF
BENICIA ARSENAL INDUSTRIAL COMMITTEE
SEPTEMBER 4, 1962, IN BENICIA, CALIFORNIA

The Committee met for the purpose of hearing a progress report from John A. Bohn, City Attorney, on the city's efforts to acquire the Benicia Arsenal property, and to consider appropriate steps to be taken to expedite the transition of the property to private industrial use.

It was recalled that, at the time the Department of Defense announced the phase out of the Benicia Arsenal activities, a team of representatives from many federal agencies met with the citizens of Benicia and promised all necessary aid to lessen the economic impact of this closing upon the City of Benicia. The arsenal being the sole substantial employer in the Benicia area, it was recognized by the Federal Government that its closing would seriously cripple the City of Benicia and the surrounding area, unless some steps could be taken to provide for substitute industrial employment opportunities and payrolls.

It was further recalled that, pursuant to the recommendations of the Benicia Arsenal Industrial Committee, the City of Benicia had undertaken negotiations with the General Services Administration for the acquisition of the arsenal property in a single unit in order to provide for orderly, appropriate and prompt development. This is to be undertaken by the City with the cooperation of private capital and enterprise to whom will be leased those portions of the property not needed for public use by the City. In this manner, the City will control the use, receive funds for financing necessary improvements through rental payments, and be assured of a carefully planned, well-coordinated industrial park.

This was deemed to be the best possible method of alleviating the economic distress of the area since no other agency was in a position to provide the necessary coordination and correlation to meet all of the problems involved. The arsenal property consists of so many different types of land, so many different types of buildings usable and unusable, and so many peculiar problems that it is impossible to do anything constructive with the area except through coordinated planning by the City of Benicia and the exercise of tight controls on land use.

PROPOSAL OF THE CITY OF BENICIA TO PURCHASE BENICIA ARSENAL
PROPERTY FROM THE UNITED STATES GOVERNMENT

The City of Benicia, a municipal corporation, organized and operating under the laws of the State of California, hereinafter referred to as City, hereby proposes to purchase from the United States Government acting through its General Services Administration, hereinafter referred to as Government, the real property situated in the County of Solano, State of California, and generally referred to as the Benicia Arsenal, under the following terms and conditions:

1. The purchase price shall be the sum of \$4,587,200 subject to the adjustments hereinafter set forth.

2. The legal description of the exterior boundaries of the property, and a survey thereof, shall be furnished by the Government.

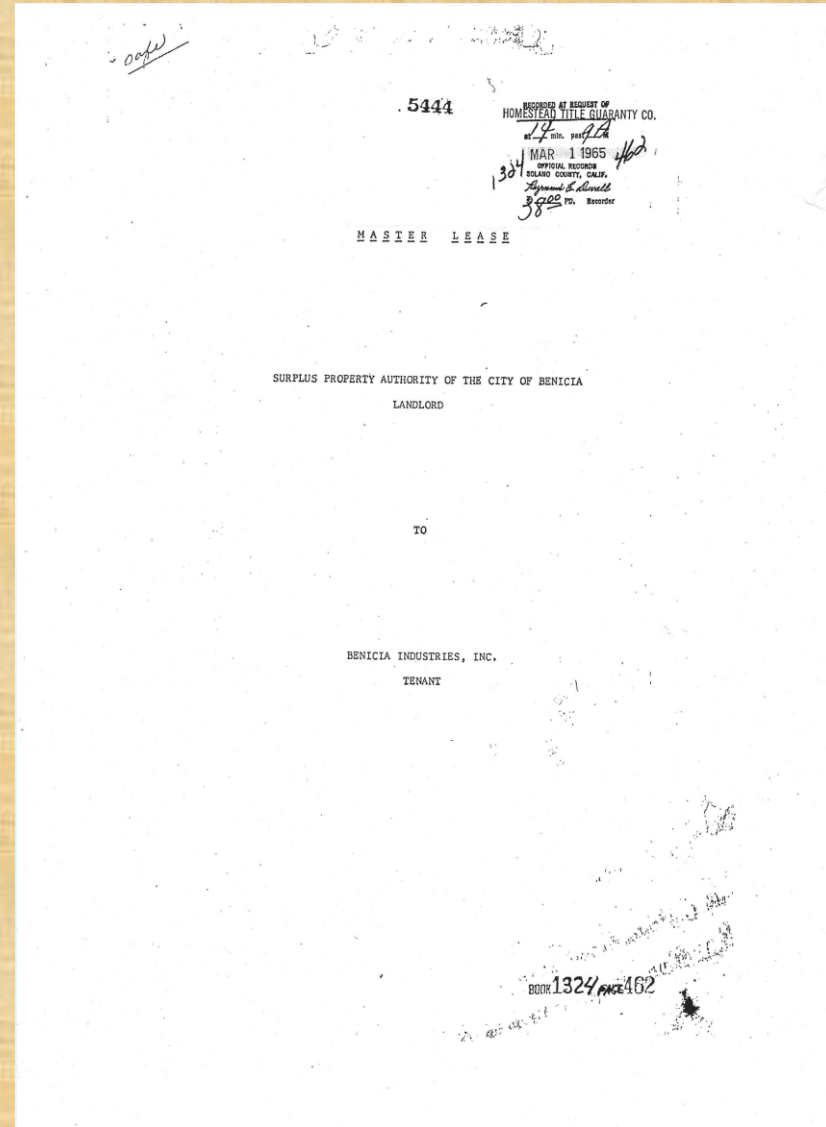
3. The purchase price shall include all of the property within the designated boundaries, with the following exceptions and understandings:

