

**CALENDAR ITEM
C33**

A 2
S 4

10/19/12
W 26591
N. Lavoie

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

City of Red Bluff

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Sacramento River, adjacent to 98 Main Street, in the city of Red Bluff, Tehama County.

AUTHORIZED USE:

Construction, use, and maintenance of a boat launch ramp, an elevated rock filled gabion walkway and rip rap.

LEASE TERM:

20 years, beginning October 19, 2012.

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 has the right to use the upland adjoining the lease premises.

2. The Applicant has operated an existing boat launch ramp just off of the main channel of the Sacramento River in a man-made cove on federal lands for more than 40 years. This boat launch is adjacent to the Red Bluff River Park which runs parallel to the river. In 2011, the Bureau of Reclamation decommissioned the downstream Red Bluff Diversion Dam. While the Red Bluff Diversion Dam was in use, it maintained a higher level of water creating an artificial "lake." With the decommissioning, the Red Bluff Lake, as it was known, disappeared and the river shifted back to its natural state to the east at this location. This in turn made the existing boat launch ramp at the park unusable as the cove became dry.

CALENDAR ITEM NO. C33 (CONT'D)

3. The uplands include the City of Red Bluff River Park that contains boat/trailer parking and vehicle parking spaces, picnic facilities, barbeque pits, landscaping, security lighting, horseshoe pits, a restroom, drinking fountain, and a riverfront trail.
4. For the past five decades, the region has built some of its local economy around the aquatic amenity. The high water levels behind the dam attracted water sports by locals and visitors and the annual Red Bluff Drag Races. The Applicant estimates that, before the decommissioning of the dam, boat ramp use was approximately 10,000 launches annually with an average of 3.15 boaters per launch or 31,500 boaters using this boating facility annually. Construction of this new boat ramp facility at the natural bank of the river will re-establish boating access for the public, and usage is expected to return to previous levels.
5. The California Department of Boating and Waterways has funded the replacement of the boat launch, an elevated rock filled gabion walkway, and rip rap. Construction is planned for November or December 2012. All in-water work is limited from November 1 through January 31.
6. The staff recommends that the Commission find that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction or Conversion of Small Structures; California Code of Regulations, Title 14, section 15303.

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

7. 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:

California Department of Boating and Waterways

FURTHER APPROVALS REQUIRED:

California Regional Water Quality Control Board
California Department of Fish and Game
U.S. Army Corps of Engineers
United States Fish and Wildlife Service

CALENDAR ITEM NO. **C33** (CONT'D)

NOAA National Marine Fisheries Service

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 3, New Construction or Conversion of Small Structures; California Code of Regulations, Title 14, section 15303.

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 city of Red Bluff beginning October 19, 2012, for a term of 20 years, for the construction, use, and maintenance of a boat launch ramp, an elevated rock filled gabion walkway and rip rap 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 best interest of the State.

EXHIBIT A

W 26591

LAND DESCRIPTION

A parcel of submerged lands, in the bed of the Sacramento River, and lying adjacent to Lot 5, Section 20, Township 27 North, Range 3 West, MDM, as shown on the Official Township Plat approved December 18th, 1868, County of Tehama, State of California, and more particularly described as follows:

All those lands lying underlying a proposed boat launch ramp, elevated walkway (rock-filled gabion) and rip-rap adjacent to that "PARCEL ONE" of that Land Purchase Contract made the 30th of March, 1965 between the United States of America and the City of Red Bluff, Contract No. 14-06-200-2296 on file with the California State Lands Commission.

EXCEPTING THEREFROM any portion lying landward of low water of said river.

This description is based on Applicant provided design plans, by Stoll Engineering dated July 3rd, 2012, for a proposed boat launch ramp, together with any and all appurtenances pertaining thereto, to be built at a later date within the Lease time frame. This description is to be updated once final as-built plans are submitted.

Accompanying plat is hereby made a part of this description.

