

MINUTE ITEM

This Calendar Item No. C15  
was approved as Minute Item  
No. 15 by the State Lands  
Commission by a vote of 3  
to 0 at its 6/30/77 CALENDAR ITEM  
meeting.

C15.

6/77  
WP 4511  
AMB  
PRC 4511

AMENDMENT AND ASSIGNMENT OF LEASE PRC 4511-2

ASSIGNOR: Sierra Pacific Industries  
P. O. Drawer Y  
Arcata, California 95521

ASSIGNEE: Louisiana-Pacific Corporation  
1300 S.W. Fifth Avenue  
Portland, Oregon 97201

and:

Southern California Edison Company  
P. O. Box 800  
Rosemead, California 91770

AREA, TYPE LAND AND LOCATION:

Two parcels of State school land containing areas of  
0.526 acre and 0.160 acre, respectively within the  
east half (E $\frac{1}{2}$ ) of Section 16, T24S, R36E, M.D.M., in  
Inyo County, approximately ten road miles northerly  
of Inyokern.

LAND USE: Electric power distribution lines.

TERMS OF ORIGINAL LEASE:

Initial period: 13 years from May 1, 1970.

Renewal options: None

Consideration: \$20 per annum with five-year review  
to be paid by Eagle Lake Lumber  
Company (or successors).

TERMS OF LEASE DURING ENSUING PERIOD:

The lease shall continue through the original initial  
period with expiration on April 30, 1983, unless sooner  
terminated.

Effective Date of Assignment: August 2, 1974.

Effective Date of Amendment: May 1, 1977.

CONSIDERATION:

\$100 per annum, with State reserving the right to fix  
a different rental on each fifth anniversary of the  
lease, to be paid by Louisiana-Pacific Corporation.

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**BASIS FOR CONSIDERATION:**

\$100 minimum rental for this type of lease.

**PREREQUISITE TERMS, FEES AND EXPENSES:**

Louisiana-Pacific Corporation is presently leasing 57.3 acres of school land in the E½ of subject Section 16 for a lumber mill site (PRC 3931.2).

**STATUTORY AND OTHER REFERENCES:**

- A. Public Resources Code: Div. 6, Parts 1 and 2.
- B. Administrative Code: Title 2, Div. 3, Arts. 1, 2, 10 and 11.

**OTHER PERTINENT INFORMATION:**

1. Original Lease PRC 4511.2 was issued to Southern California Edison Company and Eagle Lake Lumber Company, collectively called the Lessee. Eagle Lake Lumber Company subsequently merged into Humboldt Flakeboard on August 31, 1970. Humboldt Flakeboard was then merged into Sierra Pacific Industries as of December 31, 1973.
2. Louisiana-Pacific Corporation consummated its purchase of the Sierra Pacific Industries' lumber mill located within the east half (E½) of the subject Section 16 on August 2, 1974, the effective date of this lease assignment.
3. Southern California Edison Company, as a co-lessee, agrees to and concurs in the assignment and amendment of Lease PRC 4511.2 and expressly desires to continue as co-lessee together with Louisiana-Pacific Corporation under said lease.
4. At its May 26, 1977 meeting, the Commission authorized the issuance of a Temporary Right of Entry Permit to Southern California Edison Company and Louisiana-Pacific, as co-permittees, for a power line installation upon the 0.160-acre parcel referred to above (Calendar Item 29, May 26, 1977). Said Permit will terminate upon Commission authorization of this Amendment and Assignment of Lease PRC 4511.2.
5. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. adm. Code 2007 (a) 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.

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5. Pursuant to Section 6370.1 of the Public Resources Code, the State Lands Division has found that the school land in this transaction is not identified as possessing environmentally significant values and is not classified in a significant use category.

EXHIBITS:

- A. Land Description
- B. Location Map

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE AMENDMENT AND ASSIGNMENT OF SUBJECT LEASE WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. FIND THAT THERE HAVE BEEN NO NOMINATIONS OF THIS PARCEL AND FROM AVAILABLE INFORMATION TO STATE LANDS DIVISION STAFF, THERE IS NO INFORMATION AVAILABLE THAT WOULD CAUSE THIS PARCEL TO BE MADE PART OF THE SIGNIFICANT LANDS REPORT.
4. AUTHORIZE APPROVAL OF AN AMENDMENT AND ASSIGNMENT OF LEASE PRC 4511.2 COVERING TWO RIGHT OF WAY PARCELS ON STATE SCHOOL LAND IN THE EAST HALF OF SECTION 16, T24S, R38E, M.D.M., INYO COUNTY, FROM SIERRA PACIFIC INDUSTRIES TO LOUISIANA-PACIFIC CORPORATION, WITH SOUTHERN CALIFORNIA EDISON COMPANY CONTINUING AS A CO-LESSEE, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$100 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE FOR THE CONTINUED USE OF EXISTING ELECTRIC POWER DISTRIBUTION LINE UPON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

WP 4511

A strip of land 10 feet in width, lying within the east half (E 1/2) of Section 16, T24S, R38E, NDM, the centerline of which is described as follows:

BEGINNING at a point in the east line of said Section 16, said point being N 17° 40' 28" W, 2011.47 feet and N 89° 06' 31" E, 619.64 feet from the southwest corner of Section 15, T24S, R38E, NDM; thence from said point of beginning N 17° 40' 28" W, 1322.23 feet to a point hereinafter referred to as Point "A"; thence S 67° 50' 42" W, 1129.56 feet to Point "B".

ALSO INCLUDING the following three strips of land 4 feet in width, the centerlines of which are described as follows:

Strip 1; BEGINNING at Point "A"; thence N 17° 40' 28" W, 35 feet.  
Strip 2; BEGINNING at Point "B"; thence S 67° 50' 42" W, 30 feet.  
Strip 3; BEGINNING at Point "B"; thence N 14° 18' 18" W, 30 feet.

ALSO INCLUDING a strip of land, 10 feet in width, lying within the southeast quarter (SE 1/4) of Section 16, T24S, R38E, NDM. The centerline of said 10-foot wide strip of land is described as follows:

BEGINNING on the east line of said southeast quarter (SE 1/4) c. Section 16, at a point 1920 feet north of the southeast corner thereof; thence S 74° 30' W, a distance of 900 feet; EXCEPTING THEREFROM any portion lying within the Southern Pacific Railroad right-of-way.

END OF DESCRIPTION

Prepared

R. N. Hoff

Checked

M. J. Leah

Reviewed

J. H. Quincke

Date

3/21/77