MINUTE ITEM

This Calendar Item No. C13 was approved as Minute Item No. 13 by the State Lands Commission by a vote of 2 to 0 at its 3/28/85 meeting.

CALENDAR ITEM

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C13

03/28/85
WP 5367
Reese
Fong
PRC 5367

GENERAL LEASE - AGRICULTURAL USE

APPLICANT: Sunset Farms, Inc.
194 Archer Drive
Santa Cruz, California 95060

AREA, TYPE LAND AND LOCATION:
A 134±-acre parcel of School land, located three miles northwest of Santa Cruz, Santa Cruz County.

LAND USE: Row Crop Farming.

TERMS OF ORIGINAL LEASE:

Initial period: Five years beginning January 1, 1980.

Renewal options: None.

Surety bond: $1,000.

Public liability insurance: Combined single limit coverage of $100,000.

Consideration: $23,584 per annum.

TERMS OF PROPOSED LEASE:

Initial period: One year beginning January 1, 1985.

Surety bond: $5,000.

Public liability insurance: Combined single limit coverage of $500,000.

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CONSIDERATION: $23,584 per annum.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: D[illegible], Parts 1 and 2: Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. Sunset Farms, Inc. desires to renew their existing lease which expired December 31, 1984 of 134±-acre parcel of School land for an ongoing agricultural use. The subject parcel is a portion of a 950±-acre parcel known as Scaroni Ranch which was acquired by SLC by grant deed in 1977. The Department of Parks and Recreation desires to purchase Scaroni Ranch from SLC when funds become available. Therefore the period of the lease will be for one-year to allow flexibility for the possible purchase.

2. A portion of this activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. but will not affect those significant lands.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 4, Minor Alterations to Land, 14 Cal. Adm. Code 15304.

Authority: P.R.C. 21084 and 14 Cal. Adm. Code 15300.

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APPROVALS OBTAINED:
N/A.

FURTHER APPROVALS REQUIRED:
N/A.

EXHIBITS: A. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 4, MINOR ALTERATIONS TO LAND, 14 CAL. ADM. CODE 15304.

2. FIND THAT THIS ACTIVITY WILL INVOLVE LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370, ET SEQ., BUT THAT SUCH ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON SUCH LANDS.

3. AUTHORIZE ISSUANCE TO SUNSET FARMS, INC. OF A ONE-YEAR GENERAL LEASE - AGRICULTURAL USE BEGINNING JANUARY 1, 1985; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $23,584, PROVISION OF A $5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $500,000; FOR ROW CROP FARMING ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

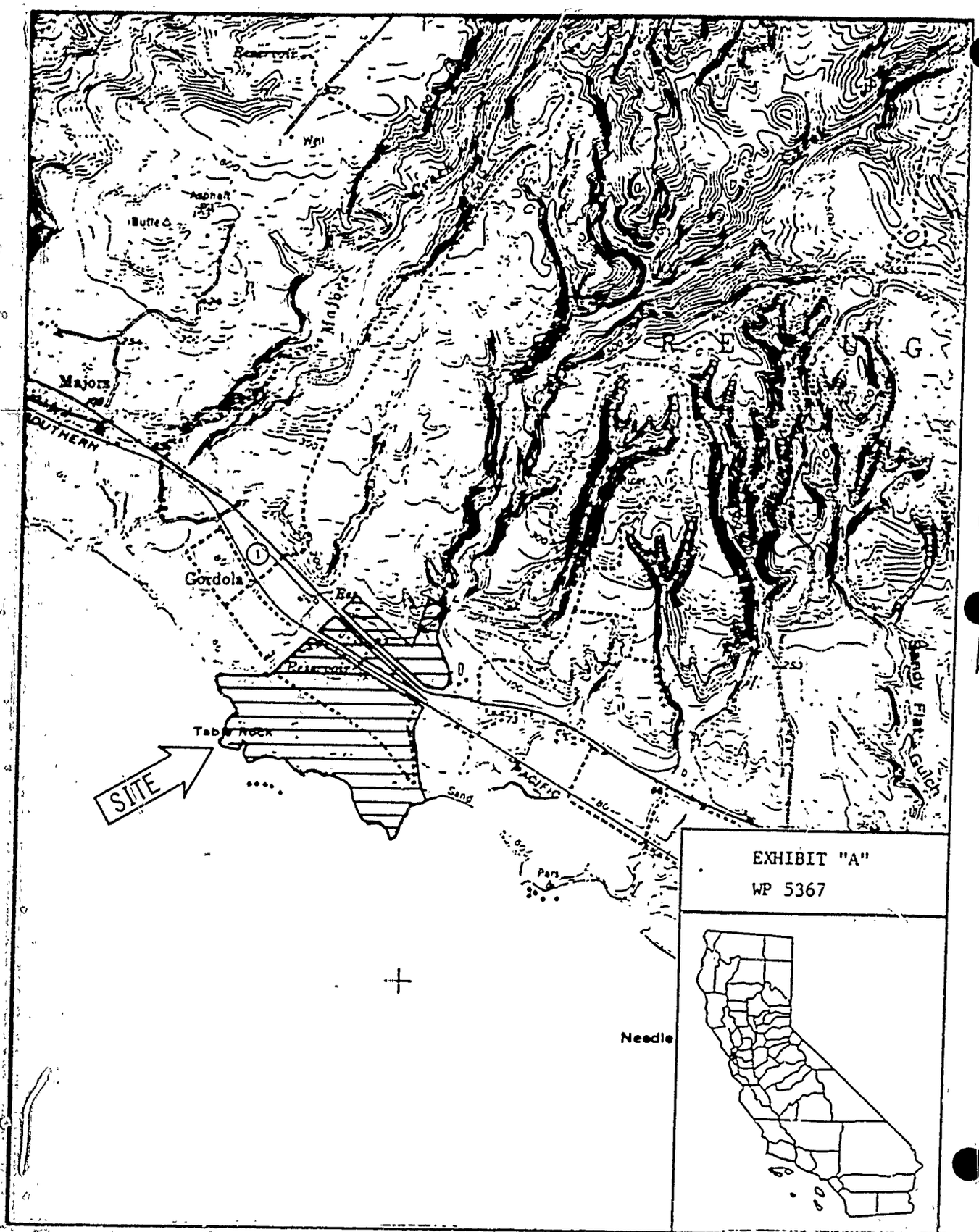
Reservoir
Well
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Table Rock
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EXHIBIT "A"
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