

CALENDAR ITEM
C20

A	1		08/08/05
S	2	PRC 7686	WP 7686.9 R. Barham

AMENDMENT OF GENERAL LEASE-PUBLIC AGENCY USE

APPLICANT/LESSEE:

County of Sonoma, Public Works Department
575 Administration Drive, Room 117A.
Santa Rosa, CA 95403

AREA, LAND TYPE, AND LOCATION:

Four parcels of sovereign land in the bed of the Russian River, near Asti and
Guerneville, Sonoma County.

AUTHORIZED USE:

Continued use and maintenance of seasonal road crossings at four locations
along the Russian River.

LEASE TERM:

Fifteen years, beginning May 15, 1994

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.

PROPOSED AMENDMENT:

Amend the lease, effective August 8, 2005, to authorize the construction of one
abutment with six new permanent concrete piers on steel pilings in the Russian
River adjacent to Odd Fellows Park Road and to amend the land description to
include the lands as shown on Exhibit A. All other terms and conditions of the
lease shall remain in effect without amendment.

OTHER PERTINENT INFORMATION:

1. On April 6, 1994, the Commission authorized the issuance of a General
Lease – Public Agency Use to the Sonoma County, Public Works
Department, (County) for 15 years beginning May 15, 1994. The lease

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authorized the construction of four annual seasonal bridge crossings at various locations in the Russian River that are used to accommodate emergency response vehicles and increased tourist traffic during the primary tourist season from Memorial Day weekend to Labor Day weekend.

2. The existing seasonal Odd Fellows Park Road summer bridge crossing consists of a temporary bridge that spans 60 feet of the flowing channel of the Russian River connected by a temporary gravel road in the riverbed leading on to the bridge deck. The current method of road installation requires the placement of approximately 2,000 cubic yards of dredged and clean gravel fill material below the plane of ordinary high water. The crossing currently has two permanent concrete piers and two abutments within the channel of the Russian River. A crane is used to lower the steel bridge deck sections onto the concrete piers.
3. The County's goal with the proposed project is to avoid adverse impacts to water quality and fish habitat and reduce annual costs associated with the installation of the gravel road. By implementing the proposed project, it will reduce the amount of dredged and clean gravel fill to approximately 110 cubic yards, thereby reducing turbidity, water temperature, and changes to the flow pattern of the River. No fill material will be taken from the active River channel. The County proposes to install additional permanent piers to span all or most of the River during the summer when the crossing is installed. The project involves the installation of one abutment and six new permanent bridge piers with steel pilings. This would allow for the seasonal placement of seven new lengths of temporary bridge deck that would span an additional 175 feet of free flowing water. Each pier consists of two oval columns with dimensions being four feet by five feet. Each column would have two driven, sheet H-piles with concrete forms and each would be set 22 feet apart to support the 25 foot length bridge decks. The gravel road leading to the bridge deck will become permanent and consistent with the existing bridge width of approximately 14 feet (one lane). Railing will be attached to the bridge decks and turnouts will be constructed at either end of the bridge for vehicles to wait for on-coming vehicles to cross.
4. The existing summer crossing is installed beginning May 15, which is the earliest permitted date to begin construction within the River. The gravel that is used for the existing summer crossing will be used as a

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construction work pad for the proposed project. All impacts associated with the proposed project have been addressed in the County's Mitigated Negative Declaration/Initial Study for the Russian River Summer Crossings (Feb 2003). The proposed construction project is expected to take approximately three to four months to complete. On-site work will occur during the summer low flow period between June 15 and October 15 of the construction year. Work will begin on the north side of the River, nearest to the current piers, and will proceed toward the south bank. Construction would begin with driving steel H-piles through the gravel pad. After the piles are driven, pre-cast concrete shells will be placed as stay-in-place forms for the concrete columns. It is anticipated that construction of the project would be completed in one summer work season. However, any work that is not completed during the first construction season will be completed the following summer construction season. Signs will be posted at the crossing to inform the public that the crossing will be closed for construction and will give a tentative schedule of the closure. Additionally, pursuant to the terms of the existing lease, the County is required to post and maintain signs on or before May 15 of each lease year to advise the public of any impediment or risk to navigation or recreational activities resulting from the installation of the bridge crossings and that the improvements shall not obstruct the rights of the public to navigate on the River.

5. A Mitigated Negative Declaration and Mitigation Monitoring Program were prepared and adopted for this project by Sonoma County. The California State Lands Commission's staff has reviewed such document.
6. 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.

APPROVALS OBTAINED:

County of Sonoma

FURTHER APPROVALS REQUIRED:

California Department of Fish and Game and the Regional Water Quality Control Board

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EXHIBIT:

- A. Site and Location Map

PERMIT STREAMLINING ACT DEADLINE:

January 8, 2005

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY SONOMA COUNTY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN. ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.

