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3/28/85

CALENDAR ITEM

A 25, 30

C16

03/28/85

WP 4197

Jones, S.

PRC 4197

S 14, 17

TERMINATION AND ACCEPTANCE OF A  
QUITCLAIM DEED FOR LEASE PRC 4197.2 AND  
ISSUANCE OF A GRAZING LEASE

APPLICANT: Los Gatos Creek Ranch, Inc.  
c/o Martin F. Goldman  
10880 Wilshire Boulevard, Suite 206  
Los Angeles, California 90024

AREA, TYPE LAND AND LOCATION:  
A 187.41-acre parcel of grazing land, Lots 10,  
11, 19 and 20 and the N1/2 SW1/4 of Section 36,  
T18S R12E, MDM, Fresno and San Benito Counties.

LAND USE: Livestock grazing.

TERMS OF PROPOSED LEASE:  
Initial period: Ten years beginning August 5,  
1984.

CONSIDERATION: \$54.80 per annum; with the State reserving the  
right to fix a different rental on each fifth  
anniversary of the Lease.

BASIS FOR CONSIDERATION:  
The parcel will support ten animal unit months.  
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:  
Applicant is owner of adjacent property.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:  
Filing fee has been received.

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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:

04/20/85.

OTHER PERTINENT INFORMATION:

1. Walter Neubauer was the grazing lessee from August 5, 1979 of the 187.41-acre parcel of State school land involved in this lease transaction. In April 1984, however, Mr. Neubauer sold his ranch to Los Gatos Creek Ranch, Inc. and hand-passed his grazing lease at the time of sale.

The Commission staff pursued placing the subject 187.41-acre parcel under lease with Los Gatos Creek Ranch, Inc. A lease application was received from Los Gatos Creek Ranch, Inc. in October, 1984 and an executed lease document was received in February, 1985.

2. Termination and Replacement of the State's Lease PRC 4197.2 is for administrative purposes only, and does not change or enlarge the estate or use from that granted in the original lease.
3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that the issuance of the grazing lease is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 4, 2 Cal. Adm. Code 2905(d)(1).

CALENDAR ITEM NO. 016 (CONT'D)

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

EXHIBITS:           A. Land Description.  
                      B. 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, 2 CAL. ADM. CODE 2905(d)(1).
2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
3. AUTHORIZE THE ACCEPTANCE OF THE QUITCLAIM DEED ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION AND TERMINATION OF LEASE PRC 4197.2, EFFECTIVE AUGUST 4, 1984.
4. AUTHORIZE ISSUANCE TO LOS GATOS CREEK RANCH, INC. OF A TEN-YEAR GRAZING LEASE FROM AUGUST 5, 1984; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$54.80 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON THE FIFTH ANNIVERSARY OF THE LEASE FOR LIVESTOCK GRAZING, ON THE LAND DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

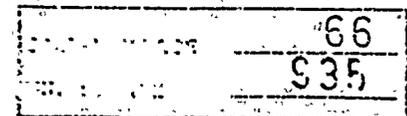


EXHIBIT "A"  
LAND DESCRIPTION

WP 4197

A parcel of California State School land situate in Fresno County and San Benito County, California, described as follows:

Lots 10, 11, 19 and 20 and the North 1/2 of the Southwest 1/4 of Section 36, T18S, R12E, M.D.M.

END OF DESCRIPTION

PREPARED 2/28/80 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR

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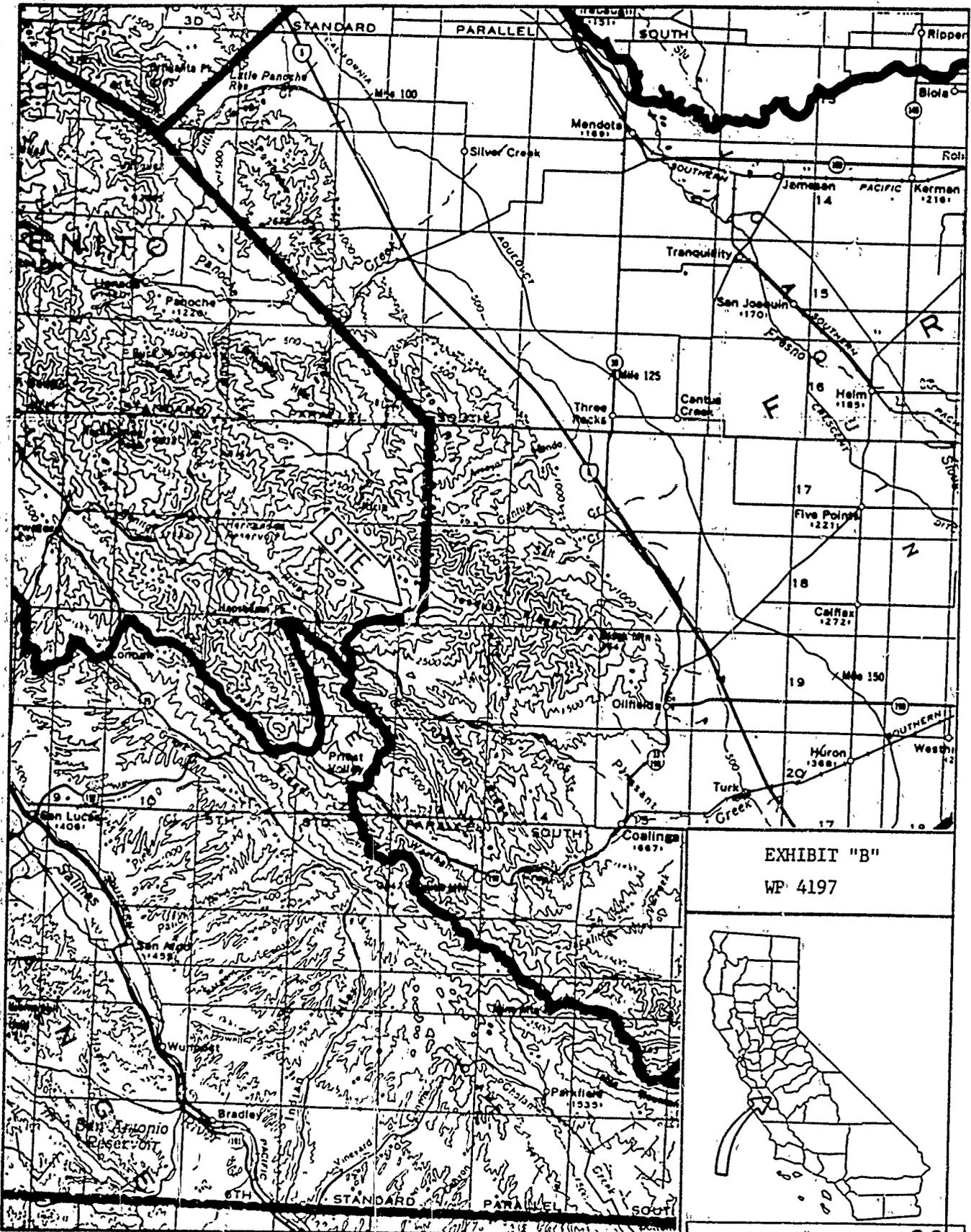


EXHIBIT "B"  
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