

**CALENDAR ITEM
C27**

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08/14/12
PRC 2634.9
N. Lavoie

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

County of Sacramento

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Georgiana Slough, adjacent to Assessor's Parcel Numbers 156-0010-053, 146-0180-047, and 146-0180-068, near the city of Walnut Grove, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an existing bridge with two navigational fenders, control house, submarine cable, telephone and electrical conduits, abandoned water line, and abandoned sewer line.

LEASE TERM:

25 years, beginning September 29, 2009.

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.

OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the upland adjoining the lease premises.
2. On September 29, 1960, the Commission authorized the issuance of a 49-year Right-of-Way permit for a bridge crossing Georgiana Slough to the County of Sacramento. On January 30, 1964, the Commission authorized an amendment of the Right-of-Way permit to grant the County the right to construct and operate a floating dock within the existing Right-of-Way to serve the County Sheriff's boat patrol. The permit expired September 28, 2009. The Applicant has now applied for a new General Lease – Public Agency Use.

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3. The County dock facilities are still in place and the Sheriff's department no longer has an interest in the facilities. The County placed notice on the dock facilities that the dock would be removed and the upland owner, Georgiana Properties, responded to the notice. The County and the upland owner have agreed to transfer ownership of the dock and have requested that the upland owner be granted a lease for the dock facilities. A new lease application was submitted by Georgiana Properties and that lease is also before you for consideration at this Commission meeting..
4. Georgiana Slough Bridge (No. 24C-39) was built in 1962 and connects River Road in Walnut Grove to Andrus Island Road on Andrus Island. The bridge primarily provides truck and automobile access for residents, visitors, and agricultural products from fields and orchards on Andrus Island.
5. Between October 2009 and March 2010, the County's bridge underwent three separate inspections conducted by the California Department of Transportation (Caltrans) as follows: a routine inspection of all structural members of the bridge above the waterline to determine any changes to previously recorded conditions and to check the load capacity (safety & integrity) of the bridge, a Fracture Critical Inspection which is a close-up inspection of the steel structural members above the water, and an underwater inspection by an investigation diver under the direct supervision of a professional engineer with Caltrans. The bridge passed all inspections with no substantive issues found.
6. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15061), the staff has determined that this activity is exempt from the requirements of 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).

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

7. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq.; however, the Commission has declared that all lands are "significant" by nature of their public ownership (as opposed to "environmentally significant"). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code

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section 6370 et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by California Code of Regulations, Title 2, section 2954 is not applicable.

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).

AUTHORIZATION:

Authorize Issuance of a General Lease – Public Agency Use to the County of Sacramento, beginning September 29, 2009, for a term of 25 years, for the continued use and maintenance of an existing bridge with two navigational fenders, control house, submarine cable, telephone, and electrical conduits, abandoned water line, and abandoned sewer line as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration to be 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 interest of the State.

EXHIBIT A

PRC 2634

LAND DESCRIPTION

A strip of tide and submerged land 300 feet in width, located in Georgiana Slough, Sacramento County, the centerline being described as follows:

BEGINNING at a point on the ordinary high water mark along the east bank of Georgiana Slough which bears S 18°10'15" W, 125.48 feet, and S 85°43'45" W, 55 feet, more or less, from a 1¼ inch iron pipe marking the southwest corner Lot 16, Map of Clara B. Lord Property, Book 3 of Surveys, Page 30, Sacramento County Records; thence from said POINT OF BEGINNING S 85°43'45" W, 189 feet, more or less, to the ordinary high water mark along the west bank of Georgiana Slough.

