

MINUTE ITEM

This Calendar Item No. 24  
 was approved as Minute Item  
 No. 24 by the State Lands  
 Commission by a vote of 2  
 to 0 at its 9/27/78  
 meeting.

CALENDAR ITEM

24.

9/78  
 WP 5367 PRC 5367  
 WP 5368 PRC 5368  
 WP 5369 PRC 5369  
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APPROVE CONTINUATION OF  
 THREE HOLDOVER TENANCIES

The subject property is an approximate 950 acre parcel in Santa Cruz County. The State Lands Commission acquired the property from the Erickson Lumber Company by a grant deed recorded on August 10, 1977, in Book 2800, Page 456, Official Records, Santa Cruz County.

The land was taken subject to 3 existing leases, all scheduled to terminate December 31, 1977. The State Lands Commission, under Minute Item No. 29, at its meeting of January 26, 1978, extended the 3 leases through December 31, 1978. The 3 holdover tenants, their use area and rentals, are itemized below:

LEASE NO.	LESSEE	USE	AREA	CONSID- ERATION
PRC 5367.2	Sunset Farms, 194 Archer Drive Santa Cruz, CA 95060	Agricultural (Brussel Sprouts)	134 acs. approx.	\$12,720
PRC 5368.2	Don Bargiacchi 612 Escalona Drive Santa Cruz, CA 95060	Agricultural (Brussel Sprouts)	82 acs. approx.	4,920
PRC 5369.2	Peter Arvelas 116 Grandview Santa Cruz, CA 95060	Grazing Lease	734 acs. approx.	1,250

Each lease provides for \$100,000 liability insurance for personal injuries to one person with \$300,000 limit per accident along with property damage insurance of \$25,000.

Portions of the property may ultimately be leased to the Department of Parks and Recreation. The Department has recently requested use of the property by September 1, 1980. Such use will be subject to a negotiated agreement between the Department and the Commission.

A 1, 3, 28

S 1, 17

CALENDAR ITEM NO. 24. (CONTD)

The present holdover tenants have requested an additional year's occupancy from January 1, 1979 through December 31, 1979, based on the same terms and conditions as set forth above. The staff has reviewed these requests and has no objection in view of the notice from the Department of Parks and Recreation. In consequence, the staff believes that it is in the State's best interest to continue the present occupants as holdover tenants for the period requested.

This project is not situated on State land identified as possessing significant environmental values. However, an analysis of current significant nominations is pending and it is believed this parcel will be nominated along with other newly acquired parcels.

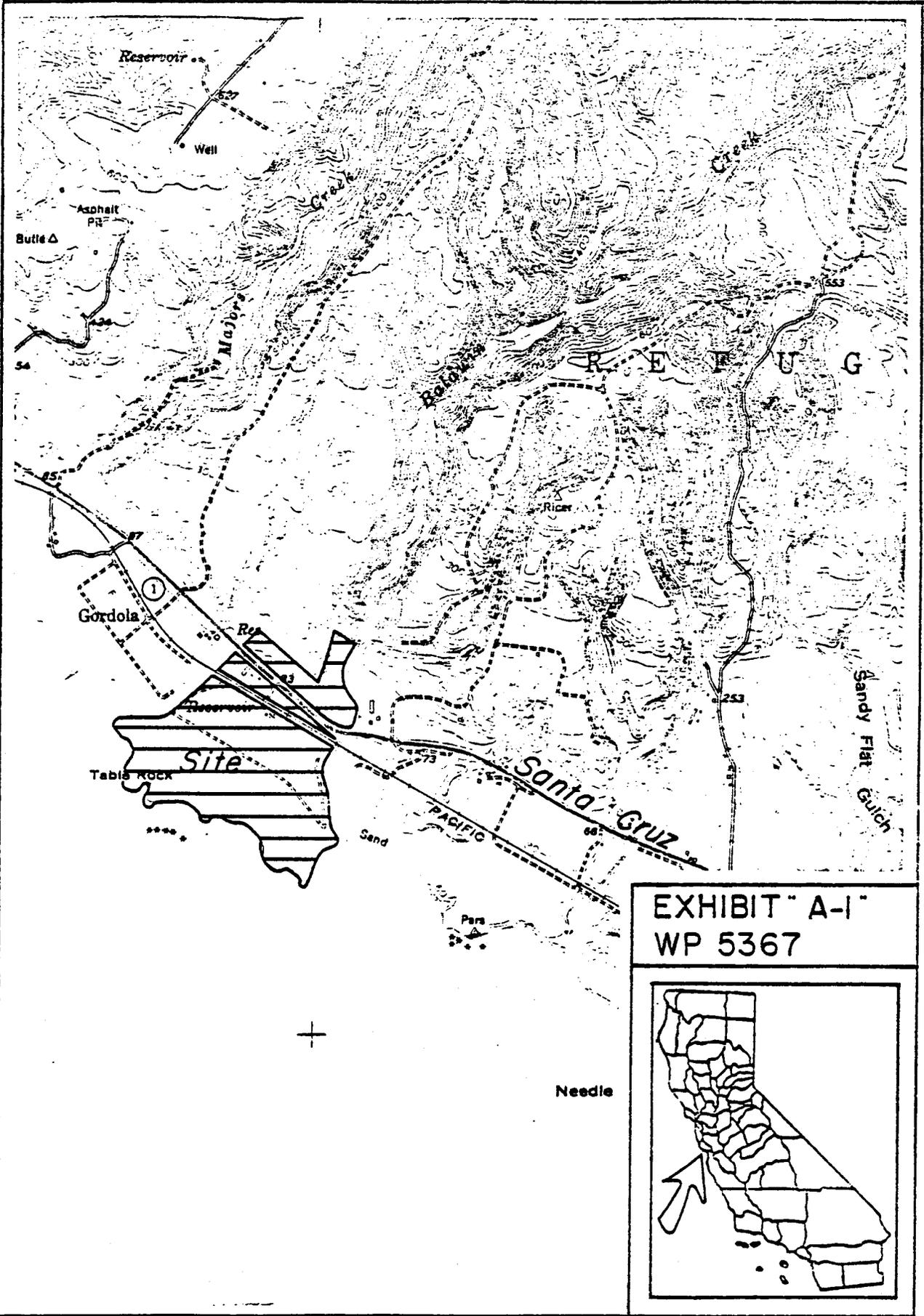
Staff review indicates that there will be no significant effect upon the environment. This is an existing activity for which no adverse comments have been received.

