

**CALENDAR ITEM  
C18**

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04/09/09  
PRC 4798.9  
M. Clark

**AMENDMENT OF LEASE**

**LESSEE:**

City of West Sacramento  
1110 West Capitol Avenue  
West Sacramento, California 95691

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

A 0.217-acre parcel, more or less, of sovereign lands in the Sacramento River, adjacent to Assessor's Parcel No. 010-103-01, city of West Sacramento, Yolo County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing concrete boat ramp and floating boat dock known as the Broderick Boat Launch Facility.

**LEASE TERM:**

49 years, beginning May 31, 1973.

**CONSIDERATION:**

The public use and benefit; with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

**PROPOSED AMENDMENT:**

1. Amend Section 1 (Basic Provisions) of the lease to authorize the construction, use, and maintenance of a ten-foot by 132.5-foot concrete extension to the existing ramp, a four-foot by 16-foot aluminum gangway, an eight-foot by 20-foot aluminum uncovered boarding float held in place by a cable anchoring system, and placement of riprap; the use of a temporary work area for the removal of a sunken vessel, and for construction-and installation-related activities.
2. Amend Section 2 (Special Provisions) of the lease to include specific

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provisions for construction activities, construction limiting dates, removal of the sunken vessel, and a limited term for the use of temporary work areas concurrent with construction limiting dates. In addition, lease provisions include the installation of warning signs and buoys, upstream and downstream of the construction site, in order to provide notice to the public that construction activities are taking place in the River, and include Best Management Practices.

3. Delete Section 3 (Land Description) of the lease in its entirety, and replace with a new Section 3, as described on the attached Exhibit B.

All other terms and conditions of the lease shall remain in effect without amendment.

**OTHER PERTINENT INFORMATION:**

1. Lessee owns the uplands adjoining the lease premises.
2. On August 30, 1973, the Commission authorized a Public Agency Permit with the County of Yolo for the construction of a concrete ramp and an uncovered floating boat dock. That lease will expire May 30, 2022. On December 19, 1974, the Commission authorized an amendment to replace the Land Description and on June 30, 1992, the Commission authorized the assignment of the lease to the city of West Sacramento (City) and approval of repairs and reconstruction of the deteriorated boat ramp known as the Broderick Boat Ramp. The City is now applying for an amendment to the lease for the proposed Broderick Boat Launch Facility Improvement Project. The project includes an expansion of the lease area in the Sacramento River (River) and temporary work areas during construction. The project includes the construction of a concrete ramp extension, an aluminum gangway, an aluminum uncovered boarding float with cable anchoring system, and placement of riprap; the removal of a sunken vessel; the temporary placement of a sediment curtain, a construction work barge, and warning signs and buoys.
3. The Broderick Boat Launch facility is available to the public, free of charge, from dawn to dusk. The existing concrete ramp now measures 35 feet by 161 feet and includes an uncovered floating boat dock, now referred to as an uncovered boarding float. The proposed project is part of the Sacramento Riverfront Master Plan and will include widening the existing boat ramp by ten feet on the south side of the ramp, installing an aluminum gangway and an uncovered boarding float attached by a cable anchoring system on the south side, installing additional riprap, and the

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removal of a sunken steel boat. The project is being funded by the California Department of Boating and Waterways.

4. In-water construction of the ramp expansion will involve excavating three feet of the river bed to install pre-cast concrete panels. The panels will be installed with a small crane or lifted into place with a cable and set onto a prepared gravel base underwater immediately adjacent to the existing boat ramp. The gravel base will be created by installing the gravel with a loader or backhoe that will be mounted on a small barge in the River or operated from the upland. The area will not be dewatered during construction, so a sediment curtain will be placed downstream of the construction site. The new aluminum gangway and uncovered boarding float will be installed on top of the new concrete panel and will be secured at the top and base of the ramp. The removal of the sunken vessel, which is located approximately 100 feet north of the existing ramp, will include the use of a barge anchored immediately adjacent to the sunken vessel. The vessel will then be taken to an appropriate location for disposal.
5. All in-water construction may begin no sooner than August 1, 2009, and must be completed by December 31, 2011. The lease provides for a limited term for the use of the temporary work area in the River concurrent with the above in-water work schedule.
6. The lease contains provisions that the Lessee must implement the Commission's "Best Management Practices for Marina Owners/Operators" and encourage implementation of the Commission's "Best Management Practices for Guest Dock Users and Boaters", including additional Best Management Practices (BMPs) the Commission subsequently deems appropriate for either of the above categories. Lessee shall post the BMPs for Guest Dock Users and Boaters in prominent places within the lease premises. The Lessee shall provide the Commission, on the first anniversary of the lease and tri-annually thereafter, a report on compliance with all BMPs.
7. An Initial Study/Mitigated Negative Declaration was prepared and adopted for this project by the city of West Sacramento on June 11, 2008. The California State Lands Commission's staff has reviewed such document. A Mitigation Monitoring Program was adopted by the city of West Sacramento on June 11, 2008.
8. 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

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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 REQUIRED:**

U.S. Army Corps of Engineers, NOAA Fisheries, U.S. Fish and Wildlife Service, California Department of Fish and Game, Central Valley Flood Protection Board, State Historic Preservation Office, California Regional Water Quality Control Board

**EXHIBITS:**

- A. Site and Location Map
- B. Land Description
- C. Best Management Practices

**PERMIT STREAMLINING ACT DEADLINE:**

April 20, 2009

**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 THE CITY OF WEST SACRAMENTO ON JUNE 11, 2008, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE MITIGATION MONITORING PROGRAM ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION AND BY REFERENCE MADE A PART HEREOF.

**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 4798.9, A GENERAL LEASE – PUBLIC AGENCY USE, OF SOVEREIGN LANDS TO AUTHORIZE THE CONSTRUCTION, USE, AND MAINTENANCE OF A CONCRETE RAMP EXTENSION, AN ALUMINUM GANGWAY, AN

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ALUMINUM UNCOVERED BOARDING FLOAT ANCHORED BY A CABLE SYSTEM, AND PLACEMENT OF RIPRAP; THE USE OF A TEMPORARY WORK AREA FOR THE REMOVAL OF A SUNKEN VESSEL AND FOR THE CONSTRUCTION AND INSTALLATION-RELATED ACTIVITIES, AS SHOWN ON EXHIBIT A (FOR REFERENCE PURPOSES ONLY); CONSTRUCTION LIMITING DATES; USE OF TEMPORARY WORK AREAS; THE INCLUSION OF BEST MANAGEMENT PRACTICES; AND DELETE THE LAND DESCRIPTION AND REPLACE WITH A NEW LAND DESCRIPTION AS DESCRIBED ON EXHIBIT B ATTACHED AND BY REFERENCE MADE A PART HEREOF; EFFECTIVE APRIL 9, 2009; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.