

**CALENDAR ITEM
C23**

A 1
S 2

10/27/11
W26432
B. Terry

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

County of Humboldt, Department of Public Works
1106 Second Street
Eureka, CA 95501

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Mad River, along the east bank near the west end of School Road, city of McKinleyville, Humboldt County.

AUTHORIZED USE:

Use and maintenance of existing bank protection structure not previously authorized, as shown on the attached Exhibit A .

LEASE TERM:

25 years, beginning October 27, 2011.

CONSIDERATION:

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.

OTHER PERTINENT INFORMATION:

1. Applicant has a right to use the upland adjoining the lease premises.
2. The streambank in the project area was originally damaged by high water flows during the December 2005 and January 2006 storms. Subsequent emergency streambank stabilization project was necessary to repair and stabilize the bank to prevent further erosion and damage to upland properties. The emergency project was approved by the California Coastal Commission on August 22, 2008.
3. On September 6, 2008, the County of Humboldt, Department of Public Works (County) began construction of an emergency streambank

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stabilization project located along the east bank of the Mad River, near the west end of School Road. Construction was completed on October 24, 2008.

4. The project consisted of installing a 1,300-foot long streambank stabilization structure consisting of a combination of rock slope protection and bioengineering components. A toe trench was designed to protect the bank and subsurface from scour and undercutting, and to provide a stable foundation for the upper layers. The toe trench was raised to an elevation sufficient to be above tidal inundation and biological structures were placed above the high saline levels of the tidal waters. Rock and log groin structures were installed at approximately 60-foot intervals and bundles of willow branches were placed between each groin. The Applicant is now applying for a General Lease – Public Agency Use.
5. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit. 14 § 15061), the staff has determined that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 4, Minor Alteration to Land; Title 2, California Code of Regulations, section 2905 (d)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370, et seq., but such activity will not affect those significant lands. 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:

U.S. Army Corps of Engineers
California Coastal Commission
North Coast Regional Water Quality Control Board
California Department of Fish and Game

EXHIBITS:

- A. Site and Location Map
- B. Land Description

CALENDAR ITEM NO. **C23** (CONT'D)

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15061 as a categorically exempt project, Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

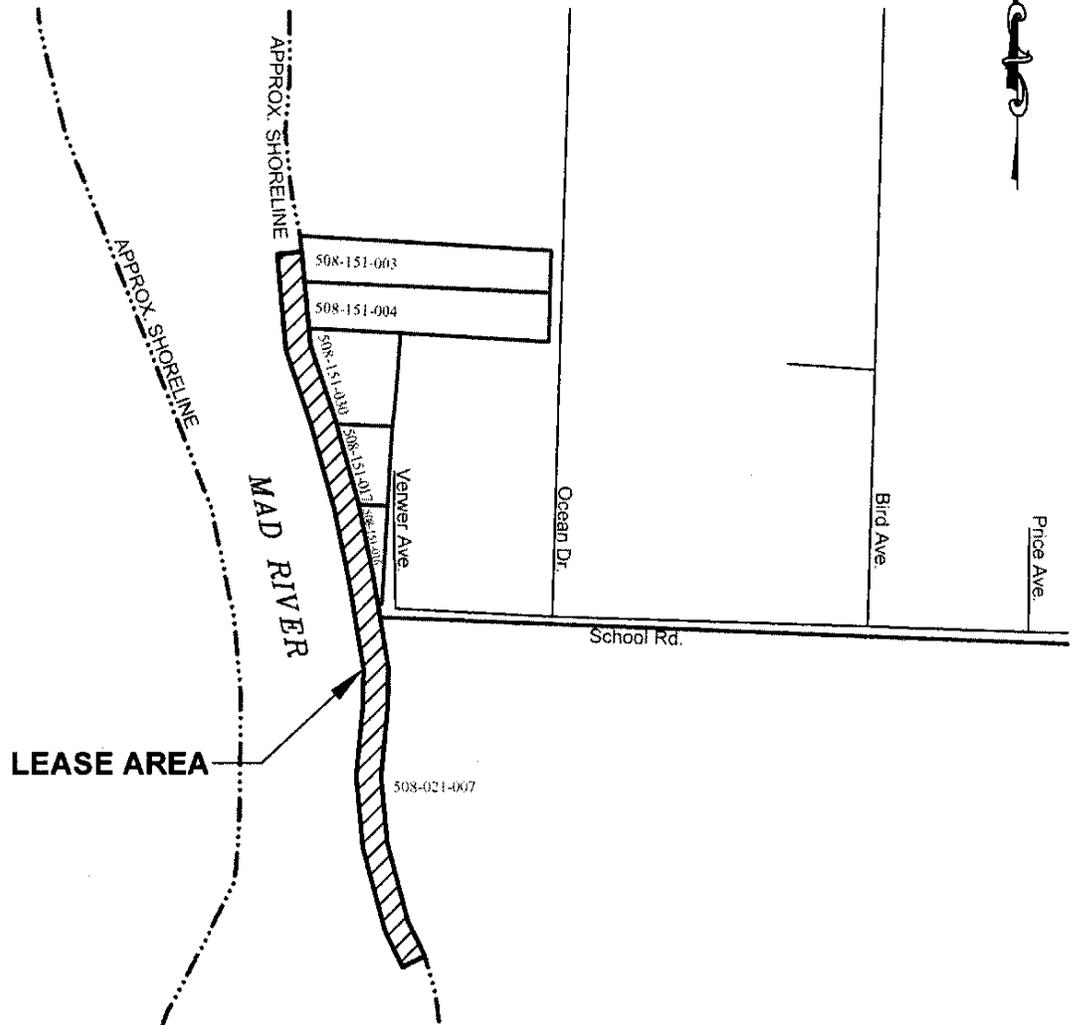
Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370, et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Public Agency Use to the County of Humboldt, Department of Public Works, beginning October 27, 2011, for a term of 25 years, for use and maintenance of existing bank protection not previously authorized, as shown on Exhibit A (for reference purposes only) and as described in Exhibit B attached and by this reference made a part hereof; and consideration to be 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



