This Calendar Item No. C30 was approved as Minute Item No. 30 by the California State Lands Commission by a vote of 3 to 0 at its 02/05/07 meeting.

CALENDAR ITEM
C30

A 1

S 2

02/05/07
PRC 6618 WP 6618.2
J. Porter

GENERAL LEASE - GRAZING USE

APPLICANT:
WHR, Inc.
26495 Asti Road
Cloverdale, CA 95425

AREA, LAND TYPE, AND LOCATION:
249.89 acres, more or less, of school lands east of Cloverdale, Sonoma County.

AUTHORIZED USE:
Livestock grazing.

PROPOSED LEASE TERM:
Ten Years, beginning February 6, 2007.

CONSIDERATION:
$870 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:
Insurance:
Liability insurance in the amount of no less than $1,000,000.

OTHER PERTINENT INFORMATION:

1. On May 12, 1997, pursuant to Item 31, the Commission authorized the issuance of a General Lease – Grazing Use, to WHR, Inc., for livestock grazing on 249.89 acres of school lands. The lease is now expiring and the Applicant has applied for a new lease.

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under

Class 4, Minor Alterations to Land; Title 2, California Code of Regulations, section 2905 (d)(1).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

3. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. However, the Commission has declared that all tide and submerged lands are "significant" by nature of their public ownership (as opposed to "environmentally significant"). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code sections 6370, et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by Title 2, California Code of Regulations, section 2954 is not applicable.

EXHIBITS:

A. Location Map
B. Legal Description

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 4, MINOR ALTERATIONS TO LAND; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (d)(1).

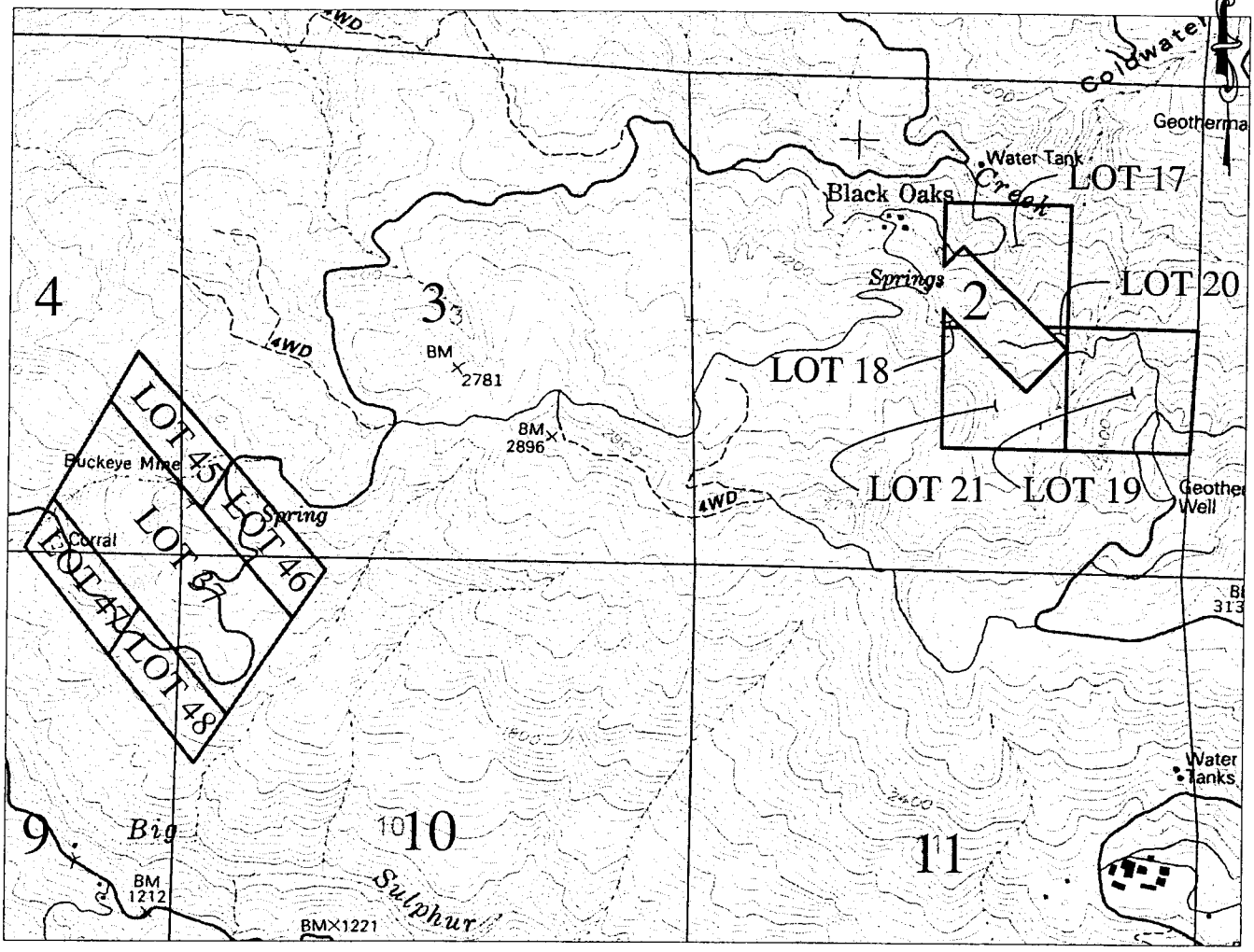
AUTHORIZATION:

