

**CALENDAR ITEM  
C56**

A 25  
S 14

10/19/12  
PRC 2961.9  
N. Lavoie

**GENERAL LEASE – PUBLIC AGENCY USE**

**APPLICANT:**

Stanislaus County

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in the Tuolumne River, adjacent to Assessor's Parcel Numbers 080-041-005, 080-035-009, 080-009-001, and 080-011-001, near the city of Waterford, Stanislaus County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing bridge known as the Hickman Road Bridge.

**LEASE TERM:**

25 years, beginning December 6, 2011.

**CONSIDERATION:**

The public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

**OTHER PERTINENT INFORMATION:**

1. Applicant has the right to use the uplands adjoining the lease premises.
2. On December 6, 1962, the Commission authorized a Bridge Easement to Stanislaus County for the construction, operation, and maintenance of a two-lane concrete bridge crossing the Tuolumne River. This easement expired December 5, 2011. The Applicant has applied for a new General Lease – Public Agency Use.
3. The Hickman Road Bridge (No. 38C-0004) was built in 1964 and connects 'F' Street in Waterford to Hickman Road in the town of Hickman. On October 12, 2011, the bridge was inspected by the California Department

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of Transportation. The inspection report was reviewed by the County and they report that no substantive issues were found.

4. The staff recommends that the Commission find that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 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. Land Description
- B. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

**SIGNIFICANT LANDS INVENTORY FINDING:**

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

**AUTHORIZATION:**

Authorize issuance of a General Lease – Public Agency Use to Stanislaus County, beginning December 6, 2011, for a term of 25 years, for the continued use and maintenance of an existing bridge known as the Hickman Road Bridge, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part

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hereof; consideration being the public use and benefit, with the State reserving the right, at any time, to set a monetary rent as specified in the lease if the Commission finds such action to be in the State's best interest.

**EXHIBIT A**

**PRC 2961.9**

**LAND DESCRIPTION**

A strip of land 200 feet wide across the bed of the Tuolumne River in Section 33, T3S, R11E, MDM, Stanislaus County, the centerline being described as follows:

BEGINNING at the southeast corner of said Section 33, thence N 0°55' W along the east line thereof, 1,836.62 feet; thence N 18°27'16" W, 2,608 feet more or less to the low water mark along the left bank of the Tuolumne River, being the TRUE POINT OF BEGINNING of the herein described centerline; thence continuing N 18°27'16" W, 308 feet more or less to the low water mark along the right bank of the Tuolumne River.

Sidelines of said strip shall begin and terminate at low water on the right and left bank of said river.

**END OF DESCRIPTION**

PREPARED 3/2/12 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT

REVISED BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT 3/2/2012. ORIGINAL DESCRIPTION AS FOUND IN PRC FILE, MINUTE ITEM 9, DECEMBER 6, 1962.



