

MINUTE ITEM
This Calendar item No. 607
was approved as Minute Item
No. 607 by the State Lands
Commission by a vote of 3
to 0 at its 8-22-90
meeting.

CALENDAR ITEM

A 76
S 37, 39

607

08/22/90
PRC 6948
Dugal

RENT REVIEW FOR GRAZING LEASE

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

AREA, TYPE LAND AND LOCATION:
120+ acres consisting of two parcels of school
land located 7-1/2 miles northeast of the town
of Ramona, San Diego County.

LAND USE: Livestock grazing.

TERMS OF EXISTING LEASE:

Initial period: Ten years beginning
November 4, 1985.

Consideration: \$150 per annum; five-year
rent review.

NEW RENTAL RATE:

\$240 per annum; this is the last five years of
a ten-year lease, with no automatic right to
renew.

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).

APPLICANT STATUS:

Lessees are also grazing lessees with the City
of San Diego.

CALENDAR ITEM NO. 007 CONT'D

STATUTORY AND OTHER REFERENCES:

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

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. Data obtained from the City of San Diego, a principal landowner in the area, indicates they are charging \$1.93 per acre for range land which adjoins the State's parcel. The City's land is very similar to the State's parcel. The Lessee also leases 1,805 acres from the City for cattle grazing purposes.
2. By letter dated May 11, 1990, staff notified the Lessees of the proposed change in rent, as stipulated in the lease terms, and has given the Lessees the opportunity to comment on the proposed change. As of this date, staff has not received any negative comments from the Lessee.
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.

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. 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 RENTAL FOR SOUTHWEST LAND AND CATTLE COMPANY, INC., LEASE PRC 6948, TO \$240, EFFECTIVE NOVEMBER 4, 1990, FOR THE ENSUING FIVE-YEAR RENTAL PERIOD; ALL OTHER TERMS AND CONDITIONS OF THE LEASE REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

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