

MINUTE ITEM  
This Calendar Item No. C13  
was approved as Minute Item  
No. C13 by the State Lands  
Commission by a vote of 3  
to 0 at its 8-22-90  
meeting.

CALENDAR ITEM

A 61  
S 25

**C 1 3**

08/22/90  
PRC 5928  
Dugal

LEASE TERMINATION AND ACCEPTANCE OF A LEASE QUITCLAIM DEED

LESSEE: Mel Wolf  
471 Fogg Street  
Las Vegas, Nevada 99110

AREA, TYPE LAND AND LOCATION:  
A 640-acre parcel of school land near  
Twenty-nine Palms, San Bernardino County.

LAND USE: Experimental jojoba cultivation.

TERMS OF EXISTING LEASE:  
Initial period: 25 years beginning  
November 1, 1980.

Liability Insurance: \$300,000.

CONSIDERATION: \$550 per annum for first seven years.  
Year 8 \$4,905 per annum  
Year 9 \$4,905 per annum  
Year 10 \$9,225 per annum  
Year 11 \$13,525 per annum  
Year 12 \$22,185 per annum

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

BACKGROUND:  
By Calendar Item C10, approved by the Commission on  
December 16, 1980, the Commission issued to Mel Wolf, an  
Agricultural Lease for jojoba cultivation on 640 acres of

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school land. Due to the experimental nature of jojoba cultivation as an agricultural crop, the Lessee planted approximately 120 acres over a four-year period.

The Lessee has indicated, in writing, by letter dated September 13, 1988, and in subsequent verbal communication with staff, his desire terminate his interest in the agricultural lease with the Commission. This decision to terminate is based upon the Lessee's inability to maintain the operation due to several factors, including, but not limited to, the Lessee's income source is no longer available, harvesting for jojoba is extremely expensive, and additional labor demands.

**STATUTORY AND OTHER REFERENCES:**

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 2, Div. 3;  
Title 14, Div. 6.

AB 884: N/A.

**OTHER PERTINENT INFORMATION:**

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 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. Code Regs. 15378.

2. Full payment of rent in the amount of \$4,905 has been received from the Lessee.
3. The Lessee has executed a lease quitclaim deed transferring any and all right, title, and interest in the leasehold designated as PRC 5928, back to the State of California.
4. All authorized improvements have been removed from the subject premises. A site inspection was completed by Commission staff on May 21, 1990. Additionally, the Department of Agriculture and USDA Soil Conservation conducted a site inspection of the area and have made a determination that

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the jojoba plants should remain on the premises so that little or no soil erosion by wind will take place.

- EXHIBITS:
- A. Land Description.
  - B. Location Map.
  - C. Lease Quitclaim Deed.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.
2. AUTHORIZE ACCEPTANCE OF A LEASE QUITCLAIM DEED, EFFECTIVE MARCH 1, 1989, ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF

EXHIBIT "A"

LAND DESCRIPTION

PRC 5928.2

A parcel of California State school lands in San Bernardino  
County, California, described as follows:

Section 16, T1N, R10E, SBM

END OF DESCRIPTION

REVIEWED NOVEMBER 19, 1986, BY BOUNDARY SERVICES UNIT, M. L. SHAFER,  
SUPERVISOR.