(a) The area consisting of Pine Lake, the filtration system, 11.7 acres of land west of the highway, and a portion of the pipeline and pumping station system which is described in an application by the City to the United States Department of Health, Education and Welfare is not included in the purchase price. This property has been appraised by the Government at \$118,250 and if the City's application to the Department of Health, Education and Welfare is approved, the additional cost to the City will be the sum of \$70,950 reflecting the forty percent (40%) discount requested. A legal description of this property will be furnished by the City.

(b) There is included within the purchase price the full appraised value (\$4,650.00) of the pipeline across the Benicia-Martinez Bridge and the pumping station on the Contra Costa side. This property was also included within the application

1962, The Benicia Plan

- Surplus property authority
- Purchase on installment plan
- Paid for by renting to a third party, through an escrow account
- Sent out hundreds of offers



1963: Several companies did feasibility studies

PRELIMINARY PLANNING STUDY
BENICIA ARSENAL

ENGINEERS + PLANNERS
HARSTAD + ASSOCIATES, INC.
EDWARD P. SCHWAFEL ENGINEER, INC.

A REPORT ON THE
Benicia Industrial Site

BENICIA INDUSTRIES, INC.
311 CALIFORNIA STREET
SAN FRANCISCO, CALIFORNIA

PACIFIC PLANNING AND RESEARCH

Supervisor's Office

BENICIA
CALIFORNIA



GENERAL PLAN
FOR FUTURE DEVELOPMENT

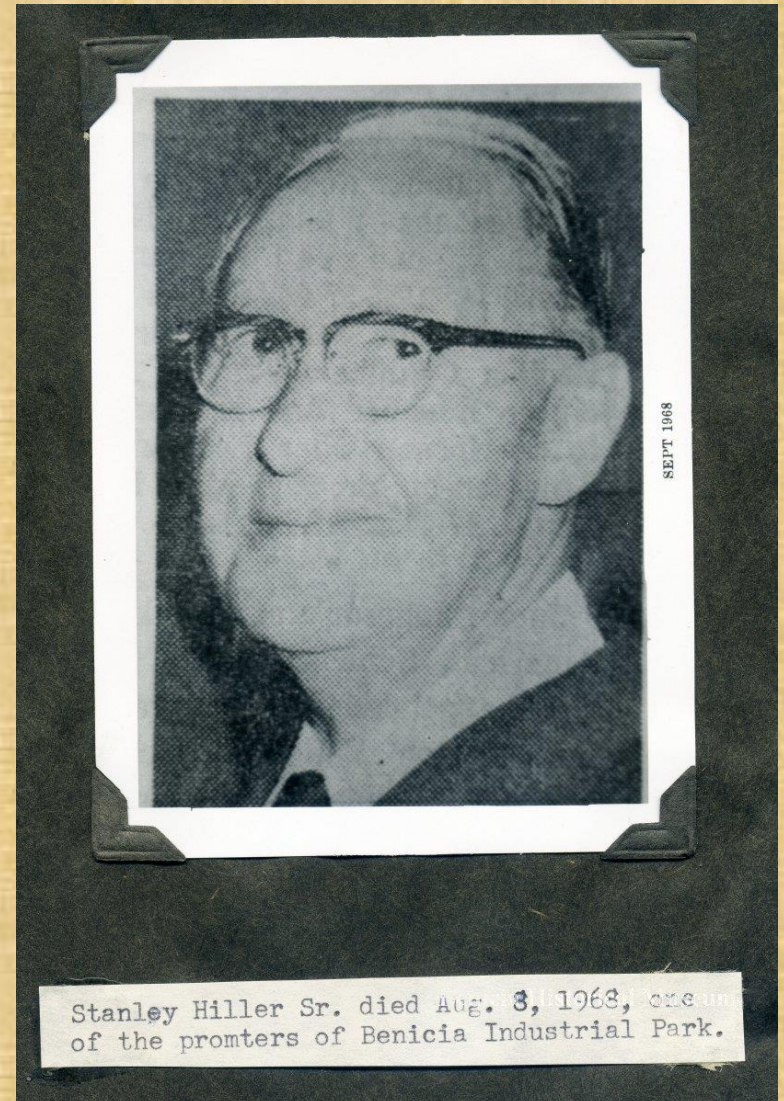
Benicia Historical Museum

B E N I C I A

Benicia Industries, Inc.

1963: Benicia Industries enters

- Had already been involved in redevelopment
- Was willing to:
 - Plan a development
 - Develop the property by sales, use, and rentals



There was the ubiquitous lawsuit in 1964

BENICIA

official counts were accepted by the council on Tuesday. The "Estimated" census for the year 1st was 6,450 persons, a gain of about 380—more or less. Mayor Johansen verbal "pat on the back" clerk Anna G. Pine and office for assistance to the group who developed the idea. He added, "We will get a per capita tax quota back payment"—and indicated he would be well to continue estimate on a yearly basis.

The count was also accepted by the Retirement System for and against the measure, proposed a retirement plan for employees and a tax increase to cover the cost. The vote was comparably close with 1097 for and 1401 against—making a difference of 304 votes. The does not necessarily preclude possibility of the request by employees being considered by the council. The vote was not all—but to be used as a meter for the council as to thoughts of the people of Benicia.

