

CALENDAR ITEM
C18

A 01
S 02

08/08/05
PRC 8629 W 26077
S. Young

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

County of Humboldt
825 Fifth Street, Room 111
Eureka, CA 95501

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in the Eel River, adjacent to the Pedrazzini County Park, near the town of Loleta, Humboldt County.

AUTHORIZED USE:

The use and maintenance of an existing unimproved boat launch ramp, not previously authorized by the Commission, adjacent to the Eel River.

LEASE TERM:

20 years, beginning August 8, 2005

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.

SPECIFIC LEASE PROVISIONS:

Insurance:

Combined single limit coverage of no less than \$1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant has an agreement with the party claiming ownership of the uplands adjacent to the lease premises.
2. In March of 1966, Albert Pedrazzini and Charles Pedrazzini, owners of the adjacent uplands, entered into a five-year agreement with the County of Humboldt (County) to allow the County to have free and unhindered use of

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a portion of the family's land to be used for a parking area and boat ramp for public access to the Eel River. This agreement provided approximately one acre of land in the vicinity of the Eel River, near Roper's Slough and what is currently referred to as the Cock Robin Island Bridge. The original agreement allowed the County to construct and maintain an access road to the site as well. In July 2002, the County authorized the execution of a new agreement with Charles Pedrazzini, for the continued use of a portion of the parcel for parking of vehicles, owned by users of the boat ramp, as well as for the boat ramp access to the Eel River.

3. The existing boat launch ramp is commonly known as the Pedrazzini Boat Launch and has been used for 40 years as a launch for small fishing boats, canoes, kayaks, rowboats and other passive recreational uses, thus providing access to the lower Eel River and estuary. The upland area consists of a half-acre of graveled parking. The launch ramp is a dirt and gravel facility consisting of a 12-foot wide and 30-foot long graded ramp. It is Commission's understanding that the County is working with the California Department of Boating and Waterways to obtain funding to make needed improvements to the facility. Any future improvements to the boat launch facility will require Commission approval and amendment to the lease.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a statutorily exempt project. The project is exempt because it involves an "ongoing project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21169 and Title 14, California Code of Regulations, section 15261.

5. 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 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.

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EXHIBIT:

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

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21169 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15261, AN ACTIVITY INVOLVING AN ONGOING PROJECT.

SIGNIFICANT LANDS INVENTORY FINDING:

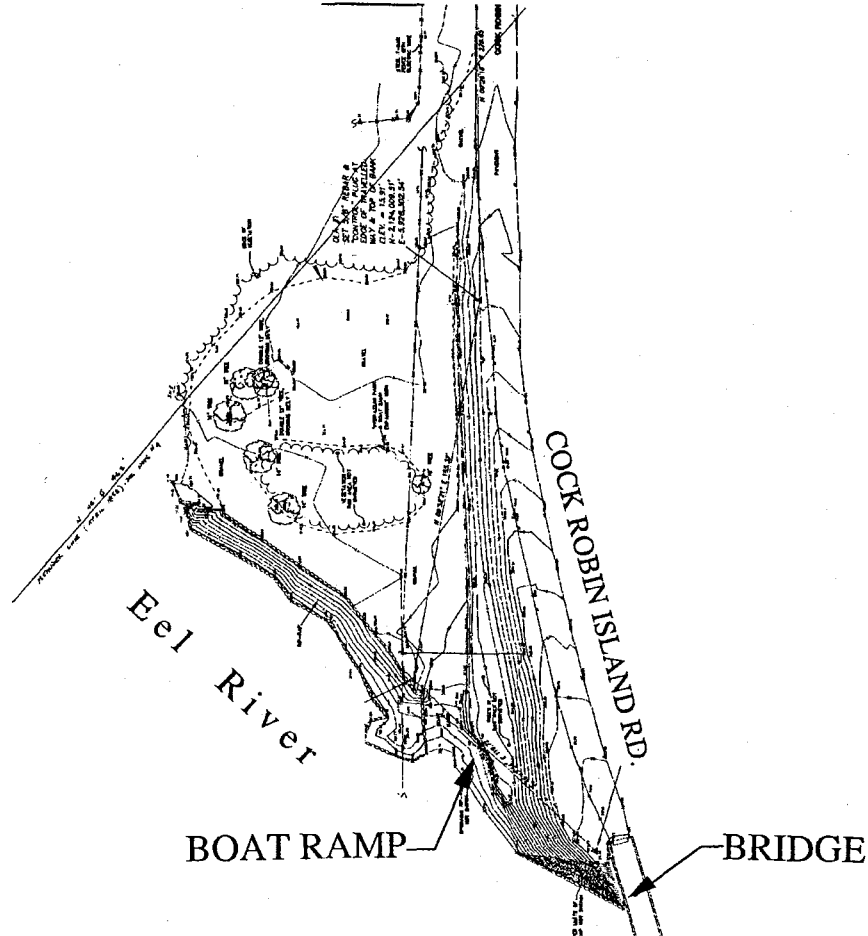
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE COUNTY OF HUMBOLDT OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING AUGUST 8, 2005, FOR A TERM OF 20 YEARS, FOR THE USE AND MAINTENANCE OF AN EXISTING BOAT LAUNCH RAMP ON THE LAND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION BEING 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, AND WITH THE PROVISION OF LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$1,000,000.