SIGNIFICANT LANDS INVENTORY FINDING:

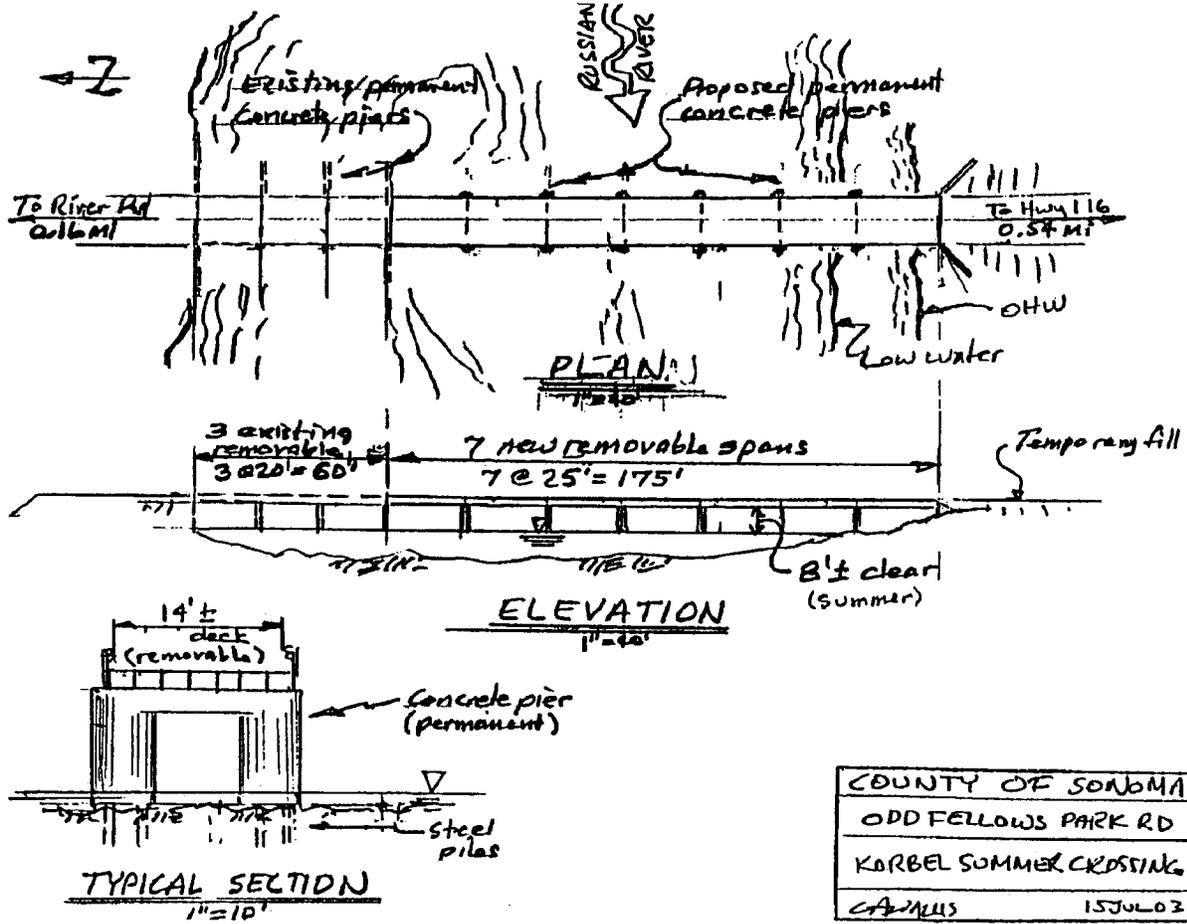
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 7686.9, A GENERAL LEASE - PUBLIC AGENCY USE, EFFECTIVE AUGUST 8, 2005, TO AUTHORIZE THE CONSTRUCTION OF ONE ABUTMENT WITH SIX NEW PERMANENT CONCRETE PIERS ON STEEL PILINGS IN THE RUSSIAN RIVER ADJACENT TO ODD FELLOWS PARK ROAD AND TO AMEND THE LAND DESCRIPTION TO INCLUDE THE LANDS AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT; CONSIDERATION BEING 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.

NO SCALE

SITE MAP



NO SCALE

LOCATION MAP

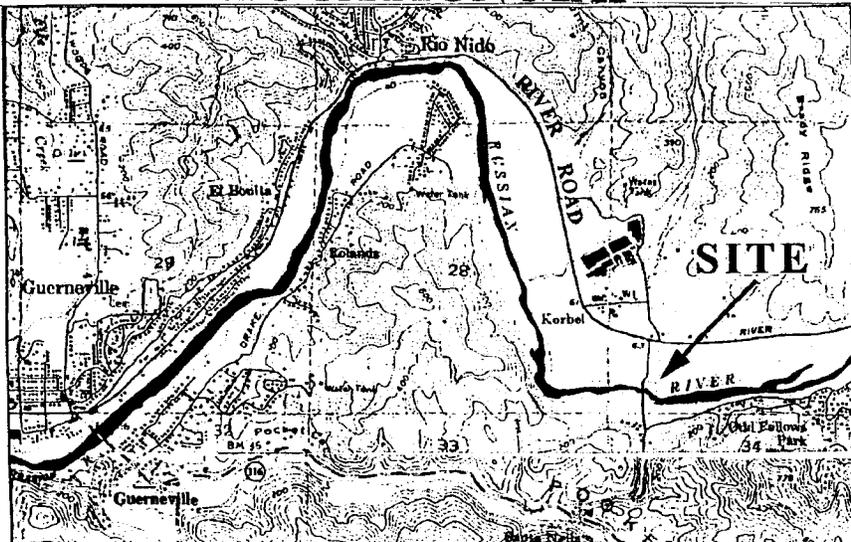


EXHIBIT A

PRC 7686

Odd Fellow Road
Summer Crossing
Sonoma County



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by 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.

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RWB 7/11/05