

MINUTE ITEM

This Calendar Item No. C11  
was approved as Minute Item  
No. 11 by the State Lands  
Commission by a vote of 3  
to 0 at its 8/26/82  
meeting.

CALENDAR ITEM

C11

8/26/82  
W 22866  
Lipphardt  
PRC 6200

GENERAL LEASE - COMMERCIAL USE

APPLICANT: Rollin and Marion Paup  
P. O. Box 451  
Walnut Grove, California 95690

AREA, TYPE LAND AND LOCATION:  
0.234-acre parcel of tide and submerged  
land, located in the Sacramento River,  
near Grand Island, Sacramento County.

LAND USE: Commercial marina, boat storage and rental  
operation.

TERM OF PROPOSED LEASE:  
Initial period: 30 years from September 1,  
1982.

Surety bond: \$1,000.

Public liability insurance: Combined single  
limit coverage of \$300,000.

CONSIDERATION: \$405 per annum with the State reserving  
the right to fix a different rental on  
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:  
Pursuant to 2 Cal. Adm. Code 2003.

A 7

S 13

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PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

Filing fee has been received.

Lessee has submitted payment for the first year rental period of September 1, 1982 to August 31, 1983.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: 5/3/83.

OTHER PERTINENT INFORMATION:

1. The applicant proposes to expand his existing docking facility by adding nine berthing areas (adding approximately 150 feet), and change his use from a recreational pier to a commercial operation.
2. Staff believes that it is in the best interest of the State not to charge for back rent, interest and/or penalties, if any, since past use has been for a recreational pier and would have qualified for a recreational pier permit.
3. Due to the uncertainty of the exact location of the State's boundary, the proposed lease contains provisions which permit the State to review and revise, if necessary, the consideration and any other provision of the lease, at such time that the boundary is finalized.
4. A Negative Declaration was prepared and circulated by the State Lands Commission, pursuant to CEQA and the State CEQA Guidelines. Commission staff found that the project will not have a significant effect on the environment.

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5. The project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1 and is classified in a use category "p" which authorizes limited use. The project as proposed will not have a significant effect upon the identified environmental values.

APPROVALS OBTAINED:

The United States Army Corps of Engineers,  
the Department of Boating and Waterways  
and the Reclamation Board.

FURTHER APPROVALS REQUIRED:

Sacramento County.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT A NEGATIVE DECLARATION HAS BEEN PREPARED FOR THIS PROJECT BY THE COMMISSION AFTER CONSULTATION WITH RESPONSIBLE AND TRUSTEE AGENCIES.
2. CERTIFY THAT A NEGATIVE DECLARATION NO. 313, HAS BEEN COMPLETED IN ACCORDANCE WITH CEQA, THE STATE CEQA GUIDELINES, AND THE COMMISSION'S ADMINISTRATIVE REGULATIONS; AND THAT THE STAFF HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN TOGETHER WITH COMMENTS RECEIVED DURING THE REVIEW PROCESS.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.
4. AUTHORIZE ISSUANCE TO ROLLIN AND MARION PAUP OF A 30-YEAR GENERAL LEASE - COMMERCIAL USE FROM SEPTEMBER 1, 1982; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$405, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; BACK RENT, INTEREST AND/OR PENALTIES TO BE WAIVED; PROVISION OF A \$1,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN THE AMOUNT OF \$300,000 FOR COMBINED SINGLE LIMIT COVERAGE; FOR MAINTENANCE AND EXPANSION OF A COMMERCIAL MARINA FOR BOAT STORAGE AND RENTAL OPERATION ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

