MINUTE ITEM
This Calendar Item No. C8
was approved as Minute Item
No. 8 by the State Lands
Commission by a vote of 2
to 0 at its 10-30-80
meeting.

CALENDAR ITEM

C8.

10/80
WP 3452
Scott

AMENDMENT AND RENEWAL OF
GENERAL LEASE - INDUSTRIAL USE PRC 3452.1

APPLICANT: Imperial Thermal Products, Inc.
110 North Wacker Drive
Chicago, Illinois 60606

AREA, TYPE LAND AND LOCATION:
A 40± acre parcel of State sovereign land located near the Salton Sea, Imperial County.

LAND USE: Continued operation and maintenance of existing solar evaporative ponds.

TERMS OF ORIGINAL LEASE:
Initial period: 15 years from March 1, 1966.

Renewal options: 3 successive periods of 10 years each.

Consideration: $200 per annum.

TERMS OF PROPOSED AMENDMENT AND RENEWAL LEASE:
Initial period: 10 years from March 1, 1981.

Surety bond: $50,000.

Public liability insurance: Combined single limit coverage of $5,000,000.

CONSIDERATION: $1,440 per annum with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 & 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

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OTHER PERTINENT INFORMATION:

1. This is an existing use of the parcel and no expansion of the current use is proposed or authorized.

2. The amendment increases annual rental, adds bonding and insurance and brings lease into conformance with existing leasing regulations.

3. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1(B), which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.

4. This project is situated on sovereign lands not identified as possessing significant environmental values. A staff review of available environmental information indicates no reason to identify the subject sovereign land parcel as having such values at this time.

EXHIBITS: A. Land Description. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.

2. AUTHORIZE ISSUANCE TO IMPERIAL THERMAL PRODUCTS, INC. OF A 10-YEAR AMENDMENT AND RENEWAL OF GENERAL LEASE-INDUSTRIAL USE PRC 3452.1 FROM MARCH 1, 1981, WITH LESSEE'S OPTION TO RENEW FOR 2 SUCCESSIVE PERIODS OF 10 YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $1,440, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A $50,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $5,000,000 FOR THE CONTINUED OPERATION AND MAINTENANCE OF THE EXISTING SOLAR EVAPORATIVE PONDS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION WP 3452

A parcel of land situated in Imperial County, State of California, more particularly described as follows:

The SE ¼ of the SE ¼ of Section 14, T11S, R13E, SBM.

END OF DESCRIPTION

PREPARED JULY 25, 1980 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR

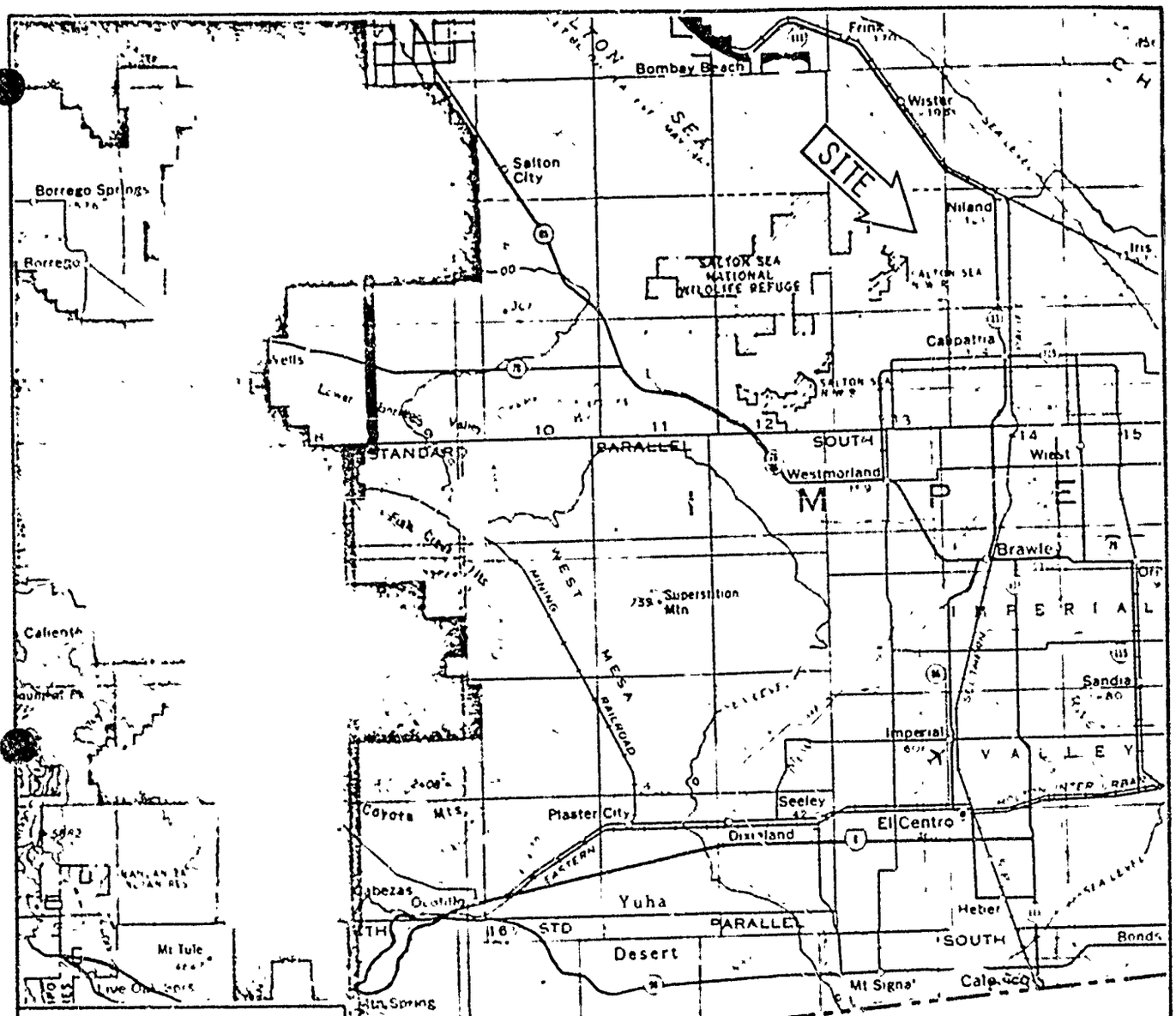

EXHIBIT "B"
WP 3452

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