

MINUTE ITEM

This Calendar Item No. C72 was approved as Minute Item No. 72 by the California State Lands Commission by a vote of 3 to 0 at its 06/26/06 meeting.

CALENDAR ITEM
C72

A 01

06/26/06

S 02

PRC 8629.9

S. Young

AMENDMENT OF LEASE

LESSEE:

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

AREA, LAND TYPE, AND LOCATION:

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

AUTHORIZED USE:

The use and maintenance of an existing unimproved boat launch ramp, 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.

PROPOSED AMENDMENT:

Amend the authorized use and authorized improvements on the Lease Premises to include the construction, installation and maintenance of a new boat launching facility consisting of a new concrete push slab and apron; and to include the existing parking lot with its grading and with placement of 800 cubic yards of gravel; and placement of additional rock riprap where necessary to the existing riprap to protect the river bank. No ancillary features or provisions for pump out and bilge water disposal will be provided; six trees and a small area scrub vegetation to be removed. In order to facilitate river bank stabilization and to provide wildlife habitat, Lessee will make a reasonable effort to include native riparian vegetation, where feasible, along the banks of the Eel River adjacent to

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the proposed new boat launching facility. All other terms and conditions of the lease shall remain in effect without amendment.

OTHER PERTINENT INFORMATION:

1. Lessee has an agreement with the party claiming ownership of the uplands adjoining the lease premises.
2. On August 8, 2005, the Commission approved the issuance to the County of Humboldt (County) of a 20-year General Lease – Public Agency Use for the use and maintenance of an existing unimproved dirt and gravel boat launch ramp adjacent the Eel River and the Pedrazzini County Park, near the town of Loleta. The existing unimproved facilities have been used for 40 years as a launch for small fishing boats, canoes, kayaks, rowboats and for other passive recreation uses, thus providing access to the lower Eel River and estuary. In partnership with the California Department of Boating and Waterways, the County has obtained the necessary funding to replace the existing gravel boat ramp with a 20-foot wide and 100-foot long cement ramp with 20-foot by 60-foot apron, in addition to making improvements to the parking lot and adding additional rock riprap protection for the ramp and the adjacent river bank. As part of the proposed new construction, it will be necessary to remove six trees and a small area of scrub vegetation. The County is now applying for amendment to the existing lease to provide for the proposed improvements located on State-owned sovereign lands. In order to facilitate the river bank stabilization and to provide wildlife habitat, staff is recommending that the County make a reasonable effort to include native riparian vegetation where feasible along the river bank.
3. **Boat Launch Ramp and Parking Lot:** Pursuant to the Commission's delegation of authority and the State CEQ 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 categorically exempt project. The project is exempt under Class 2, Replacement or Reconstruction; Title 14, California Code of Regulations, section 15302.

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

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4. **Bank Stabilization:** 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 categorically exempt project. The project is exempt under Class 4, Minor Alterations to Land: Title 14, California Code of Regulations, section 15304.

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

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA 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
California Department of Boating and Waterways

EXHIBIT:

- A. Site and Location Map

PERMIT STREAMLINING ACT DEADLINE:

September 20, 2006

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

BOAT LAUNCH RAMP AND PARKING LOT: FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT CLASS 2, REPLACEMENT OR RECONSTRUCTION; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15302.

BANK STABILIZATION: FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15062 AS A

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CATEGORICALLY EXEMPT PROJECT, CLASS 4, MINOR ALTERNATIONS TO LAND; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15304.

SIGNIFICANT LANDS INVENTORY FINDING:

