

**CALENDAR ITEM  
C44**

A 33  
S 16

10/13/16  
PRC 4541.2  
C. Hudson

**ASSIGNMENT OF LEASE**

**LESSEE/ASSIGNOR:**

John D. Van Sant and Selby L. Van Sant

**ASSIGNEE:**

Justin W. Chaidez and Maria A. Coronado

**AREA, LAND TYPE, AND LOCATION:**

One acre, more or less, of State-owned school land within a portion of Section 36, Township 9 North, Range 22 East, SBM, near the city of Needles, San Bernardino County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing roadway and utility access serving a single-family residence.

**LEASE TERM:**

10 years, beginning June 29, 2015.

**CONSIDERATION:**

\$450 per year, with an annual Consumer Price Index adjustment.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in an amount no less than \$1,000,000 per occurrence.

**STAFF ANALYSIS AND RECOMMENDATION:**

Assignment of this lease from John D. Van Sant and Selby L. Van Sant to Justin W. Chaidez and Maria A. Coronado does not significantly alter the land or alienate the State's fee simple interest, nor does it permanently impair public rights. The Assignee owns the land adjoining the lease premises. The lease premises is an unpaved road that provides vehicular and utility access to the Assignee's property. The assignment of lease is limited to the existing 10-year term and does not grant the Assignee exclusive rights to the lease premises. The lease requires the Assignee to insure and indemnify the State for any liability

CALENDAR ITEM NO. **C44** (CONT'D)

incurred as a result of the Assignee's activities thereon. The lease requires the Assignee to maintain the road at no expense to the State. The lease also requires the payment of annual rent to compensate the people of the State for the use of public land. For the reasons stated above, Commission staff believes the assignment of this lease is in the best interests of the State.

**OTHER PERTINENT INFORMATION:**

1. Applicant (Assignee) owns the land adjoining the lease premises.
2. On June 29, 2015, the Commission authorized the termination and issuance of Lease No. PRC 4541.2, a General Lease – Right-of-Way Use to John D. Van Sant and Selby L. Van Sant ([Calendar Item 80](#)). The lease will expire on June 28, 2025. On December 14, 2015, the land adjoining the lease premises was deeded to Justin W. Chaidez and Maria A. Coronado. The Applicant is now applying for an assignment of lease.
3. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the protection, preservation and responsible economic use of the lands and resources under the Commission's jurisdiction.
4. The Assignment of the lease is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

**EXHIBITS:**

- A. Land Description
- B. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**AUTHORIZATION:**

Authorize the assignment of Lease No. PRC 4541.2, a General Lease – Right-of-Way Use, of State-owned school land as described in Exhibit A, Land Description, and shown on Exhibit B, Site and Location Map (for reference purposes only), attached and by this reference made a part

CALENDAR ITEM NO. **C44** (CONT'D)

hereof, from John D. Van Sant and Selby L. Van Sant to Justin W. Chaidez and Maria A. Coronado, effective December 14, 2015.

**EXHIBIT A**

**PRC 4541.2**

**LAND DESCRIPTION**

A parcel of School Land situated in Section 36, Township 9 North, Range 22 East, S.B.&M., as shown on Official Government Township Plat approved December 18, 1884, County of San Bernardino, State of California, more particularly described as follows:

The south 33 feet of the SE 1/4 of the NE 1/4 of said Section 36.

Accompanying plat is hereby made part of this description.