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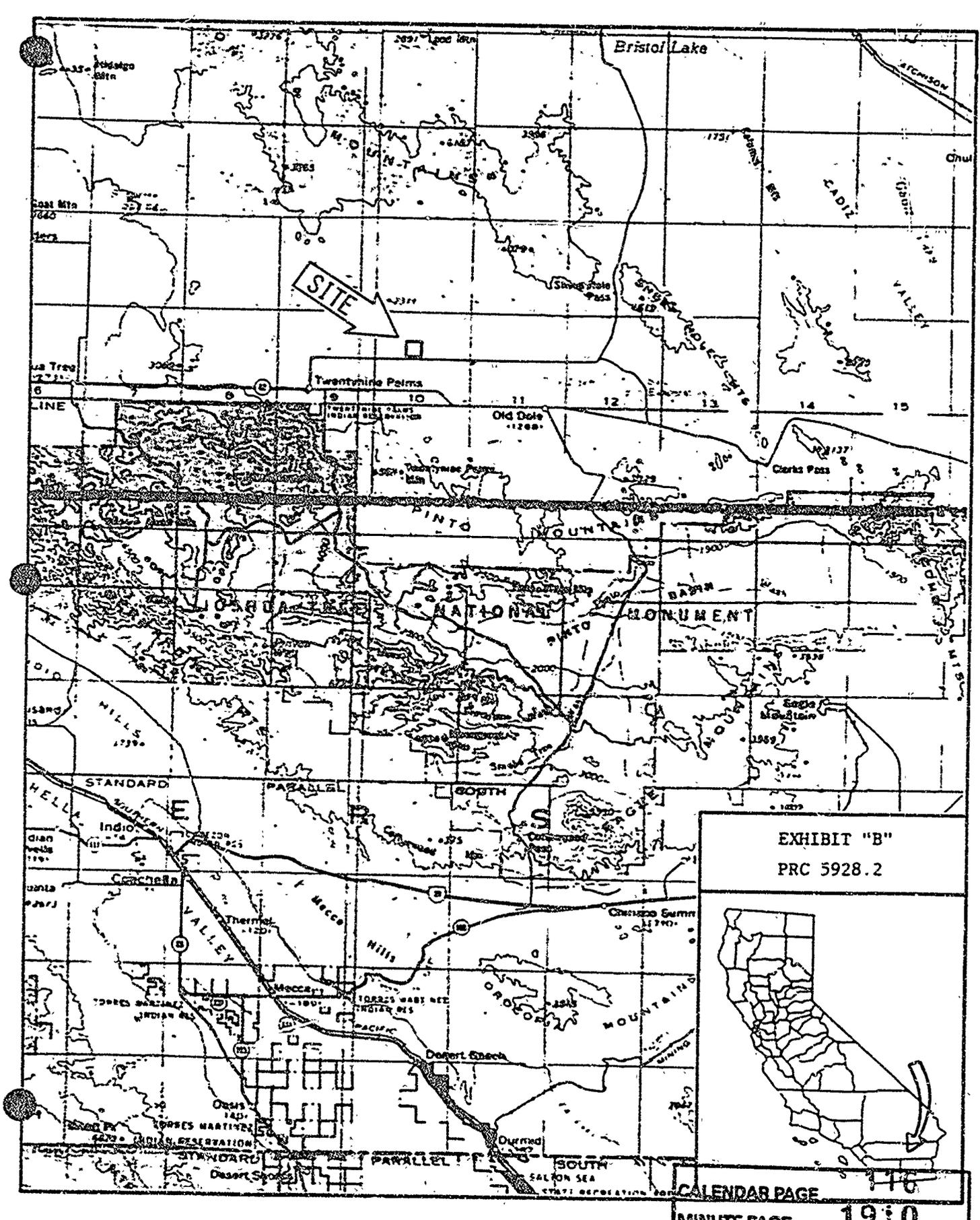


EXHIBIT "B"  
 PRC 5928.2



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EXHIBIT "C"  
LEASE QUITCLAIM DEED

WHEREAS, pursuant to lease designated PRC 5928.2, entered into on October 22, 1980, by and between the State Lands Commission, as Lessor, and Mel Wolf, as Lessee, said Lessee was granted for a term of 25 years, commencing November 1, 1980, the right to use the property herein described, for certain purposes specified in said Lease; and

WHEREAS, the Lessee requested in writing by letter dated September 13, 1985 of his desire to terminate his interest in an Experimental Jojoba Cultivation lease with the Commission; and

WHEREAS, said Lessee has removed all authorized improvements from the subject premises; and

WHEREAS, pursuant to Paragraph 16(e) of said lease, Lessee agreed to execute and deliver to State a good and sufficient quitclaim deed on the last day of said term or upon sooner termination of said lease.

NOW, THEREFORE, Mel Wolf does hereby remise, release, and forever quitclaim unto the State of California any and all right, claim, title, or interest arising by virtue of or pursuant to that certain lease designated PRC 5928.2, entered into on October 22, 1980, respecting lands located in San Bernardino County, State of California, and as described on the attached Exhibit A.

IN WITNESS WHEREOF, this Quitclaim Deed is executed this

6 day of June, 1990.

MEL WOLF

Nevada  
STATE OF ~~CALIFORNIA~~ )  
Clark ) ss.  
COUNTY OF ~~SAN BERNARDINO~~ )

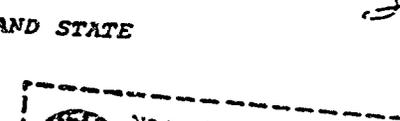
On this 6<sup>TH</sup> day of June, the year 1990,  
before me, Patricia Heitz, a Notary

Public in and for said County and State, personally appeared

Mel Wolf, known to me and to be the  
person whose name Mel Wolf subscribed

to the within Instrument, and acknowledged to me that she  
executed the same.

Patricia Heitz Patricia Heitz  
Name (typed or printed)  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



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