

MINUTE ITEM
This Calendar Item No. C18
was approved as Minute Item
No. 18 by the State Lands
Commission by a vote of 3
to 0 at its 5-1-91
meeting.

CALENDAR ITEM

A 76

C - 8

05/01/91

S 36

PRC 6931

Dugal

TERMINATE LEASE AND ACCEPT LEASE QUITCLAIM DEED

LESSEE:

Jack Prince
1030 West Manchester Boulevard
Inglewood, California 90301

AREA, TYPE LAND AND LOCATION:

A 240-acre parcel of State lieu land located in S $\frac{1}{2}$ NW $\frac{1}{4}$ and
SW $\frac{1}{4}$ of Section 10, T8S R11E, SBM, Riverside County.

LAND USE:

Open space.

TERMS OF ORIGINAL LEASE:

Initial period:
Ten (10) years beginning January 1, 1986.

Surety bond:
\$5,000.

Public liability insurance:
Combined single limit coverage of \$300,000.

Consideration:
\$2,160 per annum; five-year rent review.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code Regs. 2003.

BACKGROUND

By Calendar Item 26, approved by the Commission on December 19,
1985, the State issued to Jack Prince a ten-year General Lease -
Agricultural Use. This lease was utilized by the Lessee to
protect vegetation and wildlife from off-road vehicle use by
means of a fence placed on the property line between the State's
parcel and the Lessee's private property. The fence is not
located on the State's property and, therefore, is not subject to
removal under the conditions of the lease terms.

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Due to the fact that the Lessee has sold his adjacent property, the Lessee has requested that his interest in the State lease be terminated, effective December 31, 1990.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 3, 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. Jack Prince has executed a lease quitclaim deed transferring any and all right, title, and interest in the leasehold designated as PRC 6931 back to the State of California.
- 3. Rent in the amount of \$2,160 for the 1990 rental period, plus penalty and interest charges in the amount of \$496.76 has been received.

EXHIBITS:

- A. Land Description
- B. Location Map
- C. Calendar Item 26

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 STAFF TO TERMINATE AND ACCEPT A QUITCLAIM DEED FOR LEASE PRC 6931 ISSUED TO JACK PRINCE. SUCH TERMINATION SHALL BE EFFECTIVE DECEMBER 31, 1990.

EXHIBIT "A"

LAND DESCRIPTION

PRC 6931.2

A parcel of California State lieu lands in Riverside County, California, described as follows:

SW $\frac{1}{2}$ and the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 10, T8S, R11E, SBM.