NO SCALE

SITE



ADJACENT TO COCK ROBIN ISLAND ROAD, LOLETA
BOAT LAUNCH FACILITY

NO SCALE

LOCATION

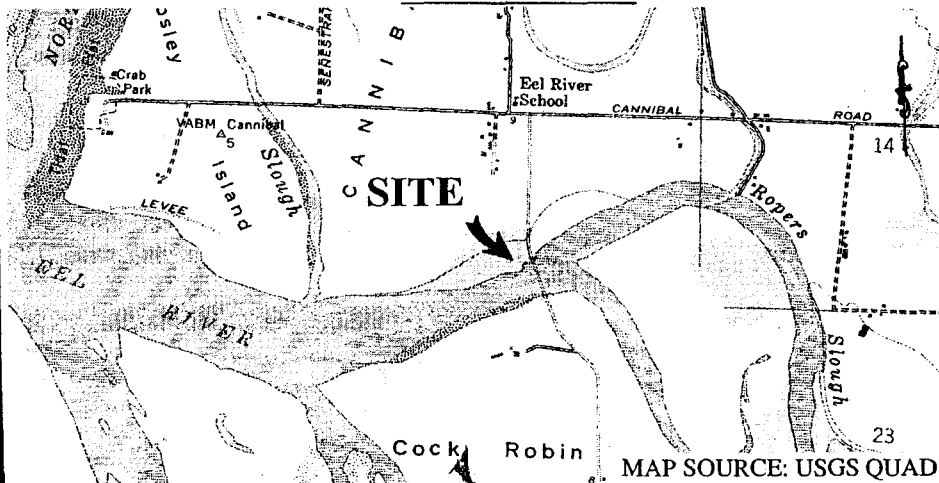


Exhibit A
W26077
COUNTY OF HUMBOLDT
PUBLIC AGENCY LEASE
EEL RIVER
HUMBOLDT COUNTY



MI 07/05

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.

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EXHIBIT B

W 26077

LAND DESCRIPTION

A parcel of tide and submerged land in the historic bed of the Eel River, County of Humboldt, State of California, and more particularly described as follows:

Said parcel being bounded on the northwest by the meanders of the right bank of the Eel River adjacent to U.S. Government lots 2 and 3 Section 15, T3N, R2W, Humboldt Meridian as shown on the General Land Office official plat filed November 6, 1899; bounded on the east by Cock Robin Island Road, a county road; and bounded on the south by the low water line along the left bank of the current bed of the Eel River.

END OF DESCRIPTION



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