

MINUTE ITEM
This Calendar Item No. C21
was approved as Minute Item
No. 21 by the State Lands
Commission by a vote of 3
to 0 at its 4-28-93
meeting.

CALENDAR ITEM

C21

A 2

S 5

04/28/93
PRC 7620
Simmons

AMENDMENT OF GENERAL LEASE - COMMERCIAL LEASE

APPLICANT:

Vollman-Clark Ranch, a general partnership
1900 Point West Way, Ste. 156
Sacramento, CA 95815

AREA, TYPE LAND AND LOCATION:

A 1.139-acre parcel of tide and submerged land in the
Sacramento River at Walnut Grove, Sacramento County.

LAND USE:

A thirty-berth commercial marina.

LEASE TERMS:

Initial period:
25 years beginning March 2, 1992.

Surety bond:
\$10,000.

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

Special:
Annual rental is percentage of gross income.

APPLICANT STATUS:

Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and Processing fee have been received.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

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AB 884:

08/30/93

OTHER PERTINENT INFORMATION:

Proposed lease amendment:

1. The applicant has requested Commission approval to add a shed type roof structure to shelter the previously approved (Minute Item No. 25 of March 2, 1992) thirty-berth marina. The berths are located along the right bank of the Sacramento River downstream of the Walnut Grove Bridge. The roof will be approximately 34 feet wide by 470 feet long. Applicant plans a storage marina and has determined that covered berthing will be more attractive to boaters and thus conducive to a viable marina operation. Staff has worked extensively with the applicant in developing a plan and design for the marina. As originally proposed, the marina was not a covered facility and Sacramento County had approved that design prior to Commission review. Due to the changes negotiated by SLC staff and the Applicant's inclusion of the shed roof subsequent to Commission approval, the County prepared and circulated a new Negative Declaration for the marina including the roof structure for which the applicant now requests approval. Staff has reviewed such document. The County of Sacramento approved the revised facility on April 5, 1993.
2. 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.

EXHIBIT:

- A. Location Map
- B. Special Conditions

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION (SCH NO. 93012089) WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE COUNTY OF

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CALENDAR ITEM NO. C21 (CONT'D)

SACRAMENTO AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
3. AUTHORIZE AMENDMENT OF THE LEASE AS CONDITIONED (EXHIBIT "B") TO PERMIT CONSTRUCTION OF A SHED ROOF OVER THE MARINA.

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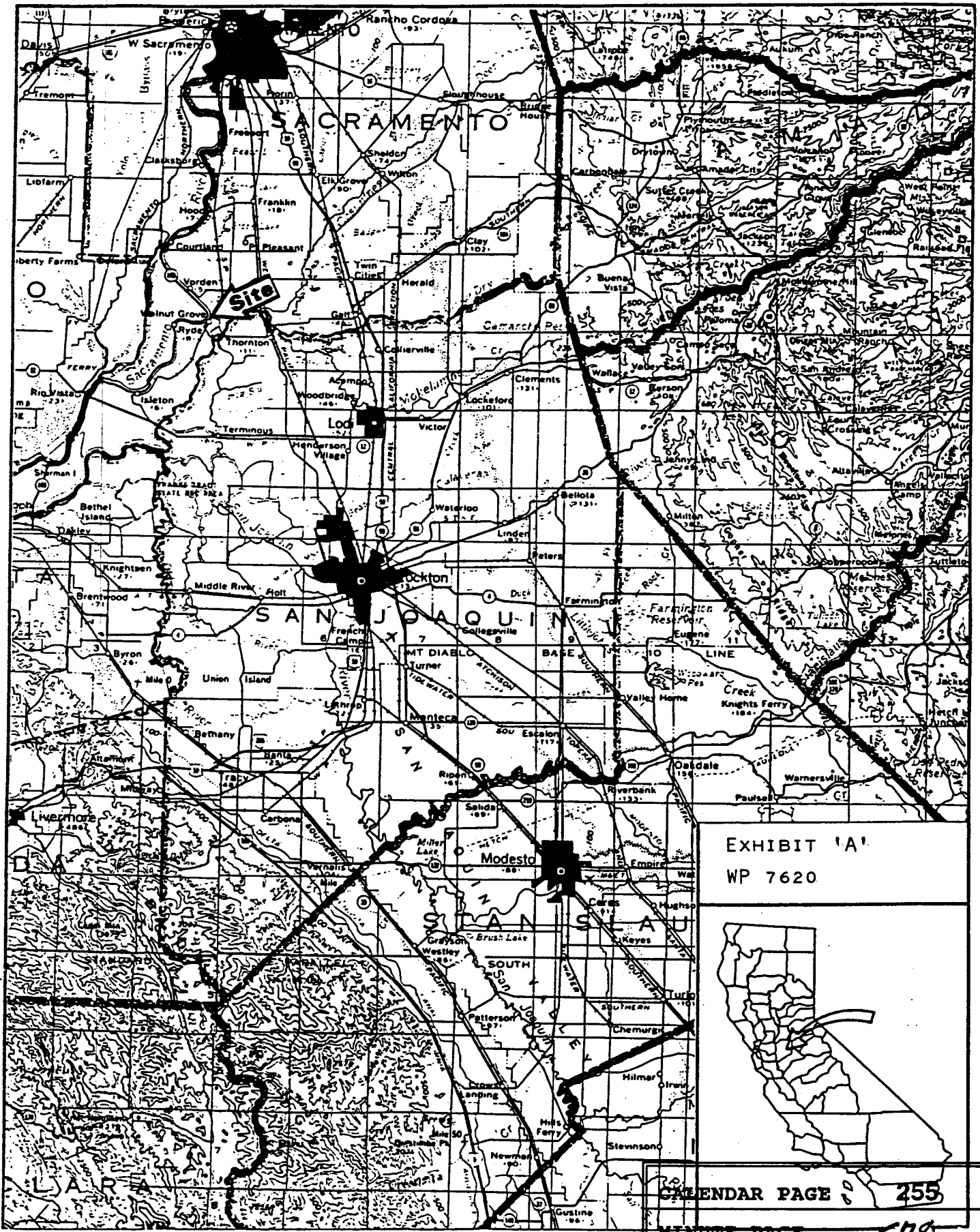


EXHIBIT 'A'
WP 7620



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EXHIBIT B

Special Conditions

1. Prior to the construction of the shed roof structure over the marina, Applicant shall complete and submit a survey that indicates the nature, extent and density of the riparian vegetation adjacent to the marina. Such survey shall be completed by an arborist, biologist or similarly qualified individual(s) acceptable to staff and shall be of sufficient detail to indicate vegetation types, numbers, groupings, and density.
2. Three other surveys of the riparian vegetation adjacent to the marina, identical to that required above, shall be performed at the end of the first, second and third years following the completion of the shed roof structure. The surveys will be evaluated by staff to determine if there has been any diminution of density, type, or general health of the riparian vegetation from that recorded in the baseline survey due to "shading" of such vegetation from the shed roof structure. If it is determined at the end of the three year monitoring program that any vegetation has been adversely affected, Applicant shall plant additional native vegetation, of the type adversely affected, near the site or at another location acceptable to staff. Such planting shall be approved by staff and occur at a minimum ratio of 2:1 to ensure "no net loss" of such vegetation in the region.
3. The design and color scheme of the materials to be used in the shed roof structure shall be approved by the staff of the Commission prior to construction.

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