

**MINUTE ITEM**

This Calendar Item No. ~~C52~~ was approved as Minute Item No. ~~52~~ by the California State Lands Commission by a vote of ~~3~~ to ~~0~~ at its 6-19-98 meeting.

**CALENDAR ITEM  
C52**

A 4  
S 8

06/19/98  
W 25420  
D. Jones

**GENERAL LEASE - PUBLIC AGENCY USE**

**LESSEE:**

Elkhorn Fire Protection District  
19396 County Road 124  
West Sacramento, California 95691

**AREA, LAND TYPE, AND LOCATION:**

Leased Land: 24 acres, more or less, of sovereign lands adjacent to the Sacramento River, near the city of West Sacramento, Yolo County, APN 42-310-04.

**AUTHORIZED USE:**

Leased Land: Construction and maintenance of a building within a 60 foot x100 foot area, with access pad, for the purpose of storing vehicles used in fire fighting activities.

**LEASE TERM:**

20 years, beginning May 1, 1997.

**CONSIDERATION:**

Leased Land: The public health and safety, including fire prevention and maintenance services on the leased land and adjoining sovereign lands known as the Kachituli Oxbow Mitigation Site, 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:**

Liability insurance with coverage of no less than \$500,000.

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**OTHER PERTINENT INFORMATION:**

1. On January 3, 1991, the California State Lands Commission (CSLC) authorized the Title Settlement Agreement with Lighthouse Marina and Riverbend Development (LMRD). As part of that Settlement, LMRD conveyed to the CSLC two parcels of land referred to in the Settlement Agreement as the Amen Ranch Parcels. These parcels are now known as the Kachituli Oxbow Mitigation Site and are referenced as APN's 42-310-04 and 42-310-14. The Settlement Agreement was recorded in the Official Records of Yolo County on June 4, 1993.

APN 42-310-04 is an approximately 24-acre site and is located on the east side of the levee road. APN 42-310-14 is an approximately 100-acre site and is located landward of the levee road. The 100-acre parcel (APN 42-310-14) has been restored for wildlife habitat purposes pursuant to the Revegetation Agreement in the above-referred to Settlement and is known as one of the most successful mitigation properties of its habitat type in this vicinity.

The Commission's long-term goal is to have the 100-acre site leased and managed by an agency which specializes in managing and protecting resource and wildlife habitat. In the meantime, the Fire District has requested a lease of the river side parcel (APN 42-310-04). The District will construct a building within a 60 foot x 100 foot area, with access pad, on this parcel for the purpose of storing vehicles used in fire fighting activities. The District has also agreed to provide fire prevention and maintenance services.

The Commission has been notified by local authorities of the need for ongoing fire prevention measures of potential weed and insect infestations. The Fire District has also agreed to provide security and maintenance services on the Kachituli Parcel in partial consideration for this lease. Although agreeing to provide services to it, the Kachituli Parcel will not be under lease to the Fire District.

The Fire District will use the domestic water well and the irrigation water well on the easterly portion of the Kachituli Parcel for so long as it occupies the Leased Land, and will maintain them at no cost to the State.

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2. **Leased Land:**      **APN 42-310-04:**

**Building:**

Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction of Small Structures; Title 14, California Code of Regulations, section 15303.

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

**Access and Pad:**

Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 4 - Minor Alteration to Land, Title 14, California Code of Regulations, section 15304.

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

**Kachituli Parcel:**      **APN 42-310-14:**

**Maintenance of Native Vegetation and Water Well:**

Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1 - Existing Facilities; Title 14, California Code of Regulations, section 15301.

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

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3. 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.

**EXHIBITS:**

- A. Site Map
- B. Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

July 31, 1998

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

**LEASED LAND: APN 42-310-04:**

**BUILDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15303.

**ACCESS/BUILDING PAD:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 4, MINOR ALTERATION TO LAND; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15304.

