

MINUTE ITEM

7/24/75
ACS

10. 2-YEAR PUBLIC AGENCY LEASE, SCHOOL LAND IN SAN BERNARDINO COUNTY; STATE OF CALIFORNIA, DEPARTMENT OF FOOD AND AGRICULTURE - WF 2161, PRC 2161.

After consideration of Calendar Item 8 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES 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(a).
2. AUTHORIZES THE ISSUANCE TO THE STATE DEPARTMENT OF FOOD AND AGRICULTURE OF A 2-YEAR PUBLIC AGENCY LEASE FROM JULY 1, 1973, WITH LESSEE'S OPTION TO RENEW FOR 1 SUCCESSIVE PERIOD OF 10 YEARS; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$274.50; FOR AN AGRICULTURE QUARANTINE INSPECTION STATION AND EMPLOYEE RESIDENCES; ON THE LAND DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment:

Calendar Item 8 (3 pages)

A 73
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CALENDAR ITEM

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8.

PUBLIC AGENCY LEASE

APPLICANT: State of California
Department of Food and Agriculture
1220 N Street
Sacramento, California 95814

AREA, TYPE LAND AND LOCATION:
A 2.60-acre parcel of school land in San Bernardino County.

LAND USE: Agriculture quarantine inspection station and employee residences.

TERMS OF PROPOSED LEASE:
Initial period: 2 years, from July 1, 1973.
Renewal options: 1 successive period of 10 years.

CONSIDERATION: \$274.50 per annum.

BASIS FOR CONSIDERATION:
6% of appraised value of land.

OTHER PERTINENT INFORMATION:

1. In June 1940 the State Lands Commission leased to the Department of Agriculture for 5 years a parcel of State school land at Vidal Junction for use as a quarantine station. The lease was renewed at 5-year intervals until July 1963 at which time the lease was renewed for a 10-year period.
2. In 1947 the Department of Agriculture constructed four residences for its employees because the quarantine station was being operated on a 24-hour basis. Two additional residences were constructed in 1961.
3. The inspection station is no longer operated on a 24-hour basis. Therefore, the employee residences will not be required in the future. The Department of Food and Agriculture is proposing to quitclaim the

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residences and the land area not occupied by the inspection station proper back to the State Lands Commission upon termination of the initial 2-year term of this lease.

4. This authorization will provide that the land will be under agreement between the Commission and the Department of Agriculture during investigation and further negotiations with the Department and other State agencies regarding continued uses of the property.
5. The Department of Food and Agriculture has maintained an inspection station at this location since 1940. The facilities have been maintained in a good condition and will continue to be maintained.
6. This project is not situated on State land identified as environmentally significant, pursuant to Public Resources Code 6370.1, and is not classified in a significant use category.
7. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907(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.

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(a).
2. AUTHORIZE THE ISSUANCE TO THE STATE DEPARTMENT OF FOOD AND AGRICULTURE OF A 2-YEAR PUBLIC AGENCY LEASE FROM JULY 1, 1973, WITH LESSEE'S OPTION TO RENEW FOR 1 SUCCESSIVE PERIOD OF 10 YEARS; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$274.50; FOR AN AGRICULTURE QUARANTINE INSPECTION STATION AND EMPLOYEE RESIDENCES; ON THE LAND DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

WP 2161

Two contiguous parcels of land within the SW-1/4 of NW-1/4 of Section 9, T 1 N, R 23 E, SBM, San Bernardino County, State of California, more particularly described as follows:

PARCEL 1:

BEGINNING at the intersection of the centerline of California State Highway No. 195 and the north boundary of the right of way of the Metropolitan Aqueduct Highway, from which point the west quarter corner of said Section 9 bears South 215.32 feet and West 1070.59 feet; thence from said point of beginning along the said north boundary of the right of way of the Metropolitan Aqueduct Highway N 77° 39' 18" E, 262.04 feet to a point on the east line of the SW-1/4 of NW-1/4 of Section 9; thence along the said east line of said SW-1/4 of NW-1/4 of Section 9, N 0° 52' 13" W, 204.08 feet; thence S 77° 39' 18" W, 398 feet to the centerline of said California State Highway No. 195; thence southerly along the centerline of said State Highway 220 feet, more or less, to the point of beginning.

PARCEL 2:

BEGINNING at the most westerly point of the heretofore described Parcel 1; thence along the northernline of said parcel N 77° 39' 18" E, 398 feet to the east line of said SW-1/4 of NW-1/4 of Section 9; thence along said east line N 0° 52' 13" W, 300 feet; thence south westerly in a direct line to the point of beginning.

EXCEPTING FROM the foregoing Parcels 1 and 2 that portion lying within the said State Highway.