

**CALENDAR ITEM
C19**

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08/20/10
W 26409
C. Hudson

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GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

City of Gridley
685 Kentucky Street
Gridley, California 95948

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Feather River, adjacent to 1098 East Gridley Road, near the city of Gridley, Butte County.

AUTHORIZED USE:

Reconstruction, use and maintenance of a new public boat launch facility, known as the Gridley Boat Launch Facility, consisting of the removal of an existing public boat launch ramp, not previously authorized by the Commission; construction of a public boat ramp, an uncovered floating boat dock, and two steel piles; placement of additional bank protection; and the temporary placement of warning buoys during construction as shown on the attached Exhibit A.

LEASE TERM:

25 years, beginning August 20, 2010.

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:

1. At least two weeks prior to the start of construction, Lessee agrees to post signs on the upland parking lot and ramp indicating the dates that the construction will begin and duration of closure of the river access. At all times during construction, Lessee agrees to install precautionary signage or warning buoys upstream and downstream of the construction in the river in order to provide adequate warning notices to recreational users on

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the Feather River of the potential safety hazards associated with project construction.

2. Construction activities in the Feather River are limited to the period between June 15th and September 15th, and must be completed by September 15, 2012.
3. The lease contains provisions that encourage the 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.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. The Gridley Boat Launch Facility is located east of the city of Gridley (City) on the east bank of the Feather River. The existing boat launch facility includes a day-use area which consists of picnic tables, fish cleaning station, a concrete boat ramp and an unpaved parking area. The boat ramp is located on State-owned sovereign land, but has not been previously authorized by the Commission.
3. As part of a larger launch facility project, the City proposes to construct on sovereign land a 78.5-foot by 28-foot combination cast in-place/pre-cast concrete boat ramp, 83.3-foot by eight-foot floating boat dock, two ten-inch steel pilings, and place additional bank protection up river and down river of the proposed ramp and dock. The upland portion of the project consists of a new paved parking area, plumbed restrooms, sewer lift station to pump sewage to a neighboring sewage treatment plant, fish cleaning station, installation of electrical facilities and lighting, security access for the site, and signage installation. The proposed project is intended to improve the existing recreational access to the Feather River and is being financed through the California Department of Boating and Waterways. The city is now applying for a lease for that portion of the project on sovereign land.
4. The existing boat ramp will be broken up with a pneumatic hammer and the concrete will be trucked off site to the City's nearby land fill. Siltation barriers such as silt fencing or straw bale dikes will be placed to minimize

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turbidity and sedimentation in the water. Approximately 760 cubic yards of screened stone fill will be added to establish a uniformly inclined plane as a base for the new ramp. Crushed stone will be deposited into the waterway with an excavator fitted with extended main and jib booms, enabling the deposition of the stone on to the substrate without the equipment physically being in the water. The areas on both sides of the boat ramp are filled with large pieces of concrete sidewalk and will be covered with approximately 138 cubic yards of gravel and small rocks, then covered with soil and vegetated with native species of shrubberies, and trees to provide slope erosion protection. The lower portion of the boat ramp will be fabricated on-site and pushed into place by a bulldozer, while the upland portion will be poured in place. The lower push slab will have twin steel beams integrated into its underside which will act as runners, allowing it to be moved into place. The floating boat dock will be manufactured on land and floated into the river, after the installation of two new steel pilings.

5. A Mitigated Negative Declaration SCH# 2009102029 was prepared by the city of Gridley and adopted on February 18, 2010 for this project. The California State Lands Commission's staff has reviewed such document. A Mitigation Monitoring Program was adopted by the City of Gridley.
6. This activity involves lands identified as possessing significant environmental values pursuant of 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:

California Department of Fish and Game, Central Valley Flood Protection Board, California Regional Water Quality Control Board, NOAA's National Marine Fisheries Service, U.S. Fish and Wildlife Service, and U.S. Army Corps of Engineers

EXHIBITS:

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

PERMIT STREAMLINING ACT DEADLINE:

December 7, 2010

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RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that a Mitigated Negative Declaration SCH 2009102029 and a Mitigation Monitoring Program were prepared by the city of Gridley and adopted on February 18, 2010 for this Project, and that the Commission has reviewed and considered the information contained therein. Adopt the Mitigation Monitoring Program, as contained in Exhibit A, attached hereto.

SIGNIFICANT LANDS INVENTORY FINDING:

