MINUTE ITEM
This Calendar Item No. C33 was approved as Minute Item No. 33 by the California State Lands Commission by a vote of 3 to Ø at its 4-24-01 meeting.

CALENDAR ITEM
C33

A 34

S 15

04/24/01
M. Hays
PRC 3511 WP 3511.1

REVISION OF RENT

LESSEE:
U. S. Borax, Inc.
26877 Tourney Road
Valencia, CA 91355

AREA, LAND TYPE, AND LOCATION:
130.92 acres, more or less, of sovereign lands at Owens Lake, Inyo County.

AUTHORIZED USE:
Continued use and maintenance of existing roadways located in the dry lake bed of Owens Lake.

LEASE TERM:
Ten years, beginning July 12, 1996, with one renewal period of nine years.

CONSIDERATION:
This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that the rent be revised from $5,797 per year to $6,415 per year, effective July 12, 2001.

The recommended rent is based on adjustment of the prior rent by application of the Consumer Price Index (CPI). The adjustment does not obligate the Commission to use the CPI to adjust future rents.

EXHIBITS:
A. Land Description
B. Site Map

RECOMMENDED ACTION:
IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

APPROVE THE REVISION OF RENT FOR LEASE NO. PRC 3511.1 FROM $5,797 PER YEAR TO $6,415 PER YEAR, EFFECTIVE JULY 12, 2001.

EXHIBIT "A"
LAND DESCRIPTION

PRC 3511

All that interest of the State of California, by virtue of its sovereignty, within the following described property.

Four (4) strips of land, 100 feet wide, in the bed of Owens Lake, Inyo County, State of California, said strips of land, lying 50 feet on each side of the following described center lines:

PARCEL 1

BEGINNING at a point on the north boundary line of projected Section 16, Township 17 South, Range 38 East, M.D.M., which is distant easterly along the section line 406 feet from the northwest corner of Section 16, Township 17 South, Range 38 East, M.D.M.; thence southwesterly approximately 10,340 feet, more or less, to a point which is 3,165 feet east and 400 feet north of the southwest corner of projected Section 18, Township 17 South, Range 38 East, M.D.M.; thence southerly 11,394 feet, more or less, to a point on the north boundary line of projected Section 31, Township 17 South, Range 38 East, M.D.M., which is distant easterly along the section line 1,477 feet from the northwest corner of said Section 31, Township 18 South, Range 37 East, M.D.M. and the end of the herein described centerline.

PARCEL 2

COMMENCING at the northwest corner of Section 31, Township 17 South, Range 38 East, M.D.M., thence east 1,477 feet to the POINT OF BEGINNING; thence 10,560 feet, more or less, along said centerline to a point 2,640 feet due South of the northwest corner of Section 1, Township 18 South, Range 37 East, M.D.M.; thence west 2,640 feet to the end of the herein described centerline.

PARCEL 3

BEGINNING at a point which is 2,640 feet east and 2,640 feet south from the northwest corner of Section 15, Township 18 South, Range 37 East, M.D.M.; thence 5,800 feet, more or less, along said centerline to a point 2,650 feet east and 160 feet north from the southwest corner of Section 16, Township 18 South, Range 37 East, M.D.M., and the beginning of a non-tangent curve, concave to the northwest and having a radius of 1,823 feet, a radial point located at 890 feet east and 280 feet south of the northwest corner of Section 21, Township 18 South, Range 37 East, M.D.M., with a delta angle of 89°35'; thence southeasterly 3,180 feet, more or less, along said curve, to a point 1,260 feet east and 2,020 feet south of the northwest corner of Section 21, Township 18 South, Range 37 East, M.D.M.; thence 1,000 feet, more or less, to a point 2,480 feet south and 400 feet east of the northwest corner of Section 21, Township 18 South, Range 37 East, M.D.M.; thence 7,440 feet, more or less, to a point 1,580 feet west and 990 feet south of the northeast corner of Section 19, Township 18 South, Range 37 East, M.D.M.; thence 800 feet, more or less, to a point 2,270 feet east and 530 feet south of the northwest corner of Section 19, Township 18 South, Range 37 East, M.D.M.; thence 1,500 feet, more or less, to a point 3,460 feet west and 1,460 south of the northeast corner of Section 19, Township 18 South, Range 37 East, M.D.M. and the end of the herein described centerline.

PARCEL 4

BEGINNING at a point which is 2,112 feet east and 2,640 feet south of the northwest corner of Section 16, Township 18 South, Range 37 East, M.D.M.; thence southeasterly 2,376 feet, more or less, to a point which is 2,650 feet east and 160 feet north from the southwest corner of Section 16, Township 18 South, Range 37 East, M.D.M. and the end of the herein described centerline.

