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CALENDAR ITEM

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PRC 6458

APPROVAL OF
GENERAL LEASE - INDUSTRIAL USE

APPLICANT: City News Service
of Los Angeles, Inc.
304 S. Broadway, Suite 520
Los Angeles, California 90013

AREA, TYPE LAND AND LOCATION:
A 4.05-acre parcel of State school land
near Truckee, Nevada County.

LAND USE: AM Radio Transmitting Antenna, equipment
building, fence and appurtenant access
and utility right-of-way.

TERMS OF PROPOSED LEASE:

Initial period: 25 years from July 21,
1983.

Renewal conditions: Two successive periods
of ten years each.

Surety bond: \$2,000.

Public liability insurance: Combined single
limit coverage of \$1,000,000.

Consideration: \$900 per annum; five-year
rent review.

Special: Bond and Insurance to
be reviewed (and possibly
reset) at time of rent
review.

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BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS, FEES AND EXPENSES:

Filing fee has been received.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884:

6/23/84.

OTHER PERTINENT INFORMATION:

1. Applicant operates a commercial AM radio station near Truckee, KTRT, which serves as CALTRANS' official road condition news outlet for the Truckee-Donner - Tahoe area. During the preceding severe winter, applicants' existing antenna was blown down. Costs to repair and operate it are uneconomical compared to construction of new equipment, needed anyway. Applicant will need State lease approval before County approvals.

Though the site will occupy a portion of the Commission's pilot reforestation project on this parcel of State school lands, it is located away from the areas of best tree growth. The access, elevation, terrain and proximity to electric power lines favor the proposed site. Following construction, the leased parcel will be seeded to grass or native vegetation.

2. This project is exempt from CEQA because it involves new construction of a small facility, pursuant to 14 Cal. Adm. Code, Div. 6, Section 15103.
3. This project is situated on lands not identified as possessing significant environmental values pursuant to P.R.C. 6370.1.

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FURTHER APPROVALS REQUIRED:

County Ordinance amendment, use permit,
and building permit.

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 2905, AND FIND THAT THIS PROJECT IS SITUATED ON LANDS NOT IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370.1.
2. AUTHORIZE ISSUANCE TO CITY NEWS SERVICE OF LOS ANGELES, INC. OF A 25-YEAR GENERAL LEASE - INDUSTRIAL USE, FROM JULY 21, 1983, WITH LESSEE'S OPTION TO RENEW FOR TWO SUCCESSIVE PERIODS OF TEN YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$900, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$2,000 SURETY BOND; BOND AND INSURANCE TO BE REVIEWED (AND POSSIBLY RESET) AT TIME OF RENT REVIEW; FOR CONSTRUCTION AND OPERATION OF A RADIO-TRANSMITTING ANTENNA, AND APPURTENANT BUILDING, FENCE AND ACCESS AND UTILITY RIGHTS-OF-WAY ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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LAND DESCRIPTION

All that real property situate in the County of Nevada, State of California, being a portion of the Northeast one-quarter (1/4) of Section 36, Township 18 North, Range 16 East, Mount Diablo Meridian described as follows:

COMMENCING at a "3/4 inch iron pin tagged L.S. 3331, accepted C 1/4 Sec. 36" shown on record of survey filed in Book 5 page 42 in the office of the Recorder of said County; thence N 88° 12' 41" E, 2618.82 feet along the north line of the SE 1/4 of said section to the E 1/4 corner of said section as shown on said record of survey; thence N 41° 47' 48" W, 1292.36 feet to the TRUE POINT OF BEGINNING, a 5/8 inch rebar tagged L.S. 4154; thence N 5° 30' 56" E, 420 feet to a 5/8 inch rebar tagged L.S. 4154; thence N 84° 29' 04" W, 420 feet, to a 5/8 inch rebar tagged L.S. 4154; thence S 5° 30' 56" E, 420 feet, to a 5/8 inch rebar tagged L.S. 4154; thence S 84° 29' 04" E, 420 feet to the point of beginning.

TOGETHER WITH an easement and right of way for road purposes over, through, and across a strip of land 50 feet in width lying 25 feet on each side of the following described centerline:

Beginning at a point N 5° 30' 56" E, 445 feet from the point of beginning of the above land description; thence N 84° 29' 04" W, 802.50 feet to the beginning of a tangent curve to the left; thence along said curve to the left having a radius of 300 feet, a central angle of 44° 19' 44", 232.11 feet to the beginning of a curve to the right; thence along said curve to the right having a radius of 300 feet, a central angle of 34° 03' 48", 178.36 feet; thence 680 feet more or less to the westerly line of the NE 1/4 of said section 36.

ALSO TOGETHER WITH an easement for utility and related purposes, said easement being a 10 foot wide strip of land lying 5 feet on each side of the following described centerline.

BEGINNING at a point in the north line of the above described 420 foot square parcel of land, said point being S 84° 29' 04" E, 30.54 feet from the most north westerly corner of said parcel, thence N 35° W, 1281 feet more or less to Prosser Dam Road.

END OF DESCRIPTION

PREPARED JUNE 23, 1983 BY BOUNDARY AND TITLE SECTION, LEROY WEED, SUPERVISOR.

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