

MINUTE ITEM

This Calendar Item No 20
was approved as Minute Item
No. 20 by the State Lands Commission by a vote of 3
to 0 at its 2/22/79 meeting.

20.

2/79
W 21216
De La Cruz
PRC 5634

GENERAL LEASE
COMMERCIAL USE

APPLICATION: Auburn Investors
P. O. Box 41212
Sacramento, California 95841

AREA, TYPE LAND AND LOCATION:
A 1.32 acre parcel of submerged land in
the Sacramento River at Verona.

LAND USE: Construction and operation of a commercial
marina.

TERMS OF PROPOSED LEASE:

Initial period: 20 years from January 1,
1979.

Surety bond: \$5,000.

Public liability insurance: Combined single
limit coverage of \$1,000,000.

CONSIDERATION: \$337.50 as rental for the period July 1,
1978 through December 31, 1979; \$225 as
rental for the period January 1, 1980 through
December 31, 1980; beginning January 1,
1981, 5% of gross income from berthing,
launching and boat rentals on State land,
plus 1 cent per gallon fuel sales up to
and including 100,000 gallons and 1½ cents
per gallon over 100,000 gallons, against
a \$800 annual minimum rental paid in advance
on January 1, of each year of the lease.
Royalty; \$.25/cu. yd.

BASIS FOR CONSIDERATION:

\$225 minimum rental for this type of lease
for the period from July 1, 1978 through
December 31, 1980. Percentage of gross
income pursuant to 2 Cal. Adm. Code 2005.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of land.

Filing fee has been received.

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(Rev. 2/21/79)

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STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 & 2.
- B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. The total project consists of the development of a commercial marina and campground. This lease involves the construction of a commercial marina. The total development project is scheduled for completion in 1980. The phased development plan calls for the construction of the boat ramp and gabion structure in 1978; partial construction of the campground and dredging in 1979; construction of the boating facilities and remaining construction of the campground in 1980.
2. Since the boat ramp and gabion structure will be the only improvements in the lease area until the completion of boating facilities (floating docks), the Commission's staff recommends that the minimum annual rental for this type transaction be accepted as settlement of rental for the use of the State land occupied by the boat ramp and gabion structure for the period July 1, 1978 through December 31, 1980.
3. The Commission's standard lease form has been modified in order to incorporate special language necessary to implement rental based on a percentage of gross income. Also certain paragraphs, which are not relevant to this proposed lease, contained in Section 5, Standard Covenants, have been deleted.
4. Because the annual rental will be based on a percentage of gross income and not on appraised land value, the staff recommends that the standard 5-year rent review provision be waived.
5. Special provisions have been incorporated into the lease form regarding the main-

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tenance by lessee of records and books subject to staff review in order to assure the proper reporting of gross income by lessee.

6. The only exception to gross income derived from the leased area being subject to percentage rental is fuel sales. Fuel sales will have rental calculated based on annual volume; at 1 cent per gallon for the first 100,000 gallons and 1½ cents per gallon for all fuel sold over 100,000 gallons.
7. A final EIR was prepared by Sutter County, pursuant to CEQA and implementing regulations. A notice of determination has been received.
8. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class B, which authorizes Limited Use.

Staff has coordinated this project with those agencies and organizations who nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

APPROVALS OBTAINED:

United States Army Corps of Engineers;
State Reclamation Board.

EXHIBITS:

A. Location Map. B. Parcel Map.
C. EIR Summary. D. Notice of Determination.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS BEEN PREPARED FOR THIS PROJECT AND CERTIFIED BY SUTTER COUNTY ON NOVEMBER 2, 1976.
2. CERTIFY THAT THE INFORMATION CONTAINED IN THE EIR OF NOVEMBER 2, 1976 HAS BEEN REVIEWED AND CONSIDERED BY THE COMMISSION.
3. FIND THAT ISSUANCE OF THIS LEASE WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL EFFECT.

