

MINUTE ITEM

This Calendar Item No. C4. CALENDAR ITEM
was approved as Minute Item
No. 4 by the State Lands Commission by a vote of 3
to 0 at its 11-20-79 meeting.
GENERAL LEASE
INDUSTRIAL USE

11/79
W 22091
Chatfield
PRC 5757

APPLICANT: Edward and Jean Stevenson
Eagleville, California 96110

AREA, TYPE LAND AND LOCATION:
640 acre parcel of school land at Middle
Alkali Lake, Modoc County.

LAND USE: Cattle feedlot and calving ground with
appurtenant improvements.

TERMS OF PROPOSED LEASE:

Initial period: 10 years from January 1,
1980.

Surety bond: \$1,000.

Public liability insurance: \$100,000/300,000
per occurrence for bodily
injury and \$10,000 for
property damage.

Special: Require 72-hour notice
to State if lessee's
water well shows geothermal
or other mineral potential.

CONSIDERATION: \$550 per annum for first year, \$2,560 for
each year thereafter, with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

8% of appraised value of land.

PREREQUISITE TERMS, FEES AND EXPENSES:

Filing fee, environmental costs have been
received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 & 2.

B. Cal. Adm. Code: Title 2, Div. 3.

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S 1

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OTHER PERTINENT INFORMATION:

1. A negative declaration was prepared by the Commission's staff pursuant to CEQA and implementing regulations.
2. This project is situated on school lands not identified as possessing significant environmental values. A staff review of available environmental information indicates no reason to identify the subject school land parcel as having such values at this time.
3. An Initial Study was prepared by Commission staff and circulated to interested agencies. No adverse comments were received, and a Negative Declaration was also prepared and circulated with the same result.
4. Lessee will improve the State lands by installing a water well which will remain after lease terminates. In view of benefit to the State, and initial expense of the well, first year's rental is set at \$550, the Industrial Lease minimum. The remainder of the lease term is at 8% of land value, \$2,560 per annum.

EXHIBITS: A. Land Description. B. Location Map.
 C. Negative Declaration.

ITS IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE COMMISSION'S STAFF.
2. CERTIFY THAT THE NEGATIVE DECLARATION NO. 224 HAS BEEN COMPLETED IN COMPLIANCE WITH THE CEQA OF 1970, AS AMENDED, AND THE STATE EIR GUIDELINES, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

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3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. AUTHORIZE ISSUANCE TO EDWARD STEVENSON AND JEAN STEVENSON, HUSBAND AND WIFE, OF A 10-YEAR GENERAL LEASE - INDUSTRIAL USE FROM JANUARY 1, 1980; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$550 FOR THE FIRST YEAR, AND, \$2560 THEREAFTER WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$1,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$100,000/300,000 PER OCCURRENCE FOR BODILY INJURY AND \$10,000 FOR PROPERTY DAMAGE, LESSEE TO NOTIFY LESSOR WITHIN 72 HOURS OF ANY INDICATION OF GEOTHERMAL OR OTHER MINERAL RESOURCES PRODUCTIVITY ON THE LEASED LAND FOR A CATTLE FEEDLOT AND CALVING GROUND, WITH APPURTENANT IMPROVEMENTS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

W 22091

A parcel of State-owned school land near Lower Alkali Lake, Modoc County, California, described as follows:

All of Section 16, T40N, R17E, MDM.