AUTHORIZE ISSUANCE TO WHR, INC., OF A GENERAL LEASE – GRAZING USE, BEGINNING FEBRUARY 6, 2007, FOR A TERM OF TEN YEARS, FOR THE LAND AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; AND DESCRIBED ON EXHIBIT B ATTACHED AND MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF $870, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY

DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN $1,000,000.

NO SCALE

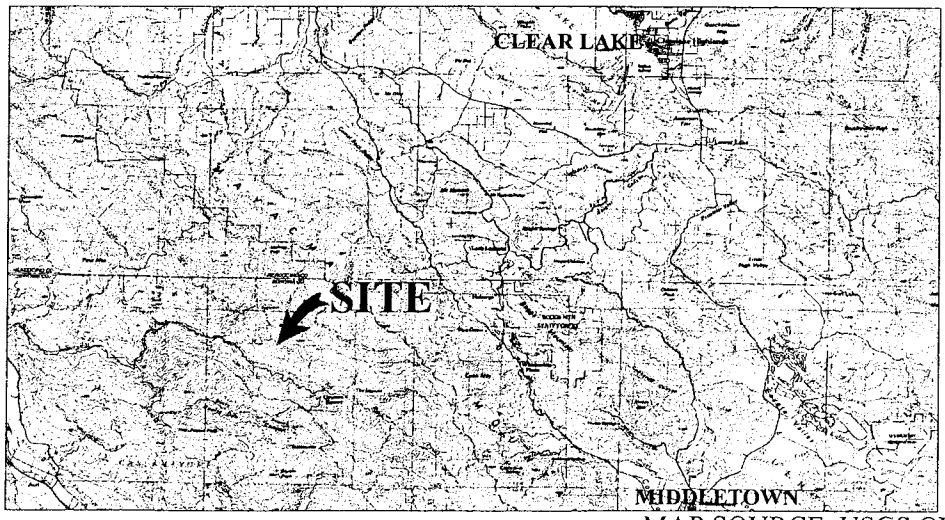
SITE



PORTIONS OF SECTIONS 2, 3, 4, 9, AND 10 T11N, R9W, MDM

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

WP 6618
WHR INC.
GENERAL LEASE
GRAZING USE
MAYACMAS MOUNTAINS
SONOMA COUNTY

MJF 1/23/07

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

EXHIBIT B

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

Mineral 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.