

**MINUTE ITEM**

This Calendar Item No. C01 was approved as Minute Item No. 01 by the California State Lands Commission by a vote of 3 to 0 at its 2/2/04 meeting.

**CALENDAR ITEM  
C01**

A 15  
S 5

PRC 8506

02/02/04  
W 25849  
L. Burks

**GENERAL LEASE - PUBLIC AGENCY USE**

**APPLICANT:**

City of Isleton  
P. O. Box 716  
Isleton, California 95641

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

Sovereign lands in the Sacramento River, city of Isleton, Sacramento County.

**AUTHORIZED USE:**

Proposed construction of a public fishing pier with a tour boat landing and guest dock, and proposed public side-tie guest dock.

**LEASE TERM:**

20 years, beginning February 2, 2004.

**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.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns and has a right to use the uplands adjoining the lease premises.
2. The city of Isleton desires to develop and upgrade the waterfront area adjacent to the Old Town Historic District. The proposed riverfront project, which extends from River Mile 17.5 to 17.85, on the left bank of the Sacramento River within the Isleton City Limits, has two major elements: Phase I - a fishing pier and tour boat access center; and Phase II - the Old Town Historic District boater-visitor access and public river walk. Phase I of construction, which is funded, only involves the fishing pier, tour boat landing and guest dock and related upland improvements. The City has

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not yet contracted for any tour boat operations and will not be charging rental for tour boat use. Phase II of construction involves the side-tie public guest dock. The guest dock will allow transient overnight mooring. No fee is anticipated. However, the City may install a donation box at the site to apply towards ongoing routine maintenance of the facility. No boat storage will be allowed onsite. Garbage disposal and pickup will be provided by the City in the upland service area as use warrants.

3. A Section 401 Water Quality Certification has been issued by the Regional Water Quality Control Board for this project.
4. A Mitigated Negative Declaration was prepared and adopted for this project by the city of Isleton. The California State Lands Commission's staff has reviewed such document.
5. A Mitigation Monitoring Program was adopted by the city of Isleton.
6. This activity involves lands identified as possessing significant 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:**

Brannan-Andrus Levee Maintenance District; California Department of Fish and Game; California Department of Transportation; State Reclamation Board; California Regional Water Quality Control Board; United States Army Corps of Engineers; U.S. Fish & Wildlife Service; National Marine Fisheries.

**EXHIBITS:**

- A-1. Fishing Pier with Tour Boat Landing/Guest Dock Site Plan/Location Map
- A-2. Public Side-Tie Guest Dock Site Plan/Location Map
- B. Mitigation Monitoring Program

**PERMIT STREAMLINING ACT DEADLINE:**

July 5, 2004

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**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

1. FIND THAT A MITIGATED NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF ISLETON AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED IN EXHIBIT B, ATTACHED HERETO.

**SIGNIFICANT LANDS INVENTORY FINDING:**

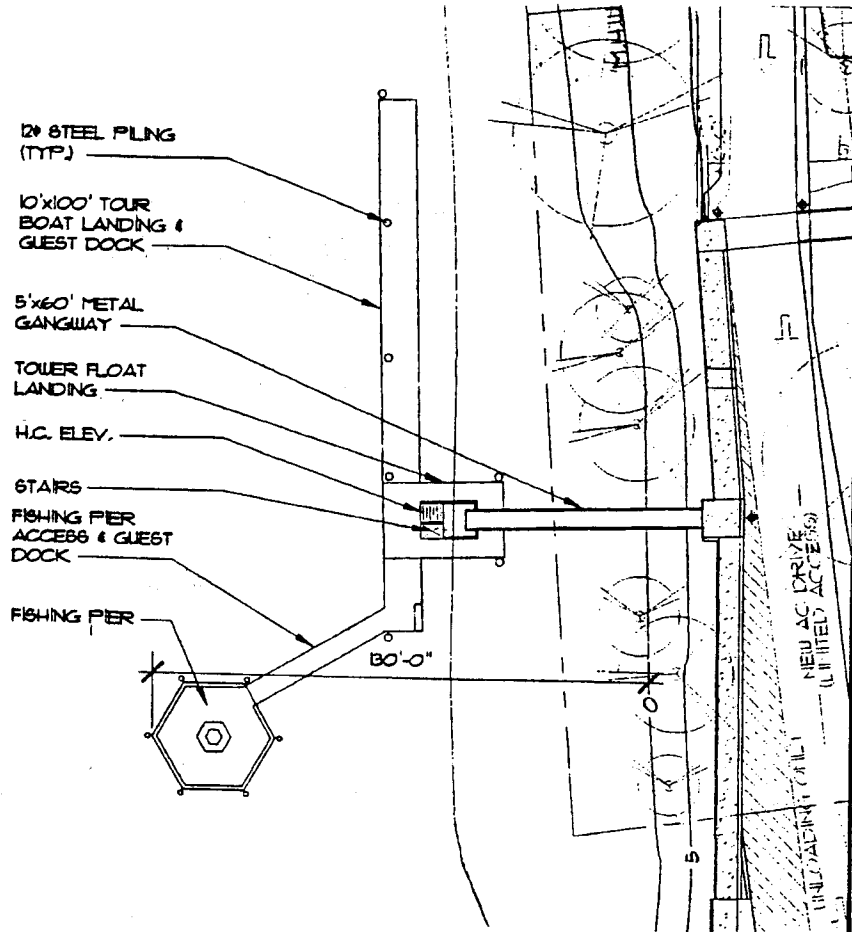
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