END OF DESCRIPTION

Prepared: *W. H. Kunnicke* Checked _____

Reviewed: *Larry A. White* Date *11/5/79*

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EXHIBIT "B"

M I D D L E A L K A L I L A K E

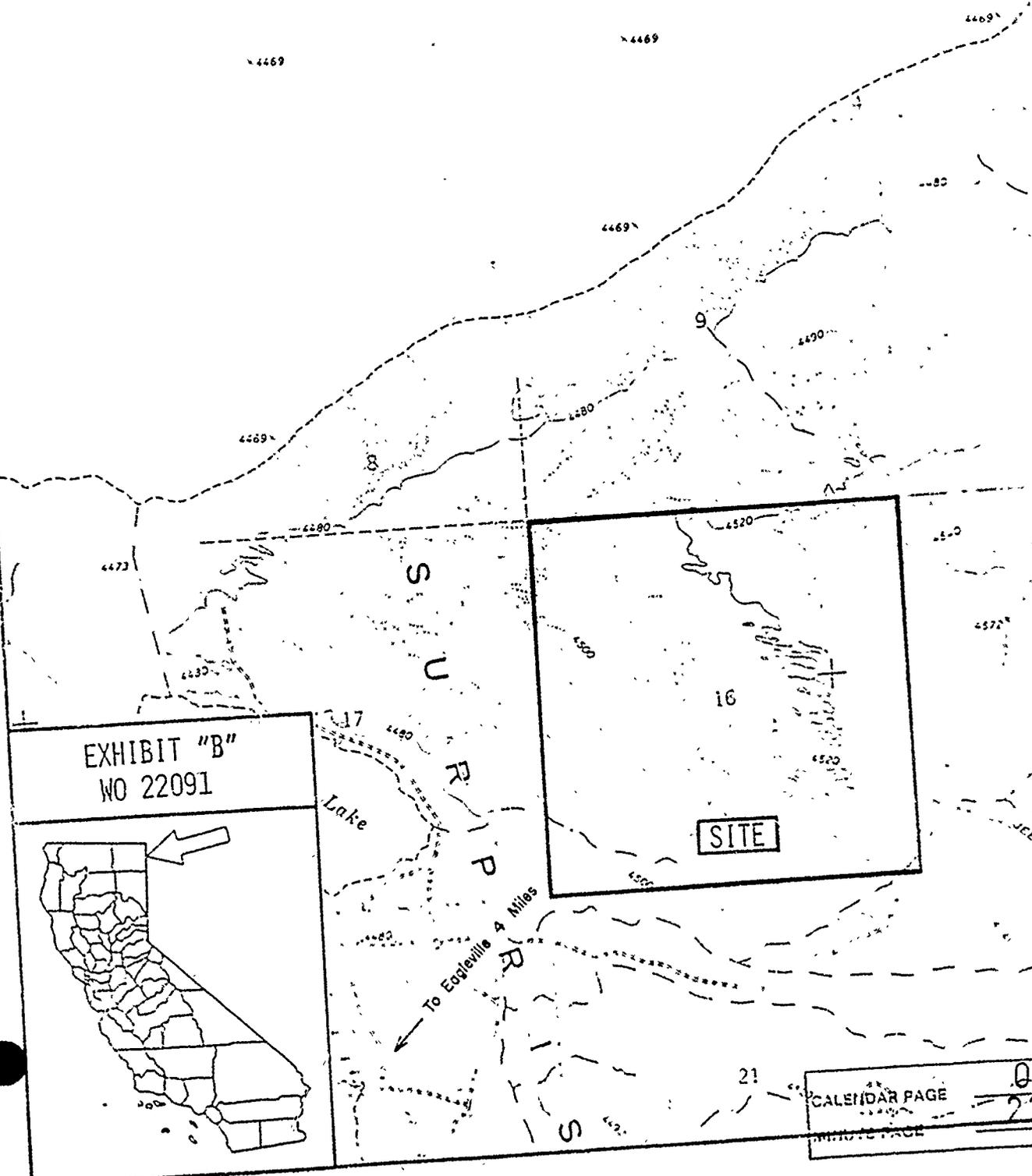


EXHIBIT "B"
NO 22091



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STATE LANDS COMMISSION

KENNETH CORY, Controller
 MIKE CURB, Lieutenant Governor
 RICHARD T. SILBERMAN, Director of Finance



EXECUTIVE OFFICE
 1827 - 13th Street
 Sacramento, California 95814

WILLIAM F. NORTROP
 Executive Officer

EIR ND 244

File Ref.: /W 22031

NEGATIVE DECLARATION

Project Applicant: Edward and Jean Stevenson

Project Location: Section 16, T40N, R17E, MDB&M,
 Modoc County.

