

MINUTE ITEM

This Calendar Item No. 18  
was approved as Minute Item  
No. 18 by the State Lands  
Commission by a vote of 3  
to 0 at its 5/22/85  
meeting.

CALENDAR ITEM

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05/23/85  
PRC 6015  
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MINOR AMENDMENT OF GENERAL LEASE - COMMERCIAL USE

APPLICANT: River View Marina  
901 Tamalpais Avenue, Suite 200  
San Rafael, California 94901

AREA, TYPE LAND AND LOCATION:  
A 3.86-acre parcel of tide and submerged land,  
located in the Sacramento River, within the  
City of Sacramento County.

LAND USE: Commercial marina.

TERMS OF EXISTING LEASE:

Initial period: 30 years beginning January 1,  
1981.

Surety bond: \$5,000.

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

Consideration: \$3,500 per annum; or a  
percentage of the gross  
income, whichever is greater.

PROPOSED AMENDMENT: PROTECTIVE MEASURES FOR MARINA AND  
CONDOMINIUM DEVELOPMENT

1. Place 410 lineal feet of riprap (3,200 cubic yards of material) along the river bank to protect the condominium project which has been approved for placement in the flood plain of the river by the City of Sacramento.

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2. Deposit 750 cubic yards of sand behind a bulkhead which will also be used to protect the above described development.
3. Reposition an existing debris barrier to better protect the marina complex.

**APPLICANT STATUS:**

Applicant is lessee of upland.

**PREREQUISITE CONDITIONS, FEES AND EXPENSES:**

Processing costs have been received.

**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 684:

N/A.

**OTHER PERTINENT INFORMATION:**

1. The present lessee, River View Marina, seeks approval for activities to protect the marina and an associated condominium project which would be located within the flood plain between the river and the levee. The work will not enlarge the leased premises nor alter the character of the present marina business. The staff concludes that a rental adjustment of the lease is not applicable.
2. The proposed expansion of the marina and the associated condominium development was considered in an environmental impact report (EIR) prepared by the County of Sacramento as CEQA lead agency. The EIR was adopted by the County on April 18, 1984, and findings made that "with the mitigation measures imposed the impacts will be less than significant." The activities to protect the marina and the residential development are referred to in the cited document.

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The area supporting the proposed development was subsequently annexed to the City of Sacramento which prepared, in July 1984, a Negative Declaration for the above described project. The City, in preparing the Negative Declaration, "determined that the project, with mitigation measures, as identified in the attached Initial Study, as resolved, will not have a significant effect on the environment." The Negative Declaration was adopted by the City on September 4, 1984. The project is located in the urbanizing Riverfront District of the South Natomas Community Plan (City of Sacramento).

The Commission is a responsible agency for these activities which are proposed for the State's tide and submerged lands. As a responsible agency, the Commission staff has: (1) determined the extent of environmental analysis as described above; (2) examined the County's EIR and the City's Negative Declaration; and, (3) concluded that they are valid documents under the CEQA.

3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 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 REQUIRED:

United States Corps of Engineers. Department of Fish and Game.

EXHIBIT: A. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT AN EIR WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE COUNTY OF SACRAMENTO, THAT A NEGATIVE DECLARATION WAS SUBSEQUENTLY PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF SACRAMENTO AND THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

(ADDED 05/22/85)

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2. DETERMINE THAT THE PROJECT, AS AMENDED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
4. AUTHORIZE ISSUANCE TO RIVER VIEW MARINA OF A MINOR AMENDMENT TO LEASE PRC 6015 PROVIDING FOR THE PLACEMENT OF RIPRAP, DEPOSIT OF SAND AND REPOSITIONING OF AN EXISTING DEBRIS BARRIER, AS HERETOFORE DESCRIBED, SUBJECT TO THE SUBMITTAL OF AN OPERATIONS PLAN WHICH DETAILS THE METHODS, TIMING, ETC. OF PLACEMENT. SAID PLAN IS TO BE REVIEWED AND APPROVED BY THE EXECUTIVE OFFICER IN CONSULTATION WITH THE CORPS OF ENGINEERS AND THE DEPARTMENT OF FISH AND GAME.

