

**CALENDAR ITEM
C63**

A 2
S 4

05/24/12
PRC 3353.2
C. Hudson

REVISION OF RENT

LESSEE:

Bidwell Ranches, Inc

AREA, LAND TYPE, AND LOCATION:

500 acres, more or less, of State school land in Section 16, Township 35 North, Range 5 East MDM, near Fall River Mills, Shasta County.

AUTHORIZED USE:

Livestock grazing.

LEASE TERM:

10 years, beginning February 5, 2005.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that rent be revised from \$500 per year to \$784 per year, effective February 5, 2013.

OTHER PERTINENT INFORMATION:

1. On September 13, 2007, the Commission authorized a General Lease - Grazing Use with Bidwell Ranches, Inc.. That lease will expire on February 4, 2015.
2. The number of animals permitted on the lease premises is restricted to that which can be supported by available forage and water, taking into account the forage and water reserved for necessary wildlife use. The available carrying capacity of the lease premises is estimated to be 56 animal unit months. The actual carrying capacity may vary due to climatic conditions. The Lessee has exercised good grazing practices and avoids over grazing.

CALENDAR ITEM NO. **C63** (CONT'D)

3. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

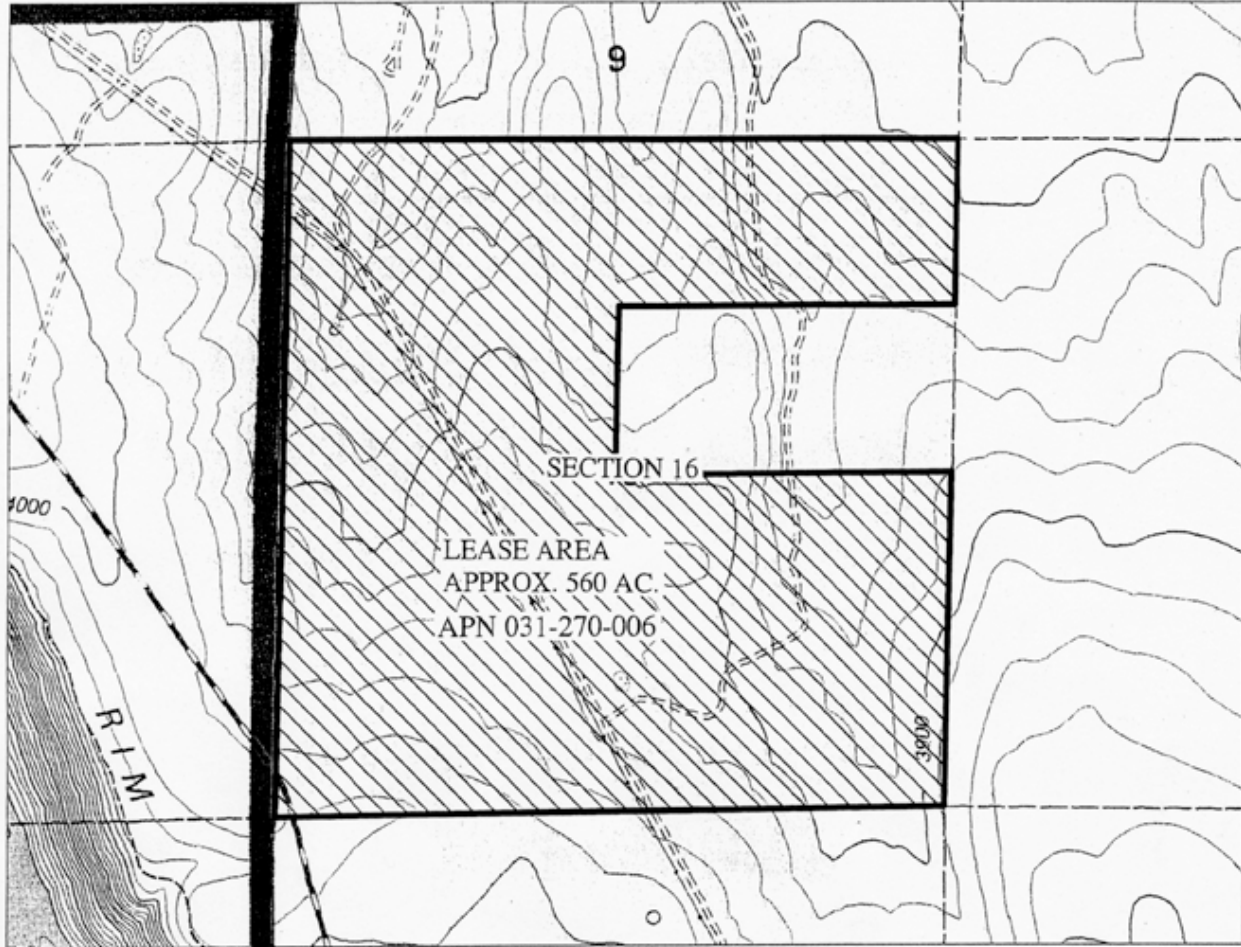
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 3353.2 from \$500 per year to \$784 per year, effective February 5, 2013.

NO SCALE

SITE



MAP SOURCE: USGS QUAD

SECTION 16 T35N R5E MDM
10 MILES SOUTH OF FALL RIVER MILLS, SHASTA COUNTY

NO SCALE

LOCATION

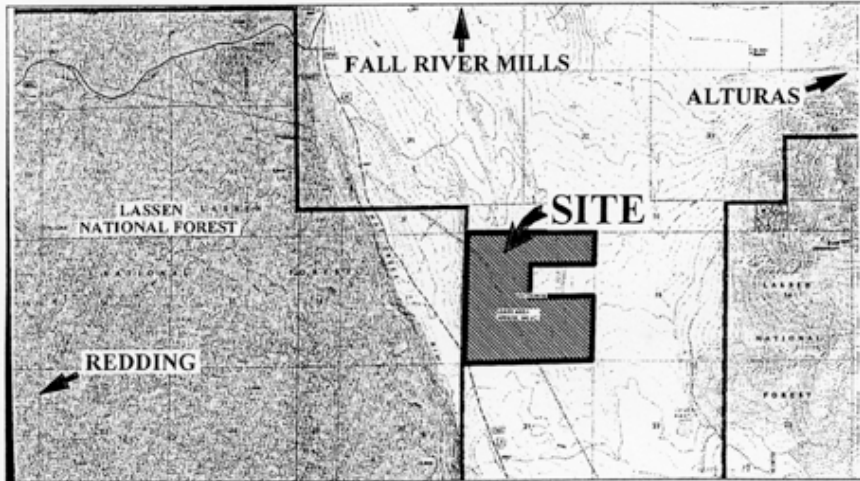


Exhibit A
 PRC 3353.2
 BIDWELL RANCHES, INC
 APN 031-270-006
 GENERAL LEASE -
 GRAZING USE
 SHASTA COUNTY



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.