Project Description: It is proposed to use 640+ acres of state-owned land as a cattle feedlot and calving ground for 500-600 head of cattle from mid-February to mid-May, during which time feed will be trucked into the site.

This NEGATIVE DECLARATION is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et. seq. of the Public Resources Code), the State EIR Guidelines (Title 14, Section 15000 et. seq. of California Administrative Code), and the State Lands Commission regulations (Section 2901 et. seq. of California Administrative Code).

Based upon the attached Initial Study, the Commission finds that:

- the project will not have a significant effect on the environment.
- the mitigation measures included in the project will avoid potentially significant effects.

Contact Person:

Ted T. Fukushima
 Telephone: 916/322-7813

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DETERMINATION

An initial study has been prepared and it is determined that the proposed project will not have a significant effect upon the environment.

1. There will be no significant growth inducing impacts, inefficient energy consumption, air, water or noise pollution, or solid waste problems created as a result of implementation of the project.
2. The California Regional Water Quality Control Board-Lahontan Region has expressed concern over the project's potential for pollution of groundwater. Therefore, the applicant must comply with the Board's Guidelines for Protection of Surface Waters which includes a requirement that the applicant file a report of how the parcel will be managed in the long term to reduce threats to groundwater quality in relation to on-site waste disposal. A chemical analysis of the supply well should be included in the report.
3. There will be minimal impacts upon fish and wildlife. The subject parcel is within the Bureau of Land Management's Tulead Home Camp Study Area, which is listed with the Nevada Fish and Game Department as a number two priority area for future potential bighorn sheep reintroduction programs and thus is subject to grazing exclusion by BLM. Fish and Game representatives have indicated, however, that there is a very low probability that such a reintroduction program will be instituted prior to 1985, and the proposed feedlot will have no effect on a bighorn sheep population scheduled for reintroduction in the future.
4. No park lands, recreational areas, or historic and archaeological sites will be affected by the proposal. The zoning of the subject parcel and surrounding lands is Open Space, Forestry and Grazing. Other lands within this township are zoned General Agriculture, Unclassified, and Commercial (Eagleville Airport).
5. No public services or utilities will be significantly affected by the proposal. The parcel is in the approach path to Runway 18 of the Eagleville Airport and is partially covered by the airport zoning ordinance which imposes height restrictions and prohibits bright lights and electronic emissions.

The Modoc County Road Department has requested that the parcel be fenced in such a manner as to not locate a fence within 30 feet of the centerline of County Road 37.

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6. The proposed project will not narrow the range of beneficial uses of the environment or pose long term risks to public health or safety.

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INITIAL STUDY CIRCULATION LIST

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Redding CA 96001

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Water Quality Control Board
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State Lands Commission
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Nevada Department of Fish and Game
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Reno, Nevada 89520

Les McKenzie, Planner
Modoc County Planning Department
Alturas CA 96101

U. S. Fish and Wildlife Service
P. O. Box 1610
Alturas CA 96101

Edward and Jean Stevenson
c/o John P. Baker
Modoc County Courthouse
Alturas CA 96101

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INITIAL STUDY

CATTLE FEEDLOT--EDWARD AND JEAN STEVENSON

Prepared By

Staff of the State Lands Commission

May 1979

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I. Project Description

The proposed project is for the use of 640+ acres of state-owned land as a cattle feedlot and calving ground. The parcel (Section 16, T 40 N, R 17 E, MDB&M) is located approximately two miles from the Nevada border in southeast Modoc County, between Middle and lower Alkali Lakes (see attached location map). The nearest town is Eagleville which is three miles southwest of the subject parcel.

