

**CALENDAR ITEM
C25**

A 2
S 2

08/19/15
PRC 3348.9
M. Schroeder

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

County of Sonoma

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Russian River, adjacent to Assessor's Parcel Numbers 097-130-015, 097-130-021, 096-170-007, and 096-140-021, near the city of Sebastopol, Sonoma County.

AUTHORIZED USE:

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

LEASE TERM:

25 years, beginning August 26, 2014.

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 interests.

OTHER PERTINENT INFORMATION:

1. The Applicant has the right to use the uplands adjoining the lease premises.
2. On August 26, 1965, the Commission authorized a 49-year Right-of-Way Easement with the County of Sonoma, for the construction, use and maintenance of a vehicular bridge commonly known as the Moscow Road Bridge. The easement expired on August 25, 2014. The Applicant is now applying for a General Lease – Public Agency Use.
3. 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).

CALENDAR ITEM NO. **C25** (CONT'D)

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

4. 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 the County of Sonoma beginning August 26, 2014, for a term of 25 years, for the continued use and maintenance of an existing bridge known as the Moscow Road Bridge as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration being 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 best interests of the State.

EXHIBIT A

PRC 3348.9

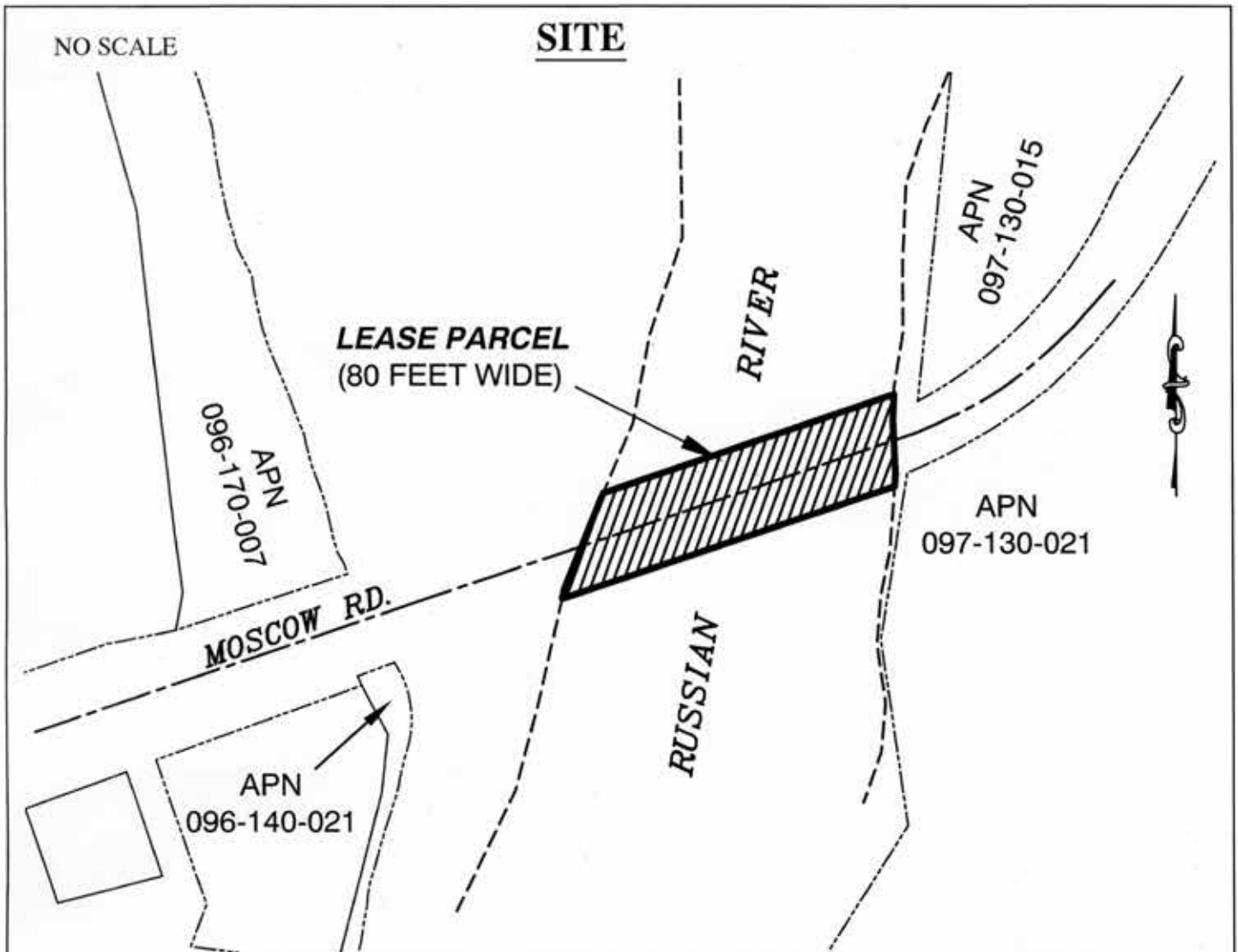
LAND DESCRIPTION

A STRIP OF TIDE AND SUBMERGED LAND 80 FEET WIDE ACROSS THE BED OF THE RUSSIAN RIVER, LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 14, T. 7 N., R. 11 W., M.D.B.& M., SONOMA COUNTY, LYING 40 FEET ON EACH SIDE OF THE FOLLOWING-DESCRIBED CENTERLINE.

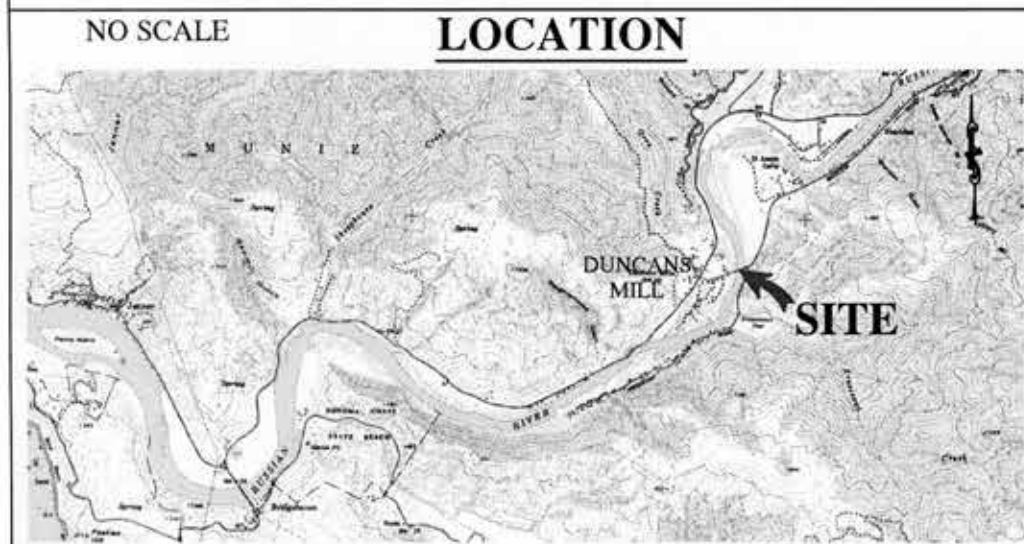
BEGINNING AT A POINT ON THE MEAN HIGH TIDE LINE OF THE WESTERLY SIDE OF THE RUSSIAN RIVER WHICH BEARS N. 71° 30' E. 256.51 FEET AND N. 12° 26' 20" E. 17.82 FEET MORE OR LESS FROM A 2-INCH IRON PIPE FOUND MARKING THE SOUTHWESTERLY CORNER OF THE LANDS OF THE RUSSIAN RIVER SPORTSMEN'S CLUB, A CORPORATION, AS DESCRIBED IN BOOK 1966 AT PAGE 188, OFFICIAL RECORDS OF SONOMA COUNTY; THENCE FROM SAID POINT OF BEGINNING N. 70° 26' E. APPROXIMATELY 434.18 FEET TO A POINT ON THE MEAN HIGH TIDE LINE OF THE EASTERLY SIDE OF SAID RIVER; CONTAINING 0.797 ACRE MORE OR LESS.

END OF DESCRIPTION

The above description is based on that original description prepared by CSLC Boundary Unit on August 26, 1965 as found in PRC 3348.9 file, Calendar Item 32.



MOSCOW ROAD BRIDGE CROSSING RUSSIAN RIVER, NEAR SEBASTOPOL



MAP SOURCE: USGS QUAD

Exhibit B
 PRC 3348.9
 COUNTY OF SONOMA
 APNs 097-130-015, 021;
 096-170-007; 096-140-021
 GENERAL LEASE -
 PUBLIC AGENCY USE
 SONOMA COUNTY



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.