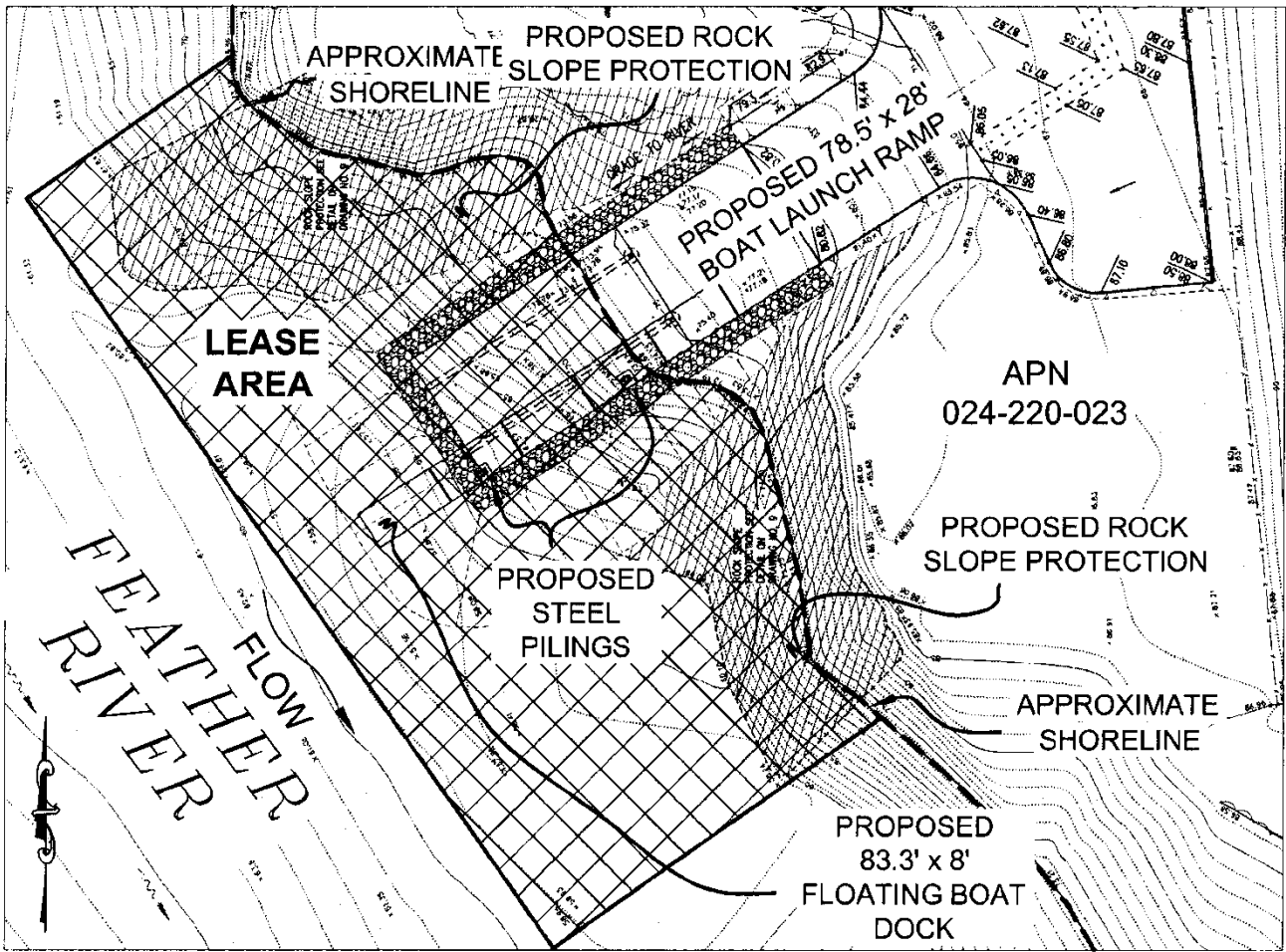
Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code sections 6370, et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Public Agency Use to the City of Gridley beginning August 20, 2010, for a term of 25 years, for the reconstruction, use and maintenance of an existing boat launch facility, known as the Gridley Boat Launch Facility, consisting of removal and disposal of the existing concrete boat launch ramp; and construction of a new concrete boat ramp, an uncovered floating boat dock, two steel piles, and additional bank protection as shown on Exhibit A (for reference purposes only) and as described in 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 rent if the Commission finds such action to be in the State's best interest.

NO SCALE

SITE



FEATHER RIVER NEAR THE CITY OF GRIDLEY

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

W 26409
 CITY OF GRIDLEY
 APN 024-220-023
 GENERAL LEASE -
 PUBLIC AGENCY USE
 BUTTE COUNTY



JWP 07/10

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.

EXHIBIT B

W 26409

LAND DESCRIPTION

A parcel of submerged land lying in the bed of the Feather River situate adjacent to Section 4, Township 17 North, Range 3 East, Mount Diablo Meridian, as shown on the Official U.S. Government Plat approved July 18, 1871, in the County of Butte, State of California, described as follows:

COMMENCING at the northeast corner of Section 3, Township 17 North, Range 3 East, Mount Diablo Meridian;

THENCE West along the north line of said Section 3 and said Section 4, a distance of 6,870.73 feet;

THENCE leaving said north line, South, a distance of 1,570.82 feet;

THENCE South 34°00' East, a distance of 828.35 feet to the True Point of Beginning;

THENCE North 56°00' East, a distance of 150.00 feet;

THENCE South 34°00' East, a distance of 180.00 feet;

THENCE South 56°00' West, a distance of 150.00 feet;

THENCE North 34°00' West, a distance of 180.00 feet to the True Point of Beginning;

EXCEPTING THEREFROM any portion lying landward of the low water mark on the left bank of the Feather River.

END OF DESCRIPTION



Bruce A. Nash

Bruce A. Nash

RCE 33381

Registration Expires 06-30-12

Date: 08-02-10