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4. FIND THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE PERMANENT PROTECTION OF THE SIGNIFICANT ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 OF THE P.R.C.
5. ACCEPT AS RENT FOR THE PERIOD JULY 1, 1978 THROUGH DECEMBER 31, 1978, THE AMOUNT OF \$112.50.
6. AUTHORIZE ISSUANCE TO AUBURN INVESTORS OF A 20-YEAR GENERAL LEASE - COMMERCIAL USE FROM JANUARY 1, 1979, ANNUAL RENTAL IN THE AMOUNT OF \$225; BEGINNING JANUARY 1, 1981 ANNUAL RENTAL OF 5% OF GROSS INCOME DERIVED FROM BERTHING, LAUNCHING AND BOAT RENTAL ON STATE LAND, PLUS 1 CENT A GALLON OF FUEL SALES UP TO AND INCLUDING 100,000 GALLONS AND 1½ CENTS PER GALLON THEREAFTER AGAINST AN \$800 ANNUAL MINIMUM RENT PAID IN ADVANCE; PROVISION OF PUBLIC LIABILITY INSURANCE WITH A COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; REVISION FOR A \$5,000 SURETY BOND; FOR CONSTRUCTION AND OPERATION OF A COMMERCIAL MARINA.

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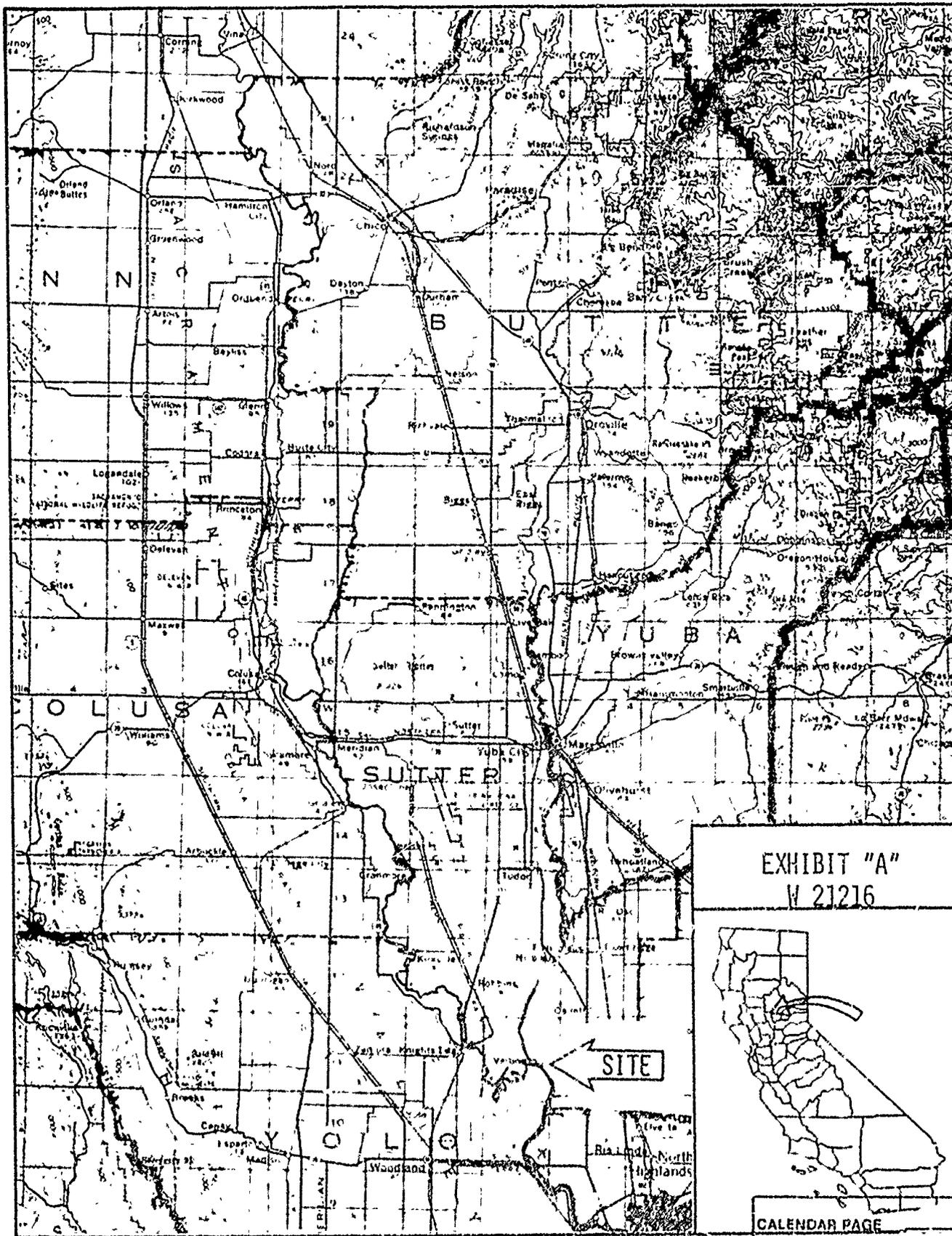
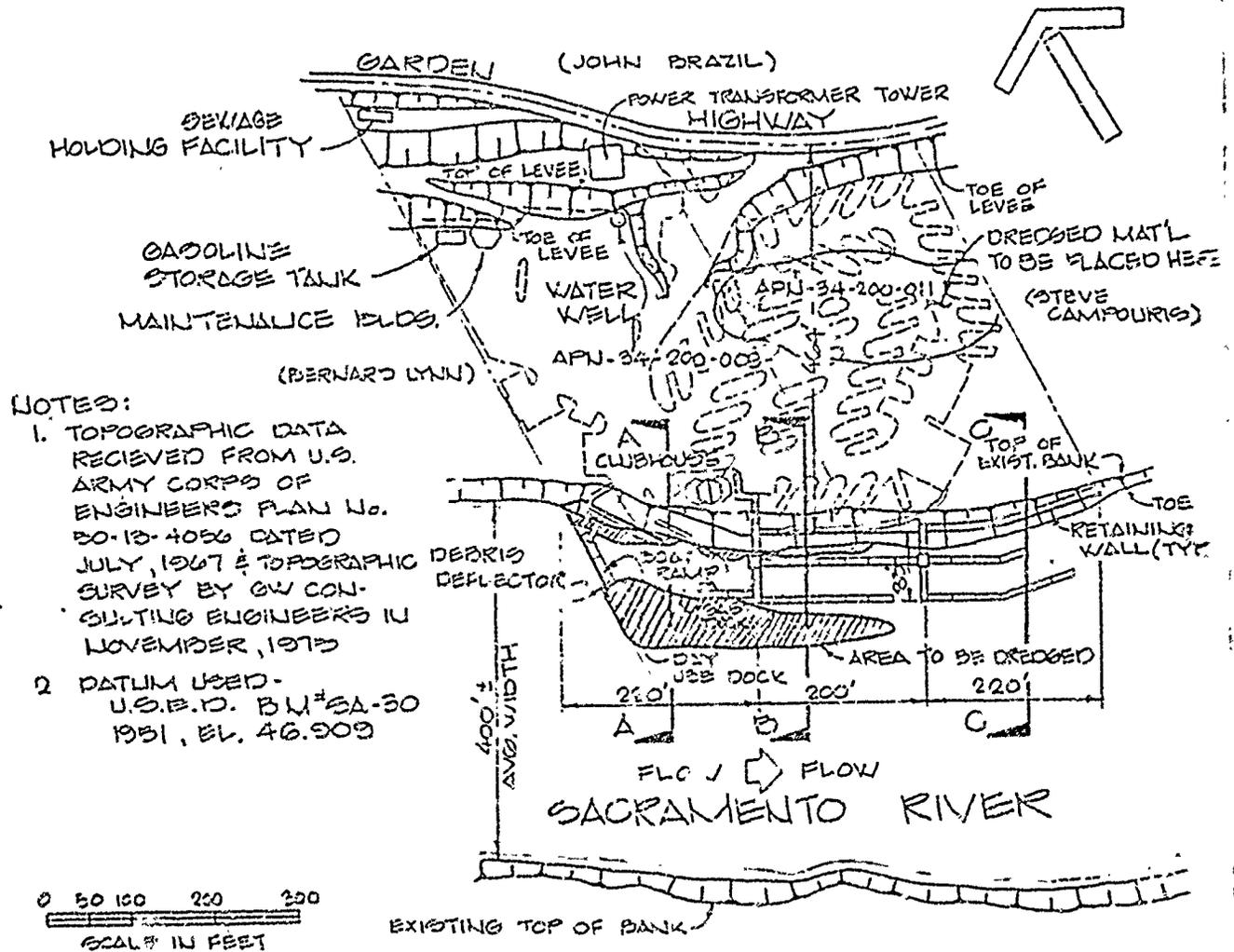


