

**CALENDAR ITEM
C101**

A 26
S 8

04/23/15
PRC 6753.1
D. Simpkin

GENERAL LEASE – GRAZING USE

APPLICANT:

Steven M. Stewart and Gail L. Stewart

AREA, LAND TYPE, AND LOCATION:

Approximately 1,228.9 acres, more or less, of State sovereign land, Owens Lake, Inyo County

AUTHORIZED USE:

Livestock grazing.

LEASE TERM:

10 years, beginning April 23, 2015.

CONSIDERATION:

\$1,344 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

1. Liability insurance in an amount no less than \$1,000,000 per occurrence.
2. Number of animals permitted on the Lease Premises is restricted to those that can be supported by vegetation.
3. Applicant must exercise good grazing practices to avoid overgrazing by livestock.

OTHER PERTINENT INFORMATION:

1. On December 1, 1994, the Commission authorized a General Lease – Grazing Use to Steven M. Stewart and Gail L. Stewart. That lease expired on November 30, 2004. On May 18, 1983, the Commission authorized a General Lease – Grazing Use with Cabin Bar Ranch. Since the expiration of its lease, Cabin Bar Ranch no longer grazes livestock on Owens Lake. The Lessee is now requesting a General Lease – Grazing Use for the

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areas grazed under the previous lease and areas previously under lease to Cabin Bar Ranch.

2. The number of animals permitted on the various lease parcels is restricted to those that can be supported by the forage available on this ephemeral range area taking into consideration forage reserved for necessary wildlife use.
3. The Applicant is required to use good grazing practices to avoid overgrazing of the Lease Premises. Commission staff may at any time during the Lease term make an analysis of forage conditions utilizing accepted range management practices.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 4, Minor Alteration to Land; California Code of Regulations, Title 2, section 2905, subdivision (d)(1).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq.; however, the Commission has declared that all lands are “significant” by nature of their public ownership (as opposed to “environmentally significant”). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code section 6370 et seq., use classifications for such lands have not been designated. Therefore, the finding of the project’s consistency with the use classification as required by California Code of Regulations, Title 2, section 2954 is not applicable.

EXHIBITS:

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

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RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 4, Minor Alteration to Land; California Code of Regulations, Title 2, section 2905, subdivision (d)(1).

AUTHORIZATION:

Authorize issuance of a General Lease – Grazing Use to Steven M. Stewart and Gail L. Stewart beginning April 23, 2015, for a term of 10 years, for livestock grazing, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$1,344 with an annual CPI adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 6753.1

LAND DESCRIPTION

Five parcels of land lying adjacent to and in the bed of Owens Lake, Inyo County, State of California and being more particularly described as follows:

PARCEL 1

Those portions of State Lake Land Locations Nos. 2216 and 2219 in protracted Sections 26, 35, and 36, T16S, R36E, MDM, Inyo County, California, lying easterly of the easterly right-of-way line of the Southern Pacific Railroad.

PARCEL 2

Parcel No. 1 as depicted on Parcel Map No 70, filed in Book 1 of Parcel Maps at Page 46, Inyo County Records.

EXCEPTING THEREFROM any portions lying westerly of the easterly right-of-way line of the Southern Pacific Railroad.

PARCEL 3

All of the recession lands in protracted Section 1, T17S, R36E, MDM, lying waterward of the United States Meander Line of Owens Lake.

PARCEL 4

All of the recession lands waterward of the United States Meander Line of Owens Lake in the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 24 and in the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of protracted Section 25, T18S, R36E, MDM; in the W $\frac{1}{2}$ of the W $\frac{1}{2}$ and the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of protracted Sections 19, 30, and 31, T18S, R37E, MDM.

EXCEPTING THEREFROM that portion of Lake Land Location No. 2218 lying in said Section 31.

PARCEL 5

All of the recession lands in protracted Section 6, T19S, R37E, MDM, lying waterward of the United States Meander Line of Owens Lake, containing 290 acres more or less.

