

**CALENDAR ITEM
C14**

A 2
S 4

01/26/12
WP 7550.9
N. Lavoie

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANTS:

City of Redding
Department of Community Services
777 Cypress Avenue
Redding, CA 96001

California Department of Fish and Game
Wildlife Conservation Board
1807 13th Street, Suite 103
Sacramento, CA 95811

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Sacramento River, adjacent to Assessor's Parcel Numbers 048-400-003 and 048-400-004, near the city of Redding, Shasta County.

AUTHORIZED USE:

Continued use and maintenance of an existing boat launching facility previously authorized by the Commission, and an existing canoe launching facility, including bank protection, not previously authorized by the Commission as described on the attached Exhibit A and shown on Exhibit B.

LEASE TERM:

20 years, beginning June 1, 2011.

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.

SPECIAL LEASE PROVISIONS:

The lease contains provisions encouraging the implementation of the Commission's "Best Management Practices for Guest Dock Users and Boaters," including additional Best Management Practices (BMPs) the Commission

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subsequently deems appropriate for either of the above categories. Lessees shall post the “BMPs for Guest Dock Users and Boaters” in prominent places within the lease premises. The Lessees shall provide the Commission a report on compliance with all BMPs on the first anniversary of the lease and tri-annually thereafter.

OTHER PERTINENT INFORMATION:

1. The Applicants own the upland adjoining the lease premises.
2. On July 15, 1991, the Commission authorized a General Permit – Public Agency Use with the city of Redding (City), for a term of 20 years. The lease expired on May 31, 2011. The City and the Wildlife Conservation Board (WCB) are now applying for a General Lease – Public Agency Use for the existing boat launching facility and an existing canoe launching facility with bank protection.
3. Over the last year, the City upgraded the upland by improving the parking lot with new pavement, and landscape planters; improving the restroom facilities with a new roof, doors, security camera, paint, and drinking fountain; and adding an Americans with Disabilities Act–compliant fishing platform and picnic table. The City also constructed a canoe launch facility and made necessary bank stabilization improvements to the South Bonnyview Road bridge abutment involving the bed of the Sacramento River. The City did not obtain authorization from the Commission for the canoe launch or bank protection prior to the construction; however, the City obtained the necessary permits from all other agencies with jurisdiction over the project.
4. The public has used the boat and canoe launching areas since 1991. However, the canoe launching area was originally established on an informal basis. The recent construction of the official canoe launching facilities has reduced conflict between motorized and non-motorized boat users that had previously existed. The City owns the upland where the canoe launching facility was placed, while the WCB is the upland owner where the boat launching facility is located. WCB has an agreement with the City for the City to maintain and operate the entire boat launch facility. Staff is recommending approval of a new lease for the existing facilities with the City and WCB as co-lessees at their request.
5. Pursuant to the Commission’s delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit 14, § 15061), the staff determined that this activity is exempt from the requirements of CEQA as a categorically

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exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905 subdivision (a)(2).

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

6. 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:

City of Redding, California Department of Fish and Game, California Regional Water Quality Control Board-Central Valley Region, and U.S. Army Corps of Engineers

FURTHER APPROVALS REQUIRED:

None

EXHIBITS:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

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

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AUTHORIZATION:

Authorize issuance of a General Lease – Public Agency Use to the city of Redding and the California Department of Fish and Game-Wildlife Conservation Board beginning June 1, 2011, for a term of 20 years, for the continued use and maintenance of a boat launching facility previously authorized by the Commission, and an existing canoe launching facility including bank protection not previously authorized by the Commission as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; 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.

Exhibit A

Two parcels of submerged lands in the Sacramento River, Shasta County, lying between Section 22 of the P.B. Reading Grant and Section 18, T. 31 N., R. 4 W., M.D.M., described as follows:

PARCEL 1 (Canoe Launch Facility)

Commencing at standard Shasta County centerline monument, 'L' E.C. 152+91.63, as shown on "Amending Record Of Survey Of The Centerline Of South Bonnyview Road (3G100)", filed November 4, 1976 in Book 41 of Land Surveys at Page 26, Shasta County Records; thence North 45°22'25" East, a distance of 1132.49 feet to standard Shasta County centerline monument, 'L' B.C. 164+24.12 as shown on said Record of Survey; thence North 16°07'35" East, a distance of 116.41 feet to the **Point of Beginning**, being a point on the right bank of the Sacramento River; thence leaving said bank, South 64°43'02" East, a distance of 60.78 feet; thence South 14°24'09" East, a distance of 46.13 feet; thence South 30°36'40" East, a distance of 52.52 feet; thence South 15°16'31" East, a distance of 34.81 feet; thence South 74°43'29" West, a distance of 7.53 feet to a point on said bank; thence on and along said bank, North 11°46'00" West, a distance of 17.76 feet; thence North 46°47'06" West, a distance of 13.64 feet; thence North 30°36'40" West, a distance of 45.69 feet; thence North 37°38'10" West, a distance of 34.00 feet; thence North 25°45'01" West, a distance of 23.12 feet; thence North 36°07'17" West, a distance of 46.56 feet, to the **Point of Beginning**.

