

MINUTE ITEM

This Calendar Item No. C10
was approved as Minute Item
No. 10 by the State Lands
Commission by a vote of 4
to 0 at its 5/11/86
meeting.

A 76
S 37, 39

CALENDAR ITEM

C10

02/27/86
W 23728 PRC 6948
Bjornsen

GRAZING LEASE

APPLICANT: Southwest Land and
Cattle Company, Inc.
16425 Salida De La Luna
Ramona, California 92065

AREA, TYPE LAND AND LOCATION:
120+ acres consisting of two parcels of vacant
school land, located seven and one-half miles
northeasterly of the town of Ramona in
San Diego County.

LAND USE: Livestock Grazing.

TERMS OF PROPOSED LEASE:
Initial period: Ten years beginning
November 4, 1985.

CONSIDERATION: \$150 per annum; with the State reserving the
right to fix a different rental on the fifth
anniversary of the lease.

BASIS FOR CONSIDERATION:
The applicant has offered a rental of \$100 per
year or \$0.83 per acre per year. A staff
appraisal indicates comparable rental paid for
grazing use in the area is \$1.25 per acre per
year.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee and the first years rental have been
received.

CALENDAR ITEM NO. C 1 0 (CONT'D)

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: 05/25/86.

OTHER PERTINENT INFORMATION:

- 1. 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 Alteration 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.

- 2. Special provisions of the lease include the following:
 - a. The number of animals permitted on the leased land is restricted to that which can be supported by the available forage and water, taking into consideration forage and water reserved for necessary wildlife use. The actual capacity may vary over the term of this lease due to climatic conditions or other natural phenomena.
 - b. Lessee shall take all reasonable and necessary actions to prevent, suppress and control fires on the leased land.
 - c. This Lease shall terminate as to all or a portion of the lease premises upon State Lands Commission approval of the sale or exchange of such premises or their designation as a base for indemnity selection as provided by law. Lessee shall be notified of such termination by registered mail at least 60 days prior to its effective date.

CALENDAR ITEM NO. C 10 (CONT'D)

- d. Section 4 entitled General Provisions, Subsection 5, entitled Reservations, Encumbrances and Rights-of-Way, part (a)(1), entitled Reservations is amended to read as follows:

5. RESERVATIONS ENCUMBRANCES AND RIGHTS-OF-

(a) Reservations:

- (1) Lessor expressly reserves all natural resources in or on the lease premises, including but not limited to oil, coal, natural gas and other hydrocarbons, minerals, aggregates, timber and geothermal resources, as well as the right to grant exploration permits and leases in and over the lease premises for the extraction of such natural resources and so much of the surface as is reasonably necessary for the extraction and processing of such natural resources.

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 C, MINOR ALTERATION TO LAND, 2 CAL. ADM. CODE 2905(d)(1).
2. AUTHORIZE ISSUANCE TO SOUTHWEST LAND AND CATTLE COMPANY, INC. OF A TEN-YEAR GRAZING LEASE BEGINNING NOVEMBER 4, 1985; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$150, 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 ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

W23728

Two parcels of California State lieu lands in San Diego County, California, described as follows:

PARCEL 1

N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 22, T12S, R2E, SBM.

PARCEL 2

SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 27, T12S, R2E, SBM.

END OF DESCRIPTION

PREPARED DECEMBER 19, 1985 BY BOUNDARY SERVICES UNIT, M. L. SHAFER,
SUPERVISOR.