(ADDED, 05/22/85)

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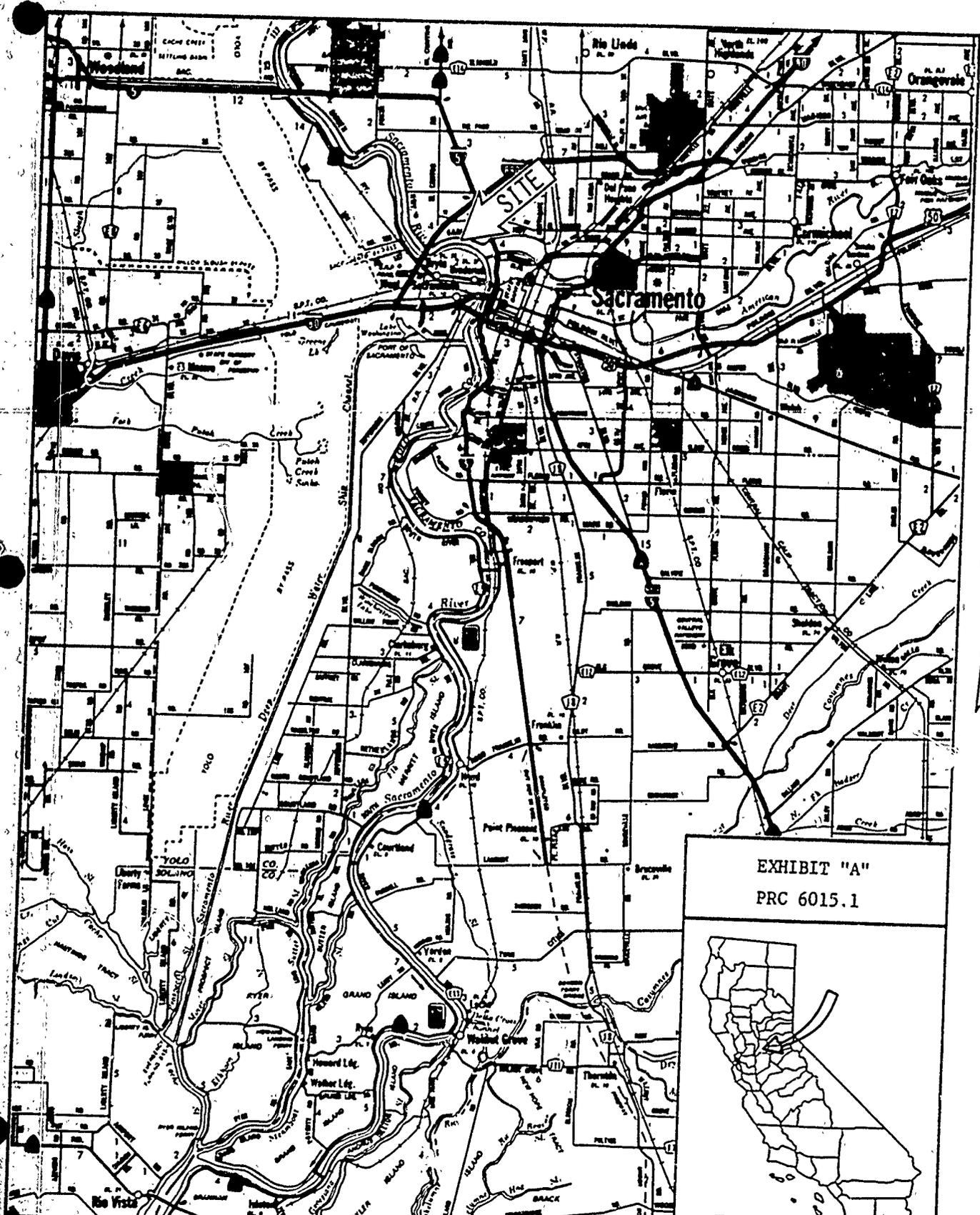


EXHIBIT "A"  
 PRC 6015.1



(ADDED 05/22/85)

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