

**MINUTE ITEM**

This Calendar Item No. C40 was approved as Minute Item No. 40 by the California State Lands Commission by a vote of 3 to 0 at its 09-13-07 meeting.

**CALENDAR ITEM**

**C40**

A 5, 10  
S 5, 6

PRC 8267

09/13/07  
WP 8267.9  
C. Hudson

**AMENDMENT OF GENERAL LEASE - PUBLIC AGENCY USE**

**LESSEE:**

County of Sacramento  
4040 Bradshaw Road  
Sacramento, CA 95827

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

Sovereign lands in the American River, near Howe Avenue and Watt Avenue, in the city of Sacramento and near Hazel Avenue in the town of Fair Oaks, Sacramento County.

**AUTHORIZED USE:**

The construction, use and maintenance of three 60-foot by 16-foot boat launch ramps, one at each location and rip-rap.

**LEASE TERM:**

25 years, beginning January 1, 2001.

**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.

**PROPOSED AMENDMENT:**

Amend the lease to include the removal, renovation, reconfiguration, use and maintenance of an existing boat launch facility, known as the Upper Sunrise Boat Launch Facility, as shown on Exhibit A and as described in Exhibit B; including the removal of an existing ramp, construction of a 20-foot wide by 110-foot long steel-reinforced single lane concrete ramp, filling and stabilization of the ramp area and banks, installation of temporary steel sheet piles, and the retention of existing rip-rap; and to include construction specific requirements and implementation of Best Management Practices for Marina Owner/Operators. All other terms and conditions of the lease shall remain in effect without amendment.

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**OTHER PERTINENT INFORMATION:**

1. Lessee owns the uplands adjoining the lease premises.
2. On February 5, 2001, the Commission authorized the issuance of a General Lease-Public Agency Use to the County of Sacramento for the construction, use and maintenance of three 60-foot by 16-foot boat launch ramps, and rip-rap in the American River, near Howe Avenue and Watt Avenue, in the city of Sacramento and near Hazel Avenue in the town of Fair Oaks, to the County of Sacramento. That lease will expire on December 31, 2025.
3. The Lessee is now proposing to renovate the existing Upper Sunrise Boat Launch Facility in the American River upstream of the old Fair Oaks Bridge. The facility was originally constructed in the 1960's and, except for minor construction soon thereafter, there have been no changes to the facility. The existing facility has not been previously authorized by the Commission.
4. The Upper Sunrise Boat Launch Facility is currently comprised of an existing ramp, paved roadway access to the ramp and a gravel parking area for approximately 30 vehicles or 15 vehicles and trailers. The existing facility has deteriorated to the point where use by boaters is hazardous. The primary safety concern at the facility is the abrupt grade change halfway down the length of the ramp due to the undermining of the foundation by the River's current.
5. The renovation of the Upper Sunrise Boat Launch Facility is a part of a larger project proposed by the County. The portion of the proposed project under the jurisdiction of the Commission involves renovating the existing launch facility, including the removal of the existing ramp, the filling and stabilization of the ramp area and banks, constructing a 20-foot wide by 110-foot long steel-reinforced single lane concrete ramp, and installing steel sheet piles to dewater the facility during construction. The sheet piles will be removed after construction is complete. The project will be funded by a grant from the Department of Boating and Waterways. The proposed construction is scheduled to begin in September and continue through November 30, 2008.
6. A Mitigated Negative Declaration was prepared and adopted for this project by the County of Sacramento Board of Supervisors on June 19, 2007. The California State Lands Commission's staff has reviewed such document. A

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Mitigation Monitoring Program was adopted by the County of Sacramento Board of Supervisors on June 19, 2007.

7. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. 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.

**APPROVALS OBTAINED:**

California Regional Water Quality Control Board

**FURTHER APPROVALS REQUIRED:**

U.S. Army Corps of Engineers, California Department of Fish and Game, State Reclamation Board, and County of Sacramento

**EXHIBIT:**

- A. Site and Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

November 19, 2007

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE COUNTY OF SACRAMENTO DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT ON JUNE 19, 2007, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED IN THE ENVIRONMENTAL DOCUMENT, WHICH IS ON FILE IN THE SACRAMENTO OFFICE OF THE COMMISSION.

CALENDAR ITEM NO. C40 (CONT'D)