These leases are for agricultural, on-going uses which are exempt from the requirements of Article 6.5, of Title 2, of the Cal. Adm. Code.

EXHIBITS:           A-1, B-1 and C-1.   Site Maps.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21100, 14 CAL. ADM. CODE 15101.
2. DETERMINE THAT THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF ARTICLE 6.5, OF TITLE 2, OF THE CAL. ADM. CODE BECAUSE THIS PROJECT IS NOT A DEVELOPMENT WITHIN THE MEANING OF SECTION 2503 OF TITLE, OF THE CAL. ADM. CODE AND SECTION 30105, OF THE P.R.C.
3. CONSENT TO THE HOLDOVER OF TENANTS UNDER PRC'S 5367.2, 5368.2 AND 5369.2 NOT EXTENDING BEYOND DECEMBER 31, 1979.



**EXHIBIT "A-1"**  
**WP 5367**



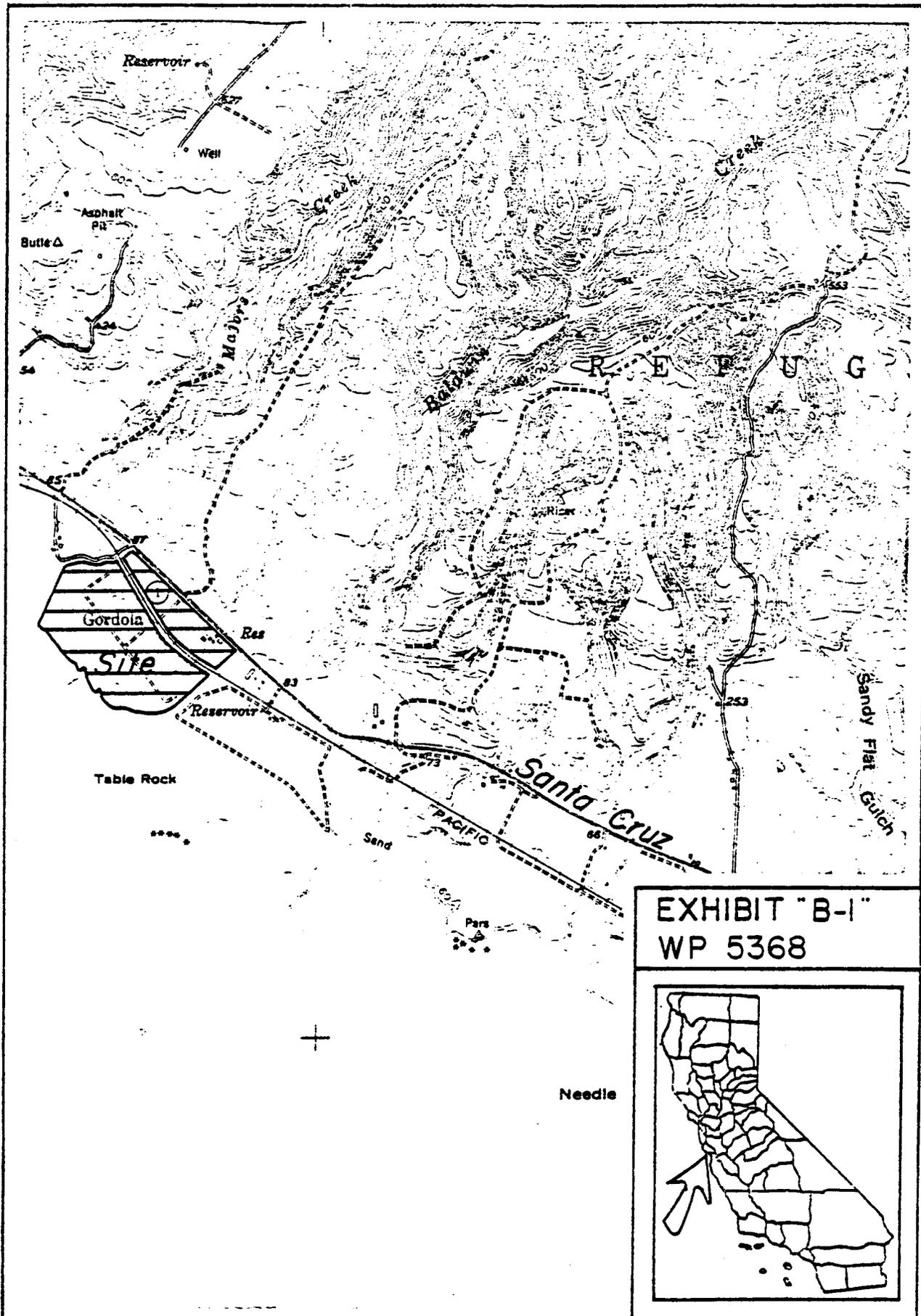


EXHIBIT "B-1"  
WP 5368

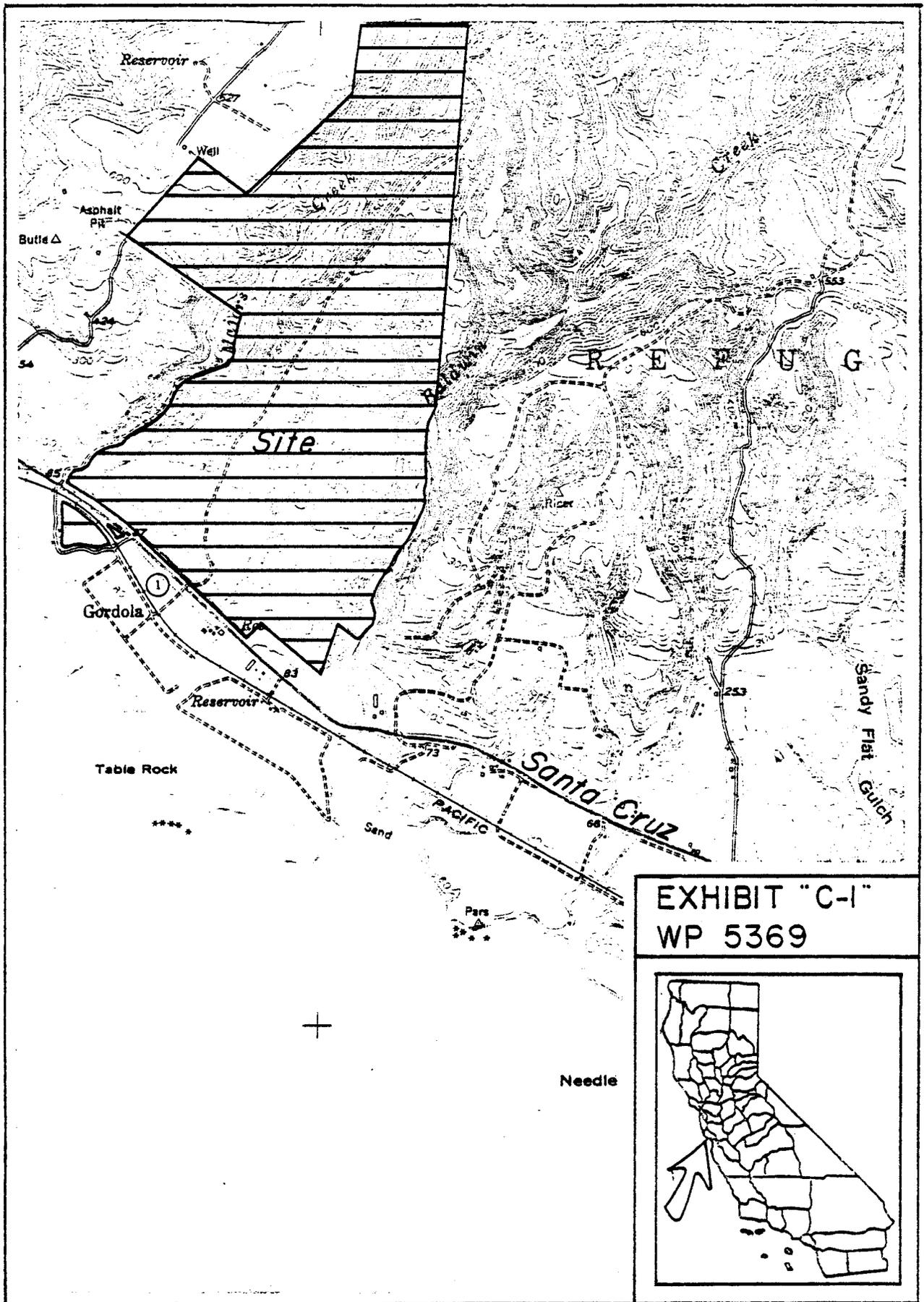


EXHIBIT "C-1"  
WP 5369