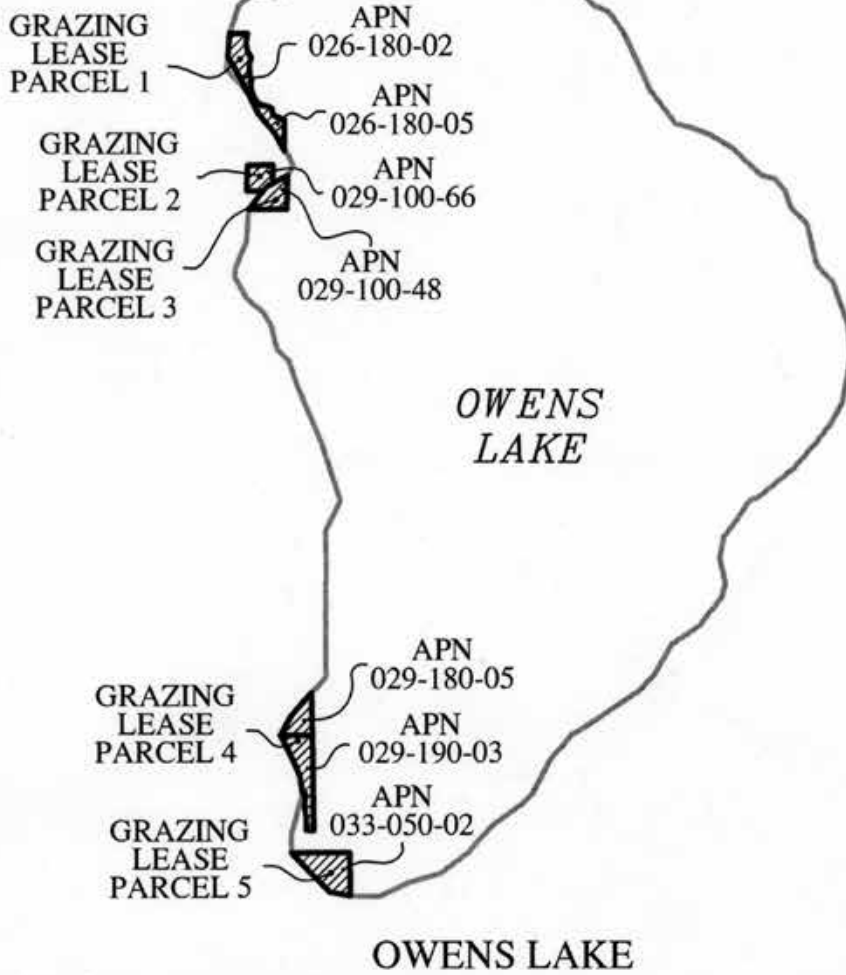
END OF DESCRIPTION

Parcel 1 based on that original description prepared August 7, 1984, by Boundary and Title Unit as found in PRC 6753.1. Parcels 2 and 3 prepared 03/16/2015 by the California State Lands Commission Boundary Unit. Parcels 4 and 5 based on that original description revised February 24, 1984, by Boundary and Title Unit as found in PRC 4013.1.



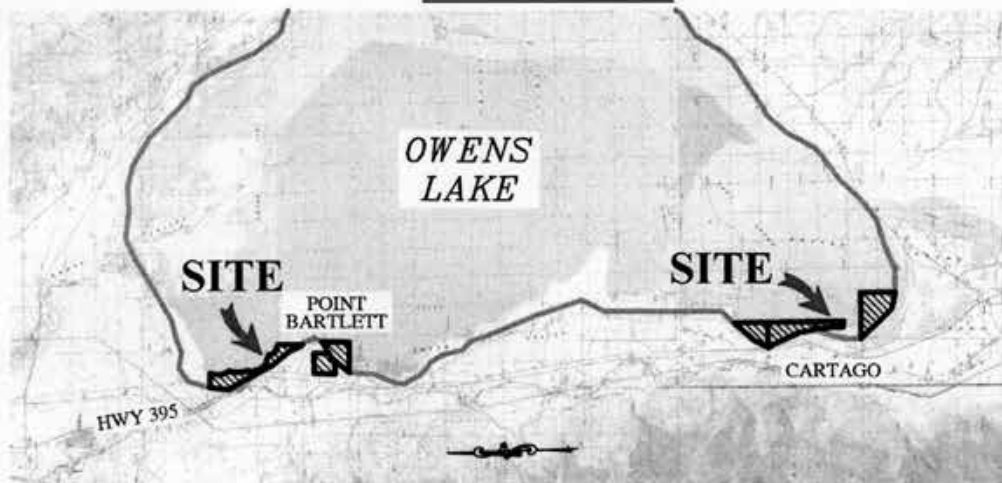
NO SCALE

SITE



NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 6753.1
 STEWART
 GENERAL LEASE -
 GRAZING USE
 INYO 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.