

**CALENDAR ITEM
C102**

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04/23/15
PRC 3353.2
C. Hudson

GENERAL LEASE – GRAZING USE

APPLICANT:

Bidwell Cattle Company, Inc.

AREA, LAND TYPE, AND LOCATION:

560 acres, more or less, of State school land in a portion of 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, 2015.

CONSIDERATION:

\$784 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. Applicant has the right to use the land adjoining the Lease Premises. The Applicant also has a current grazing permit on additional adjoining federal land managed by the U.S. Bureau of Land Management.
2. On September 13, 2007, the Commission authorized the issuance of Lease No. PRC 3353.2, a General Lease - Grazing Use to Bidwell Ranches, Inc. The lease expired on February 4, 2015. The Bidwell

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Ranches, Inc. ownership has since transferred to Bidwell Cattle Company, Inc. The Applicant is now applying for a General Lease – Grazing Use.

3. Two other leases also occupy portions of the same Lease Premises as the proposed grazing lease: PRC 5391.2 to Pacific Gas and Electric Company; and PRC 8145.2 to Citizens Telecommunications Company of California, Inc., both for transmission lines within the same right-of-way. Bidwell Cattle Company, Pacific Gas and Electric Company, and Citizens Telecommunications Company of California, Inc. have agreed to share the Lease Premises.
4. The number of animals permitted on the Lease Premises 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. The estimated carrying capacity of the Lease Premises is approximately 56 animal unit months (AUM). The cattle are generally grazed during the months of April through June in years when ephemeral forage is available, but the grazing period may vary over the term of this lease due to climatic conditions and/or other natural phenomena. Water sources are available on the land adjoining the Lease Premises.
5. 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, analyze the forage conditions utilizing accepted range management practices.
6. 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.

7. 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

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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

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 Bidwell Cattle Company, Inc. beginning February 5, 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 \$784 with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 3353.2

LAND DESCRIPTION

A parcel of California State School lands in Shasta County, California, described as follows:

N1/2 of N1/2, S1/2 of NW1/4, and the S1/2 of Section 16, T35N, R5E, MDM.

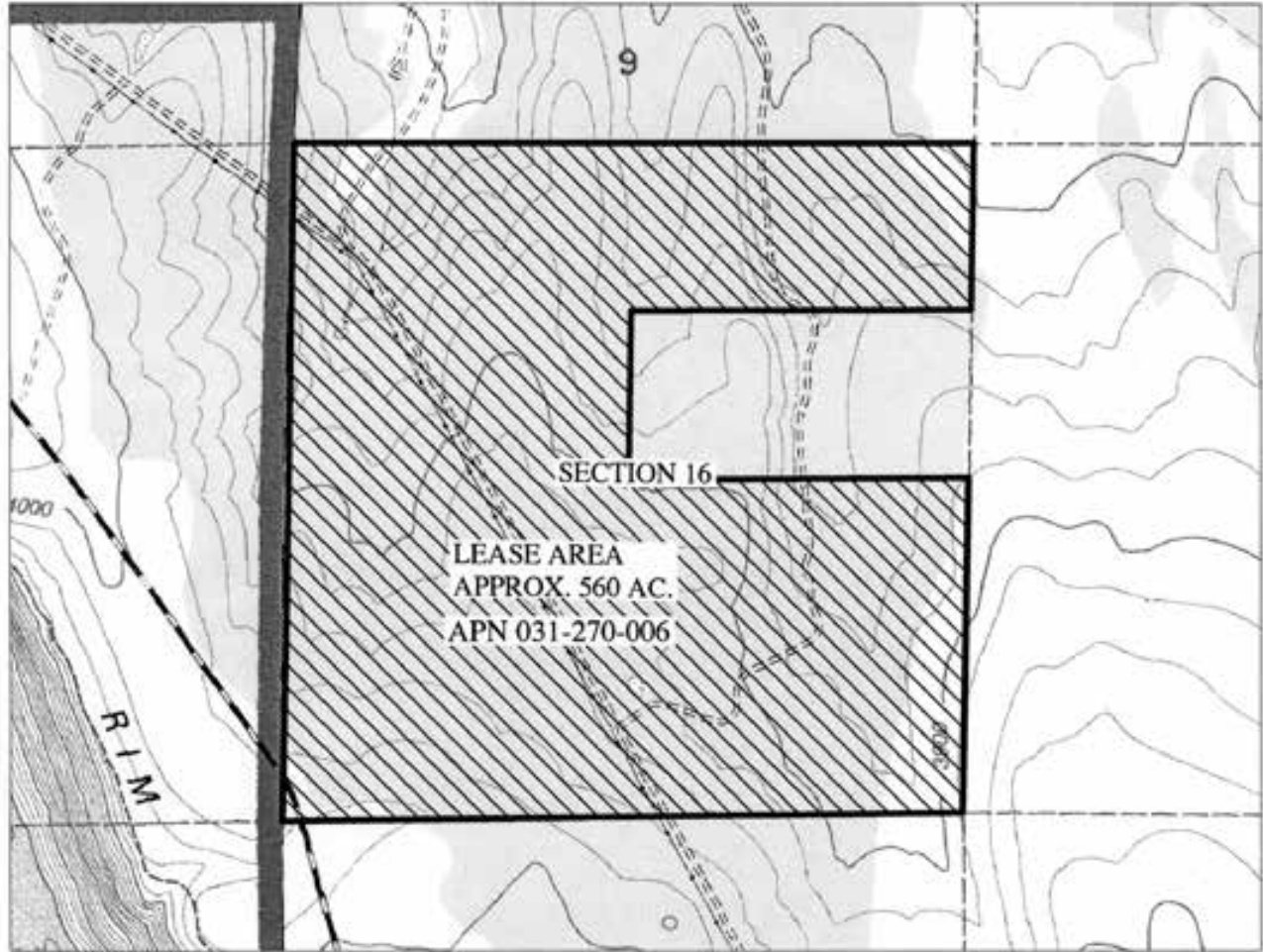
END OF DESCRIPTION

Prepared 3/09/2015 by California State Lands Commission boundary unit.



NO SCALE

SITE



SECTION 16 T35N, R5E, MDM

MAP SOURCE: USGS QUAD

10 MILES SOUTH OF FALL RIVER MILLS, SHASTA COUNTY

NO SCALE

LOCATION



Exhibit B

PRC 3353.2
 BIDWELL CATTLE
 COMPANY 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.