

MINUTE ITEM
This Calendar Item No. C37 was approved as
Minute Item No. 37 by the California State Lands
Commission by a vote of 3 to 0 at its
09-13-07 meeting.

CALENDAR ITEM
C37

A 2
S 4

PRC 3353

09/13/07
WP 3353.2
C. Hudson

GENERAL LEASE - GRAZING USE

APPLICANT:

Bidwell Ranches, Inc.

AREA, LAND TYPE, AND LOCATION:

560 acres, more or less, of State school lands near the town of Fall River Mills,
Shasta County.

AUTHORIZED USE:

Livestock grazing.

LEASE TERM:

Ten years, beginning February 5, 2005.

CONSIDERATION:

\$500 per year; with the State reserving the right to fix a different rent periodically
during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

1. Liability insurance with coverage of no less than \$1,000,000.
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 over grazing.

OTHER PERTINENT INFORMATION:

1. On May 9, 1996, the Commission authorized a ten-year General Lease –
Grazing Use with Bidwell Ranches, Inc. That lease expired on
February 4, 2005. Bidwell Ranches, Inc. is now applying for a new
General Lease – Grazing Use.

CALENDAR ITEM NO. C37 (CONT'D)

2. The Lease Premises consist of sparse forage comprised predominantly of cheat grass and bunch wheat and the estimated carrying capacity is approximately 56 Animal Unit Months.
3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 4, Minor Alterations to Land; Title 2, California Code of Regulations, section 2905 (d)(1).

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

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

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

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 4, MINOR ALTERATION TO LAND; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (d)(1).

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

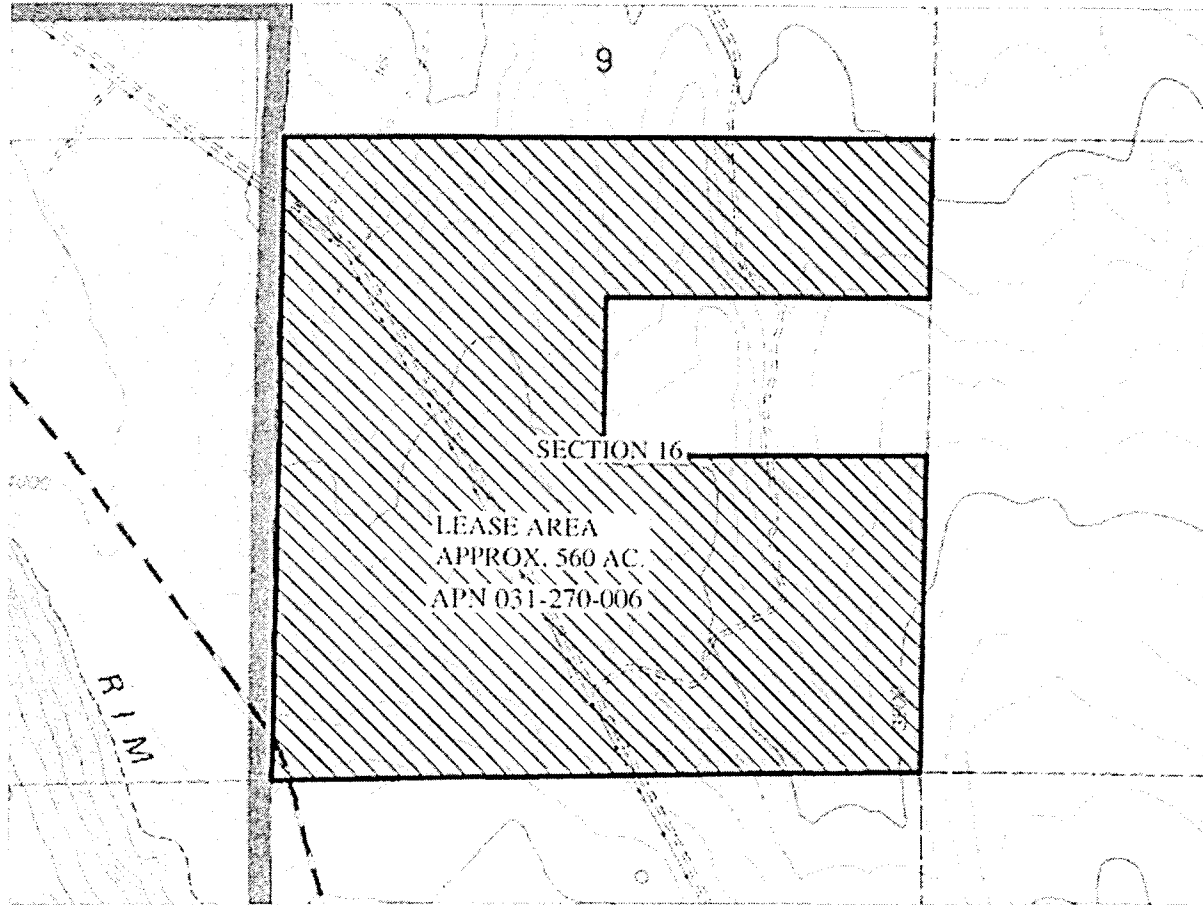
CALENDAR ITEM NO. C37 (CONT'D)