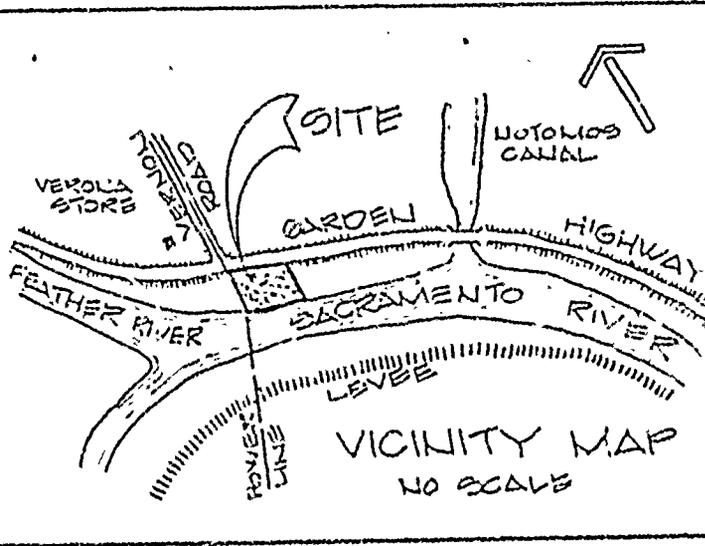
EXHIBIT "A"
V 21216



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- NOTES:
1. TOPOGRAPHIC DATA RECEIVED FROM U.S. ARMY CORPS OF ENGINEERS PLAN No. 50-13-4056 DATED JULY, 1967 & TOPOGRAPHIC SURVEY BY GW CONSULTING ENGINEERS IN NOVEMBER, 1975
 2. DATUM USED - U.S.B.M. B.M.#EA-30 1951, EL. 46.909



PROPOSED FLOATING LAUNCHING RAMP AND DOCKING FACILITIES IN THE SACRAMENTO RIVER AT MILE 79.5

COUNTY OF SUTTER, CALIFORNIA

APPLICATION BY: GARY KAVENEY
5161 AUBURN BLVD
SACRAMENTO, CA

ENGINEER: G W CONSULTING ENG.
2426 GLENDALE LANE
SACRAMENTO, CA 95825

DATE: APRIL, 1977 SHEET 1 OF 4

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ENVIRONMENTAL IMPACT REPORT SUMMARY

I. INTRODUCTION

The following is a summary of an EIR for a proposed marina and recreation park on the north bank of the Sacramento River at Verona, Sutter County. The EIR was compiled by GW Consulting Engineers and Frank Reische, Planning Consultant on behalf of the applicant, Auburn Investors.

II. PROJECT DESCRIPTION

The proposed project includes boating facilities, a restaurant, and accommodations for overnight recreation vehicles and camping.

The boating facilities will include a dual-lane launching ramp, floating docks for 75-90 boats, a gas dock, and day-use docking facilities for 6-10 boats. These facilities will extend approximately 125 feet into the river. Parking spaces for car/boat trailer combinations and dry storage spaces for boat trailers have also been provided for. A retaining wall will be constructed along the riverbank. Upon approval from the U. S. Army Corps of Engineers, the area behind the wall will be filled with dredged material from the river. A coffee shop, cocktail lounge, manager's quarters and restroom facilities are proposed to be constructed on pilings adjacent to the boatramp and dock area. Other structures to be built on pilings at the site include a maintenance building and a well structure.