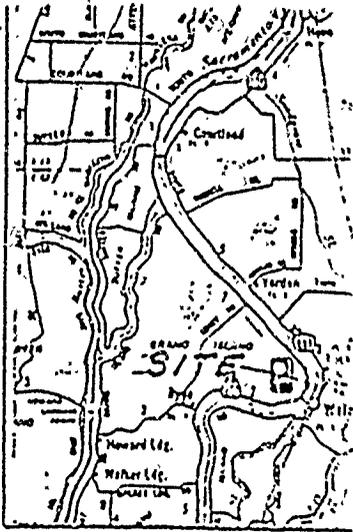
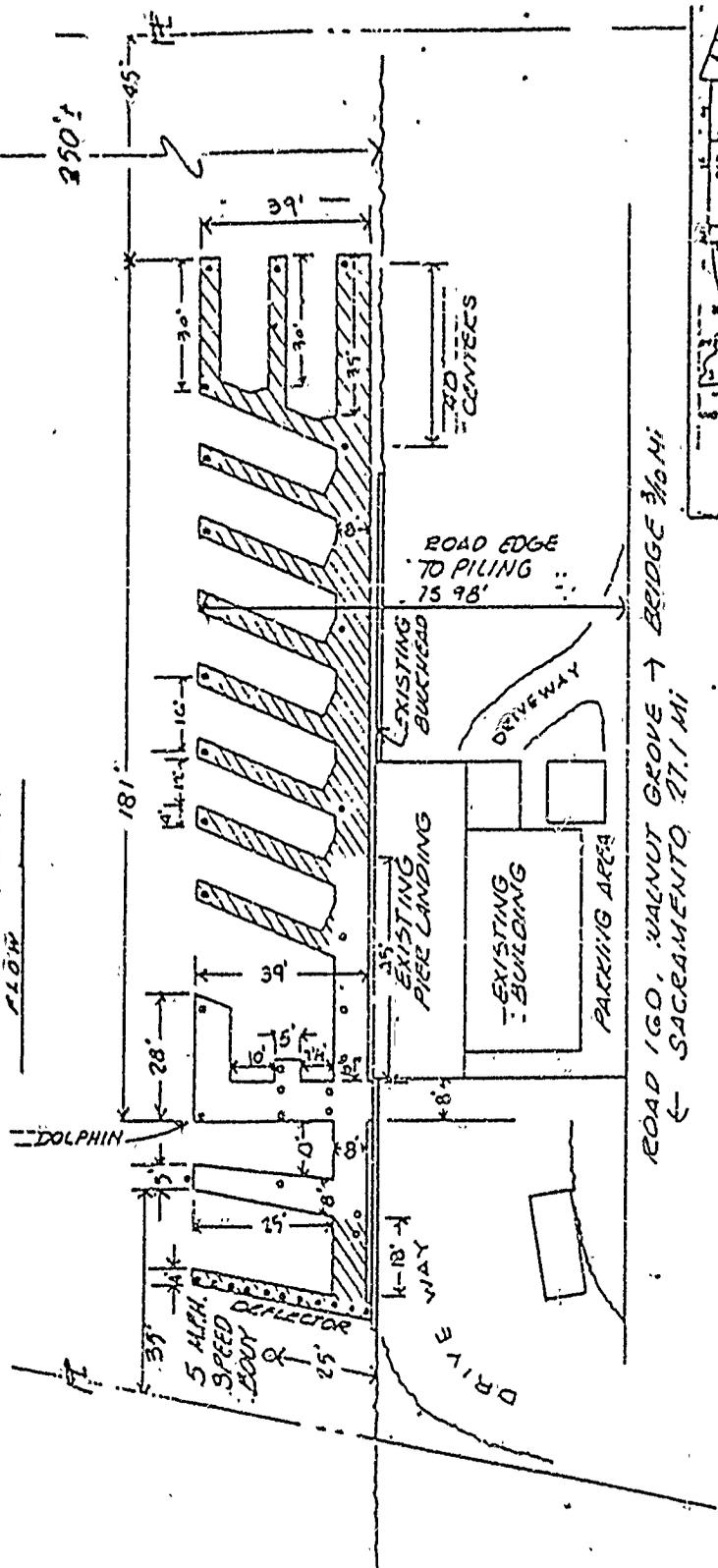
(Revised 8/13/82)

