

C.15  
15. ... the lands  
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CALENDAR ITEM

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C 15

03/28/85  
WP 5369  
Reese  
Fong  
PRC 5369

GENERAL LEASE - GRAZING USE

APPLICANT: Fred Pfyffer  
P. O. Box 879  
Santa Cruz, California 95061

AREA, TYPE LAND AND LOCATION:  
A 440+-acre parcel of school land, three miles  
northwest of Santa Cruz, Santa Cruz County.

LAND USE: Livestock grazing.

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: \$4,453 per annum; five-year  
rent review.

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: \$4,453 per annum.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, 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. Mr. Pfyffer wishes to renew his Lease which expired December 31, 1984. His Lease is on a portion of land acquired by State Lands Commission in 1977 known as Scaroni Ranch. The Department of Parks and Recreation wishes to purchase Scaroni Ranch, if and when funds become available, possibly, fiscal year 1985-86. Mr. Pfyffer is aware of the situation and is willing to take a one-year lease subject to the possible purchase by Parks and Recreation.
2. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. However, the Commission has declared that all lands are "significant" by nature of their public ownership (as opposed to "environmental significant"). Since such declaration of significance is not based upon the requirements and criteria of P.R.C. 6370, et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by 2 Cal. Adm. Code 2954 is not applicable.

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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, 2 Cal. Adm. Code 2905(d)(1).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.

EXHIBIT: 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, 2 CAL. ADM. CODE 2905(d)(1).
2. AUTHORIZE ISSUANCE TO FRED PFYFFER OF A ONE-YEAR GRAZING LEASE BEGINNING JANUARY 1, 1985; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$4,453, PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000; FOR LIVESTOCK GRAZING ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

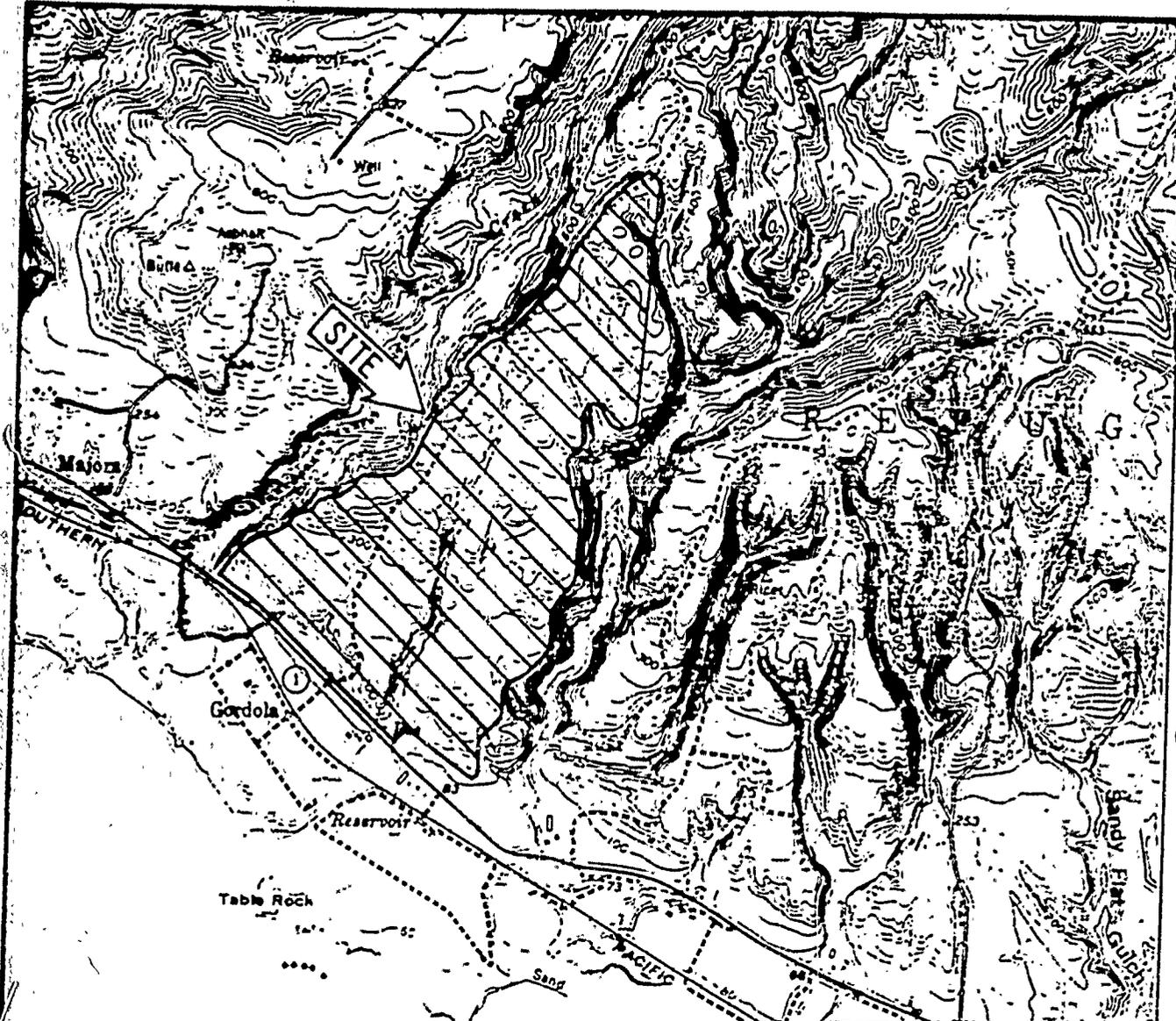


EXHIBIT "A"  
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