MINUTE ITEM
This Calendar Item No. 04
was approved as Minute Item
No. 4 by the State Lands
Commission by a vote of 2
to 0 at its 1/30/90
meeting.

CALENDAR ITEM

A 3

S 1

04

01/30/90
PRC 6458
Dugal

TERMINATION OF LEASE

LESSEE

City News Service of Los Angeles, Inc.
6255 Sunset Boulevard, Suite 1905
Los Angeles, California 90028

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

LAND USE:
Site for an AM radio transmitter antenna with access and utility right-of-ways.

TERMS OF ORIGINAL LEASE:

Initial period: 25 years beginning July 21, 1983.

Surety bond: $2,000.

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

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

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

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

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

CALENDAR PAGE 25
MINUTE PAGE 287

0.1047

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. The Lessee has been unable to develop the site for use as an AM transmitter site due to difficulties with adjacent landowners. Therefore, the Lessee has requested that the lease be terminated, effective October 19, 1989.

2. A fully executed quitclaim deed has been received by staff and an onsite inspection shows that restoration of the site was performed satisfactorily.

3. Full payment of rent in the amount of $1,393.19 was received December 6, 1989. The breakdown of rent is as follows:

1988-89	$900
penalty & interest -	$246.95
1989-90	$225 (prorated thru October 19, 1989)
penalty & interest -	$21.24

4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

   Authority: P.R.C. 21065 and 14 Cal. Code Regs. 15378.

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. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.

2. AUTHORIZE ACCEPTANCE OF A LEASE QUITCLAIM DEED, EFFECTIVE OCTOBER 19, 1989, ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

9.1048

EXHIBIT A

PRC 6458.2

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.

CALENDAR PAGE 27
MINUTE PAGE 289

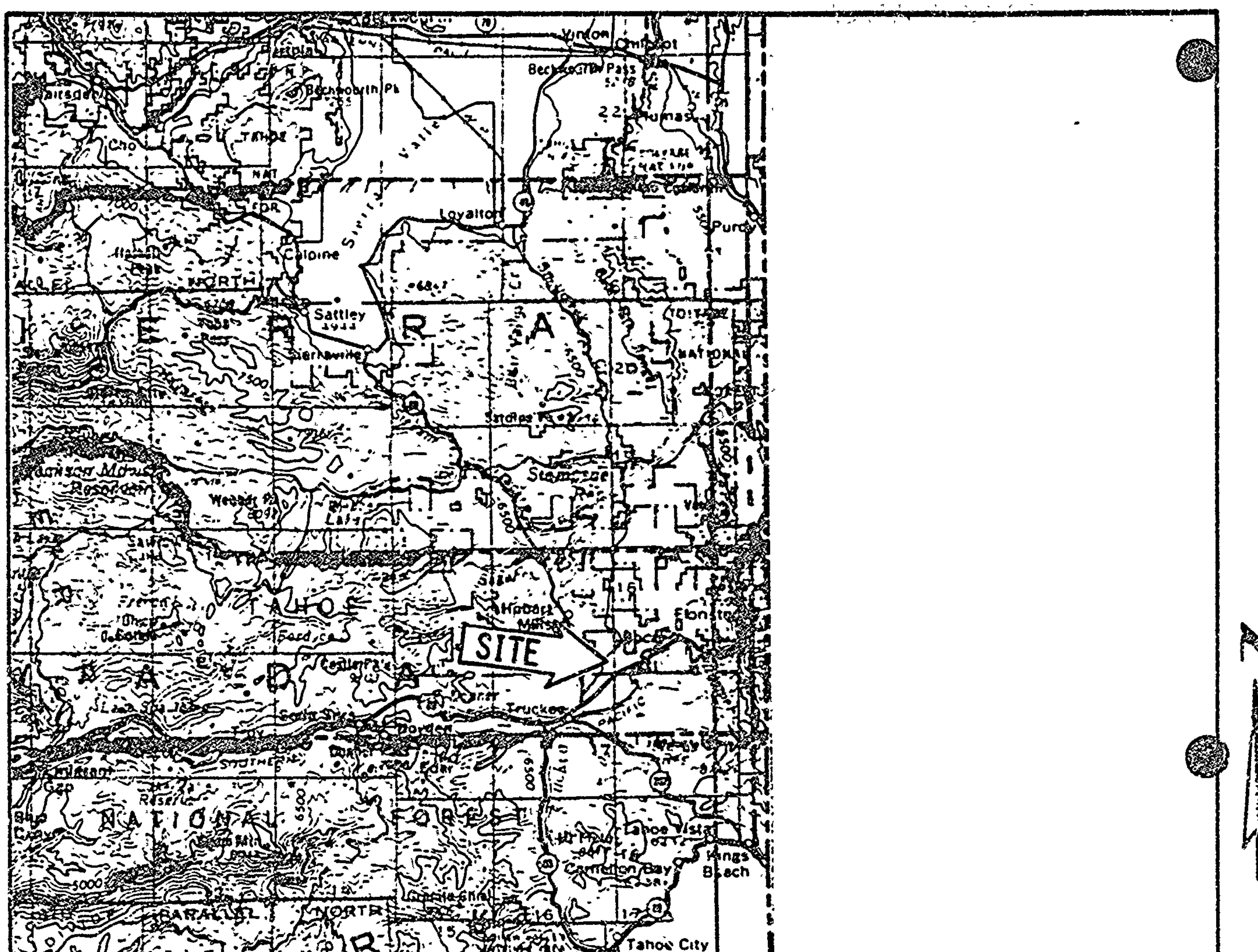

EXHIBIT "B"

PRC 6458.2

CALENDAR PAGE

MINUTE PAGE

0.1050