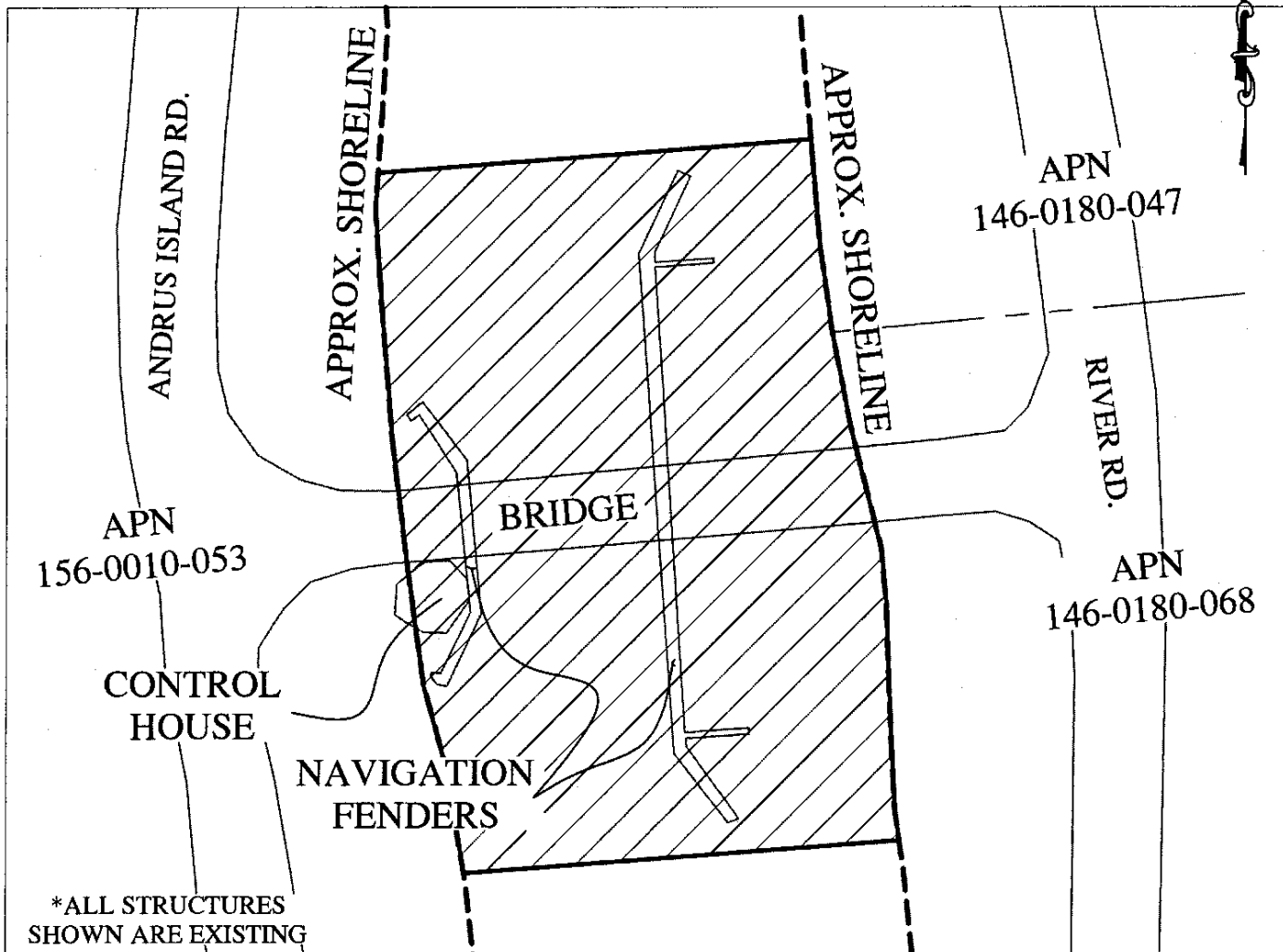
END OF DESCRIPTION

REVISED BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT 11/16/11. ORIGINAL DESCRIPTION AS FOUND IN PRC 2634 LEASE FILE, CALENDAR ITEM 40, SEPTEMBER 29, 1960.



NO SCALE

SITE



*ALL STRUCTURES SHOWN ARE EXISTING

Georgiana Slough Bridge, Walnut Grove

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 2634.9
COUNTY OF
SACRAMENTO
GENERAL LEASE -
PUBLIC AGENCY USE
SACRAMENTO 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.