

MINUTE ITEM
This Calendar Item No. C14 was approved as
Minute Item No. 14 by the California State Lands
Commission by a vote of 3 to 0 at its
12-03-07 meeting.

CALENDAR ITEM
C14

A 2 12/03/07
S 4 PRC 8770 W 26074
V. Caldwell

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

County of Sutter
Public Works Department
1130 Civic Center Blvd.
Yuba City, California 95993

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in the Sacramento River, at the Tisdale Weir, between Meridian and Knights Landing, Sutter County.

AUTHORIZED USE:

Construction, use, and maintenance of a two-lane concrete launching ramp, concrete parking area, and bank protection as shown on Exhibit A.

LEASE TERM:

20 years, beginning December 3, 2007.

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.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance with combined coverage of not less than \$1,000,000.

Other:

The lease contains provisions that the Applicant must implement the Commission's "Best Management Practices for Marina Owners/Operators", including additional Best Management Practices (BMPs) the Commission subsequently deems appropriate for either of the above categories and construction specific requirements.

CALENDAR ITEM NO. C14 (CONT'D)

OTHER PERTINENT INFORMATION:

1. The Applicant has the right to use the uplands adjoining the lease premises.
2. The Applicant proposes to construct a small craft boat launch facility which will consist of a 30-foot wide by 152-foot long two-lane concrete boat launching ramp, including a 43 vehicle/trailer concrete parking area parallel to and extending into the Sacramento River. The facility will be open to the public, during daylight hours, seven days per week, and will be closed during the winter months when the facility will be under water. The facility will have a lockable public access gate for the safety of the public during high water months. Rip rap will be placed along the bank of the River north of the proposed ramp to alleviate an existing erosion problem along the River bank. Once constructed, it is estimated that the facility will provide 7,000 boat launches per year.
3. The construction will include the use of a temporary cofferdam for dewatering the construction area or the use of a silt curtain to control suspended sediments. Precautions to minimize turbidity will be taken by placing silt fencing, coir logs, straw bale dikes, or other siltation barriers. All disturbed areas and access points left barren of vegetation due to construction activities will be restored to their natural state by seeding with a blend of native and non-native erosion control grass seed. The construction is anticipated to begin May 1, 2008, after the winter flood season is over, and to be completed by September 30, 2009. To minimize impacts to anadromous fish and their habitat, construction can take place from November 1st to April 15th.
4. A Mitigated Negative Declaration was prepared and adopted for this project by the County of Sutter. The California State Lands Commission's staff has reviewed such document. A Mitigation Monitoring Program was adopted by the County of Sutter.
5. The Applicant is required to implement a Storm Water Pollution Prevention Plan (SWPPP) and must use best management practices and routine maintenance to avoid any potential sedimentation from entering the Sacramento River.

CALENDAR ITEM NO. C14 (CONT'D)

6. 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:

U. S. Army Corps of Engineers, U. S. Fish and Wildlife Service, National Marine Fisheries Service, California Department of Fish and Game, California Central Valley Regional Water Quality Control Board, and The Reclamation Board

EXHIBITS:

- A. Site and Location Map
- B. Land Description

PERMIT STREAMLINING ACT DEADLINE:

March 5, 2008

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 SUTTER AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN. ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED IN THE ENVIRONMENTAL DOCUMENT, LOCATED IN THE SACRAMENTO OFFICE OF THE COMMISSION.

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:

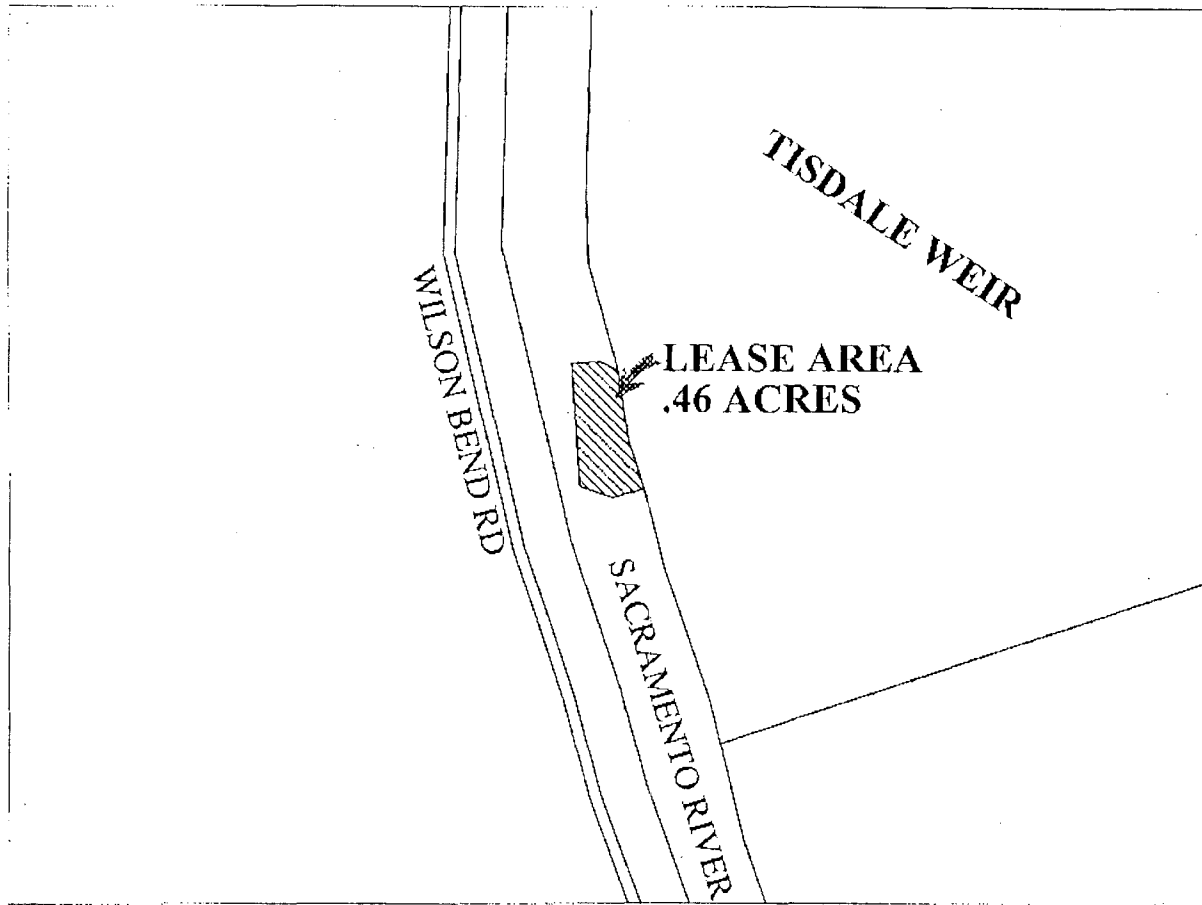
AUTHORIZE ISSUANCE TO THE COUNTY OF SUTTER OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING DECEMBER 3,

