

**CALENDAR ITEM
C39**

A 17, 26

12/05/12
PRC 2597.9
N. Lavoie

S 12

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

Stanislaus County

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the San Joaquin River, adjacent to Assessor's Parcel No's. (APNs) 016-034-006 and 016-026-005, 006, 015 and Laird Slough, adjacent to APNs 017-066-009 and 016-026-001, 009, 010 near Grayson, Stanislaus County.

AUTHORIZED USE:

Continued use and maintenance of Grayson Road Bridge (BR. No. 38C-016) at the historic channel of the San Joaquin River and Grayson Road Bridge (BR. No. 38C-027) at Laird Slough previously authorized by the Commission; and use and maintenance of existing portions of Grayson Road at the historic channel of the San Joaquin River and existing rock slope protection at Laird Slough not previously authorized by the Commission.

LEASE TERM:

25 years, beginning July 11, 2009.

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 June 23, 1960, the Commission authorized a 49-year right-of-way easement to Stanislaus County (County) for the construction of two bridges serving Grayson Road over the San Joaquin River and Laird Slough near the town of Grayson. That permit expired on July 10, 2009. The County is now applying for a General Lease - Public Agency Use.

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3. The Grayson Road Bridge (BR. No. 38C-016) at the San Joaquin River was constructed in 1962 and spans 69.2 meters. On August 9, 2009, the bridge was inspected by the California Department of Transportation. The County reviewed the inspection report and found no substantive issues.
4. The County also maintains a roadway over the historic channel of the San Joaquin River leading to the east side of Grayson Road Bridge (BR. No. 38C-016) at the San Joaquin River. The roadway has existed for many years but was not previously authorized by the Commission. Staff recommends incorporating the existing roadway into the lease.
5. The other Grayson Road Bridge (BR. No. 38C-027) at Laird Slough was constructed in 1962 and spans 124.4 meters. On September 14, 2011, the bridge was inspected by the California Department of Transportation. The County reviewed the inspection report and found no substantive issues. This bridge was brought up to current seismic standards on October 21, 2010, including installation of longer seat extenders at two hinges within the spans where the structure changes from a reinforced concrete slab bridge to a reinforced concrete T-beam bridge. This bridge had also experienced some unauthorized soil excavation from under the bridge and, when the retrofit was completed, the County installed rock slope protection to fill the unauthorized excavation.
6. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (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.

7. 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.

CALENDAR ITEM NO. **C39** (CONT'D)

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 July 11, 2009, for a term of 25 years, for the continued use and maintenance of Grayson Road Bridge (BR. No. 38C-016) at the historic channel of the San Joaquin River and Grayson Road Bridge (BR. No. 38C-027) at Laird Slough previously authorized by the Commission, and use and maintenance of existing portions of Grayson Road at the historic channel of the San Joaquin River and existing rock slope protection at Laird Slough not previously authorized by the Commission as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration to be 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 2597.9

LAND DESCRIPTION

PARCEL 1 (San Joaquin River)

A 200 feet wide strip of filled and submerged land situate in the historic bed of the San Joaquin River, adjacent to S & O 222 patented July 20th, 1866 on the right bank and adjacent to Rancho El Pescadero approved August 4th 1857 on the left bank, County of Stanislaus, State of California, in the vicinity of Grayson, State of California and more particularly described as follows:

BEGINNING at a point on the existing centerline of Grayson Road as shown on Record of Survey filed in Book 9 of Surveys, at Page 103, Stanislaus County, March 11, 1964, from which the southwest corner of "Par. No. 2" as shown on said map, bears N 23°50'23" E 275.37 feet; thence along said centerline N 45°08'00" E 603.69 feet to a tangent curve to the right having a radius of 2400.00 feet thence northeasterly and easterly, along said curve, through a central angle of 32°06'06", 1344.67 feet to the terminus of said strip.

Sidelines of said strips be lengthened or shortened so as to terminate on the low water mark on the right and left bank of the historic bed of the San Joaquin River.

EXCEPTING THEREFROM any portions lying above the low water mark of the historic bed of the San Joaquin River.

PARCEL 2 (Laird Slough)

A 200 feet wide strip of submerged land situate in the bed of Laird Slough (also the present channel of the San Joaquin River), adjacent to S & O 216 patented May 16th, 1867 on the right bank of the historic bed of the San Joaquin River, County of Stanislaus, State of California, in the vicinity of Grayson, State of California and more particularly described as follows:

BEGINNING at a point on the existing centerline of Grayson Road as shown on Record of Survey filed in Book 9 of Surveys, at Page 103, Stanislaus County, March 11, 1964, which bears S 89°32'20" E 48.34 feet from the westerly terminus of that certain course depicted as N 89°32'30" W 480.00 feet; thence along said centerline S 89°32'20" E 147.19 feet to the terminus of said strip.