END OF DESCRIPTION

REVIEWED NOVEMBER 12, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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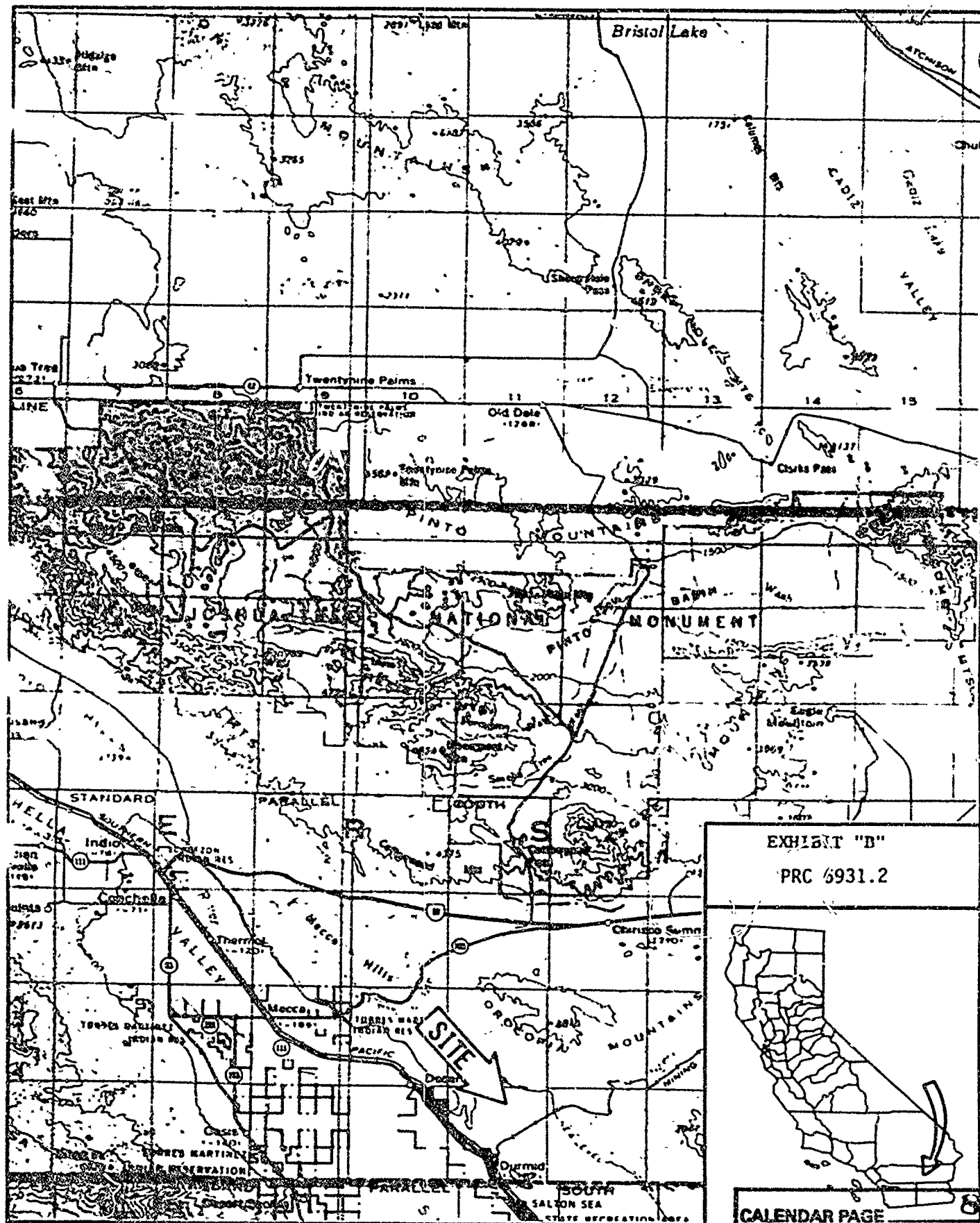


EXHIBIT "B"
 PRC 6931.2



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EXHIBIT "C"

CALENDAR ITEM

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12/19/85
W 23539/PRC 6931
N Smith
Reese

AGRICULTURAL LEASE

APPLICANT: Jack Prince
1030 West Manchester Boulevard
Inglewood, California 90301

AREA, TYPE LAND AND LOCATION: A 240-acre parcel of school land, S1/2 NW1/4 and SW1/4 Section 10, T8S R11E, S8M, Riverside County.

LAND USE: To protect vegetation from off-road vehicle use.

TERMS OF LEASE: Initial period: Ten years beginning January 1, 1986.

Surety bond: \$5,000.

Public liability insurance: Combined single limit coverage of \$300,000.

CONSIDERATION \$2,160 per annum; with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

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

APPLICANT STATUS: Applicant is owner of adjacent land.

PREREQUISITE CONDITIONS, FEES AND EXPENSES: Filing fee has been received.

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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: 05/14/86.

OTHER PERTINENT INFORMATION:

1. Jack Prince has applied to lease a 240-acre parcel of State school land. Mr. Prince owns adjacent property and wishes to fence the exterior boundary of the school land and make it contiguous to his holdings. His intent in fencing the school land is to protect it from damage by off-road vehicles.
2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
3. 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, 14 Cal. Adm. Code 15304.

Authority: P.R.C. 21084 and 14 Cal. Adm. Code 15300.

- 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 4, MINOR ALTERATION TO LAND, 14 CAL. ADM. CODE 15304.

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2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
3. AUTHORIZE ISSUANCE TO JACK PRINCE OF A TEN-YEAR AGRICULTURAL LEASE BEGINNING JANUARY 1, 1986; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$2,160, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE, PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF

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EXHIBIT "A"

LAND DESCRIPTION

W23539

A parcel of California State lieu lands in Riverside County, California, described as follows:

SW $\frac{1}{4}$ and the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 10, T8S, R11E, S8M.