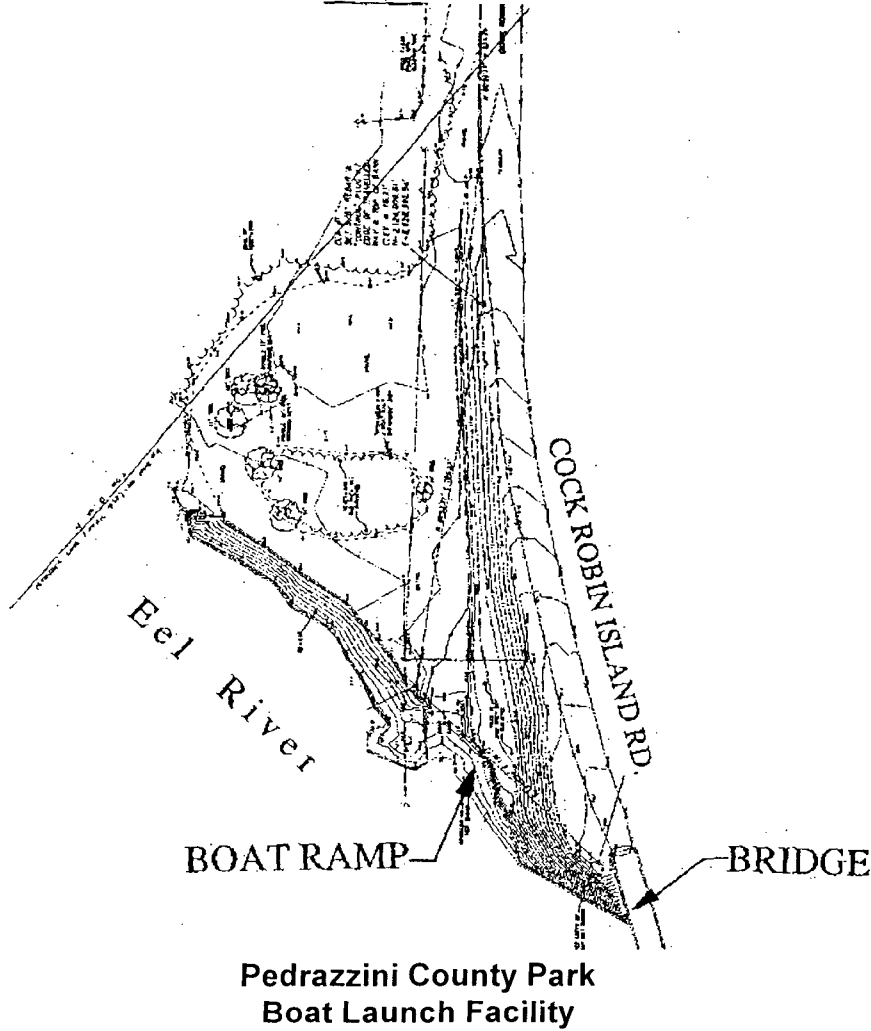
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 8629.9, A GENERAL LEASE - PUBLIC AGENCY USE, OF LANDS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE JUNE 26, 2006, TO AUTHORIZE THE CONSTRUCTION, USE, AND MAINTENANCE OF A BOAT LAUNCHING FACILITY CONSISTING OF A NEW CONCRETE PUSH SLAB AND APRON; AND TO AUTHORIZE THE EXISTING PARKING LOT WITH ITS GRADING AND WITH PLACEMENT OF 800 CUBIC YARDS OF GRAVEL AND PLACEMENT OF ADDITIONAL ROCK RIPRAP TO PROTECT THE RIVER BANK; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

NO SCALE

SITE



**Pedrazzini County Park
Boat Launch Facility**

NO SCALE

LOCATION

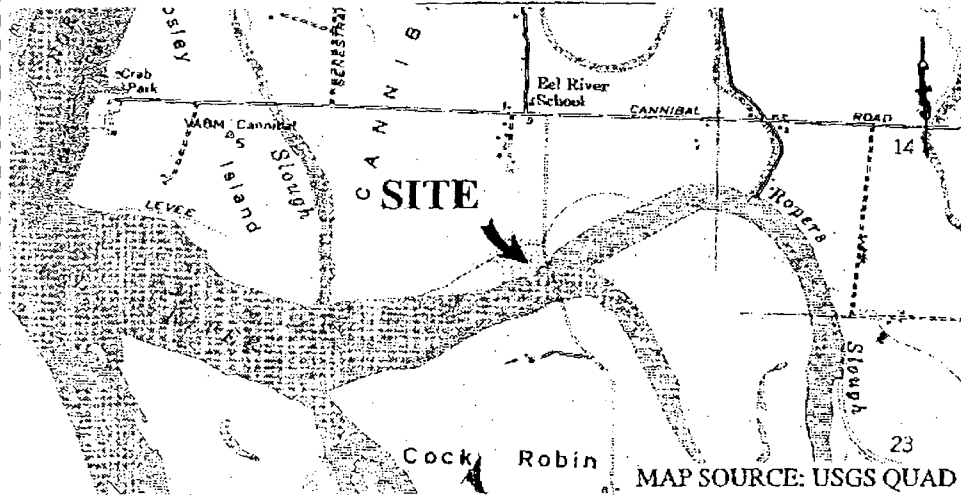


Exhibit A
PRC 8629.9
COUNTY OF HUMBOLDT
PUBLIC AGENCY LEASE
BEL RIVER
HUMBOLDT COUNTY



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.

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