Mayor Carsten Johansen on the Tuesday night council meeting to the smallest group at the start of his regime, with councilmen Cody and Nebergall absent. Both Councilmen Lemos and Charboneau were absent due to illness. Assistant city attorney Anderson acted as legal counsel.

Miss Anna G. Pine, city clerk, filed a series of long communications during the short meeting—of those concerning the all important state grant of Tide and merged Lands to the City of Benicia. With the letter of full explanation of requirements for the city came the documents to include including a draft of a vice agreement providing for surveying, monumenting, and ordering of a plat map of the tide submerged lands granted to the city.

Attention was drawn to a requirement "Within 10 years from the effective date of this act, said lands shall be substantially improved by said city without expense to the state, and if the

BENICIA'S ONLY HOME-OWNED NEWSPAPER

Volume Eighteen

Number twenty

Benicia, Solano County, California, Friday, December 18, 1964

Court Rules Arsenal Lease Valid -- Paves Way For Progress

The legal barrier that has prevented Benicia Industries, Inc., from pursuing its program of development for the Benicia Arsenal was lifted this week with the announcement Wednesday that Superior Judge J. F. Good, of Butte County, had rendered a decision upholding the validity of the \$4,587,200 lease.

Judge Good's decision was filed with County Clerk Larry Ball. It sustains the constitutionality of the proposed agreement whereby Benicia Industries, Inc. will provide the money for the City of Benicia to purchase the now deactivated Arsenal property and the city, in turn, will lease it back to the corporation for 66 years, during which time the property will be developed industrially.

The involved litigation has made it impossible for Benicia Industries, Inc., a corporation headed by Joseph J. Coney of San Francisco and Stanley Hiller, Sr., of Berkeley, to acquire and implement lease contracts for the industrial development of the Arsenal property since April 1.

In submitting his decision validating the proposed master lease, Judge Good, ordered a decree declaring the validity of the proposal be prepared by the defendants, the City of Benicia, for his signature to implement his decision.

END OF LEGAL BARRIER

Undoubtedly, this will remove the legal barrier which has prevented Benicia Industries, Inc., from proceeding with its program of industrial development of the Arsenal property at a cost

Senate Bill 1181, which had contracted for the proposed master lease.

The complaints further contended that Benicia City Attorney John Bohn had been under a conflict of interest in representing both the City of Benicia and Benicia Industries, Inc., in negotiating the \$4,587,200 lease for the Arsenal property.

