

MINUTE ITEM

This Calendar Item No. C10
 was approved as Minute Item
 No. 10 by the State Lands
 Commission by a vote of 3
 to 2 at its 4/24/80
 meeting.

CALENDAR ITEM

C10.

4/80
 WP 4160
 Bjornsen
 PRG 4160

GRAZING LEASE

APPLICANT: Gary Overson
 P. O. Box 32
 Cima, California 92323

AREA, TYPE LAND AND LOCATION:
 6,400+ acres of State school land in San
 Bernardino County.

LAND USE: Grazing.

TERMS OF PROPOSED LEASE:
 Initial period: 10 years from January 1,
 1980.

Public liability insurance: Combined single
 limit coverage of \$100,000
 for bodily injury and
 for property damage.

Special: 1. As a prerequisite for
 the proposed lease, the
 applicant hereby agrees
 to pay the back rent
 for the use of the subject
 property prior to the
 lease commencement as
 shown below:

<u>Time</u>	<u>Area</u>	<u>x</u>	<u>Rent</u>	=	<u>Rental Due</u>
1/1/78 to 12/31/78	8,312.28	x	\$0.01	=	\$ 83.12
1/1/79 to 12/31/79	8,312.28	x	\$0.01	=	<u>83.12</u>
Total back rent					= \$166.24

The back rent was calculated
 at the minimum acceptable
 offer for the period
 in question. (The area
 includes all school lands
 in applicant's original
 lease application prior

A 34
 S 16

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to amendment thereof
in November, 1979.)

2. The number of animals permitted on the leased lands is restricted to those that can be supported by the available forage and water, taking into consideration forage and water reserved for necessary wildlife use. The available carrying capacity is estimated to average 180 animal unit months annually. However, the actual capacity may vary over the term of this lease due to climatic conditions or other natural phenomena. In order that the grazing capacity not be exceeded, the lessee is required to obtain eartags from the Bureau of Land Management. The eartag allocation will include the proper numbers for the available forage and water on the State lands embraced in this lease.
3. Lessee covenants that all reasonable precautions will be taken to practice water conservation on the leased premises during the term of this lease.
4. The State Lands Commission has determined that most of the parcels within the proposed lease area are environmentally significant under Public Resources Code 6370. The carrying capacity established by BLM shall not be exceeded

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by the lessee. This regulation adequately protects the environmental significance of the parcels.

CONSIDERATION: \$340.00 per annum with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

Appraised value for the intended use. The estimated carrying capacity of the 6,400± acres is 180 AUM^{1/2}; at the rate of \$1.89^{1/2} per AUM the rental is \$340.00 per annum.

PREREQUISITE TERMS, FEES AND EXPENSES:

Filing fee, back rent, and first year's rent have been received.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 & 2.
- B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. This project is exempt from CEQA because it is within the purview of 2 Cal. Adm. Code 2907, Class 4(a) which exempts the grazing of livestock where disturbance of soil does not occur.
2. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1; all ten sections are classified in a use category, Class B, which authorizes Limited Use.

Staff has coordinated this project with those agencies and organizations which nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

EXHIBITS: A. Land Description. B. Location Map.

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IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
2. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 OF THE P.R.C.
3. AUTHORIZE ACCEPTANCE OF \$166.24 FOR BACK RENTAL OF THE SUBJECT PROPERTY FROM JANUARY 1, 1978 THRU DECEMBER 31, 1979.
4. AUTHORIZE ISSUANCE TO GARY OVERSON OF A 10-YEAR GRAZING LEASE FROM JANUARY 1, 1980; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$340.00, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF PUBLIC LIABILITY INSURANCE IN THE AMOUNT OF \$100,000 COMBINED SINGLE LIMIT COVERAGE FOR BODILY INJURY AND FOR PROPERTY DAMAGE FOR CATTLE GRAZING ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

WP 4160

Ten parcels of California State School lands situated in San Bernardino County, California, said parcels are described as follows:

Section 16, T11N, R13E; Sections 16 & 36, T12N, R12E;
Sections 16 & 36, T12N, R13E;
Tract 37 (original Section 16) T12N, R14E;
Section 16, T13N, R13E;
Section 16, T14N, R14E;
Section 16, T14N, R15E; and
Section 36, T15-1/2N, R14E, SBM, containing a total of
6,400 acres, more or less.

