

MINUTE ITEM

This Calendar Item No. 39
was approved as Minute Item
No. 7 by the State Lands
Commission by a vote of 5
to 2 at its 6/14/86
meeting.

CALENDAR ITEM

C 0 9

06/26/86
W 23820 PRC 6991
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A 9

S 3

APPROVAL OF A GRAZING LEASE

APPLICANT: C. R. Fedrick
P. O. Box 688
Novato, California 94948

AREA, TYPE LAND AND LOCATION:
A 135-acre parcel of sovereign land, together
with nonexclusive road access, located in
Novato, Marin County.

LAND USE: Placement of water troughs and rebuild fencing
for cattle grazing.

TERMS OF PROPOSED LEASE:
Initial period: Ten years beginning July 1,
1986.

Public liability insurance: Combined single
limit coverage of \$300,000.

CONSIDERATION: \$326 per annum; with the State reserving the
right to fix a different rental on each
fifth anniversary of the lease.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
B. Cal. Adm. Code: Title 2, Div. 3; Title 14,
Div. 6.

CALENDAR ITEM NO. C 0 9 (CONT'D)

AB 884: 11/23/86.

OTHER PERTINENT INFORMATION:

1. The proposed grazing lease covers a State parcel received through an exchange at Hamilton Air Force Base with the Federal Government commonly known as the "Black Point Antenna Transmitter Site" on January 17, 1985. A 0.680-acre site which is predominantly occupied by eight structures within the parcel is leased under PRC 6877, General Lease - Commercial Use, to the Living History Centre.

Staff believe the two uses to be compatible, however, the lease terms provide for remedial action should grazing cattle on the parcel conflict with the commercial use.

The majority of the parcel is flooded part of the year, but during summer months native grasses and thistle grow profusely which pose a potential fire hazard. Most years the conditions will allow grazing between July and October. By authorizing this use, the fire hazard will be reduced and the State will realize revenue from its land without disturbing the natural wildlife habitat.

Because no water is available on the parcel, the applicant will transport water to troughs strategically located to the access road. Also, a maximum of 2,500 feet of fencing will be reconstructed to completely enclose the parcel.

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 4, Minor Alteration to Land, 2 Cal. Adm. Code 2905(d)(1).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.

CALENDAR ITEM NO. C 0 9 (CONT'D)

3. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. However, the Commission has declared that all tide and submerged lands and lands held as tide and submerged lands are "significant" by nature of their public ownership (as opposed to being "environmentally significant"). Since such declaration of significance is not based upon the requirements and criteria of P.R.C. 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 2 Cal. Adm. Code 2954 is not applicable.

APPROVALS OBTAINED:

None.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

- A. Land Description.
B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 4, MINOR ALTERATION TO LAND, 2 CAL. ADM. CODE 2905(d)(1).
2. FIND THAT THE SIGNIFICANT ENVIRONMENTAL VALUES ORIGINALLY IDENTIFIED PURSUANT TO P.R.C. 6370, ET SEQ., ARE NO LONGER ON THE STATE PARCEL.
3. AUTHORIZE ISSUANCE TO C. R. FEDRICK OF A TEN-YEAR GRAZING LEASE BEGINNING JULY 1, 1986; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$326, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; PLACEMENT OF WATER TROUGHS AND REBUILD FENCING FOR GRAZING CATTLE ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

W 23820

A parcel of California State-owned land near Black Point, Marin County, California, described as follows:

Parcels 1 and 2 of that land described in the Quitclaim Deed from the United States of America to the State of California recorded January 17, 1985 in File No. 85002145, Official Records of Marin County.

TOGETHER WITH the perpetual easement along the existing private road connecting the site with the San Rafael-Napa Highway as said easement is described in the above mentioned recorded Quitclaim Deed.

EXCEPTING THEREFROM that 0.680 acre portion thereof described in State Lands Commission Lease PRC 6877.1.

END OF DESCRIPTION

PREPARED MAY 28, 1986 BY BOUNDARY SERVICES UNIT, M. L. SHAFER,
SUPERVISOR.