This charge, however, was dismissed by Judge Good during the court proceedings which opened August 4 on the lease validation

C Of C Sponsor Christmas Home Decorations Contest

The Chamber of Commerce is sponsoring a Christmas Home Decoration contest with cash awards for the three best decorated homes in the community.

The top award will be \$25.00, second place \$10.00 and third place \$5.00.

Judges for the contest are Richard Conrad, chamber president; Robert Looby and Don Olson.

The judging will take place on the evening of December 22nd and the winners will be announced in the December 24th edition of The Benician. Checks will be mailed to the three recipients designated by the judges.

FREE SHOW FOR THE KIDDIES AT THE STATE

THEATER MONDAY, DEC. 21 James Lemos, owner of the State Theater, announces a free show for the kiddies will be given on Monday, December 21st. The show will start at 10:00 a.m.

Santa will also be present and will have candy for all the children.

ATTENDANCE AT OLD STATE CAPITOL TOTALS 22,336 FOR YEAR

Ed Strouse, ranger in charge of

The third and final Christmas Give-Away drawing will be held this Saturday at the Park and Shop Market at 2 p.m.

Another \$205 in prizes will be given to lucky ticket-holders who must be present to win.

Tickets will be given with each \$1 purchase until noon on Saturday by the participating merchants.

WINNERS OF SECOND GIVE-AWAY DRAWING

...100 first prize — Mrs. Leslie Wright, 112 Sherman Drive.

\$50 second prize — Mrs. Marilyn Waugh, 1101 East 6th St.

\$25 third prize — James Nutt, 243 Hillcrest Avenue.

\$10 Merchandise orders — Terry Peeler, 195 East D Street; Beverly Perez, 885 West K Street, and Mark Hayes, 243 Hillcrest Avenue.

Christmas Decorations At West Manor

The annual Christmas display at the entrance of West Manor is credited to the Rolling Manor Improvement Club. Seven hard-working members, Forrest, Barsch, Hohn Seward, Jim Gentry, George Weatherwax, Al Gass, Dennis Lantrip and Bill Freitas formed the work party which labored Sunday to create this dazzling display. Thanks to their combined efforts all Benicia may enjoy this bit of Christmas cheer.

This improvement club reminds its members and interested persons of the January 4th meeting. Jesse King, secretary of the club, will speak on the history of paper money and show examples of large size, present size, and fractional size currency with denominations of 25c to and including \$1,000 notes. We are sure this will be of interest to many people and urge everyone to attend.

NOTICE TO STATE FARM POLICY HOLDERS

Leonard Stivers, State Farm Insurance agent, announces that policy holders may call Ben Reese, phone 644-7447 in case of an emergency.

Mr. Stivers announces his office will be closed from December

BENICIA INDUSTRIAL PARK PORT OF BENICIA

A DEVELOPMENT OF BENICIA INDUSTRIES INC.



1964

Not so fast, it wasn't that easy

- Separate sales:
 - Arsenal
 - Wharf
 - Armory
 - Dominicans
 - Southern Pacific
 - Electric system
 - Water system-Pine Lake
- Three acts of the legislature
- Three subleases
- Easements
- Appraisals
- Reset of the boundaries
- Surveys
- Multiple lawyers and documents

Resetting the boundaries

- Meeting of:
 - Governor
 - US Senators
 - State Lands Commission
 - Mayor
 - John Bohm
 - Assemblymen
 - Supervisor



US to City to State, \$5,000

R



The Refinery



1950s

Humble Oil was looking to break into the hot California market with a refinery and stations.

It needed a refinery to receive Alaskan oil.

1963: Moss Landing, Monterey Co.



By 1964 Humble had already received permission to build in Monterey County

- City Attorney John Bohn heard of some problems in Monterey Co.
- Drove down and approached Humble executives.
- Cabot, Cabot & Forbes acted as consultants



1965

- US issues mortgaged sale.
- The City signs a lease with Benicia Industries (BI).
- BI pays off loan.
- The US issues a quit claim.
- Humble disappears from Monterey Co.
- Humble Oil announces the Benicia refinery.

