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CALENDAR ITEM

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WP 3931
N. Smith
Reese

PRC 3931

S 25

GENERAL LEASE - INDUSTRIAL USE

APPLICANT: Louisiana-Pacific Corporation
Route 1, Box 36
Inyokern, California 93527

AREA, TYPE LAND AND LOCATION:
A 57.5 acre parcel of State school land, located in Section 16, T24S, R38E, MDM, Inyo County.

LAND USE: Operation and maintenance of a lumber mill.

TERMS OF ORIGINAL LEASE:

Initial period: 15 years beginning April 25, 1968.

Surety bond: $5,000.

Consideration: $1,376 per annum; five-year rent review.

TERMS OF PROPOSED LEASE:

Initial period: 25 years beginning April 25, 1983.

Surety bond: $5,000.

Public liability insurance: Combined single limit coverage of $3,000,000.

CONSIDERATION: $3,094 per annum; with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:
Applicant is lessee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received. Applicant has submitted rental payment for the period of April 25, 1983 to April 24, 1986.

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: N/A.

OTHER PERTINENT INFORMATION:
1. The original lease was issued to Eagle Lake Lumber Company which later merged with Sierra Pacific Industries; subsequently, the lease was assigned to Louisiana-Pacific Corporation on January 21, 1976.

2. Louisiana-Pacific Corporation and Commission staff have been negotiating since August 1983, for a new lease. Proposed lessee during that time has been paying the current rent of $3,094 per year.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Adm. Code 2905(a)(2).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. ADM. CODE 2905(a)(2).

2. AUTHORIZE ISSUANCE TO LOUISIANA-PACIFIC CORPORATION OF A 25-YEAR GENERAL LEASE - INDUSTRIAL USE BEGINNING APRIL 25, 1983; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $3,094, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A $5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $3,000,000; FOR OPERATION AND MAINTENANCE OF A LUMBER MILL ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION WP 3931

A parcel of California State school land in Section 16, T24S, R38E, MDM, Inyo County, California, described as follows:

BEGINNING at a point on the south line of said Section 16 distant 369.44 feet westerly from the southeast corner thereof; thence westerly along said south line 351.76 feet; thence leaving said south line N 25° 40' E, 182.74 feet; thence N 31° 18' 39" E, 166.58 feet; thence N 13° 35' 16" W, 355.98 feet; thence N 71° 15' 56" W, 403.89 feet; thence N 33° 23' 40" W, 1158.54 feet; thence N 03° 04' 01" W, 3,065.69 feet to the beginning of a tangent circular curve to the left which has a radius of 8,150 feet; thence northerly along said curve 466.88 feet to the north line of said Section 16, thence easterly along said north line 145.7 feet, more or less, to a point distant 1,751.63 feet westerly from the northeast corner of said Section 16; thence southeasterly to the point of beginning.

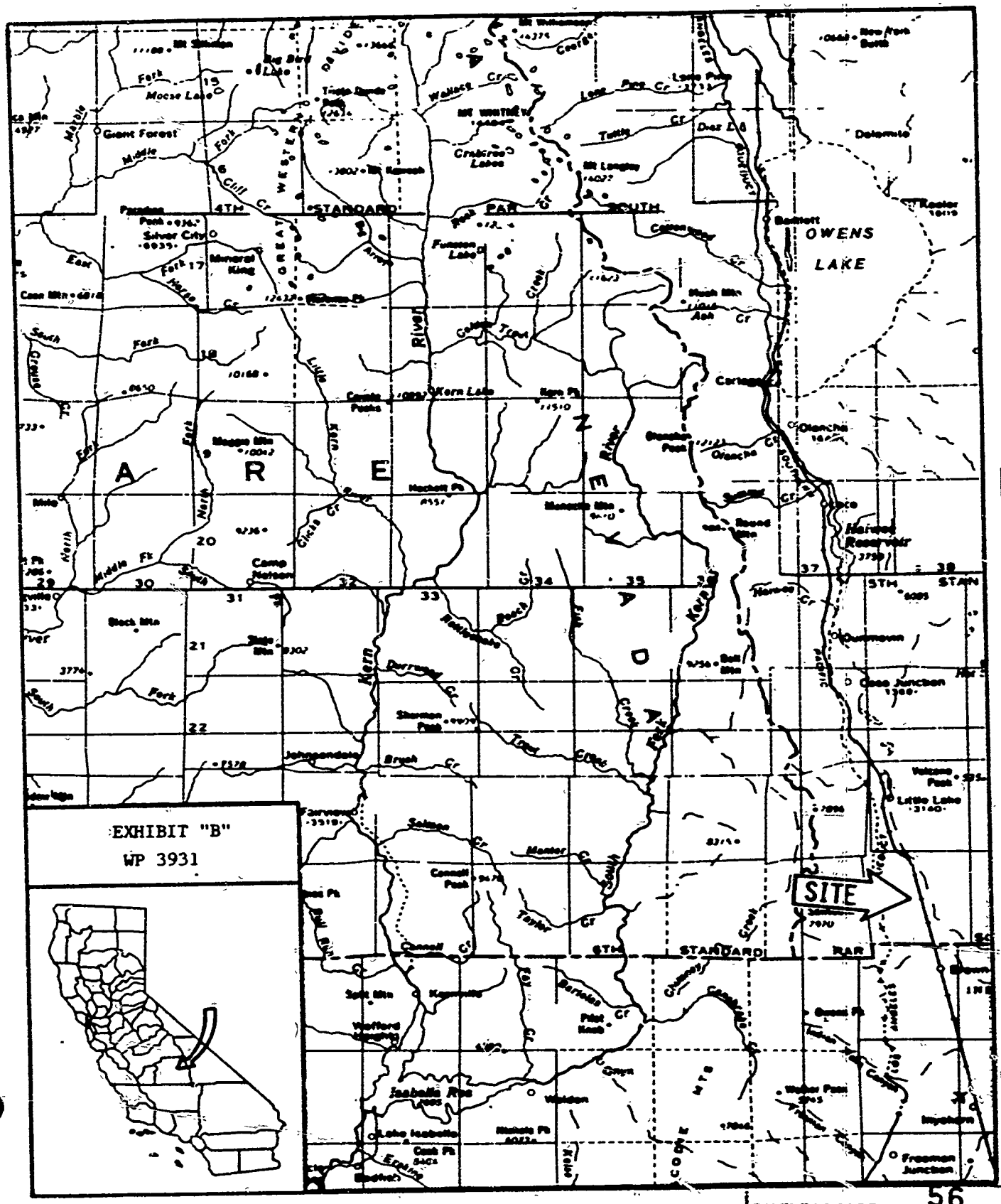
EXCEPTING THEREFROM any portion lying within the Southern Pacific Railroad right-of-way.

Bearings in the description are based on the California Coordinate System, Zone 4.

END OF DESCRIPTION

REVISED NOVEMBER 13, 1935, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

CALENDAR PAGE 55
MINUTE PAGE 62




CALENDAR PAGE 56

MINUTE PAGE 63