WALNUT GROVE

5 M.P.H. SPEED CONT.

SACRAMENTO RIVER

FLOW E.M. 27.1



LEGEND

- EXISTING PILING
- PROPOSED PILING
- PROPOSED

NOTE

DEFLECTOR  
 PILING AUTHORITY  
 BY PERMIT  
 # 7715

EXISTING  
 DOCK AND  
 BUILDING

OWNER  
 MR. & MRS. PAUL  
 P.O. BOX 451  
 WALNUT GROVE,  
 9569

SHEET 1 OF 2  
 DATE 26 AUG 81  
 REDRAWN  
 2 SEPT 81  
 REVISED  
 24 MARCH 1986

PLAN VIEW  
 SCALE 1" = 40'

EXHIBIT "A"  
 LAND DESCRIPTION

W 22866

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SITE

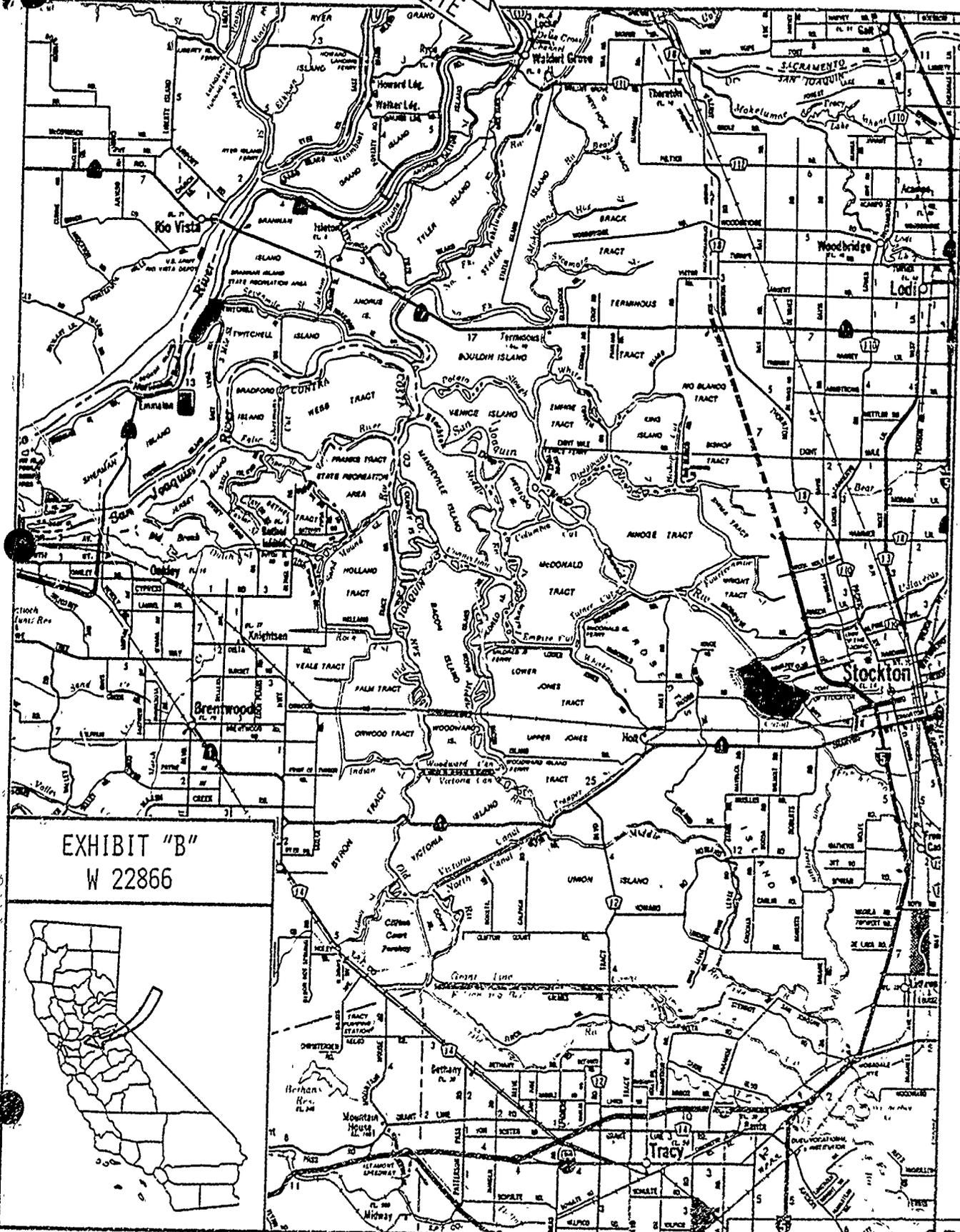


EXHIBIT "B"  
W 22866



PROPOSED NEGATIVE DECLARATION

EIR NO 313

File Ref.: W 22866

SCH#:

Project Title: Proposed Expansion of Boat Rental and Docking Facility.

Project Location: Adjacent to the westerly bank of the Sacramento River approximately 0.3 mile northerly of the Walnut Grove bridge, Sacramento County.

Project Description: Extension of existing docks by 150' resulting in the total area of 224' x 39'.

This NEGATIVE DECLARATION is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq. of the Public Resources Code), the State CEQA Guidelines (Section 15000 et seq., Title 14, of the California Administrative Code), and the State Lands Commission regulations (Section 2901 et seq., Title 2, of the California Administrative Code).

Based upon the attached Initial Study, it has been found that:

the project will not have a significant effect on the environment.

the attached mitigation measures will avoid potentially significant effects.

Contact Person: Ted T. Fukushima  
1807-13th Street  
Sacramento, CA 95814  
Telephone: (916)322-7813

EXHIBIT "C"

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ENVIRONMENTAL INFORMATION FORM  
(To be completed by applicant)

GENERAL INFORMATION

1. Name and address of developer or project sponsor: ROLLIN AND MARION PAUP

2. Address of project: GRAND ISLAND TOWN, P.O. BOX 142-09

3. Assessor's Block and Lot number: 098 Lot 9

4. Name, address, and telephone number of person to be contacted concerning this project: Rollin Paup  
P.O. Box 451 Walnut Grove 95690 Tel 916-776-1250

5. Indicate number of the permit application for the project to which this form pertains: 4-7715

6. List and describe any other related permits and other public approvals required for this project, including those required by City, regional, state and federal agencies: \_\_\_\_\_