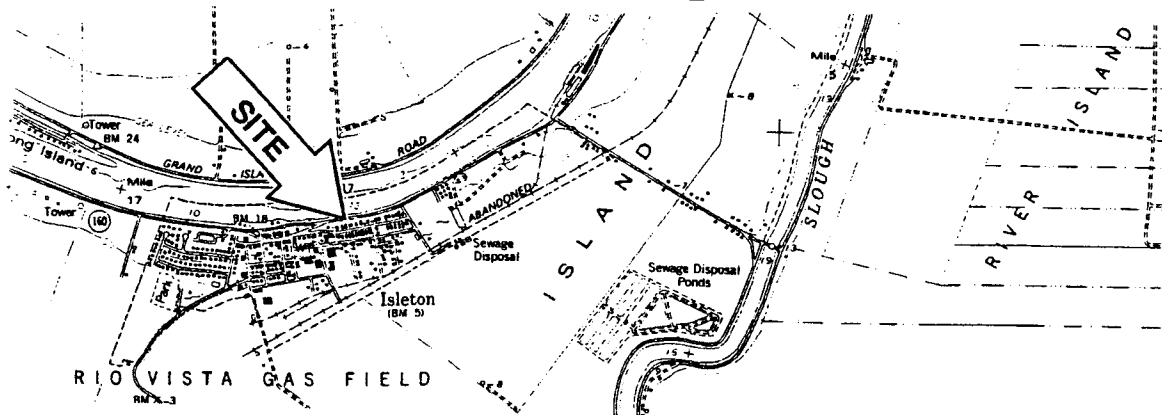
AUTHORIZE ISSUANCE TO THE CITY OF ISLETON OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING FEBRUARY 2, 2004, FOR A TERM OF TWENTY (20) YEARS, FOR CONSTRUCTION AND OPERATION OF A FISHING PIER WITH A TOUR BOAT LANDING AND GUEST DOCK AND A PUBLIC SIDE-TIE GUEST DOCK ON THE LAND SHOWN ON EXHIBITS A-1 AND A-2 ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; IN CONSIDERATION OF 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.

# Site Plan

## Fishing Pier and Tour Boat Landing & Guest Dock



# Location Map



Isleton Quad

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 other property.

