

MINUTE ITEM

This Calendar Item No. C16  
was approved by the Board of  
No. 16 School Lands  
Commission by a vote of 2  
to 0 at its 8/25/77  
meeting.

8/77  
WP 3890  
Bjornsen  
PRC 3890

CALENDAR ITEM

C16.

GRAZING AND AGRICULTURAL LEASE  
REPLACEMENT OF GRAZING LEASE PRC 3890.2  
EMBRACING 960 ACRES OF VACANT SCHOOL LANDS  
LOCATED IN LASSEN COUNTY

APPLICANT: K. C. Wells Jr., and Joyce M. Wells  
P. O. Box 112  
Maxwell, California 95955

Casiano Land and Livestock Co., Inc.  
1718 Main Street  
Susanville, California 96130

An application was received January 3,  
1977, from K. C. Wells, Jr., Joyce M. Wells  
and Casiano Land and Livestock Co., Inc.  
of Maxwell, (Colusa County) and Susanville,  
(Lassen County), California, respectively,  
for the replacement of Grazing Lease PRC  
3890.2, due to expire on March 25, 1977.  
The applicants desired to lease the following  
described vacant school lands for a term  
of 10 years, commencing March 26, 1977:

Parcel 1: NE $\frac{1}{2}$  of NW $\frac{1}{2}$ , NW $\frac{1}{2}$  of NE $\frac{1}{2}$ ,  
S $\frac{1}{2}$  of N $\frac{1}{2}$ , N $\frac{1}{2}$  of S $\frac{1}{2}$ , SE $\frac{1}{2}$   
of SW $\frac{1}{2}$ , and SW $\frac{1}{2}$  of SE $\frac{1}{2}$   
of Section 36, T30N, R15E,  
M.D.M.

Parcel 2: NE $\frac{1}{2}$  of NW $\frac{1}{2}$ , NW $\frac{1}{2}$  of NE $\frac{1}{2}$ ,  
S $\frac{1}{2}$  of N $\frac{1}{2}$ , N $\frac{1}{2}$  of S $\frac{1}{2}$ , SE $\frac{1}{2}$   
of SW $\frac{1}{2}$ , and SW $\frac{1}{2}$  of SE $\frac{1}{2}$   
of Section 36, T32N, R13E,  
M.D.M.

The above-described school lands contain  
960 acres, more or less, in Lassen  
County.

LOCATION: Parcel 1 - 16 airline miles northeast of  
Susanville.

A 1

S 1

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Parcel 2 - 21 airline miles east of Susanville.

PROPOSED USE: For grazing purposes and no other purpose.

TERMS OF REPLACEMENT LEASE:

10 years commencing March 26, 1977, unless sooner terminated in accordance with lease provisions.

Public liability insurance: \$50,000 per occurrence for bodily injury and \$50,000 for property damage or \$100,000 combined single limit.

CONSIDERATION: \$104.19 per annum. The \$25 filing fee and \$104.19 for the first year's rental have been remitted by the applicants.

BASIS FOR CONSIDERATION:

An appraisal by the staff on April 19, 1977 indicates the fair grazing rental to be \$0.11+ per acre per year, for a total annual rent of \$104.19.

STATUTORY AND OTHER REFERENCES:

- A. Public Resources Code: Div. 6, Parts 1 & 2.
- B. Administrative Code: Title 2, Div. 3, Arts. 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION:

1. Original Lease PRC 3890.2 was issued to the subject applicants for a 10-year term commencing on March 26, 1967. The lessees maintained their lease in good standing throughout this term.
2. This activity is not subject to the environmental impact requirements of CEQA in that it is exempt under Article 10, Section 2907, Class 4(A), Cal. Adm. Code and by reference to CEQA Guidelines Section 15104, Cal. Adm. Code.
3. Pursuant to Section 6370.1 of the Public Resources Code, the State Lands Division

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has found that the school lands in this transaction are not identified as environmentally significant and are not classified in a significant use category.

EXHIBITS: A. Land Description B-1 & B-2. Location Maps

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085, CAL. ADM. CODE 15100 ET. SEQ., AND 2 CAL. ADM. CODE 2907, CLASS 4(A).
2. AUTHORIZE THE ISSUANCE TO K.C. WELLS, JR.; JOYCE M. WELLS AND CASIANO LAND AND LIVESTOCK CO., INC. OF A 10-YEAR GRAZING LEASE, EMBRACING 960 ACRES, MORE OR LESS, OF SCHOOL LANDS LOCATED IN LASSEN COUNTY FROM MARCH 26, 1977; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$104.19; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$50,000 PER OCCURRENCE FOR BODILY INJURY AND \$50,000 FOR PROPERTY DAMAGE, OR \$100,000 COMBINED SINGLE LIMIT; THE FIRST YEAR'S RENTAL OF \$104.19 HAVING BEEN PAID FOR THE SCHOOL LANDS DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

ATTACHMENT: Exhibit "A"

EXHIBIT "A"

WP 3890

Two parcels of California State School Lands in Lassen County, California, said parcels described as follows:

PARCEL 1

NE  $\frac{1}{4}$  of NW $\frac{1}{4}$ , NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , S $\frac{1}{2}$  of NE $\frac{1}{4}$ , NE $\frac{1}{2}$  of S $\frac{1}{2}$ , SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , and the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 36, T30N, R15E, M.D.M.

PARCEL 2

NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , S $\frac{1}{2}$  of NE $\frac{1}{4}$ , NE $\frac{1}{2}$  of S $\frac{1}{2}$ , SE $\frac{1}{4}$  of SW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 36, T32N, R13E, M.D.M.

END OF DESCRIPTION

Prepared M.D. [Signature] Checked R. [Signature]  
Reviewed [Signature] Date 2/22/77  
S/B