AUTHORIZATION:

AUTHORIZE ISSUANCE TO BIDWELL RANCHES, INC., OF A GENERAL LEASE - GRAZING USE, BEGINNING FEBRUARY 5, 2005, FOR A TERM OF TEN YEARS, FOR LIVESTOCK GRAZING AS SHOWN ON EXHIBIT A AND AS DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$500, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000.

NO SCALE

SITE



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

MAP SOURCE: USGS QUAD

NO SCALE

LOCATION

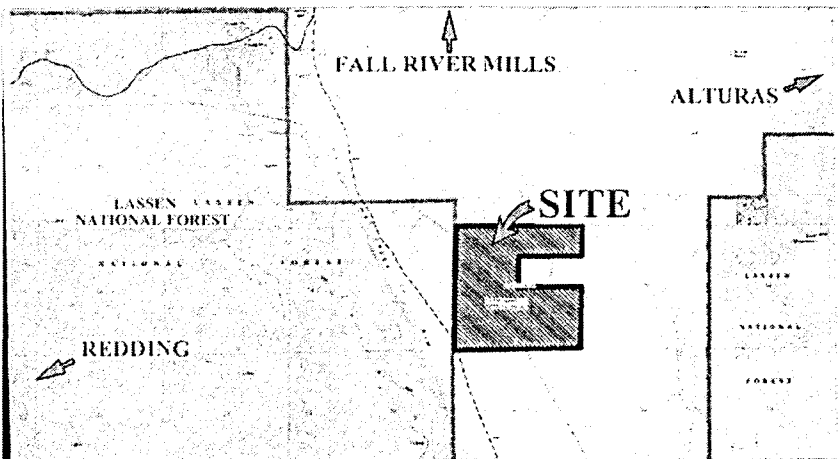


Exhibit A

PRC3353.2
 BIDWELL RANCHES INC
 APN 031-270-006
 GENERAL LEASE
 GRAZING USE
 SHASTA COUNTY



CJ11 8/20/2007

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.

000179
 CALENDAR PAGE

002327
 MINUTE PAGE

EXHIBIT B

PRC 3353.2

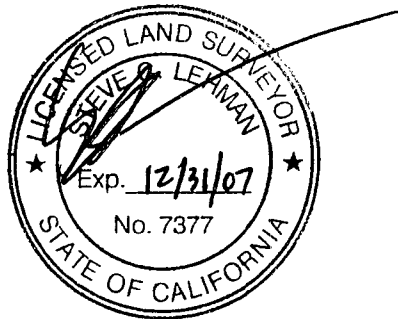
LAND DESCRIPTION

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 8/20/2007 by California State Lands Commission boundary unit.



000180

CALENDAR PAGE

002928

MINUTE PAGE