

MINUTE ITEM

This Calendar Item No. C12
was approved as Minute Item
at its 12 meeting by a vote of 3
at its 5-31-78
meeting.

CALENDAR ITEM

C12.

GENERAL LEASE
COMMERCIAL USE

5/78
W 21368
Atkins
P.R.C. 5492

APPLICANT: Charles E. Finch et al.
10705 Lanes Road
Fresno, California 93710

AREA, TYPE LAND AND LOCATION: An approximate 9.02 acre parcel of flood plain (submerged land) in the San Joaquin River, City of Fresno, Fresno County.

LAND USE: Recreational vehicle park.

TERMS OF PROPOSED LEASE:

Initial period: 25 years from September 1, 1977.

Renewal options: 2 successive periods of 10 years each.

Surety bond: \$2,000.

Public liability insurance: Combined single limit coverage \$100,000.

CONSIDERATION: \$225 per annum, with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

\$225 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code: Div. 6, Parts 1 & 2.

B. Administrative Code: Title 2, Div. 3, Arts. 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION:

1. A negative declaration was prepared by the County of Fresno, pursuant to

A 31
S 15

CALENDAR ITEM NO. 012.(CONTD)

CEQA and implementing regulations. This negative declaration has been circulated through the State Clearinghouse.

2. This project is situated on State land identified as possessing significant environmental values pursuant to Public Resources Code 6370.1, and is classified in a use category, Class B which authorizes Limited Use.

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

3. Before the execution of this lease, the standard printed form was added to in the following manner:

A. The parties hereto agree that the lessor is leasing whatever right, title or interest that the lessor has in the parcel described in Exhibit "A" attached hereto.

B. At such time as the full extent of the lessor's interest in the parcel described in Exhibit "A" attached hereto is determined, the lessor shall have the right to review and revise, if necessary, the consideration and any other provision under this lease.

C. Lessee agrees not to add any additional fill to the parcel described in Exhibit "A" attached hereto, without the expressed written consent of the lessor.

4. The staff recommends a minimum rental of \$225 per annum, due to the undetermined State ownership, and the lessee's desire to cooperate by entering into a lease.

APPROVALS OBTAINED:

County of Fresno.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

CALENDAR ITEM NO. 012. (CONTD)

IT 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 COUNTY OF FRESNO, ON OCTOBER 26, 1976.
2. CERTIFY THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NEGATIVE DECLARATION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON THE ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE PUBLIC RESOURCES CODE.
5. AUTHORIZE ISSUANCE TO CHARLES E. FINCH ET AL. OF A 25-YEAR GENERAL LEASE - COMMERCIAL USE FROM SEPTEMBER 1, 1977, WITH LESSEE'S OPTION TO RENEW FOR 2 SUCCESSIVE PERIODS OF 10 YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$225, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$2,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE, COMBINED SINGLE LIMIT COVERAGE \$100,000; FOR A RECREATIONAL VEHICLE PARK ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

W21368

A parcel of submerged land in the bed of the San Joaquin River, Fresno County, California, situated within the external boundaries of fractional Section 16, T12S, R20W, NDM, more particularly described as follows:

COMMENCING at a point on the easterly line of said Section 16, bearing S 0° 04' 10" E 2605.00 feet from the northeast corner thereof; thence parallel with the north line of said Section 16, S 89° 28' 23" W, 256.71 feet to a point on the westerly line of Lanes Road (a county road), and the TRUE POINT OF BEGINNING; thence continuing S 89° 28' 23" W, 830.00 feet; thence N 53° 28' 23" W, 110.11 feet; thence N 37° 27' 47" W, 196.61 feet; thence N 33° 45' W, 135.31 feet; thence N 22° 32' 35" W, 152.92 feet; thence N 0° 06' 07" W, 114.50 feet to a point which lies south, 1980.00 feet from the north line of said Section 16; thence parallel with said north line N 89° 28' 23" E, 652.00 feet to said westerly line of Lanes Road; thence along last said line the following four courses:

- (1.) from a tangent that bears S 13° 41' 10" E along a curve concave to the northeast having a radius of 480.00 feet, through a central angle of 21° 28' 27" an arc distance of 179.90 feet;
- (2.) S 34° 52' 37" E, 354.19 feet;
- (3.) along a tangent curve concave to the northeast, having a radius of 460.00 feet, through a central angle of 28° 30' 28", an arc distance of 228.88 feet; and
- (4.) S 63° 23' 05" E, 41.40 feet to the true point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark or the left bank of the San Joaquin River.

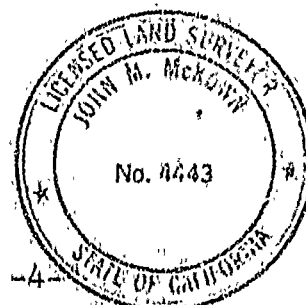
END OF DESCRIPTION.