The plans proposed by Edward and Jean Stevenson include:

- Barbed wire fencing of the entire parcel (perimeter and quarter sections) with two-strand barbed wire and steel posts;
- An 8-inch diameter capped irrigation well (estimated depth is 600 ft.); and
- Three 5,000 gallon watering troughs.

The parcel will be utilized as a feedlot for 500-600 head of cattle from mid-February to mid-May, during which time feed will be trucked in. During the remainder of the year the cattle will remain on the Stevenson's deeded land which is located 1/2 mile west of the state-owned parcel. The applicant's parcel and the state-owned parcel proposed for lease is separated by land under the jurisdiction of the Bureau of Land Management (BLM). Low density grazing is intended at the site. Vegetation, which is sparsely distributed, will be utilized primarily for calf protection from blowing sand rather than for grazing purposes.

The average cattle operator in the area runs a cow-calf operation. Calving generally occurs from late February through April on the operator's private lands, however, it is also another common practice to calve on the public rangelands and thus avoid problems of trailing young calves to spring range. Depending on the market, calves are generally weaned and sold in late Fall after they return from the Spring-Fall ranges.

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II. Environmental Setting

A. Regional Setting

The subject parcel is within the BLM Tulead Home Camp Study Area (Bicondoa Allotment). This allotment is listed with the Nevada Fish and Game Department as a number two priority area for future potential bighorn sheep reintroduction programs and thus is subject to grazing exclusion by BLM. Fish and Game representatives have indicated, however, that there is a very low probability that such a reintroduction program will ever be instituted. The entire "Bicondoa area" was designated as a potential sheep reintroduction site primarily because of the adverse topography and lack of water, making the area inappropriate for systematic domestic livestock management.

Middle Alkali Lake lies less than one mile north of the subject parcel and Lower Alkali Lake is located two miles to the south. Located to the west of the parcel are both private and public lands -- Cambron Lake, Eagleville, and Modoc National Forest. The parcel and the surrounding area is considered Alkali Desert.

B. Natural Environment

Vegetation on the subject parcel is limited to big sage-Indian ricegrass and shadscale-Indian ricegrass types. In the portion of the parcel that is predominantly big sage-Indian ricegrass type soils consist of deep windblown fine sands and plant communities are restricted. Surface infiltration and percolation rates in the sandy soil are high and water-holding capacity is low. Soils are excessively drained in the shadscale-Indian ricegrass habitat which is found only in the north and eastern areas of the parcel. Over 80% of the ground surface is bare. The big sage-Indian ricegrass type is subject to severe soil erosion, whereas the shadscale-Indian ricegrass type generally experiences only moderate loss of surface soil. There are extremely slow

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water runoff conditions in the big sage portion of the parcel.

The jackrabbit and coyote are the most prevalent mammals known to inhabit the parcel and the surrounding area. Cambron Lake and the Western fringes of Middle and Lower Alkali Lakes provide waterfowl habitat for mallards, pintails, and canvasbacks.

The entire Tulead Home Camp Area has been divided into rating areas by BLM for the purpose of scenic quality analysis. Landscape feature, color, and uniqueness were evaluated within each rating area. On a scale of A to C (A being superior), the subject parcel was given a C rating.

C. Recreational, Historical and Archaeological

Although there are no known archaeological sites in the "Bicondoa area" previous studies have resulted in predictions that there may be approximately 90 sites in existence. This approximation is based on mathematical analysis of studies in other allotments and adjacent lands. There is extremely little known historical significance in the subject area.

Recreational use levels in the subject area are low due to lack of population centers, limited access, and lack of developed facilities and nearby attractions that draw recreationists.

D. Relationship to Area Planning

All land in the vicinity of the parcel is zoned as general agricultural, restricted agricultural, or open. The subject parcel is classified as open space/forestry and grazing. All surrounding public lands are subject to policies and regulations of the Federal Land Policy and Management Act of 1976. Eagleville is rural in character and is a limited service center. Population.