END OF DESCRIPTION

REVIEWED NOVEMBER 12, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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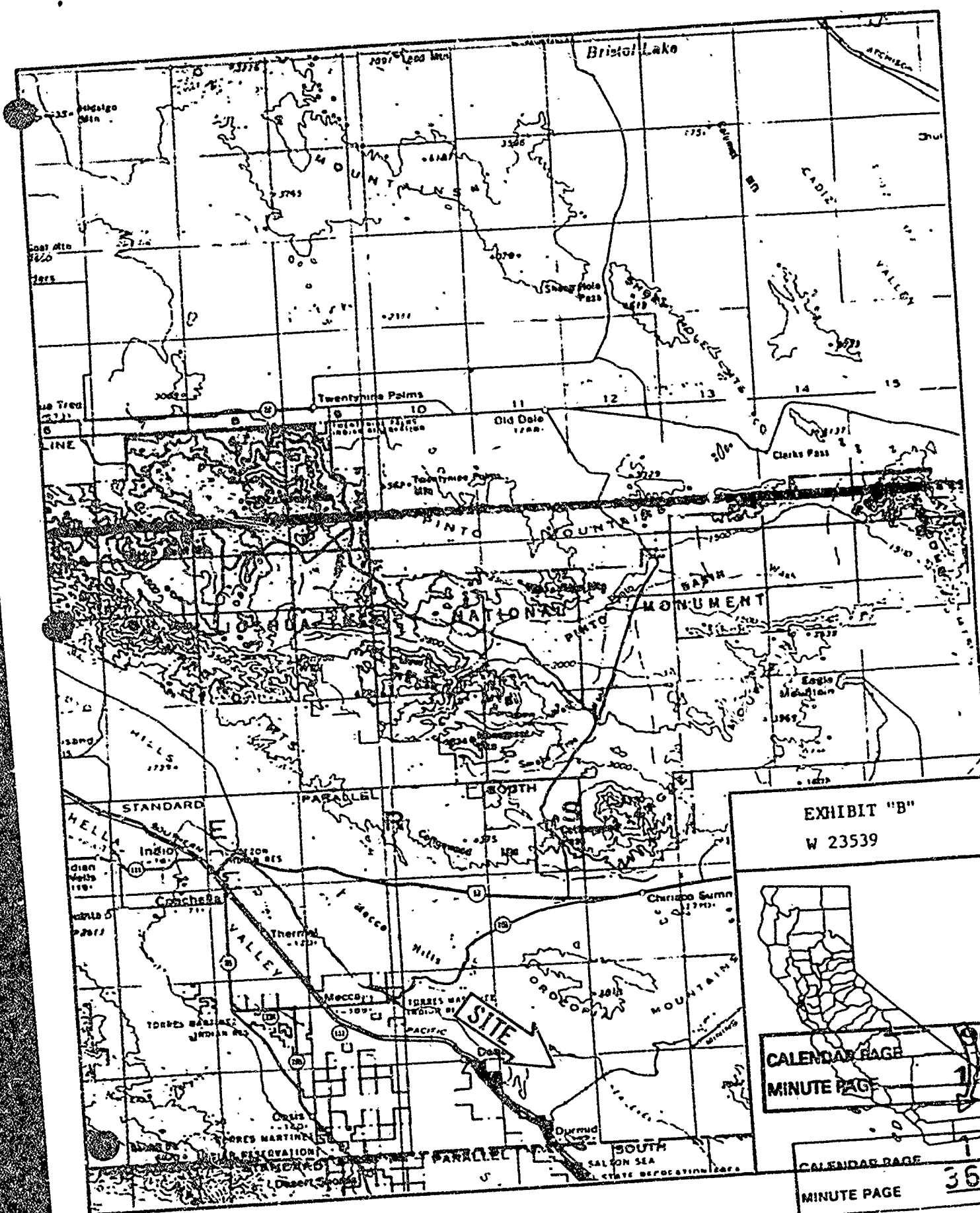


EXHIBIT "B"
W 23539

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