

**CALENDAR ITEM  
C75**

A 26  
S 18

04/26/13  
PRC 2976.1  
D. Simpkin

**REVISION OF RENT**

**LESSEE:**

U.S. Borax, Inc.  
Owens Lake Operations  
P.O. Box 37  
209 N. Main Street  
Lone Pine, CA 93545

**AREA, LAND TYPE, AND LOCATION:**

50.04 acres, more or less, of sovereign land in the bed of Owens Lake, Inyo County.

**AUTHORIZED USE:**

Continued operation, use, and maintenance of a mineral processing site, water wells, an access road, solar evaporating ponds, and an electrical transmission facility

**LEASE TERM:**

20 years, beginning August 1, 2008

**CONSIDERATION:**

This lease provides that the State may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease, and recommends that rent be revised from \$2,500 per year to \$2,606 per year, effective August 1, 2013.

**OTHER PERTINENT INFORMATION:**

1. On December 17, 2009, the Commission authorized the issuance of a General Lease – Industrial Use to U.S. Borax, Inc., for a term of 20 years. The lease will expire on July 31, 2028. Staff conducted the rent review called for in the lease and recommends that the rent be increased.
2. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably

**CALENDAR ITEM NO. C75 (CONT'D)**

foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

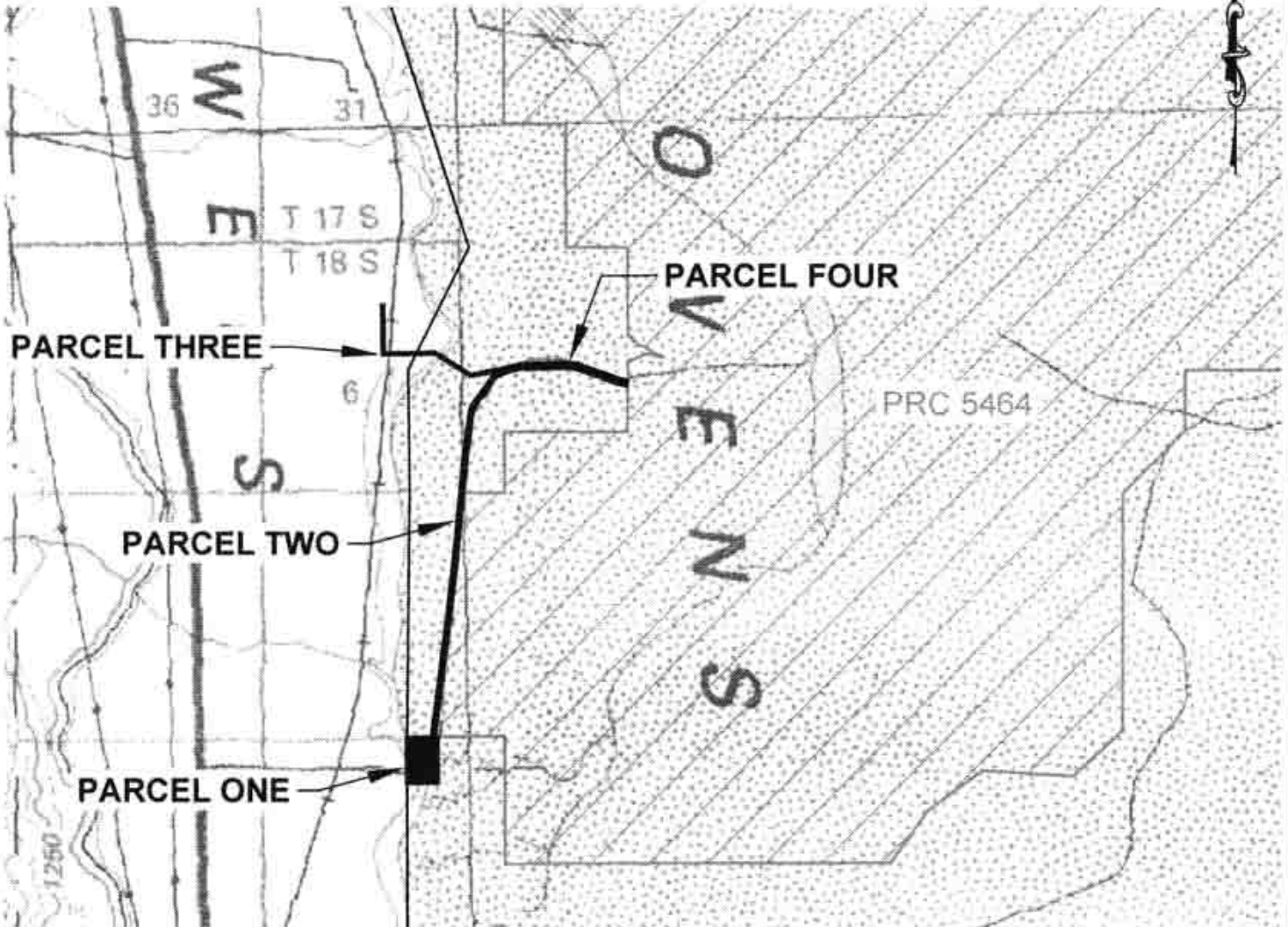
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 2976.1 from \$2,500 per year to \$2,606 per year, effective August 1, 2013.

NO SCALE

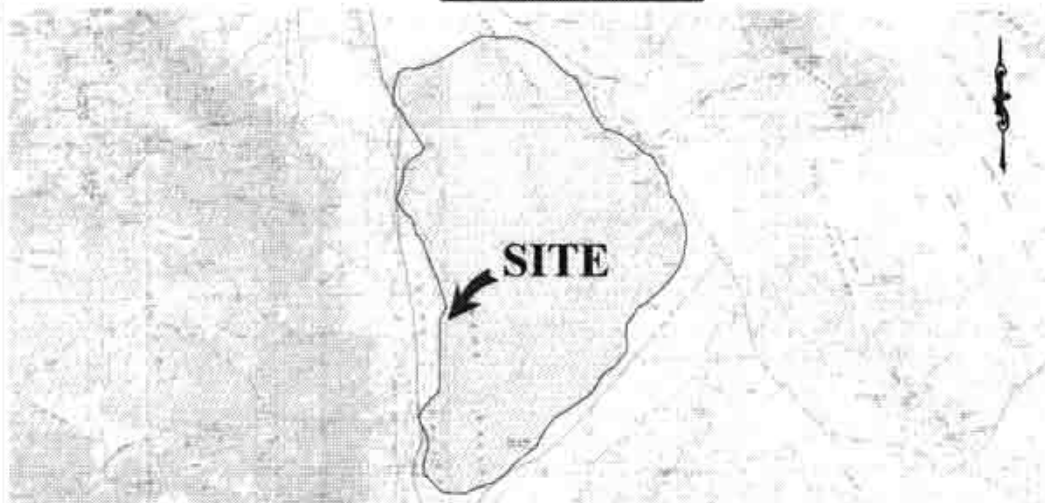
# SITE



MAINTENANCE OF A ROADWAY, ELECTRICAL TRANSMISSION FACILITY, MINERAL PROCESSING SITE, WATER WELLS & SOLAR EVAPORATING PONDS

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

## Exhibit A

PRC 2976.1  
U.S. BORAX INC.  
GENERAL LEASE -  
INDUSTRIAL USE  
OWENS LAKE  
INYO COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.