

MINUTE ITEM  
This Calendar Item No. 003  
was approved as Minute Item  
No. 03 by the State Lands  
Commission by a vote of 3  
to 0 at its 7/15/91  
meeting.

CALENDAR ITEM

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07/15/91  
PRC 6618  
Dugal

RENT REVIEW FOR GRAZING LEASE

LESSEE:

Mr. Edward V. Prati  
26495 Asti Road  
Cloverdale, California 95425

AREA, TYPE LAND AND LOCATION:

A 249.89+-acre parcel of State school land located  
approximately ten miles east of Cloverdale, near Cobb,  
Sonoma County.

LAND USE:

Livestock grazing.

TERMS OF EXISTING LEASE:

Initial period:

Ten years beginning February 6, 1987.

Consideration:

\$145 per annum; five-year rent review.

NEW RENTAL RATE:

\$406 per annum.

BASIS FOR CONSIDERATION:

Staff has reviewed this lease pursuant to the lease terms  
and in accordance with the Commission's rental regulations  
(2 Cal. Code Regs. 2003).

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. Data obtained from the Sonoma County Agricultural Commissioner's office indicates the average rate per AUM (Animal Unit Month) for similar range land is between \$5 and \$7. Based upon staff's consultation with the County and the quality of forage, staff believes utilizing the higher AUM rate is supported. The total carrying capacity for the leased area is 58 AUMs.

$$\$7 \text{ (AUM)} \times 58 \text{ (AUMs)} = \$406 \text{ annual rent.}$$

2. By letter dated April 19, 1991, staff notified the Lessee of the proposed change in rent as stipulated in the lease terms, and has given the Lessee the opportunity to comment on the proposed change. As of the date of this Calendar Item, staff has not received any response from the Lessee regarding the proposed change in rent.
3. 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.

**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. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.
2. APPROVE THE INCREASE IN RENT FOR EDWARD V. PRATI, LEASE 6618, IN THE AMOUNT OF \$406 EFFECTIVE FEBRUARY 2, 1992, FOR THE ENSUING FIVE-YEAR RENTAL PERIOD; ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

EXHIBIT "A"

LAND DESCRIPTION

WP 6618

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

PARCEL 1

Lots 17, 18, 19, 20 and 21 in Section 2, T11N, R9W,  
MDM.

PARCEL 2

Minerals Lots 37, 45, 46, 47 and 48 lying within  
Sections 3, 4, 9 and 10, T11N, R9W, MDM.

END OF DESCRIPTION

REVIEWED OCTOBER 17, 1986 BY BOUNDARY SERVICES UNIT, M. L. SHAFER,  
SUPERVISOR.

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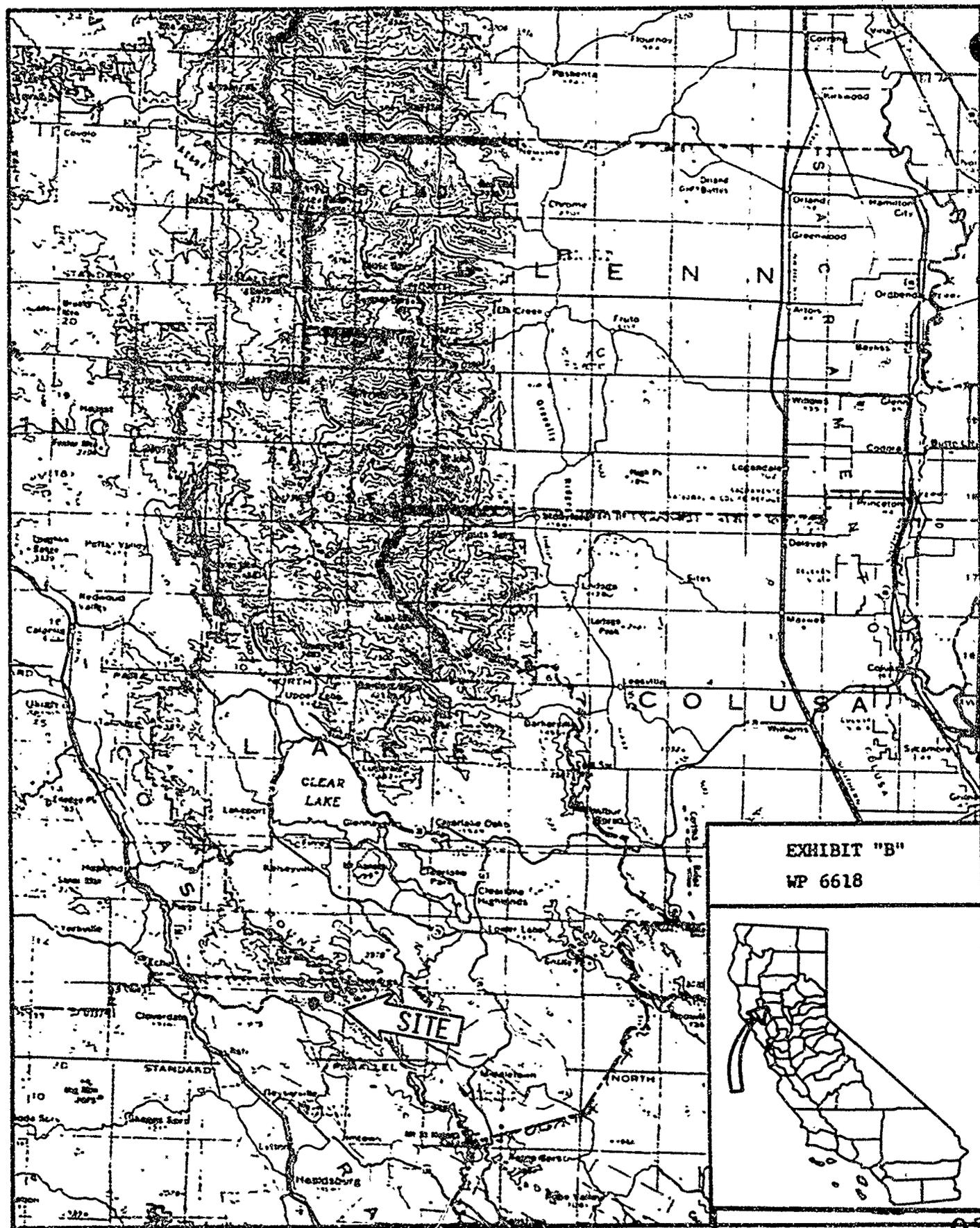


EXHIBIT "B"  
WP 6618



To Santa Rosa 15 Miles

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