

MINUTE ITEM

This Calendar Item No. C10  
was approved as Minute Item  
No. 10 by the State Lands  
Commission by a vote of 2  
to 0 at its 9/26/85  
meeting.

CALENDAR ITEM

C10 1

A 61

S 25

09/26/85

PRC 5928

Forig

AGRICULTURAL LEASE - RENT REVIEW

LESSEE: Mel Wolf  
2755 Spokane Way  
Carlsbad, California 92008-4824

AREA, TYPE LAND AND LOCATION:  
640 acres of School lands near Twenty-nine  
Palms in San Bernardino County.

LAND USE: Experimental Jojoba cultivation.

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. The existing lease dated November 1, 1980 provides that the State may adjust the annual rental to a different amount, effective on each fifth anniversary or subsequent anniversary following the fifth anniversary of the lease.
2. Section 2(d) of the lease stipulates that the "annual rental shall be at the then current Administrative Code percentage of land value for all land disturbed as a consequence of lessee's occupation under this lease for four years or more, plus \$225 per annum for all remaining land in the leased area".

CALENDAR ITEM NO. C10 (CONT'D)

3. Staff has determined that the current land value is \$400 per acre. The amount of land disturbed by the Lessee for four years or more was determined from annual reports submitted by the Lessee; the current Administrative Code percentage of land value is 9 percent therefore the adjusted rent for the next five years is as follows:

YEAR 6: 130 ACRES x \$400/ACRE x 9 PERCENT + \$225 = \$ 4,905.  
YEAR 7: 130 ACRES x \$400/ACRE x 9 PERCENT + \$225 = \$ 4,905.  
YEAR 8: 250 ACRES x \$400/ACRE x 9 PERCENT + \$225 = \$ 9,225.  
YEAR 9: 370 ACRES x \$400/ACRE x 9 PERCENT + \$225 = \$13,545.  
YEAR 10: 610 ACRES x \$400/ACRE x 9 PERCENT + \$225 = \$22,185.  
R THE FIVE-YEAR PERIOD BEGINNING OCTOBER 1, 1985.

4. Staff has notified the Lessee of the changes to rental, as recommended herein, and the Lessee concurs with the recommended rental changes.

5. 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 because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

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 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.
2. APPROVE SETTING THE NEW ANNUAL RENTAL FOR PRC 5928 AS FOLLOWS:

YEAR 6	\$4,905
YEAR 7	\$4,905
YEAR 8	\$9,225
YEAR 9	\$13,545
YEAR 10	\$22,185

FOR THE FIVE-YEAR PERIOD BEGINNING OCTOBER 1, 1985.

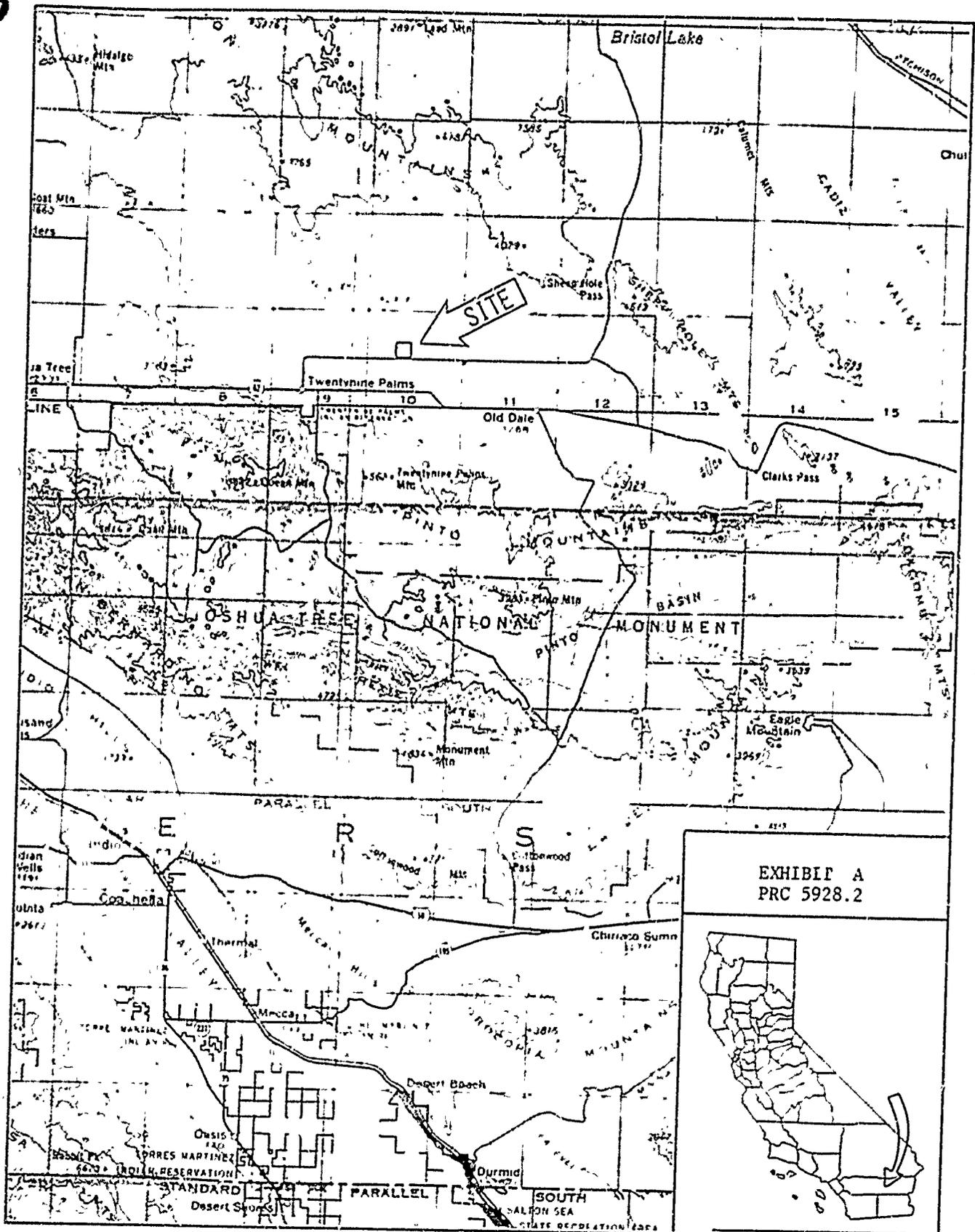


EXHIBIT A  
 PRC 5928.2