Overnight recreation vehicle campsites, walk-in tent sites, and a day-use group picnic area are also included in the proposed plans.

III. ENVIRONMENTAL SETTING

Climate in the project area is generally mild. Air pollution standards generally meet or exceed State air quality standards. Topography is relatively flat. The soil in this area is generally prized as an agricultural resource, however, since the project site is within the levee system and dominated by an extensive growth of native water-loving trees such as willows and cottonwoods, the area has little or no agricultural value. The project site is within the Sacramento River Flood Plain and subject to periodic flooding. Under design flood conditions the site could be inundated to an average depth of 10 feet. Erosion is not active.

The Sacramento River is of relatively high quality and supports a variety of fish populations. Since the subject area is a popular fishing spot, it has been approved by the County of Sutter for development of recreational uses similar to the one being proposed. Plants and animals likely to be found near the project site are typical of riparian habitats in the Sacramento Valley. No rare or endangered species are known to inhabit the area. There are no known significant archaeological sites or historical features in the immediate project area.

IV. SIGNIFICANT ENVIRONMENTAL IMPACTS

Since the proposed project is for the construction of facilities in an undeveloped area, significant impacts are likely to occur with respect to visual, vegetal, hydrologic, biologic, and socio-economic environments.

V. UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS

1. Loss of wildlife habitat characteristic of the area.
2. Increased surface water pollution, air pollution, noise duration, and traffic hazards resulting from increased traffic.
3. Impervious surfaces where none had previously existed, and resultant hydrologic changes.

VI. MITIGATION MEASURES

1. Structures will be constructed on pilings to avoid flood damage.
2. Sewage will be pumped to a holding facility outside the flood plain and trucked from the site to an appropriate disposal facility.
3. The proposal is designed to protect the site from erosion, and to blend structures with natural surroundings.
4. Speed zone and warning devices on the Garden Highway to reduce traffic hazards in the area.

VII. ALTERNATIVES

1. No project.
2. Design changes in proposed project.

VIII. SHORT-TERM V. LONG-TERM

The primary use of the site as an overflow area for the Sacramento River will not be decreased by the proposed project, but the secondary use as a wildlife habitat will be altered and remain so over a long period. However, the proposed development of the site will provide beneficial recreational uses to man in attempt to meet the increasing demand for outdoor recreation facilities, particularly with respect to water-oriented activities.

IX. GROWTH-INDUCING IMPACT

Although the proposed project will not have a significant effect on growth in adjacent areas, it is likely that the resulting additional traffic in the area will increase commercial activities in surrounding communities.

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NOTICE OF DETERMINATION

EXHIBIT "D"

TO: Secretary for Resources PROJECT NO. SUT-495
 1416 Ninth Street, Room 1311
 Sacramento, California 95814 DATE November 19, 1976

County Clerk, County of Sutter

FROM: COUNTY OF SUTTER

CITY OF YUBA CITY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

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| Project Title: Verona Marina & Recreational Park | | State Clearinghouse No. 76053259 |
| Contact Person: Planning Director | Address: 554 Second St. Yuba City, Ca. 95991 | Phone (916) 673-7932 |
| Project Location: On the Sacramento River, southerly of the confluence of the Sacramento & Feather River, Verona | | |
| Project Description: A marina and recreational vehicle park--development will consist of: a floating dock; launch ramp; auto and trailer parking lot; RV campsites; restaurant and cocktail lounge; public restrooms; picnic area; water system, sanitation system & paved roadways. | | |

This is to advise that the Planning Commission
 Board of Supervisors
 City Council

has made the following determinations regarding the above described project:

- The project has been approved by the Lead Agency. (11/2/76)
 disapproved
- The project will have a significant effect on the environment.
 will not
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.

Date Received for Filing

[Signature]
 Acting
 Planning Director and
 Environmental Control Officer

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