Sidelines of said strips shall be lengthened or shortened so as to terminate on the low water mark on the right and left bank of Laird Slough.

EXCEPTING THEREFROM any portion lying above the low water mark of Laird Slough.

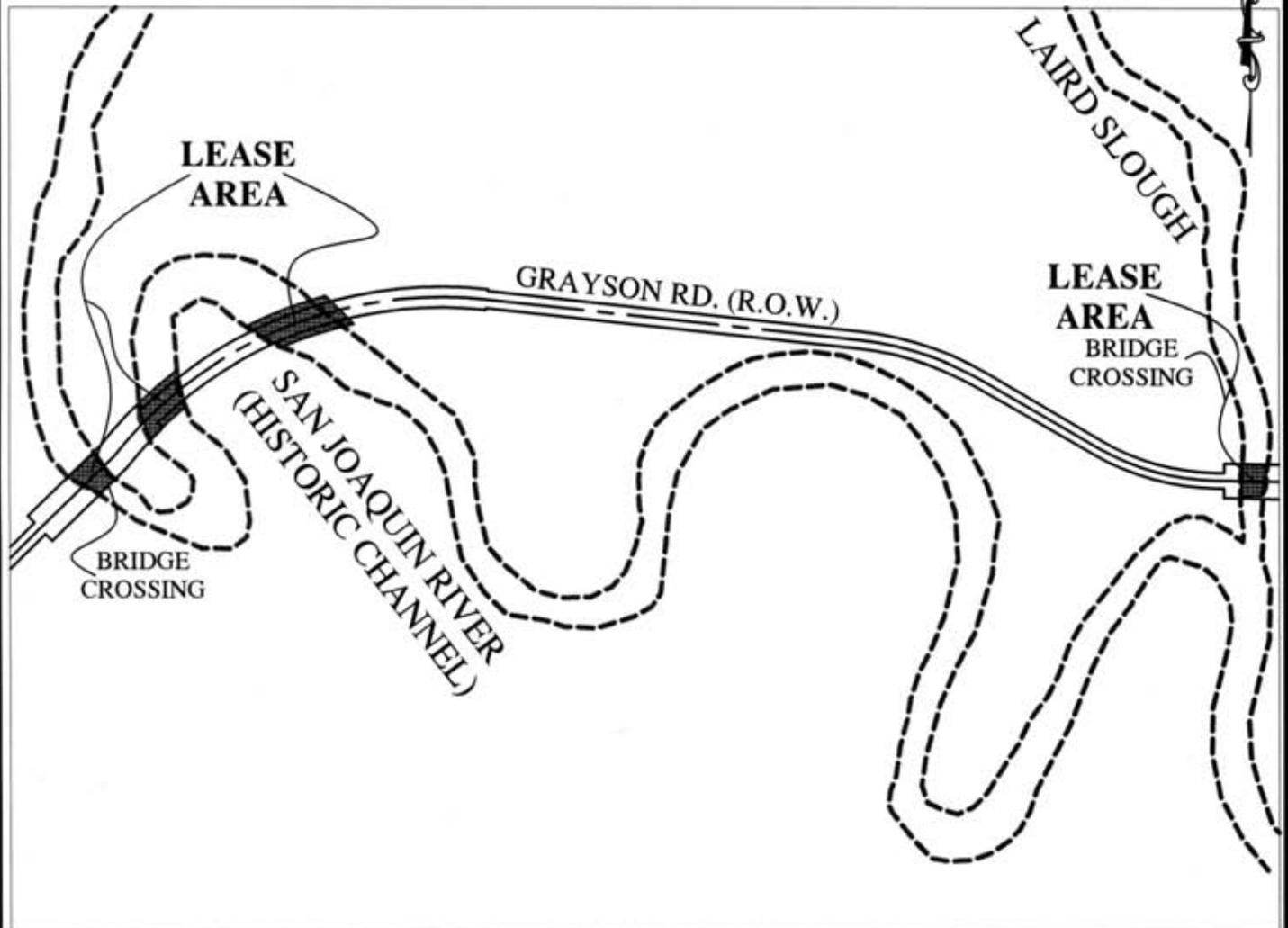
END OF DESCRIPTION

PREPARED 5/02/11 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT



NO SCALE

SITE



Grayson Rd, near Grayson - San Joaquin River & Laird Slough Bridge Crossing

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 2597.9
 STANISLAUS COUNTY
 GENERAL LEASE -
 PUBLIC AGENCY USE
 STANISLAUS COUNTY



MJF 04/28/11

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.