CALENDAR ITEM NO. C14 (CONT'D)

2007, FOR A TERM OF 20 YEARS, FOR THE CONSTRUCTION, USE, AND MAINTENANCE OF A TWO-LANE CONCRETE BOAT LAUNCHING RAMP, CONCRETE PARKING AREA, AND BANK PROTECTION AS SHOWN ON EXHIBIT A ATTACHED AND AS DESCRIBED ON EXHIBIT B 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 STATE'S BEST INTEREST; AND LIABILITY INSURANCE IN THE AMOUNT OF NOT LESS THAN \$1,000,000.

NO SCALE

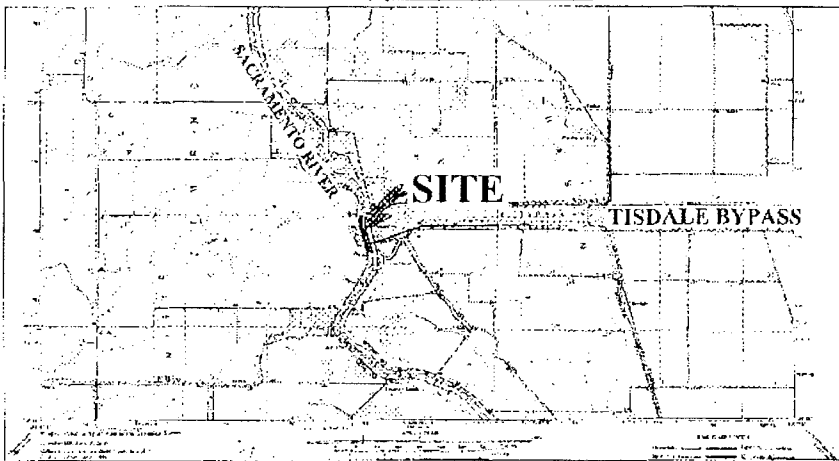
SITE



TISDALE WEIR
SACRAMENTO RIVER, SUTTER COUNTY

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

W26074
SUTTER COUNTY
GENERAL LEASE
PUBLIC AGENCY USE
TISDALE WEIR
SUTTER COUNTY



CJH 10/1/2007

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.

000051
CALENDAR PAGE

000028
MINUTE PAGE

“EXHIBIT B”

W26074

LAND DESCRIPTION

All that submerged land in the bed of the Sacramento River situated adjacent to Section 35, Township 14 North, Range 1 East, MDM, in the County of Sutter, State of California, described as follows:

Commencing at a found ½ inch iron bolt set in concrete as shown on that Record of Survey for the County of Sutter filed December 30, 2003 in Book 18, Records of Survey, page 9, in the Office of the Sutter County Recorder, said iron bolt marking the Easterly terminus of the course shown as “N 88°51’05” W 1319.38””; thence North 88°51’05” West a distance of 1319.38 feet to a 2 inch iron pipe set in concrete being the Southwesterly corner of TRACT 11-4 as shown on said Record of Survey; thence North 50°12’30” West a distance of 4457.94 feet to a Department of Water Resources control monument designated “TIS 0.05L”; thence South 19°10’38” East a distance of 1394.05 feet to a Department of Water Resources control monument designated “TIS 0.05R”; thence North 50°02’05” West a distance of 645.60 feet to the POINT OF BEGINNING; thence North 71°15’53” West a distance of 59.92 feet; thence North 3°47’04” West a distance of 212.92 feet; thence North 85°55’24” East a distance of 48.85 feet; thence South 64°56’34” East a distance of 34.81 feet to the left bank of the Sacramento River and also being the westerly line of that certain parcel of land as described in the deed to the Sacramento and San Joaquin Drainage District recorded in the office of the Sutter County Recorder in Book 28 of Deeds at page 476; thence South 8°16’16” East along said left bank and being the westerly line of said Drainage District parcel a distance of 122.72 feet; thence South 17°51’52” East along said left bank and being the westerly line of said Drainage District parcel a distance of 89.22 feet; South 75°31’20” West a distance of 56.27 feet to the point of beginning and containing 0.464 acres more or less;

EXCEPTING THEREFROM any lands located landward of the ordinary low water mark of said river.

The bearings and distances used in the above description are based on those bearings as shown on said Record of Survey for the County of Sutter filed December 30, 2003 in Book 18, Records of Survey, page 9.