Prepared

Checked

Reviewed

Date



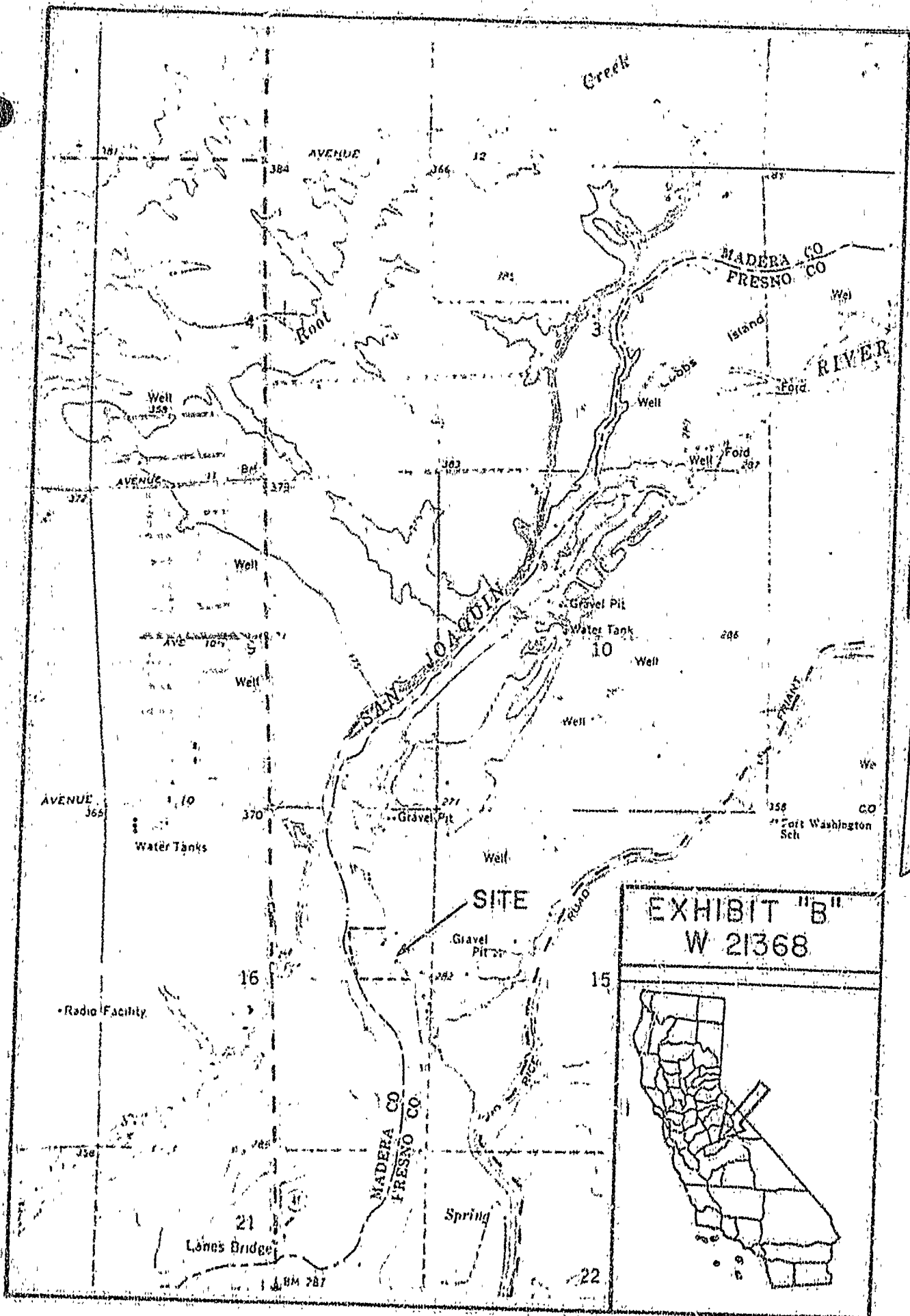


EXHIBIT "B"
 W 21368



EXHIBIT "C"

11/15

File original and one copy with:

H. L. MASINI, Fresno County Clerk
Room 401, Courthouse
1100 Van Ness
Fresno, California 93721
Mailing Address:
P.O. Box 1628
Fresno, California 93717

Space Below For County Clerk Only

H. L. MASINI, CLERK
By J. Benton DEPUTY

CLK 3003 00 E04 73 R04 74

Agency File No.

EA 955

LOCAL AGENCY
NEGATIVE DECLARATION

County Clerk File No.

E-

1778

Responsible Agency (Name):

Fresno County

Address (Street and P.O. Box):

4499 E. Kings Canyon Road

City:

Fresno

Zip Code:

93702

Agency Contact Person (Name and Title):

Charles Seitz, Staff Analyst II

Area Code:

209

Telephone Number:

488-3842

Extension:

Applicant (Name):

Charles Finch

Project Title:

Ft. Washington Beach RV Park (DRA 1311)

Project Description:

Twenty-two space recreation vehicle (RV) park located at the San Joaquin River on Lanes Road north of the East International Avenue alignment.

Justification for Negative Declaration:

Conforms to General Plan designation for multi-use and potential adverse impacts will be mitigated through ministerial controls by the Health and Public Works Department and permit procedure of the Bureau of Reclamation.

FINDING:

The proposed project will not have a significant impact on the environment.

Newspaper and Date of Publication:

The Fresno Bee, October 31, 1976

Review Date Deadline:

November 10, 1976

Date:

10-26-76

Type of Print Signature:

Richard R. Allen

Submitted by (Signature):

Richard R. Allen

State 1-023, 15085

LOCAL AGENCY
NEGATIVE DECLARATION
(Not to Exceed One Page)

County Clerk File No. E-

803