END OF DESCRIPTION

THIS DESCRIPTION PREPARED BY APPLICANT AND REVIEWED BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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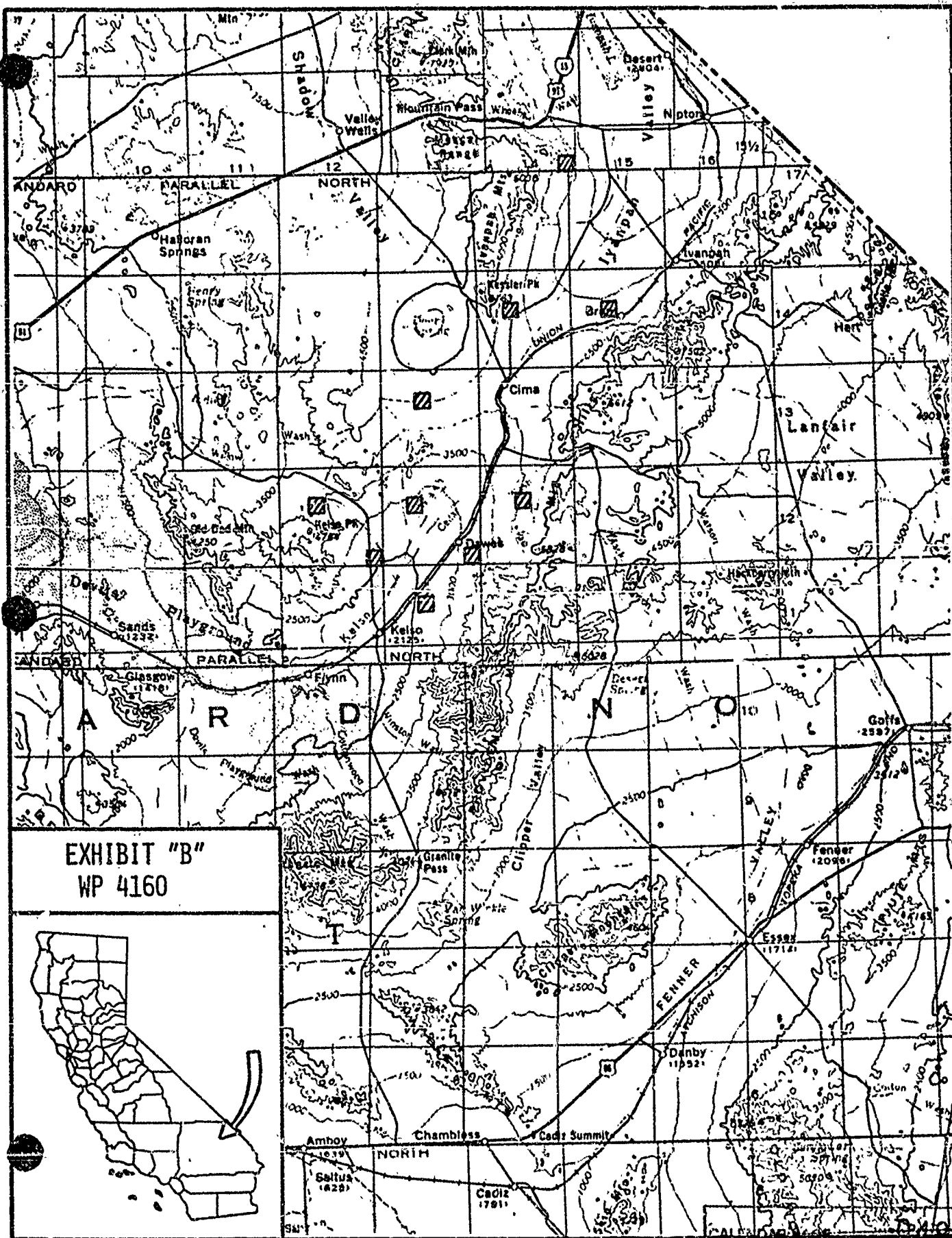


EXHIBIT "B"
WP 4160