END OF DESCRIPTION

PREPARED 9/24/12 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT





SACRAMENTO RIVER

APN 033-100-16

APPROX. SHORELINE

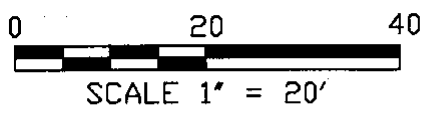
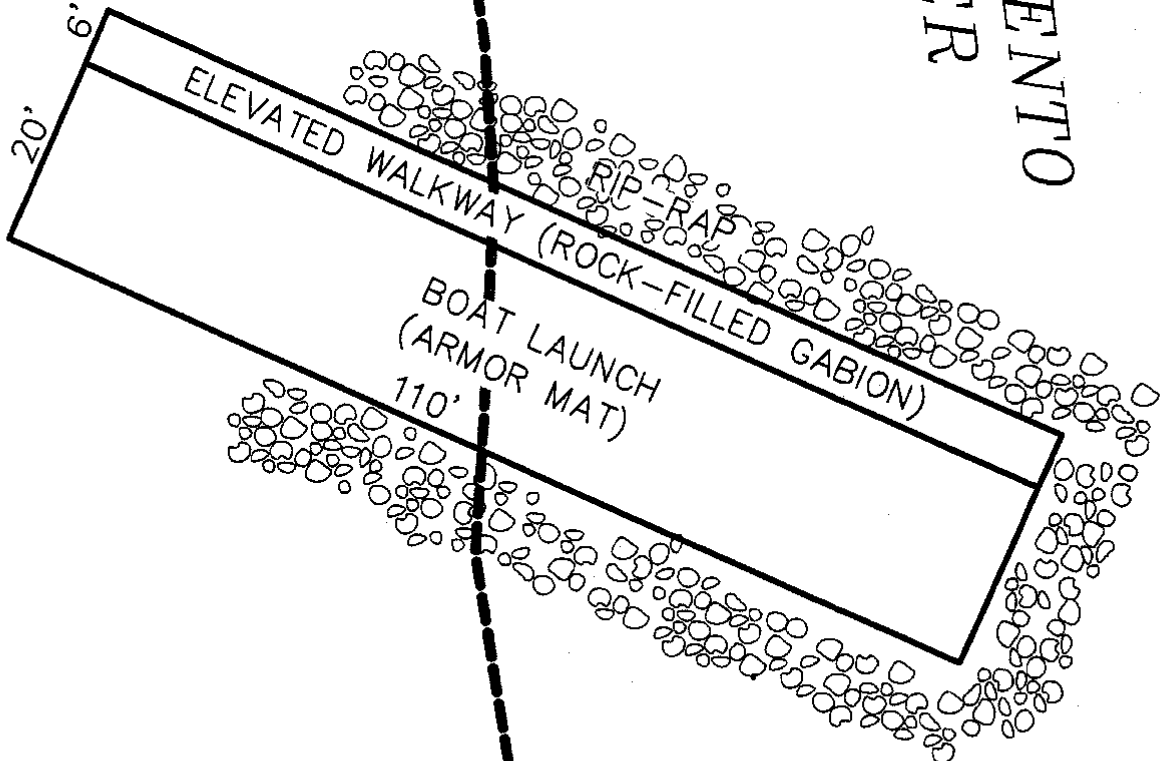


EXHIBIT A

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LAND DESCRIPTION PLAT
 W 26591, CITY OF RED BLUFF
 TEHAMA COUNTY

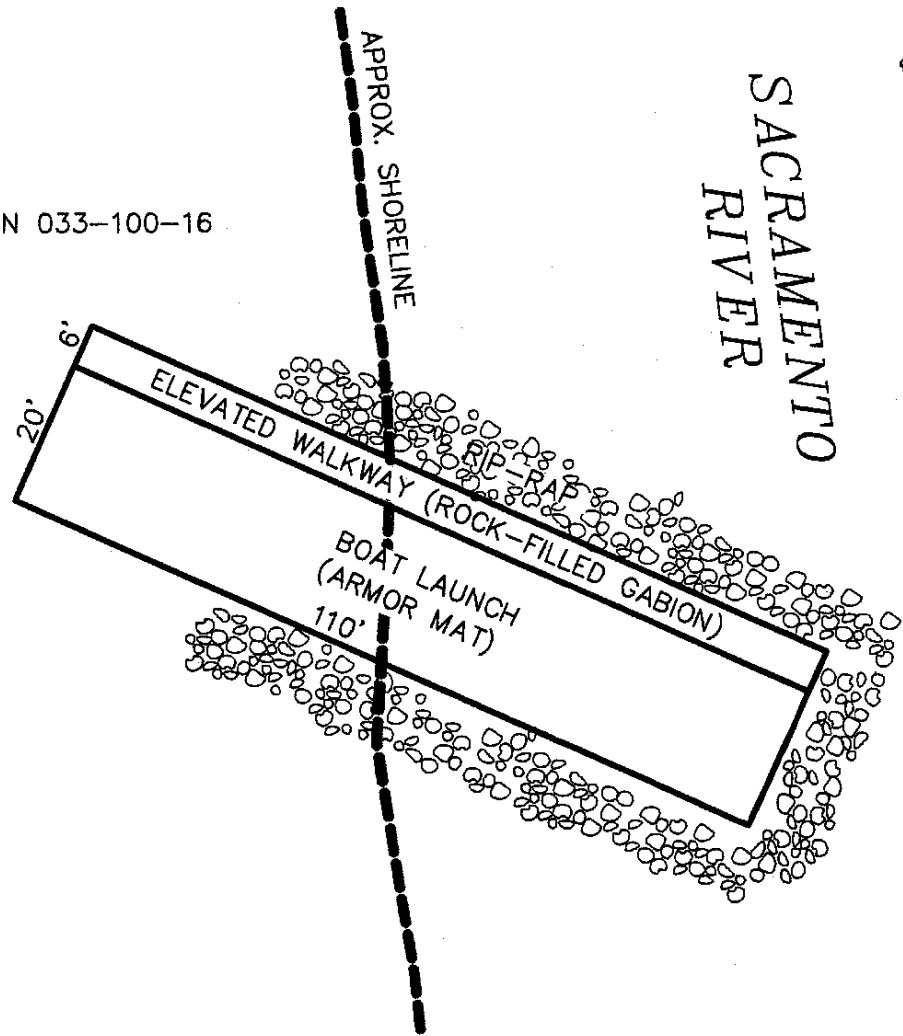
CALIFORNIA STATE
 LANDS COMMISSION



NO SCALE

SITE

APN 033-100-16



*ALL STRUCTURES SHOWN ARE PROPOSED

Sacramento River, Red Bluff

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

W 26591
 CITY OF RED BLUFF
 APN 033-100-16
 GENERAL LEASE -
 PUBLIC AGENCY USE
 TEHAMA 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.

MJF 9/17/12