7. Existing zoning district: Delta Waterway Restricted To Recreation  
USRS

8. Present use of site: STORAGE

9. Proposed use of site (Project for which this form is filed): RECREATION BUILDING

PROJECT DESCRIPTION:

1. Site size. 50' X 251

2. Square footage. 12,550

3. Number of floors of construction. 2 Floors

4. Amount of off-street parking provided. 75' N of Bldg 126' S, Bldg - 50' in front

5. Attach plans.

6. Proposed scheduling. None

7. Associated projects. None

8. Anticipated incremental development. None

9. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household and household size expected.

10. If commercial, indicate type, whether neighborhood or city oriented, square footage of sales area, and loading facilities.  
no shifts or employee's anticipated owner operator

11. If industrial, indicate type, estimated employment per shift, and loading facilities.

12. If institutional, indicate the major function, estimated employment per shift, estimated community benefits to be derived from the project.

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20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required

Are the following items applicable to the project or its effects? Discuss below all items checked yes. (attach additional sheets as necessary)

YES NO

- .....  21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
- .....  22. Change in scenic views or vistas from existing residential areas or public lands or roads.
- .....  23. Change in pattern, scale or character of general area of project.
- .....  24. Significant effect on plant or animal life.
- .....  25. Significant amounts of solid waste or litter.
- .....  26. Change in dust, ash, smoke, fumes or odors in vicinity.
- .....  27. Change in ocean, bay, lake, stream or ground water quality or quantity, or lateration of existing drainage patterns.
- .....  28. Change in existing noise or vibration levels in the vicinity.
- .....  29. Site on filled land or on slope of 10 percent or more.
- .....  30. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- .....  31. Change in demand for municipal services (police, fire, water, sewage, etc.)
- .....  32. Increased fossil fuel consumption (electricity, oil, natural, gas, etc.)
- .....  33. Relationship to a larger project or series of projects.