**Exhibit A-1**  
**W 25849**

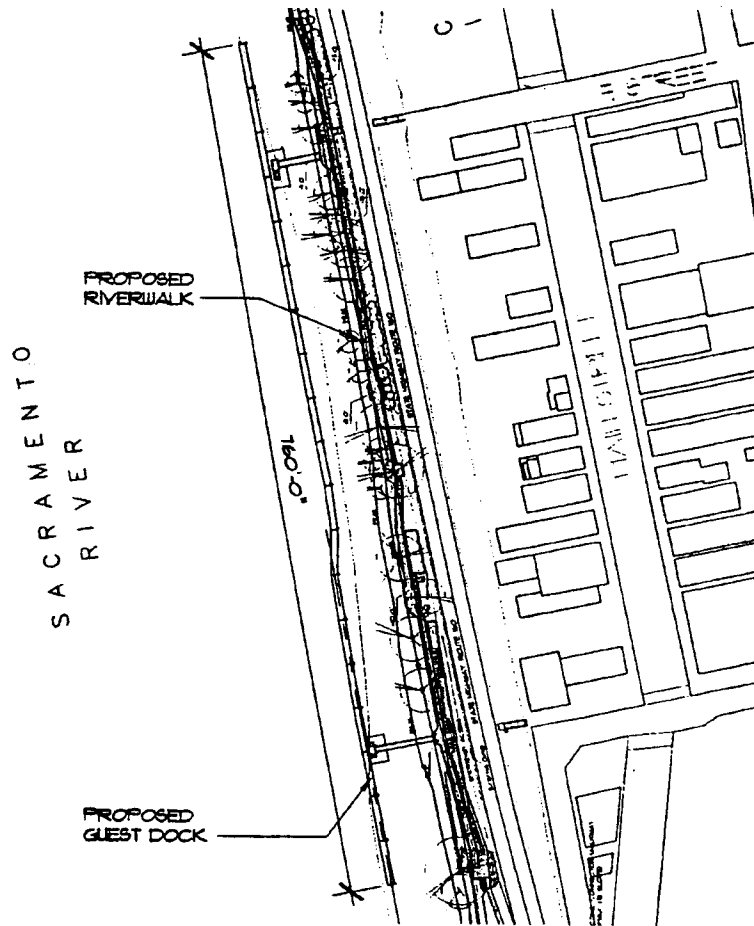
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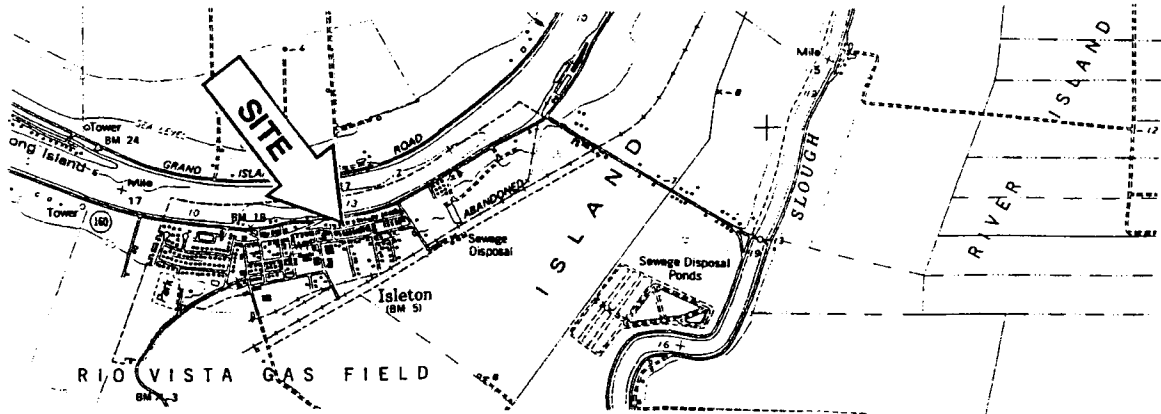
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# Site Plan

## Public Side-Tie Guest Dock



# Location Map



Isleton Quad

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**Exhibit A-2  
W 25849**

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# Exhibit B

TABLE 1

**TYPICAL CHECKLIST FOR MITIGATION MONITORING PROGRAM, ISLETON WATERFRONT IMPROVEMENTS**  
 This checklist is illustrative of the checklist which should be prepared separately for each topic covered in the remainder of this MMP

MITIGATION MEASURES by Topic	Local Party or Agency Responsible	Outside Agency Responsible	When Required	Date of Completion	Agency Needing to Verify
<b>Vegetation</b>					
1. Non-disturbance of any areas of embankment where any SRA (Shaded Riverine Aquatic) habitat may exist. 2. Design and location of pedestrian walks and access facilities to avoid any elderberry shrubs. 3. Non-disturbance of any area where special status species may exist.	City	Corps of Engineers	During project construction	_____	City Engineer
			•	_____	City consulting biologist
			•	_____	City consulting biologist
<b>Wildlife</b>					
1. None of the impacts cited in the Negative Declaration will exist within the project area. There is no evidence of nesting for the Swainson's hawk, birds of prey, the Giant Garter Snake or Anthicid beetles. However, pre-construction surveys will be conducted to verify such lack of evidence.	City	Corps of Engineers, DFG	Prior to dock construction	_____	City Engineer City consulting biologist
			•	_____	City consulting biologist
<b>Fisheries</b>					
1. No removal of riparian vegetation or shallow water habitat 2. No dredging activities.	City	Corps of Engineers, DFG	Prior to dock construction	_____	City Engineer City consulting biologist
			•	_____	•

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MITIGATION MEASURES by Topic						
Local Party or Agency Responsible	Outside Agency Responsible	When Required	Date of Completion	Agency Needing to Verify		
City	Corps of Engineers, DFG	Prior to dock construction	_____	City Engineer City consulting biologist		
Developer fees; City		As traffic conditions warrant	_____	Planning Dept., City Engr..		
<b>Waters of the United States</b>						
1. No discharge of fill, dredging or channelization will occur. Lay special barriers along downslope side of walkway and other construction to collect loose dirt. Obtain letter of permission from Corps for any construction below mean high water line and for dock construction under Clean Water Act	City	Corps of Engrs.			Prior to dock construction	Building Dept.

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