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density in the "Bictondo area" is less than one person per square mile. However, recent trends indicate that population rates are increasing in Modoc and Lassen counties.

The primary access route is Nevada State Route 81 on which traffic flows north from Reno and merges with Modoc County Road 1 on which traffic flows south from Surprise Valley (northwest of the parcel). A gravel road heads east from Modoc County Road 1, less than a mile south of the parcel. The State Route and county road are paved and maintained year around. Only heavy snows cause closures for short periods of time. Existing road networks adequately cover transportation needs and no new county projects are expected. No new road construction is required for this project.

The applicant will be expected to conform to Water Quality Control Board's standard State waste guidelines relative to feedlot regulations.

The proposed project is not known to conflict with current projected public or private area land use plans.

E. Economic and Social Considerations

Aside from projected long-term financial advantages to the applicant, there are no known significant economic or social impacts likely to result from this project.

III. Environmental Impacts

A. Regional

The proposed limited-term use of the site and its current designation as open space/forestry and grazing indicates project conformance with the regional setting and absence of significant regional impacts.

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B. Natural Environment

Fenceline will be the primary aesthetic change that will result from the project. Due to the wide dispersal and minimum grazing time of the cattle, destruction to vegetation is likely to be minimal. Percolation of waste products and surface runoff may require monitoring.

C. Recreational, Historical, Archaeological

There are no known significant historical or archaeological resources on the parcel, and the area experiences little or no recreational use.

D. Relationship to Area Planning

The proposed feedlot/calving ground is compatible with regional land use. Possible future use of the area by the Department of Fish and Game for the purpose of relocating Big Horn Sheep herds will not be significantly impacted by the proposed short-term use of the subject site as a feedlot and calving ground.

E. Economic and Social Considerations

No negative economic or social impacts are expected to result from the proposed project.

IV. Unavoidable Adverse Environmental Effects

1. Increased grazing of parcel.
2. Interruption of unlimited scenic vista.
3. Possible groundwater pollution.
4. Offensive odor from feedlot.

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V. Mitigation of Significant Effects

1. Since feed will be trucked into the cattle during the three months and the carrying capacity will be less than one animal unit per acre, disturbance of vegetation is not likely to be significant.
2. The area is not presently attractive to recreationists or sightseers, and is not on or adjacent to a major route of travel, therefore, the construction of a barbed wire fence is likely to have little or no negative impact on present scenic appreciation of the site.
3. Much of the parcel is classified as a very low water runoff area having sub-soil of low permeability on a level valley floor. The concentration of 500-600 head of cattle in a feedlot situation for a 3-month period, however, should not significantly adversely affect water quality.
4. Feedlots are generally characterized by an offensive odor. Since the subject site is located one mile south of the Eagleville dump and generally devoid of human activity, the expected odors from the proposed project are not anticipated to be significantly offensive.