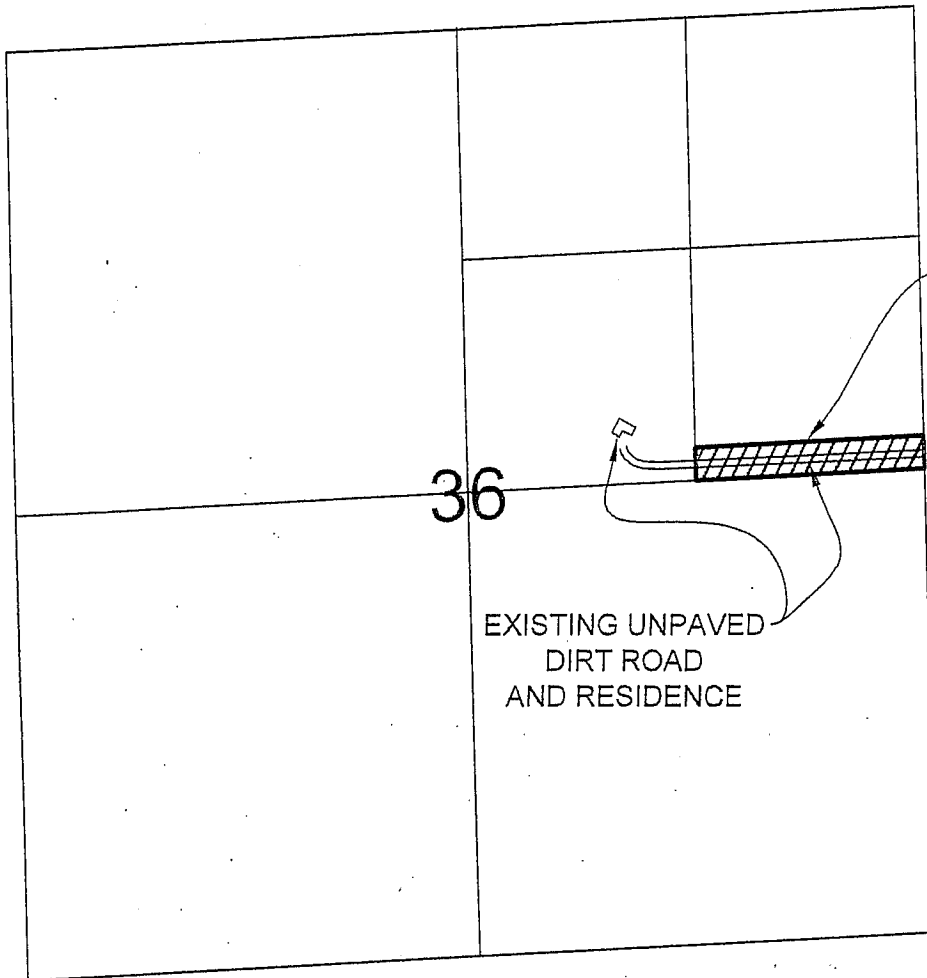
**END OF DESCRIPTION**

Prepared 04/06/2015 by the California State Lands Commission Boundary Unit.



NO SCALE

# SITE



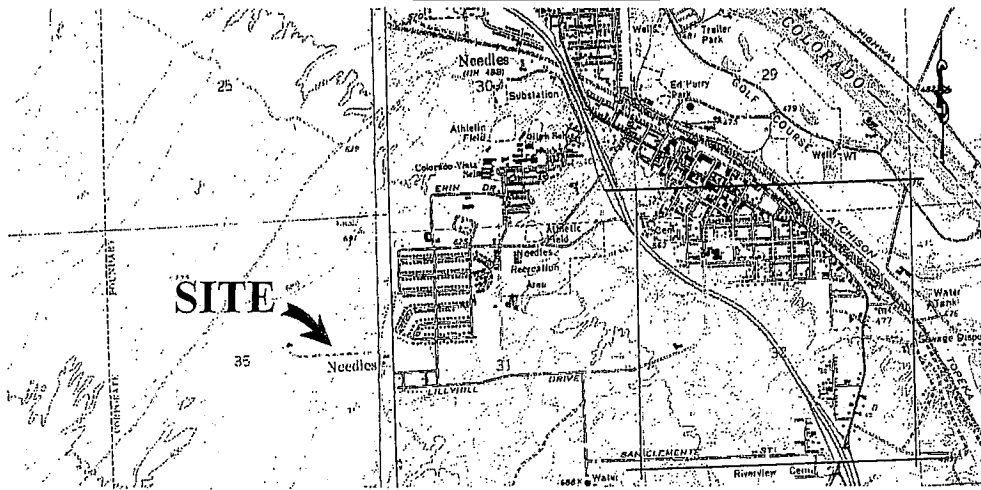
EXISTING UNPAVED DIRT ROAD AND UTILITY ACCESS SOUTH 33 FEET OF SE 1/4 OF THE NE 1/4 OF SEC. 36, T9N R22E, SBM

EXISTING UNPAVED DIRT ROAD AND RESIDENCE

SE 1/4 OF THE NE 1/4 OF SEC. 36, T9N, R22E, SBM, NEAR NEEDLES

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

**Exhibit B**  
 PRC 4541.2  
 CHAIDEZ & CORONADO  
 APN 0659-221-71  
 GENERAL LEASE -  
 RIGHT-OF-WAY USE  
 SAN BERNARDINO COUNTY



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.

RGB 4/6/15