**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 SECTIONS 6370, ET SEQ.

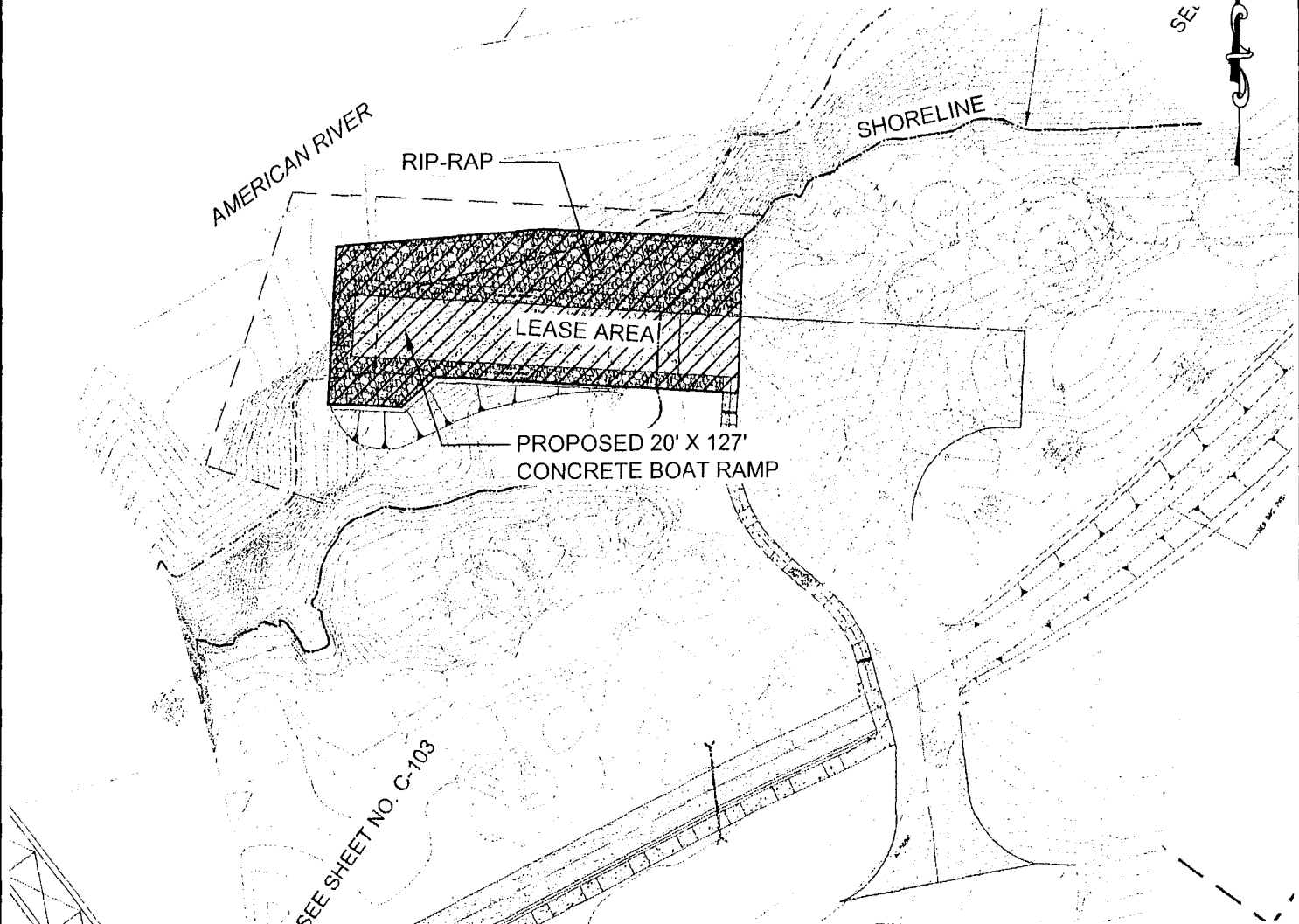
**AUTHORIZATION:**

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 8267.9, A GENERAL LEASE - PUBLIC AGENCY USE, OF LANDS SHOWN ON EXHIBIT A AND AS DESCRIBED IN EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE SEPTEMBER 13, 2007, TO AUTHORIZE THE REMOVAL, RENOVATION, RECONFIGURATION, USE AND MAINTENANCE OF THE UPPER SUNRISE BOAT LAUNCH FACILITY AND THE EXISTING RIP-RAP; TO INCLUDE LEASE PROVISIONS REQUIRED FOR CONSTRUCTION; AND TO INCLUDE BEST MANAGEMENT PRACTICES FOR MARINA OWNERS/OPERATORS; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

NO SCALE

# SITE

SE



UPPER SUNRISE BOAT LAUNCH  
APN 069-0010-021

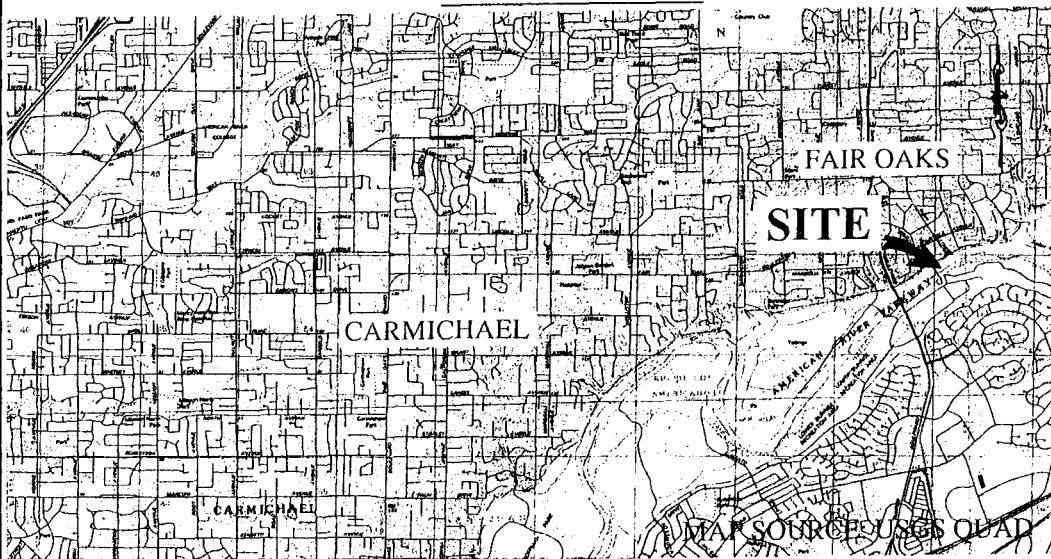
REVISED

## Exhibit A

WP 8267.9  
COUNTY OF SACRAMENTO  
GENERAL LEASE  
PUBLIC AGENCY USE  
AMERICAN RIVER

NO SCALE

## LOCATION



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.

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JAK 09/07