

MINUTE ITEM

This Calendar Item No. 89
was approved as Minute Item
No. 29 by the State Lands
Commission by a vote of 2
to 0 at its 12/21/84
meeting.

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CALENDAR ITEM

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08/21/84
W 21388
Scott
Hadly

"O" STREET PIER

BACKGROUND:

The area along the Sacramento River downstream from the Tower Bridge is part of an area in which there is some uncertainty as to the location of the boundary separating the ownership of the State from that of the upland owner, the City of Sacramento. The staff of the State Lands Commission and the City have been working for some time on this problem and have, subject to the final results of pending litigation, reached an understanding as to the location of this boundary. The proposed boundary will be located along the waterward toe of an existing concrete floodwall. This boundary places certain existing structures on the State land, one of which is an old wooden pier commonly known as the "O" Street Pier.

This pier has been the subject of several different development proposals during the past few years none of which went further than the planning stage. Over the past years the pier has been fenced along the landward side in order to control access to the deck of the pier. The existing fence is currently in need of replacement and does not do a good job of keeping the public off the pier deck. The deck is in a very hazardous condition and is a danger to the public and a potential liability to the State.

CALENDAR ITEM NO. 29 (CONT'D)

CURRENT SITUATION:

The staff of the Commission recently received an order from the City requiring the restoration or removal of the "O" Street Pier because of the dangerous condition of the structure. The City gave the State thirty (30) days to respond. The staff contacted the City and made arrangements for a joint inspection of the pier and staff engineers reached the same conclusion as the City and feel that this structure should be removed as quickly as possible in order to limit the extent of the State's liability. Staff feels that this situation is one which requires quick action and the City agreed to treat this as an emergency and have the structure removed in the shortest possible time if the State agreed to fund the cost of the removal. The City can issue a contract for removal on an emergency basis and has already contacted a contractor and made arrangements for removal as soon as the State can provide an agreement to reimburse the City.

It is necessary that this pier be removed soon in order to have the site cleared before the first of July. The Fourth of July weekend (July 7-8) is the date for the second annual hydro-plane boat races and this area of the Sacramento River will become a prime viewing location.

OTHER PERTINENT INFORMATION:

1. 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, which provides for the removal of hazardous structures on State waterways. 2 Cal. Adm. Code 2905(d)(3)).

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

AB 884:

N/A.

EXHIBITS:

- A. Notice to Remove or Restore.
- B. Site Map.

CALENDAR ITEM NO. 29 (CONT'D)

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, WHICH PROVIDES FOR THE REMOVAL OF HAZARDOUS STRUCTURES ON STATE LAND 14 CAL. ADM. CODE 15104, 2 CAL. ADM. CODE 2905.
2. AUTHORIZE THE EXECUTION OF AN AGREEMENT BETWEEN THE STATE AND THE CITY OF SACRAMENTO FOR THE REMOVAL OF THE DETERIORATED WOODEN PIER LOCATED IN THE SACRAMENTO RIVER DOWNSTREAM FROM THE TOWER BRIDGE, COMMONLY KNOWN AS THE "O" STREET PIER, PROVIDE THAT THE COST OF SUCH REMOVAL SHALL NOT EXCEED \$15,000.00 AND THAT LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000.00 BE PROVIDED AT NO COST TO THE STATE NAMING THE STATE AS AN ADDITIONAL ASSURED.

927 - 10th STREET, ROOM 100

**NOTICE AND ORDER TO REPAIR OR DEMOLISH
DANGEROUS BUILDINGSXX**

Dangerous Buildings Case No. DB-1103

TO: State Lands Commission
Claire Dedrick
Executive Officer
1807 - 13th Street
Sacramento, CA 95814

RE: DILAPIDATED PIER

1. YOU ARE BEING NOTIFIED as:

- (X) record owner
() beneficiary under deed of trust
() lessee under record lease
() other: _____

that the Director, Building Inspections Division, has caused to be inspected and has determined that the ^{pier} ~~building~~
located at 1300 to 1330 - Front Street, Between Front Street and Sacramento
River, Capitol Avenue and Q Streets

Sacramento, California (County Assessor's Parcel No. 06-138-01) is in dangerous condition under the provisions of Section 50.302 of the Dangerous Building Code, and Chapter 50, Sacramento City Code.

2. That the conditions which render the ^{pier} ~~building~~ dangerous are set forth on the attached list of deficiencies.

3. The Director has determined that the ^{pier} ~~building~~ must be repaired or demolished, the option being yours.

4. If you elect to repair the ~~building~~, all required permits for repair shall be secured therefor and the work physically commenced within 30 days from the date of this Order and completed within 30 days.

5. If you elect to demolish the ^{pier} ~~building~~, all demolition permits required shall be secured therefor and demolition commenced within 30 days from the date of this Order and completed within 30 days from date permit is issued. Demolition work shall include the removal of all structure or portions thereof, foundations, trash and debris, and the lot shall be left in a clean, level condition.

6. YOU ARE FURTHER NOTIFIED that if the required repair or demolition work is not commenced and/or completed within the specified time, the Director: (1) may order the ^{pier} ~~building~~ vacated and posted to prevent further occupancy until the work is completed; (2) may order the immediate disconnection of hazardous utility services (electricity, gas, sewer or water); and (3) may proceed to demolish the ~~building~~, clear and level the lot and charge the costs thereof against the property or against you as the owner.

7. YOU ARE FURTHER NOTIFIED that any person having any record title or legal interest in the ^{pier} ~~building~~ may appeal this Notice and Order or any action of the Director to the Housing Code Advisory and Appeals Board, provided the appeal is made in writing as provided by Section 50.501 (a) of the Dangerous Building Code*, and filed with the Director within 30 days from the date of this Notice and Order and (2) that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter. Unless an appeal is filed, the Director will proceed to demolish the ^{pier} ~~building~~ without further notice to you.

D. T. SULLIVAN
Superintendent
Building Inspections Division

By D. T. Sullivan
Building Inspector

DATED: APRIL 9, 1984
cc: Mr. Alan S.

EXHIBIT A

W 21388

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