

MINUTE ITEM

Calendar Item No. C6
was approved as Minute Item
by the Board of State Lands
Commission by a vote of 3
to 0 at its 3/31/77
meeting.

CALENDAR ITEM

C6.

3/77
W 21155
SA
PRC 5265

AGRICULTURAL LEASE

APPLICANT: Steven L. White
10911 Old Castle Road
Valley Center, California 92082

AREA, TYPE LAND AND LOCATION: A 38.7-acre parcel of vacant State school lands in North San Diego County, near Fallbrook.

LAND USE: Avocado and citrus production.

TERMS OF PROPOSED LEASE: Initial period: 25 years from April 1, 1977.

Renewal option: 1 period of 10 years.

Public liability insurance: \$300,000 per occurrence for bodily injury and \$50,000 for property damage.

CONSIDERATION: \$675 per year for the first 5 years; then \$675 per year or 25% of gross annual crop revenue for each year thereafter, whichever is greater, with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION: A percentage of gross income of property.

PREREQUISITE TERMS, FEES AND EXPENSES: Filing fee and environmental costs received.

STATUTORY AND OTHER REFERENCES:
A. Public Resources Code: Div. 6, Parts 1 & 2.
B. Administrative Code: Title 2, Div. 3, Arts 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION: A Negative Declaration was prepared by the Division, pursuant to CEQA and implementing regulations.

EXHIBITS: A. Land Description. B. Location Map.
C. Negative Declaration #200.

A 75
S 38

CALENDAR ITEM NO. C6. (CONTD)

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE DIVISION.
2. CERTIFY THAT THE NEGATIVE DECLARATION #200 HAS BEEN COMPLETED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED, AND THE STATE GUIDELINES AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. AUTHORIZE ISSUANCE TO STEVEN L. WHITE OF A 25-YEAR AGRICULTURAL LEASE FROM APRIL 1, 1977; WITH LESSEE'S OPTION TO RENEW FOR A PERIOD OF 10 YEARS; IN CONSIDERATION OF \$675 PER YEAR FOR THE FIRST 5 YEARS, THEN A \$675 MINIMUM PAYMENT OR 25% OF GROSS ANNUAL CROP REVENUE, WHICHEVER IS GREATER, FOR EACH YEAR THEREAFTER, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; FOR CITRUS AND AVOCADO PRODUCTION ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

W 21155

A parcel of California School Lands in the County of San Diego, California
said parcel being the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, T10S, R3W, S8E.

Said parcel containing 38.7 acres more or less.

END OF DESCRIPTION

Prepared *M. P. [Signature]* Checked *Alan K. [Signature]*
Reviewed *A. D. [Signature]* Date *11/19/96*
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