

Staff Report 62

LESSEE:

Windland, Inc.

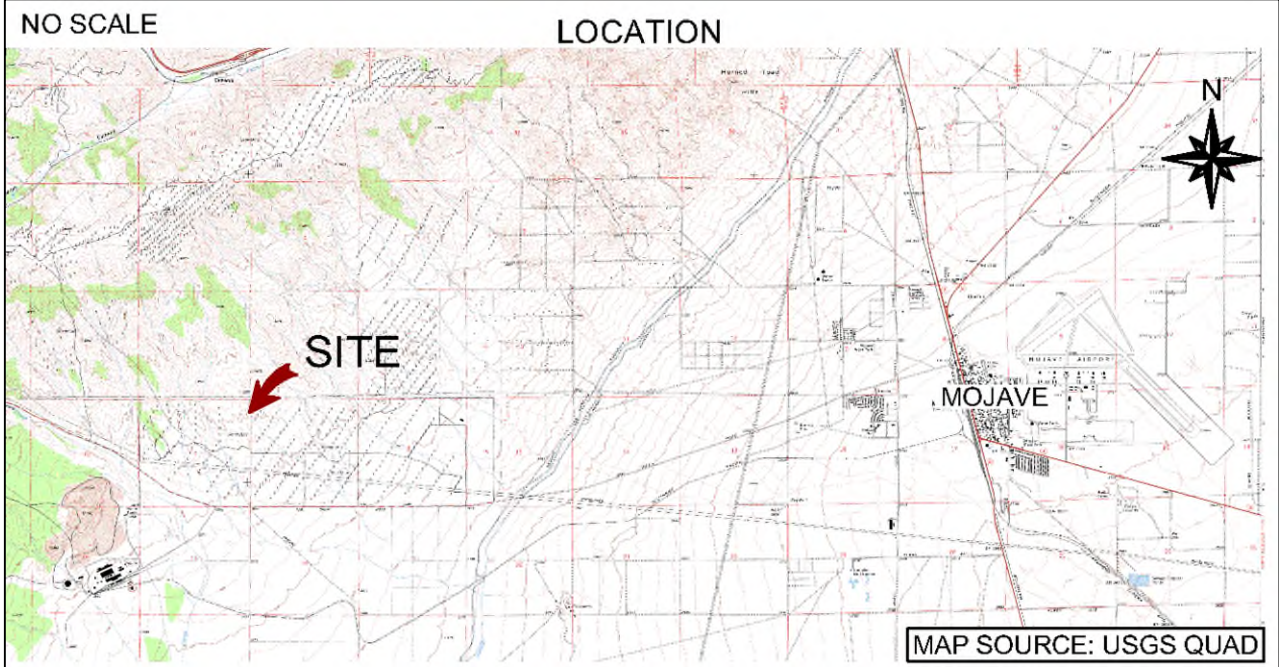
PROPOSED ACTION:

Revision of Rent.

AREA, LAND TYPE, AND LOCATION:

0.91 acre, more or less, of school land located in a portion of Section 18, Township 11 North, Range 13 West, SBM, near Mojave, Kern County (as shown in Figure 1).

