

**CALENDAR ITEM  
C21**

A	02	12/10/10
S	04, 05	WP 5791.9 C. Hudson

**TERMINATION OF A GENERAL PERMIT AND ISSUANCE OF A  
GENERAL LEASE - PUBLIC AGENCY USE**

**LESSEES/APPLICANTS:**

California Department of Fish and Game  
Wildlife Conservation Board  
1807 13th Street, Suite 103  
Sacramento, CA 95811

County of Yolo  
Parks and Resources Department  
120 W. Main Street, Suite C  
Woodland, CA 95695

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

Filled and unfilled sovereign land in the bed of Sycamore Slough, near the town of Knights Landing, Yolo County.

**AUTHORIZED USE:**

The reconstruction, use, and maintenance of an existing public boat launch facility and bank protection, known as the Knights Landing Boat Launch Facility, as shown on the attached Exhibit A.

**LEASE TERM:**

25 years, beginning December 10, 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.

CALENDAR ITEM NO. **C21** (CONT'D)

**SPECIFIC LEASE PROVISIONS:**

1. At all times during construction, Lessees will install precautionary signage or warning buoys upstream and downstream of the construction in the slough in order to provide adequate warning notices to recreational users on the slough of the potential safety hazards associated with project construction.
  
2. The lease contains provisions encouraging 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. Lessees shall post the "BMPs for Guest Dock Users and Boaters" in prominent places within the lease premises. The Lessees 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. Lessees own or have the right to use and maintain the uplands adjoining the lease premises.
  
2. On January 1, 1980, the Commission authorized a 49-year General Permit - Public Agency Use with the California Department of Fish and Game - Wildlife Conservation Board, and the County of Yolo (County), for the reconstruction, use, and maintenance of an existing boat launch facility located on filled and unfilled sovereign land in the bed of Sycamore Slough, near the town of Knights Landing. That permit will expire on October 31, 2028.
  
3. The Lessees agreed to terminate the existing permit and are now applying for a new General Lease – Public Agency Use for removal of existing structures and the reconstruction and renovation of existing facilities on the lease premises associated with the Knights Landing Boat Launch Facility project. The existing public boat launch facility within the lease premises includes a paved parking lot, two portable restrooms, trash receptacles, a camp host pad, boat launch ramp, and uncovered floating boat dock.
  
4. The proposed activity on the lease premises will begin with the removal of the floating boat dock and a portion of the launch ramp. The reconstruction will include the expansion of the parking lot and extension of the existing paved boat launch ramp; the installation of a permanent restroom with a storage room, a fish cleaning station, a monument sign, a handicap-accessible fishing platform and sidewalks; and an eight-foot by

CALENDAR ITEM NO. **C21** (CONT'D)

60-foot uncovered floating boat dock with concrete apron and helix anchors. The bank of the slough will be stabilized with the placement of cellular confinement fabric, planting vegetation, and additional rock bank protection.

5. It is anticipated that localized grading will be performed by use of small excavators and back-hoes, paving machines and rollers. Small boats, divers and cranes will be used to support in-water work. The floating boat dock will be manufactured on land and floated into the slough and secured with a helix anchor system. The project will be funded by a grant from the California Department of Boating and Waterways. Proposed construction is scheduled to begin in the summer of 2011 and completed by October 31, 2012.
6. **Termination of Existing Lease:** Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], staff has determined this activity is not subject to the provisions of CEQA because it is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, sections 15060 (c)(3) and 15378.

7. **Issuance of a new Lease:** A Negative Declaration SCH #2006042146 was prepared by the County of Yolo Parks and Resources Department and adopted on March 24, 2009 for this project. The California State Lands Commission's staff reviewed such document.
8. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon 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 REQUIRED:**

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. Site and Location Map
- B. Land Description

CALENDAR ITEM NO. **C21** (CONT'D)

**PERMIT STREAMLINING ACT DEADLINE:**

December 23, 2010

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

**Termination of Existing Lease:** Find that the activity is not subject to the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15060(c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

**Issuance of a new Lease:** Find that a Negative Declaration SCH #2006042146 was prepared by the County of Yolo Parks and Resources Department and adopted on March 24, 2009 for this Project and that the Commission reviewed and considered the information contained therein.