#### ENVIRONMENTAL SETTING

34. Describe the *project site* as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach *photographs* of the site. Snapshots or polaroid photos will be accepted.
35. Describe the *surrounding properties*, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach *photographs* of the vicinity. Snapshots or polaroid photos will be accepted.

#### CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date Nov. 1, 1987

For Paul J. [Signature]

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INITIAL STUDY CHECKLIST

Form 13.20 (7/80)

File Ref.: W 22866

I. BACKGROUND INFORMATION

A. Applicant: Rollin and Marion Paup
P. O. Box 451
Walnut Grove, California 95690

B. Checklist Date: 05 / 18 / 82

C. Contact Person: Georgia Lipphardt
Telephone: ( 916 ) 322-7803

D. Purpose: Proposed dockage for boat storage and rental

E. Location: Sacramento River at Grand Island, Sacramento County

F. Description: Applicant to retain existing 74' x 39' dock and two five mph speed buoys.
Applicant proposes to extend lateral floats of existing docks by 150'
resulting in total area of 224' x 39' (see attached Exhibit A)

G. Persons Contacted: Bob Mapes, Biologist
Department of Fish and Game
Don Terrell, Senior Planner
Sacramento County Planning Department.

II. ENVIRONMENTAL IMPACTS. (Explain all "yes" and "maybe" answers)

A. Earth. Will the proposal result in:

- 1. Unstable earth conditions or changes in geologic substructures?
2. Disruptions, displacements, compaction, or overcovering of the soil?
3. Change in topography or ground surface relief features?
4. The destruction, covering, or modification of any unique geologic or physical features?
5. Any increase in wind or water erosion of soils, either on or off the site?
6. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?
7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

Yes Maybe No

Grid of checkboxes for Yes, Maybe, No corresponding to items 1-7.

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B. Air. Will the proposal result in

Yes Maybe No

- 1. Substantial air emissions or deterioration of ambient air quality?
- 2. The creation of objectionable odors?
- 3. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

C. Water. Will the proposal result in:

- 1. Changes in the currents, or the course or direction of water movements, in either marine or fresh waters?
- 2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?
- 3. Alterations to the course or flow of flood waters?
- 4. Change in the amount of surface water in any water body?
- 5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?
- 6. Alteration of the direction or rate of flow of ground waters?
- 7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?
- 8. Substantial reduction in the amount of water otherwise available for public water supplies?
- 9. Exposure of people or property to water-related hazards such as flooding or tidal waves?
- 10. Significant changes in the temperature, flow or chemical content of surface thermal springs?

D. Plant life. Will the proposal result in:

- 1. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?
- 2. Reduction of the numbers of any unique, rare or endangered species of plants?
- 3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?
- 4. Reduction in acreage of any agricultural crop?

E. Animal Life. Will the proposal result in:

- 1. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?
- 2. Reduction of the numbers of any unique, rare or endangered species of animals?
- 3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?
- 4. Deterioration to existing fish or wildlife habitat?

F. Noise. Will the proposal result in:

- 1. Increase in existing noise levels?
- 2. Exposure of people to severe noise levels?

G. Light and Glare. Will the proposal result in:

- 1. The production of new light or glare?

H. Land Use. Will the proposal result in:

- 1. A substantial alteration of the present or planned land use of an area?

I. Natural Resources. Will the proposal result in:

- 1. Increase in the rate of use of any natural resources?
- 2. Substantial depletion of any nonrenewable resources?