PARCEL 2 (Boat Ramp)

Commencing at standard Shasta County centerline monument, 'L' E.C. 152+91.63, as shown on "Amending Record Of Survey Of The Centerline Of South Bonnyview Road (3G100)", filed November 4, 1976 in Book 41 of Land Surveys at Page 26, Shasta County Records; thence North 45°22'25" East, a distance of 1132.49 feet to standard Shasta County centerline monument, 'L' B.C. 164+24.12 as shown on said Record of Survey; thence South 42°18'57" East, a distance of 398.73 feet to the **Point of Beginning**, being a point on the right bank of the Sacramento River; thence leaving said bank, North 75°01'05" East, a distance of 85.28 feet; thence South 14°58'55" East, a distance of 52.00 feet; thence South 75°01'05" West, a distance of 90.69 feet to a point on said bank; thence on and along said bank, North 09°02'41" West, a distance of 52.28 feet, to the **Point of Beginning**.

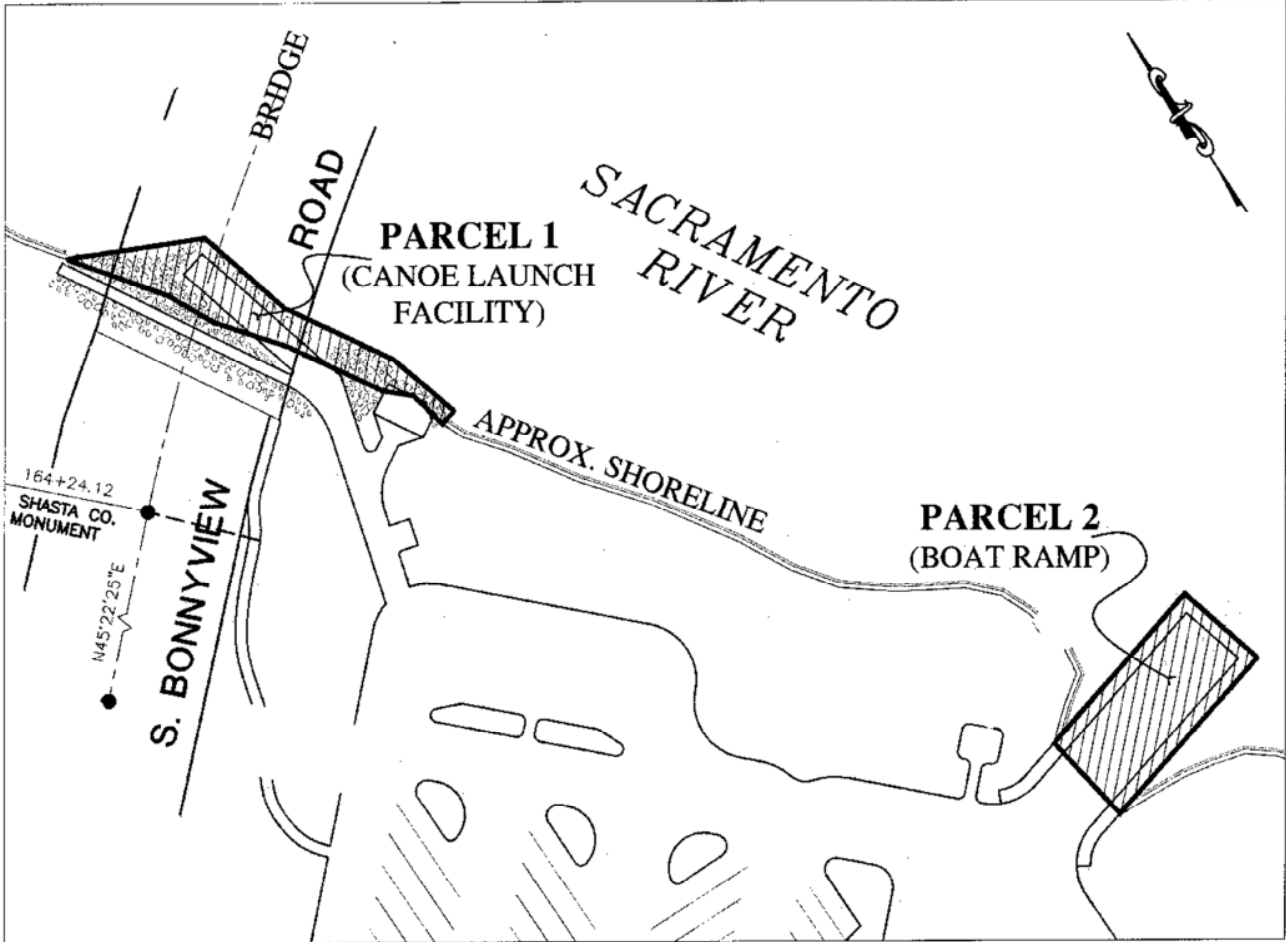
EXCEPTING THEREFROM any portions of Parcels 1 and 2 lying above the low water mark of said river.



Bruce L. Watkins
8/3/11

NO SCALE

SITE



3855 S Bonnyview Road, near Redding

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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

PRC 7550.9
CITY OF REDDING
APN X048-400-003,004
GENERAL LEASE -
PUBLIC AGENCY USE
SHASTA COUNTY



MJF 8/3/11