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**KACHITULI PARCEL: APN 42-310-14:**

**MAINTENANCE OF NATIVE VEGETATION AND WATER WELL:**

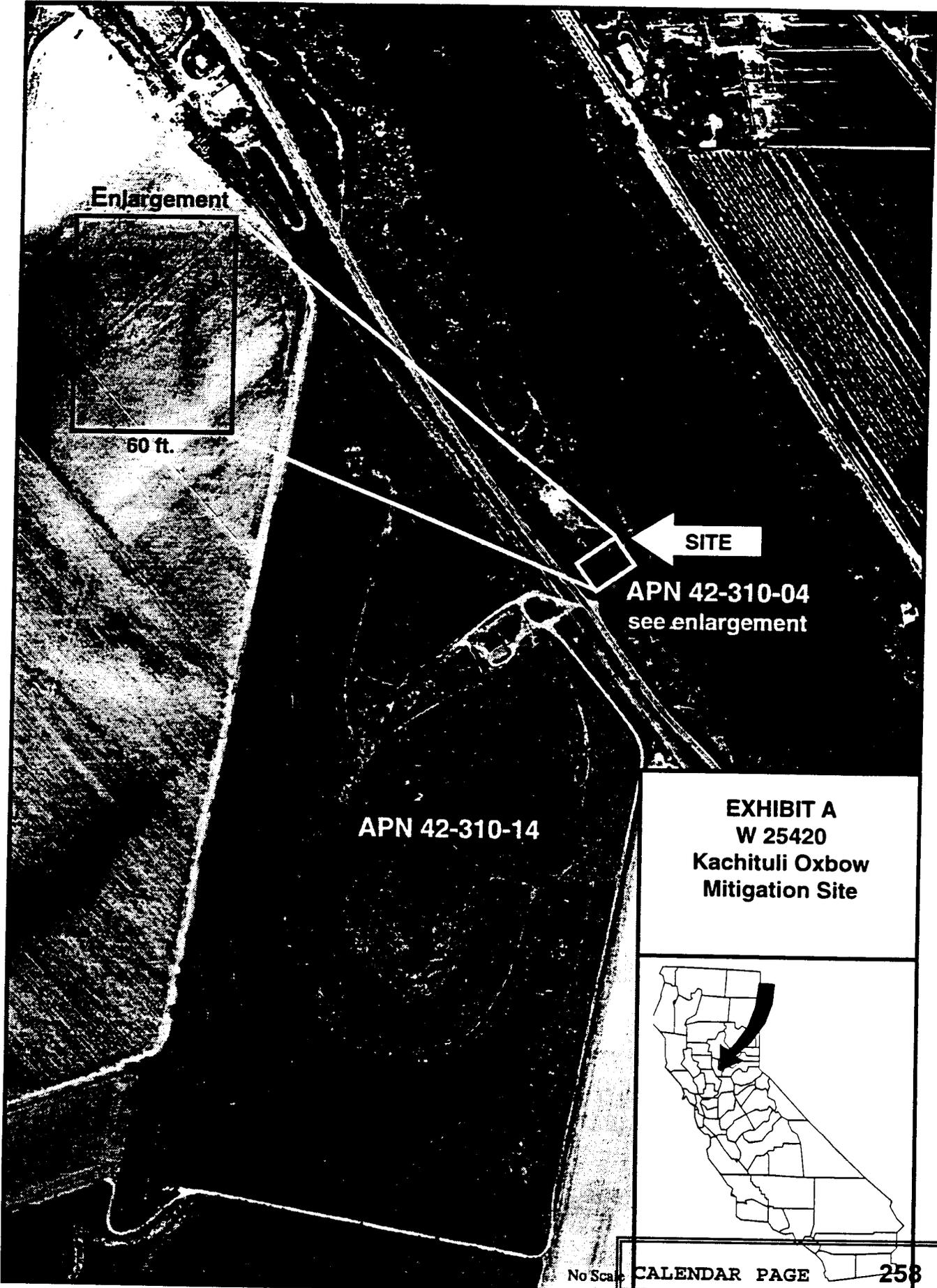
FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15301.

**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 ELKHORN FIRE PROTECTION DISTRICT OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING MAY 1, 1998, FOR A TERM OF 20 YEARS, FOR MAINTENANCE AND FIRE PREVENTION SERVICES ON THE LAND ON EXHIBIT A (APN 42-310-04) ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION: THE PUBLIC HEALTH AND SAFETY, INCLUDING FIRE PREVENTION AND MAINTENANCE SERVICES; 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; LIABILITY INSURANCE WITH COVERAGE OF NO LESS THAN \$500,000.



**Enlargement**

60 ft.

**SITE**

**APN 42-310-04**  
see enlargement

**APN 42-310-14**

**EXHIBIT A**  
**W 25420**  
**Kachituli Oxbow**  
**Mitigation Site**



No Scale

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SITE



**Exhibit B**  
**W 25420**

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