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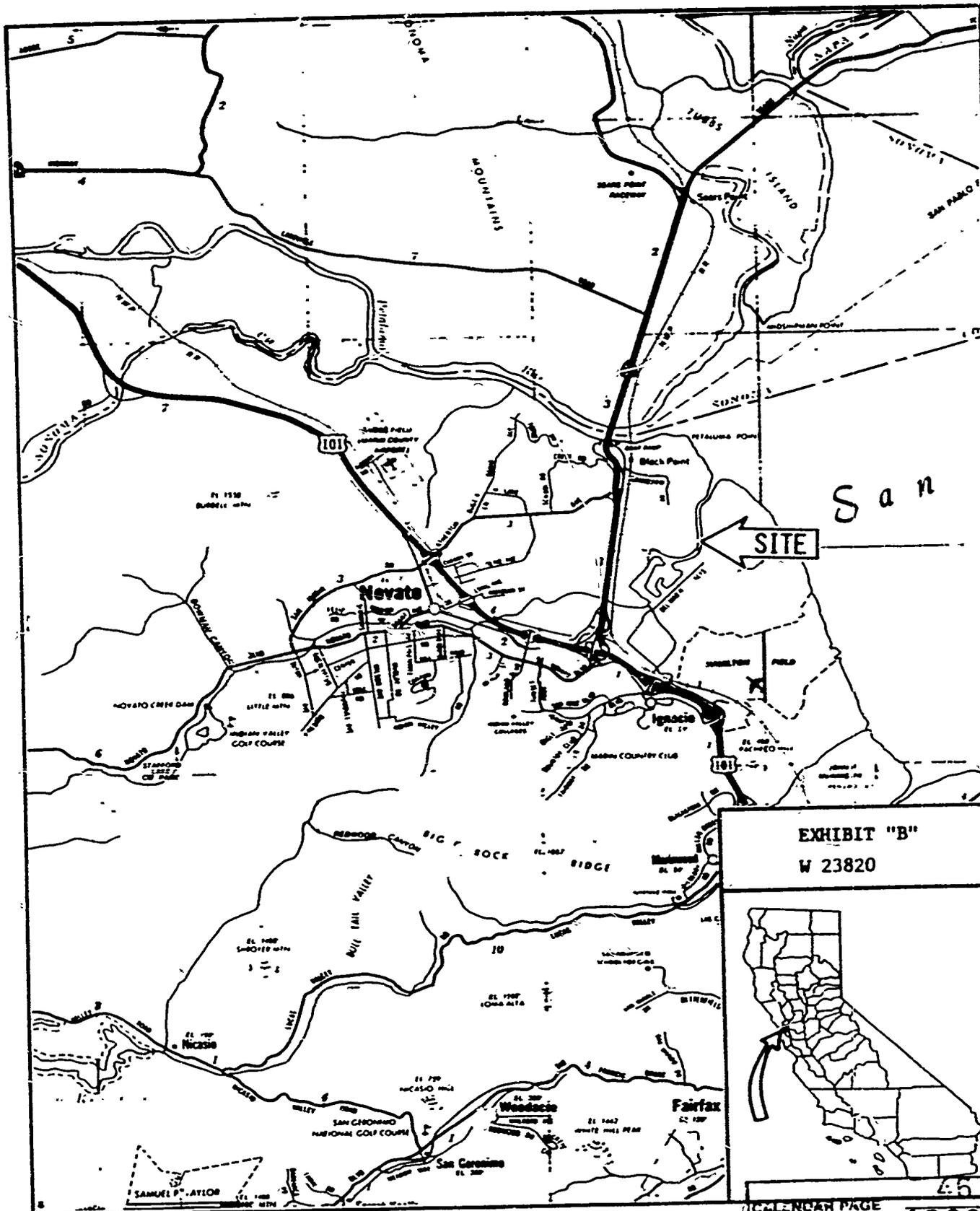


EXHIBIT "B"
W 23820



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