

MINUTE ITEM

This Calendar Item No. C10
was approved as Minute Item
No. 10 by the State Lands
Commission by a vote of 3
to 2 at its 7-22-76
meeting.

CALENDAR ITEM

C10.

7/76
WP 2161
ACS

AMENDMENT AND RENEWAL/ACCEPTANCE OF QUITCLAIM DEED

APPLICANT: Department of Food and Agriculture
1220-N Street
Sacramento, California 95814

AREA, TYPE LAND AND LOCATION:
An 0.65 acre parcel of State school land at
Vidal Junction, San Bernardino County.

LAND USE: Continued maintenance of an Agriculture In-
spection Station.

TERMS OF ORIGINAL LEASE:
Initial period: 2 years, from July 1, 1973.
Renewal options: One successive period of 10
years.
Consideration: \$274.50.
Five-year review.

TERMS OF PROPOSED LEASE:
Initial period: 10 years from July 1, 1975.

CONSIDERATION: \$112 per annum with the State reserving the right
to fix a different rental on the fifth anniver-
sary of the lease.

BASIS FOR CONSIDERATION:
8% of appraised value of land.

OTHER PERTINENT INFORMATION:

1. This area has been under lease to the applicant
for many years for use as an agricultural
inspection station. There has been no evidence
during that time of any damage to the environ-
ment.
2. The inspection station is no longer operated
on a 24-hour, seven-day a week basis and
therefore the applicant does not need as large
an area as previously leased and is, in
accordance with the terms of the previous
lease, submitting a Quitclaim Deed for the
portion of the leased area which is no longer
needed.

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3. This project is not situated on State land identified as environmentally significant, pursuant to Public Resources Code 6370.1, and is not classified in a significant use category.
4. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907(a) which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property or other types of environmental degradation.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085, 14 CAL. ADM. CODE 15100 ET SEQ.; AND 2 CAL. ADM. CODE 2907.
2. AUTHORIZE ISSUANCE TO THE DEPARTMENT OF FOOD AND AGRICULTURE OF A 10-YEAR AMENDMENT AND RENEWAL OF LEASE PRC 2161 FROM JULY 1, 1975; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$112, WITH THE STATE RESERVING THE RIGHT OF FIX A DIFFERENT RENTAL ON THE FIFTH ANNIVERSARY OF THE LEASE; FOR THE CONTINUED MAINTENANCE OF AN AGRICULTURAL INSPECTION STATION ON THE LEASE DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.
3. AUTHORIZE THE ACCEPTANCE OF A QUITCLAIM DEED FROM THE DEPARTMENT OF FOOD AND AGRICULTURE IN THE FORM OF EXHIBIT "C" ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

WP 2161

A parcel of land in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, T1N, R23E, S8M at Vidal Junction, San Bernardino County, California, more particularly described as follows:

COMMENCING at the west one - quarter corner of said Section 9; thence North 215.32 feet; thence East 1070.59 feet to the intersection of the centerline of California State Highway No. 95 with the northerly right of way line of the Metropolitan Aqueduct Highway and being the TRUE POINT OF BEGINNING; thence along said northerly right of way line N 77° 39' 18" E 262.04 feet to the east line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9; thence along said east line N 00° 52' 13" W 102.04 feet; thence S 77° 39' 18" W 325 feet, more or less, to said centerline of California State Highway No. 95; thence southeasterly, along said centerline of California State Highway No. 95, a distance of 109 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within California State Highway No. 95 right of way.

END OF DESCRIPTION

Prepared R. L. Blake Checked John K. Spring
Reviewed J. L. Matthews Date 2/11/76