Benicia Arsenal Military Reservation
Benicia, California
D-Calif-747
(Surplus Property Authority of the City of Benicia)

QUITCLAIM DEED

THIS INDENTURE, made the 26th day of February, 1965, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and regulations and orders promulgated thereunder, GRANTOR, and the SURPLUS PROPERTY AUTHORITY OF THE CITY OF BENICIA, a public corporation duly organized and existing under the Government Code of the State of California, GRANTEE,

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of FOUR MILLION, FIVE HUNDRED EIGHTY-TWO THOUSAND, TWO HUNDRED DOLLARS (\$4,582,200.00) in lawful money of the United States of America, to be paid by GRANTEE to GRANTOR, of which consideration the sum of NINE HUNDRED SIXTEEN THOUSAND, FOUR HUNDRED FORTY DOLLARS (\$916,440.00) has been paid in cash, and the balance being evidenced by a Promissory Note and Deed of Trust, has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim, unto the said GRANTEE, and to its successors and assigns, that certain real property situate, lying and being in the City of Benicia, County of Solano, State of California, described in Exhibit "A" hereto attached and hereby made a part hereof.

THE PROPERTY herein conveyed is subject to rights of way, restrictions, reservations and easements now existing or of record.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, property possession, claim and demand whatsoever, in law as well as in equity, of the said GRANTOR of, in or to the foregoing described premises, and every part and parcel thereof, with the appurtenances.

SAID PROPERTY transferred hereby was duly determined to be surplus, and was assigned to the General Services Administration for disposal pursuant to the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and applicable rules, orders and regulations.

TO HAVE AND TO HOLD, all and singular, the said premises, with the improvements thereon, unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed as of the day and year first above written.

UNITED STATES OF AMERICA
Acting by and through the
ADMINISTRATOR OF GENERAL SERVICES

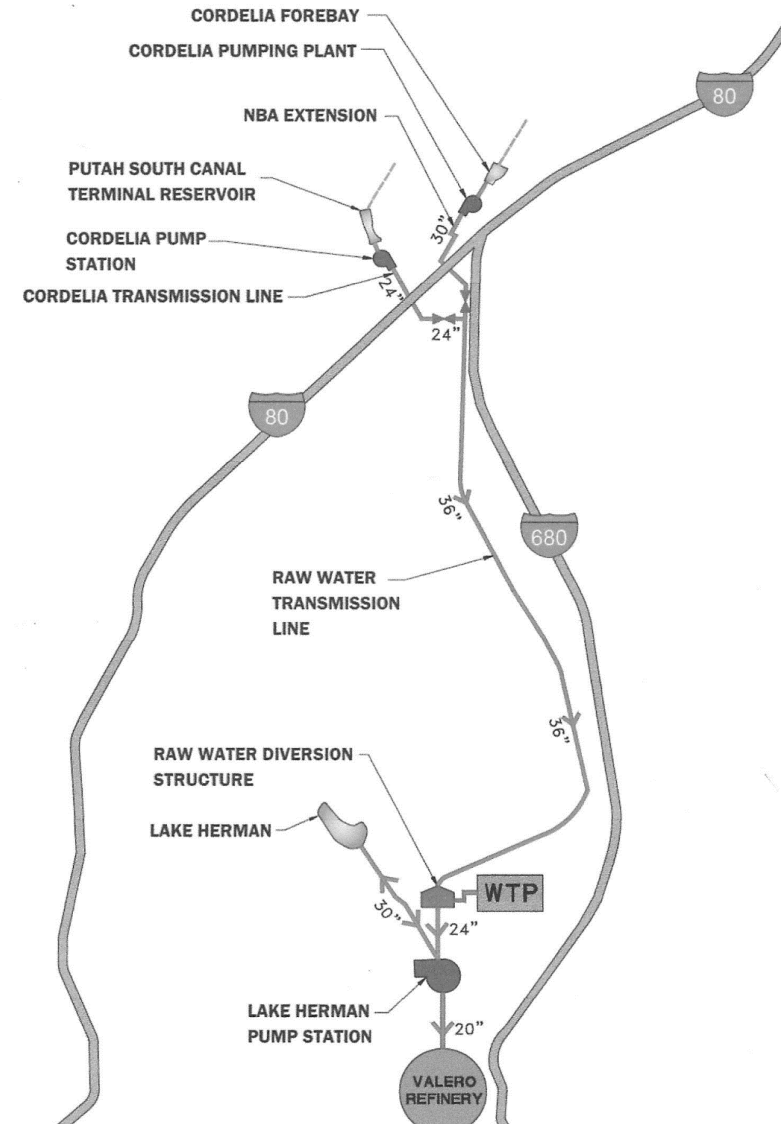
By _____
Fred H. Johnston
Chief, Real Property Division
Utilization and Disposal Service
General Services Administration
Region 9, San Francisco, California



1968 Water



JUNE 1968



1967: Construction





Milestones

- October 1966: Ground broken and site prep.
- June 1967: First concrete poured.
- December 1967: Employees move in.
- September 1968: Humble starts to prepare for startup.
- November 1968: First crude from Alaska.
- January 1969: Processing begins.
- May 1969: All processing operational.
- October 1969: Dedication.

