

MINUTE ITEM  
This Calendar Item No. C11  
Meeting: 10/24/85

CALENDAR ITEM

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10/24/85  
WP 4541 PRC 4541  
Fong

RENEWAL OF GENERAL LEASE - RIGHT-OF-WAY USE

APPLICANTS: T. G. and Doris J. Harward  
200 Fairway  
Needles, California 92363

AREA, TYPE LAND AND LOCATION:  
A one-acre parcel of school land, located in  
the City of Needles, San Bernardino County.

LAND USE: Gravel road and utility lines.

TERMS OF ORIGINAL LEASE:

Initial period: 15 years beginning November 1,  
1970.

Renewal options: Three successive periods of  
ten years each.

Consideration: \$20 per annum; five-year rent  
review.

TERMS OF PROPOSED RENEWAL:

Initial period: Ten years beginning  
November 1, 1985.

CONSIDERATION: \$100 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.

(REVISED 10/22/85)

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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: N/A.

OTHER PERTINENT INFORMATION:

1. The applicant is exercising his option to renew his lease for an additional ten-year period. The current lease is for a 33-foot wide road and utility access to his property across State school lands. Without this right-of-way lease, the applicant's parcel is landlocked.
2. 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 because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 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. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.
2. AUTHORIZE ISSUANCE TO T. G. AND DORIS J. HARWARD OF A TEN-YEAR RENEWAL OF A GENERAL LEASE - RIGHT-OF-WAY USE BEGINNING NOVEMBER 1, 1985; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$100, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; FOR A GRAVEL ROAD AND UTILITY LINES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"  
LAND DESCRIPTION

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A parcel of California State school lands in San Bernardino County, California,  
described as follows:

The South 33 feet of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 36, T9N, R22E, SBM.

END OF DESCRIPTION

REVISED SEPTEMBER 20, 1985, BOUNDARY SERVICES UNIT, M.L. SHAFER, SUPERVISOR.

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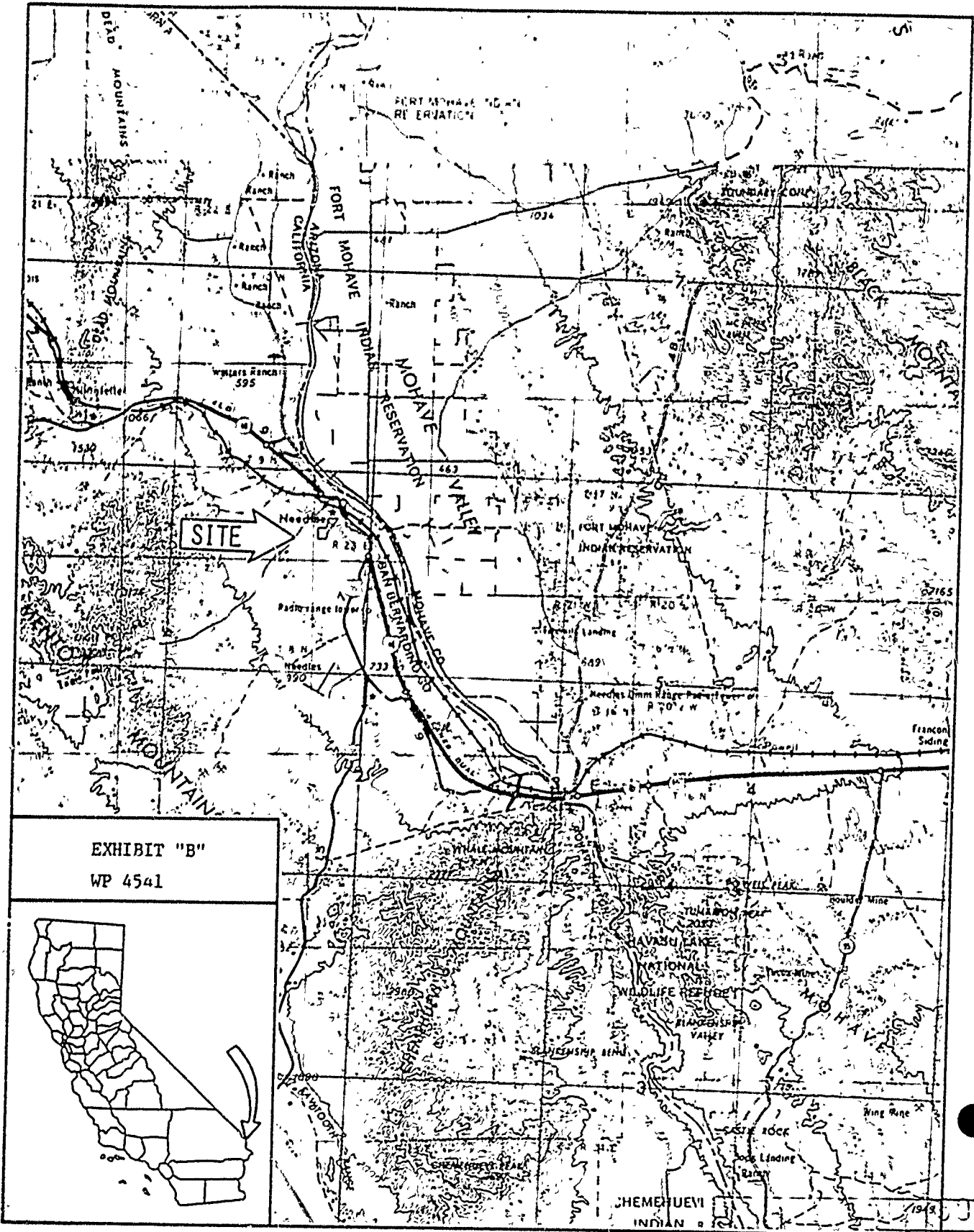


EXHIBIT "B"  
WP 4541