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- J. Risk of Upset.** Does the proposed result in:
- |   | Yes                      | Maybe                    | No                                  |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions? . . . . . | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Possible interference with emergency response plan or an emergency evacuation plan? . . . . .  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- K. Population.** Will the proposal result in:
- |   |                          |                          |                                     |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. The alteration, distribution, density, or growth rate of the human population of the area? . . . . . | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|
- L. Housing.** Will the proposal result in:
- |   |                          |                          |                                     |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. Affecting existing housing, or create a demand for additional housing? . . . . . | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|
- M. Transportation/Circulation.** Will the proposal result in:
- |   |                                     |                                     |                                     |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Generation of substantial additional vehicular movement? . . . . .                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Affecting existing parking facilities, or create a demand for new parking? . . . . .         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 3. Substantial impact upon existing transportation systems? . . . . .                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. Alterations to present patterns of circulation or movement of people and/or goods? . . . . . | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. Alterations to waterborne, rail, or air traffic? . . . . .                                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians? . . . . .         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
- N. Public Services.** Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:
- |   |                                     |                          |                                     |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 1. Fire protection? . . . . .                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 2. Police protection? . . . . .                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3. Schools? . . . . .   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Parks and other recreational facilities? . . . . .           | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Maintenance of public facilities, including roads? . . . . . | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 6. Other governmental services? . . . . .                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- O. Energy.** Will the proposal result in:
- |   |                          |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Use of substantial amounts of fuel or energy? . . . . .  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Substantial increase in demand upon existing sources of energy, or require the development of new sources? . . . . . | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
- P. Utilities.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:
- |  |                                     |                          |                                     |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 1. Power or natural gas? . . . . .     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 2. Communication systems? . . . . .    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3. Water? . . . . .                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4. Sewer or septic tanks? . . . . .    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 5. Storm water drainage? . . . . .     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Solid waste and disposal? . . . . . | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
- Q. Human Health.** Will the proposal result in:
- |  |                          |                          |                                     |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. Creation of any health hazard or potential health hazard (excluding mental health)? . . . . . | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Exposure of people to potential health hazards? . . . . .                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- R. Aesthetics.** Will the proposal result in:
- |  |                          |                          |                                     |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? . . . . . | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|
- S. Recreation.** Will the proposal result in:
- |   |                                     |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|
| 1. An impact upon the quality or quantity of existing recreational opportunities? . . . . . | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|

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Yes Maybe No

T. Cultural Resources.

- 1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site?
- 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
- 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- 4. Will the proposal restrict existing religious or sacred uses within the potential impact area?

U. Mandatory Findings of Significance.

- 1. Does the project have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?
- 3. Does the project have impacts which are individually limited, but cumulatively considerable?
- 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

III. DISCUSSION OF ENVIRONMENTAL EVALUATION (See Comments Attached)

C. 1. Currents or the direction of water movements will be effected by the introduction of boat berths 39 feet out in the water.

4. Minor displacement may occur by introduction of marina.

5. Turbidity will occur from movement of boats in area.

S. 1. Increase in noise levels will occur both short term during construction and long term with operation of boats.

T. 1. Increase in use of natural resources of gas for operation of boats.

U. 1. Additional vehicular movement may occur due to transportation to and from marina.

2. New parking facilities will be needed per Sacramento County Plan Department

6. Possible increase in traffic hazards due to increase in vehicular movement.

N. 1., 2., 5. Minimal increase in need for fire and police protection and road maintenance.

O. 1. Increase in use of gasoline for boat operations.

P. 1, 2, 3, 4, 6. Minimal increase in utilities use.

(for S., T., U. please see attached sheet)

IV. DETERMINATION

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date: 5.1.18.82

*Lynia L. Sp...*  
 For the State Lands Commission  
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S. 1. Increase in recreational opportunities.

T. 1, 2, 3, 4. Possible impact to be determined by State Historic Preservation Office.

U. 1. Possible impact to be determined by State Historic Preservation Office.