END DESCRIPTION

PREPARED by CRIS N. PEREZ L.S. #5169 on AUGUST 20, 1996

LICENSED LAND SURVEYOR
CRIS N. PEREZ
No. 5169
Exp. 6-30-99
STATE OF CALIFORNIA

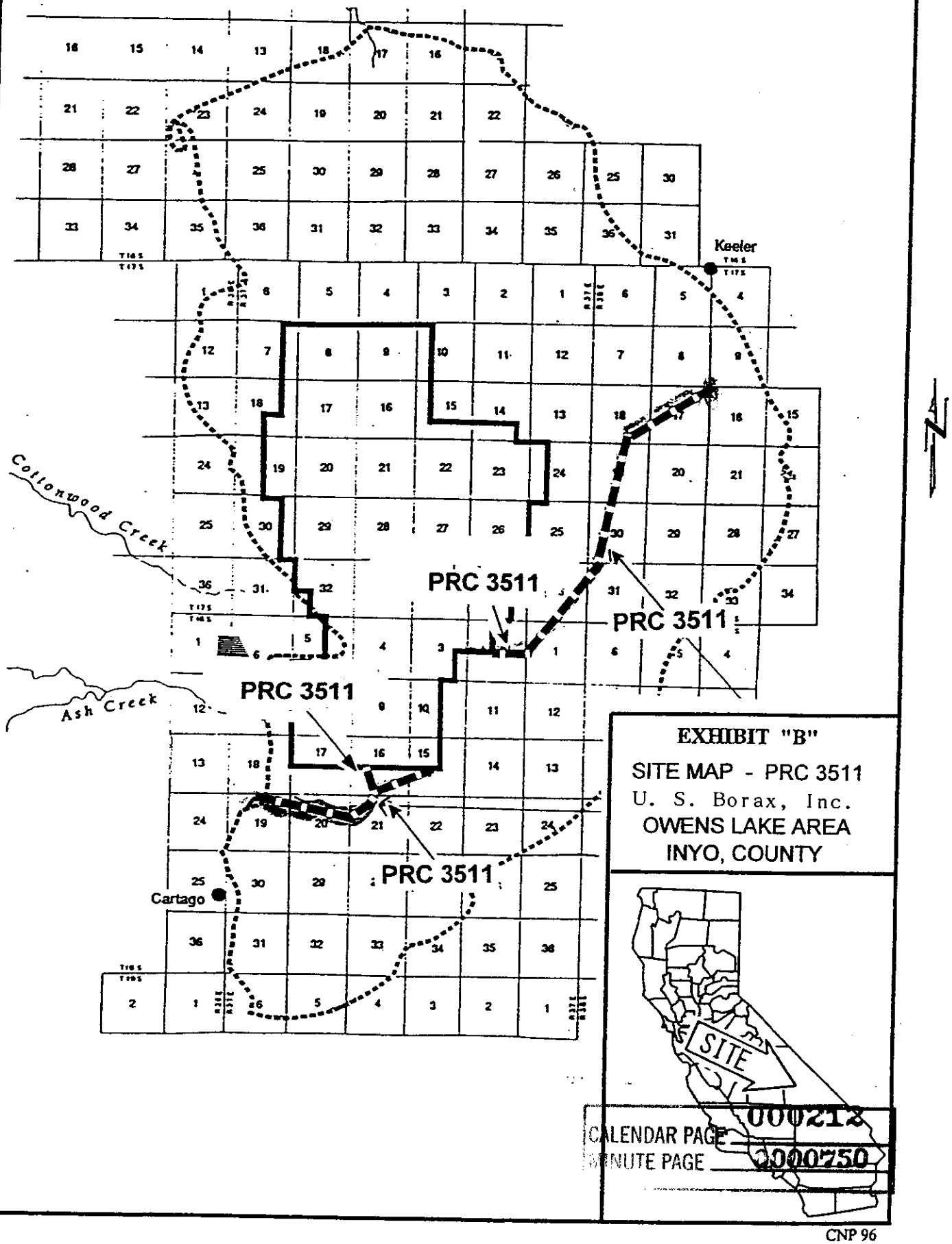

EXHIBIT "B"

SITE MAP - PRC 3511

U. S. Borax, Inc.

OWENS LAKE AREA

INYO, COUNTY

CALENDAR PAGE 000212

MINUTE PAGE 000750

CNP 96