WELCOME TO A

The Humble Oil and Refining Company today dedicates its first West Coast refinery — a \$160 million facility in the Benicia Industrial Park that represents the most advanced, modern, computerized installation of its kind in the world.

Today's dedication, therefore, marks the completion of a major technological achievement and the beginning of a new era for Benicia and all of Solano County. It represents the realization of a dream . . . the culmination of three years of hard work and planning . . . and the aspiration of a goal conceived in fair and consecrated to progress.

The new Humble Refinery and the promise for an expanding economy and continued prosperity it holds for our county are in sharp con-

trast to the dismay that prevailed a few years ago when the old Benicia Arsenal—the bulwark of Benicia's economy for more than 100 years—was phased out and closed. Many believed Benicia's future was doomed.

But others saw the closing of the Arsenal as an opportunity and from this faith and conviction evolved a plan: Buy the old Arsenal site from the government and create a modern, port-orientated industrial park. Today that abstract concept of just a few years ago has taken form and substance to provide not only the best and most promising industrial park in all of California but also a new home for Solano County's largest industry.

Already the new Humble Refinery has had a profound impact—boosting the area's economy

HUMBLE DEDIC

THE BENICIA REFINERY

DEDICATED ON OCTOBER 3, 1969

TO

THE EXPANDING ECONOMY AND
INDUSTRIAL STRENGTH OF THE STATE
OF CALIFORNIA AND TO THE
CONTINUED PROSPERITY OF ITS
PEOPLE

BY

THE HONORABLE
RONALD REAGAN
GOVERNOR, STATE OF CALIFORNIA

AND

M. A. WRIGHT
CHAIRMAN OF THE BOARD
HUMBLE OIL & REFINING COMPANY

Vallejo Times
SOLANO AND NAPA COUNTY'S MORNING NEWS

FRIDAY, OCTOBER 3, 1969



1984





BENICIA REFINER

FUEL FOR INNOVATION

VOL. 1, NO. 3, 1988

Out With the Old, In With the New

When the Benicia Refinery came on-line in 1969, it was recognized as a grass-roots manufacturing complex incorporating innovative design and the latest technology concepts.

And rightfully so. Through a state-of-the-art IBM 1800 computer, the Refinery's computerized process control helped give Benicia a competitive edge that made it "the Best in the West."

But times change, and technology advances.

As early as 1984, the IBM 1800 was becoming obsolete, and an Exxon Refining circuit team began analyzing potential replacement systems.

Back then, a computer system known as the TDC 3000 was barely more than a gleam in Honeywell's corporate eye.

But today that "gleam" has become a reality and is the heart of the Process Computer Replacement Project (PCRP) at the Benicia Refinery.

Similar replacement projects are being undertaken at Exxon's Baton Rouge, Baytown and Billings refineries.

Circuit-wide, more than three years of work have been spent implementing TDC 3000 replacement projects. Benicia's PCRP officially began in August of 1986 when funding for the project was approved.

*Please see Out With the Old
Page 2*



Refining Engineer Yolanda DeVore (seated) is a member of the team headed by Staff Engineer Dave Rosenberg (standing).



BENICIA REFINER

FUEL FOR INNOVATION

MARCH - APRIL 1996

Benicia Mogas Reformulation Unit is fully on line

The completed Benicia Clean Fuels Project is now fully operational as the Refinery's new Mogas Reformulation Unit (MRU) — producing the cleanest-burning gasoline in the nation.



1988

1996

At the time the refinery was built, Humble Oil was wholly owned by Standard Oil of New Jersey. Effective January 1, 1973 Standard Oil of New Jersey changed its corporate name to Exxon Corporation and changed the name of Humble Oil and Refining Company to Exxon USA. Valero became the owner effective May 15, 2000.



Valero

2000: Valero
acquires the refinery
and Exxon stations.

2001: Valero
acquires the asphalt
plant.

2003: Valero
Improvement Project
(VIP) begins.





Valero®
Benicia Refinery

50TH

1969 - 2019



Jim Lessenger
Research Historian
Benicia Historical
Museum