**SIGNIFICANT LANDS INVENTORY FINDING:**

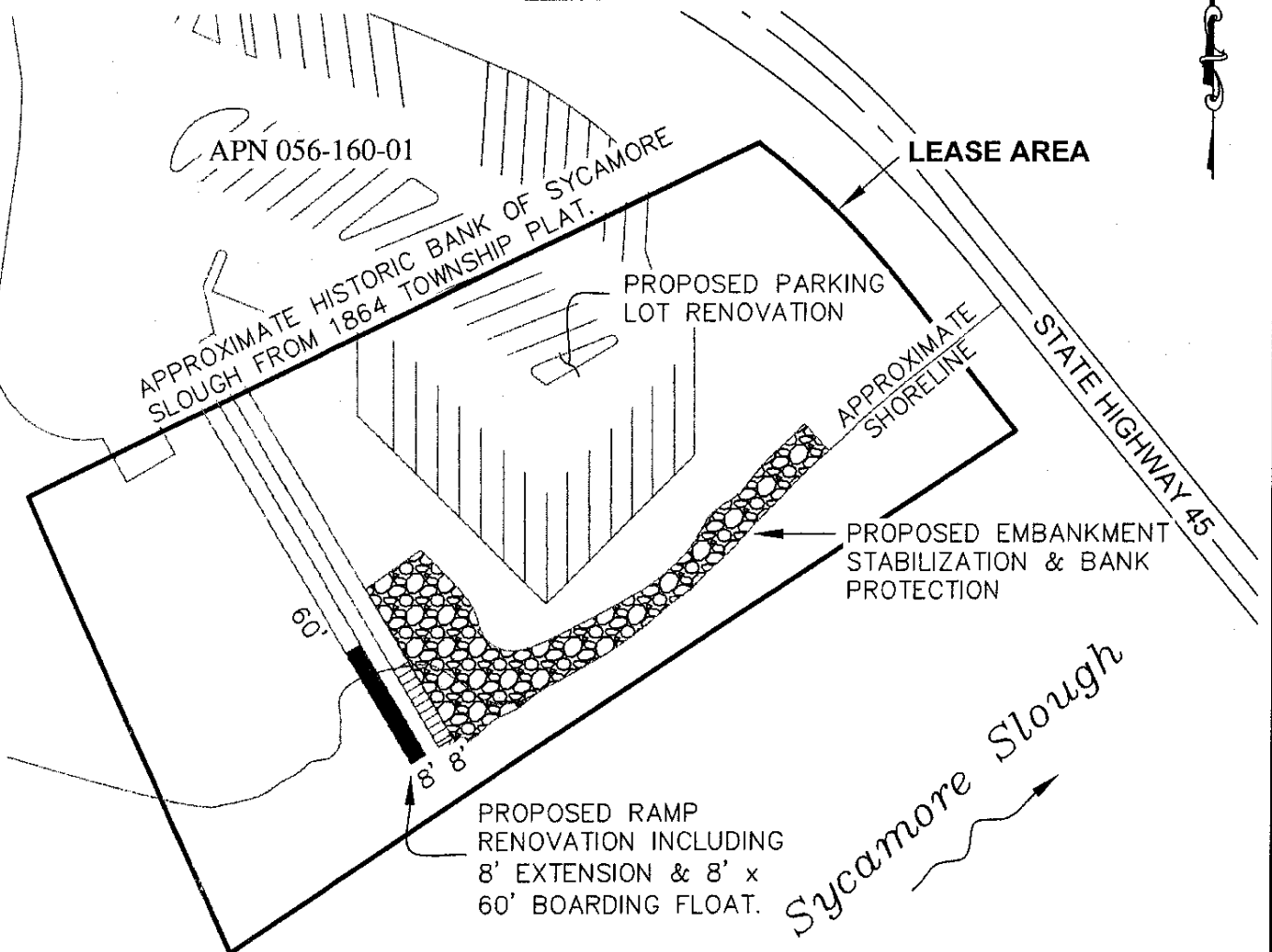
Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code sections 6370, et seq.

**AUTHORIZATION:**

1. Authorize termination, effective December 9, 2010, of Lease No. PRC 5791.9, a General Permit – Public Agency Use, issued on January 1, 1980 to the Department of Fish and Game - Wildlife Conservation Board, and the County of Yolo.
2. Authorize issuance of a General Lease – Public Agency Use to the Department of Fish and Game - Wildlife Conservation Board and the County of Yolo, beginning December 10, 2010, for a term of 25 years, for the reconstruction, use, and maintenance of an existing public boat launch ramp facility and bank protection, known as the Knights Landing Boat Launch Facility on filled and unfilled sovereign land 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



## SYCAMORE SLOUGH, NEAR KNIGHTS LANDING

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit A

WP 5791.9  
 YOLO COUNTY PARKS &  
 RESOURCES DEPARTMENT  
 APN 056-160-01  
 GENERAL LEASE - PUBLIC  
 AGENCY USE  
 YOLO COUNTY



DJF 09/28/10

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

### LAND DESCRIPTION

WP 5791.9

A parcel of submerged land in the State-owned bed of Sycamore Slough, Yolo County, California, adjacent to the NW $\frac{1}{4}$  of Section 14, T11N, R2E, WDM, projected into Rancho Jimeno, more particularly described as follows:

BEGINNING at a point on the southwesterly right-of-way line of the State Department of Transportation Highway Route 45, said point being 40 feet left of Engineers Centerline Station 7 + 61.89 as shown on Right-of-Way Map, sheet 10 of 11, District 03, Yolo County, on file at the District Office of the Department of Transportation, 703 "D" Street, Marysville, California; thence along the said southwesterly right-of-way line the following two courses:

- 1) N 38° 07' 30" W 83 feet;
- 2) Along a tangent curve concave to the southwest, having a radius of 410 feet, through a central angle of 13° 58' 28", an arc distance of 100.00 feet to a point 40 feet left of Engineers Centerline Station 9 + 54.65 P.O.C.; thence S 64° 20' 44" W 381.56 feet to the westerly boundary of the abandoned River Farms Branch of the Southern Pacific Railroad right-of-way; thence S 24° 17' 00" E 235 feet along the said railroad right-of-way to the centerline of Sycamore Slough; thence easterly along the centerline of said Sycamore Slough 450 feet to the point of beginning;

EXCEPTING THEREFROM any portion lying landward of the ordinary low water mark of Sycamore Slough.

### END OF DESCRIPTION

Revised by the California State Lands Commission Boundary Unit 6/14/2010. Original description prepared by Edward Zimmerman on 9/22/1978 as found in PRC 5791 Calendar Item 20, dated 01/1980.