MAD RIVER, APN'S 508-021-007, 508-151-003, 004, 016, 017, 030

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

W26432
 HUMBOLDT CO.
 PUBLIC WORKS
 GL-PUBLIC AGENCY USE
 HUMBOLDT COUNTY



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

EXHIBIT B
LAND DESCRIPTION

W26432

All that tide and submerged land adjacent to Section 1, Township 6 North, Range 1 West, Humboldt Meridian, County of Humboldt, State of California, described as follows:

A strip of land 45 feet in width, the westerly line of which is described as follows:

BEGINNING at a point which bears South 11°29'08" West 15851.79 feet from National Geodetic Survey Station HPGN CA 01 09, PID LV1170, said station being a 2 ½" aluminum disk on an aluminum rod, said station having published CCS83 coordinates (Epoch 2007.00) of: Northing 2245545.58, Easting 5977097.80 (US Survey feet);

THENCE along said westerly line the following courses:

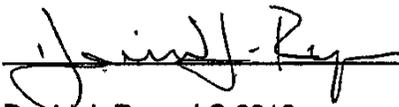
- North 26°08'23" West 73.09 feet;
- North 14°37'13" West 157.29 feet;
- North 05°11'07" West 126.87 feet;
- North 05°38'34" East 130.15 feet;
- North 00°59'27" East 65.70 feet;
- North 09°27'41" West 157.35 feet;
- North 11°19'57" West 138.08 feet;
- North 15°17'29" West 148.69 feet;
- North 18°30'11" West 150.14 feet;
- North 05°11'16" West 171.49 feet;

The sidelines of said strip are to be lengthened or shortened as to terminate at lines perpendicular to said beginning and terminus of said westerly line and at angle point intersections.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark of the Mad River.

The BASIS OF BEARINGS for this description is the California State Plane Coordinate System (CCS83), Zone 1, Epoch 2007.00, with a convergence angle of -01°23'28", and a combination factor of .99990055, using an ellipsoid height of -93.6' at said POINT OF BEGINNING. Bearings and distances used herein are grid. Rotate grid bearings herein counterclockwise 01°23'28" to obtain geodetic (true) bearings. Multiply grid distances herein by the reciprocal of the combination factor (1.00009945) to obtain "ground" distances. The state plane coordinates of the POINT OF BEGINNING are: Northing 2230011.22, Easting 5973941.40.

END OF DESCRIPTION



David J. Ryan, LS 6212.

Dated 6/2/2011

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