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MIDDLE AKALAI LAKE

SUBJECT STATE PARCE

Scale 1" = 1 MILE

CONTOUR INTERVAL 40 FT
10 FT INTERMEDIATES

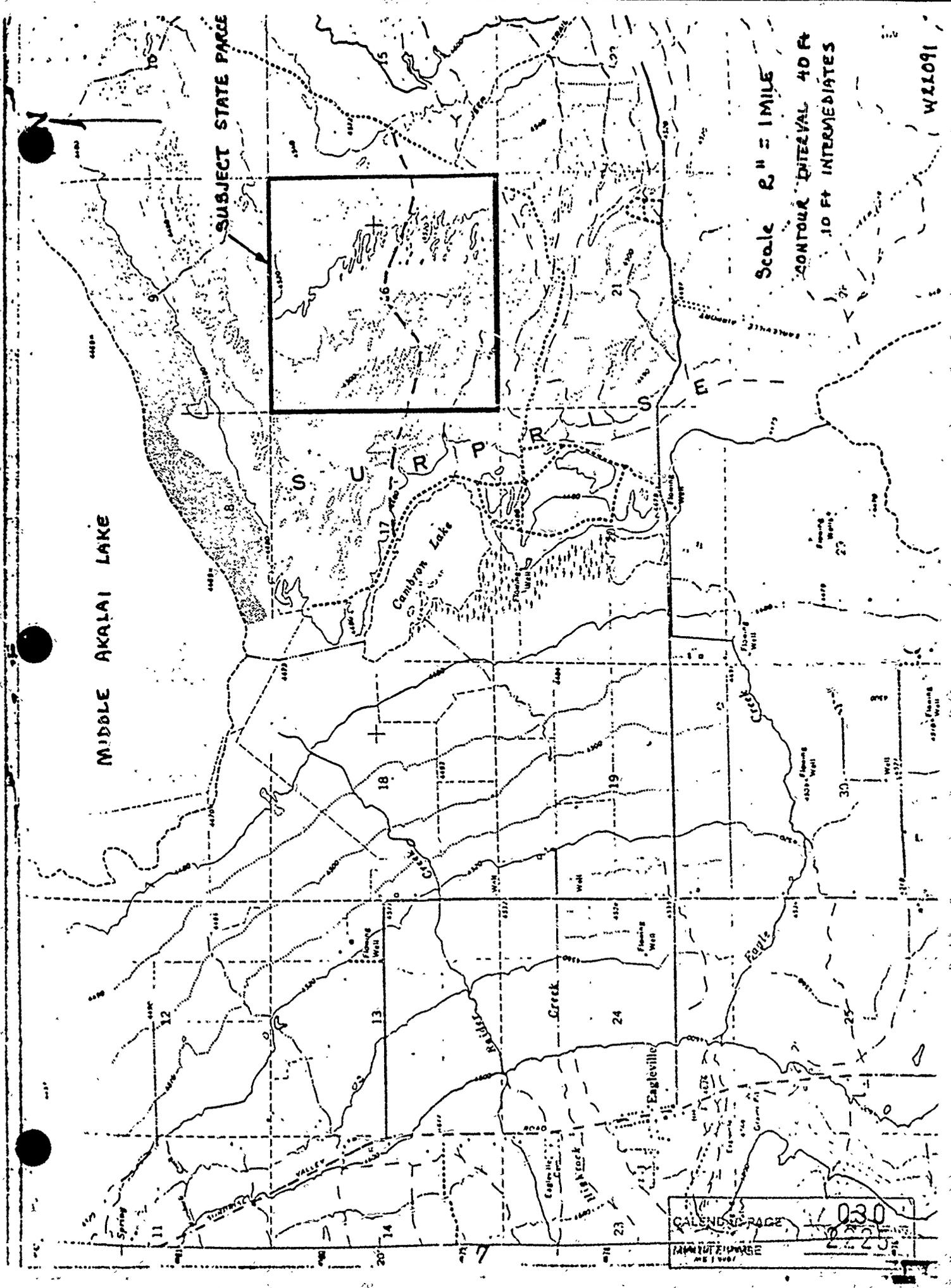
W11091



S U R P R I S E

Cambron Lake

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PERSONS CONSULTED IN PREPARATION OF INITIAL STUDY

Rick Cooper, Range Conservationist, Bureau of Land Management
Roger Farschan, Range Conservationist, Bureau of Land Management
Doug Thayer, Wildlife Biologist, Department of Fish and Game
George ^{Takamete} ~~Suzimoto~~, Biologist, Nevada Department of Fish and Game
Bill Davis, Water Quality Control Board
Les McKenzie, Planner, County of Modoc

MATERIALS CONSULTED IN PREPARATION OF INITIAL STUDY

Bureau of Land Management, Draft Environmental Impact Statement -- Proposed
Livestock Grazing Management for the Tulecud-Home Camp Planning Unit,
May 1978.

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