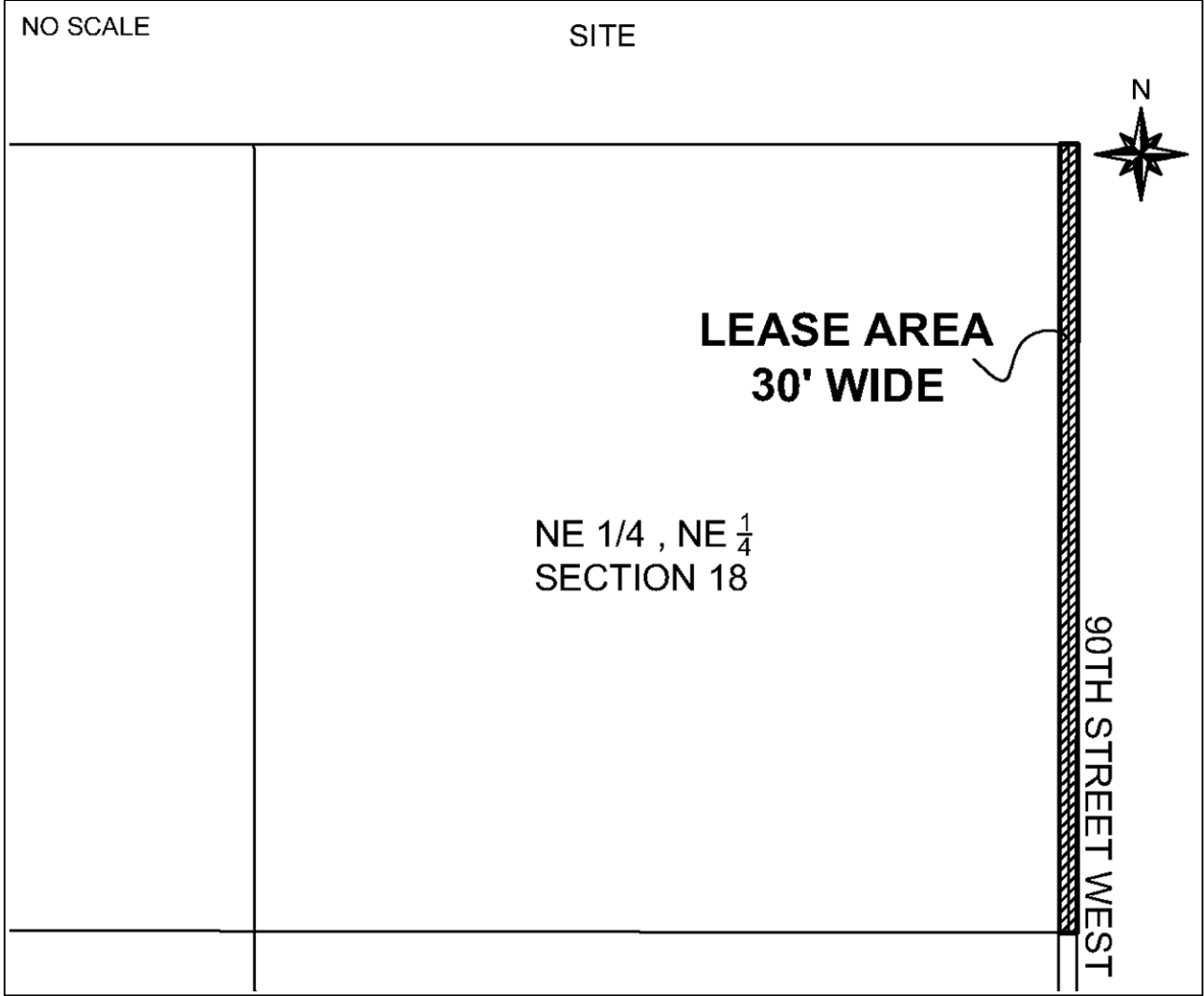
Figure 1. Location



AUTHORIZED USE:

Continued use and maintenance of a graded dirt access road and drainage culvert (as shown in Figure 2).

Figure 2. Site Map



NOTE: This depiction of the lease premises is based on unverified information provided by the Applicant or other parties and is not a waiver or limitation of any State interest in the subject or any other property.

TERM:

30 years, beginning September 1, 1999.

CONSIDERATION:

The lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, the staff has conducted a review of the rent under this lease and recommends that the rent be revised from \$450 per year to \$815 per year, effective September 1, 2024.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the revision of rent is a discretionary action by the Commission. Each time the Commission approves or rejects a revision of rent, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Lands as authorized by law. The Lessee has no right to a new lease or to renewal of any previous lease.
2. On September 3, 1999, the Commission authorized a 20-year General Lease – Right of Way Use ([Item 44, September 3, 1999](#)) to Windland, Inc. for 0.91 acre, more or less, of school lands located in a portion of Section 18, Township 11 North, Range 13 West, SBM, near Mojave, Kern County, for the continued use and maintenance of a graded dirt access road and drainage culvert. On June 27, 2000, the Commission authorized an Amendment of Lease ([Item 49, June 27, 2000](#)) extending the lease term an additional ten years, to expire August 31, 2029. On June 19, 2014, the Commission authorized a revision of rent ([Item 74, June 19, 2014](#)) from \$100 to \$450, effective September 1, 2014. On June 28, 2019, the Commission authorized a continuation of rent ([Executive Officer's Report, June 28, 2019](#)). The lease will expire August 31, 2029.
3. This action is consistent with addressing the challenges and opportunities described in the Commission's 2021-25 Strategic Plan to "Embrace and safeguard multi-benefit School Lands and resource management stewardship that equitably balances responsible local and regional economic development, supports living wages, environmental protection, and revenue generation."
4. Approving the revision of rent 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, sections 15060, subdivision (c)(3), and 15378, subdivision (b)(5).

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease PRC 8110 from \$450 per year to \$815 per year, effective September 1, 2024.