

# Staff Report 18

## **APPLICANT:**

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Alvin R. Archer and Dale W. Archer, Co-Trustees of the Archer Revocable Trust  
Dated January 28, 2014

## **PROPOSED ACTION:**

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Issuance of a General Lease – Recreational Use

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

Sovereign land located in Seven Mile Slough, adjacent to 1150 West Brannan Island Road, at Andrus Island, near Isleton, Sacramento County.

## **AUTHORIZED USE:**

Use and maintenance of an existing boat dock and two pilings.

## **TERM:**

10 years, beginning October 22, 2020.

## **CONSIDERATION:**

\$140 per year, with an annual Consumer Price Index adjustment.

## **SPECIFIC LEASE PROVISIONS:**

- Liability insurance in an amount no less than \$1,000,000 per occurrence.
- Lessee agrees and acknowledges hazards associated with sea-level rise may require additional maintenance or protection strategies regarding the improvements on the Lease Premises.
- Lessee to pay compensation for the unauthorized occupation of State land in the amount of \$640 for the period beginning February 3, 2014, through October 21, 2020.
- Lessee agrees to indemnify the Lessor for any liabilities arising from the period of unauthorized occupation of the State lands (prior to the issuance of the lease).

## **STAFF ANALYSIS AND RECOMMENDATION:**

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### **AUTHORITY:**

Public Resources Code sections 6005, 6216, 6301, 6501.1, 6503, and 6503.5;  
California Code of Regulations, title 2, sections 2000 and 2003.

### **PUBLIC TRUST AND STATE'S BEST INTERESTS:**

On December 9, 2004, the Commission authorized a Recreational Pier Lease to Alvin R. Archer and Sherrlyn Z. Archer, for the continued use and maintenance of an existing floating boat dock, located in Seven Mile Slough, adjacent to 1150 West Brannan Island Road, at Andrus Island, near Isleton, Sacramento County ([Item C21, December 9, 2004](#)). That lease expired on November 30, 2014. On February 3, 2014, interest in the upland parcel was deeded to the Applicant. The Applicant is now applying for a General Lease – Recreational Use, for the use and maintenance of an existing boat dock and two pilings.

The two pilings were not expressly called out in the in the previous lease, but they were an integral component of the floating dock that was depicted in Exhibit A to the original lease. There is no gangway for security purposes since it is close to an open roadway. Staff recommends issuance of a new lease beginning October 22, 2020. Staff also recommends that the Commission accept compensation from the Applicant for the unauthorized occupation of State land in the amount of \$640 for the period beginning February 3, 2014, the day ownership of the upland parcel was deeded to the Applicant, through October 21, 2020, the day preceding issuance of the proposed lease.

The Applicant owns the upland adjoining the lease premises. The subject facilities are privately owned and maintained, used for the docking and mooring of boats, and facilitate recreational boating. Recreational boating is a water-dependent use that is generally consistent with the common law Public Trust Doctrine. The California Legislature has identified private recreational boating facilities as an authorized use of Public Trust land (Pub. Resources Code, § 6503.5).

The proposed lease does not alienate the State's fee simple interest or permanently impair public rights. The lease is limited to a 10-year term, does not grant the lessee exclusive rights to the lease premises, and reserves an easement to the public for Public Trust-consistent uses. Upon termination of the lease, the lessee may be required to remove all improvements from State land and restore the lease premises to their original condition.

The proposed lease requires the lessee to insure the lease premises and indemnify the State for any liability incurred as a result of the lessee's activities thereon. The lease also requires the payment of annual rent to compensate the people of the State for the occupation of the public land involved.

**CLIMATE CHANGE:**

Climate change impacts, including sea-level rise, more frequent and intense storm events, and increased flooding and erosion affect both open coastal areas and inland waterways in California. The subject facilities are located in Seven Mile Slough, in a tidally influenced site vulnerable to flooding at current sea levels and at a higher risk of flood exposure given projected scenarios of sea-level rise.

The California Ocean Protection Council updated the State of California Sea-Level Rise Guidance in 2018 to provide a synthesis of the best available science on sea-level rise projections and rates. Commission staff evaluated the “high emissions,” “medium-high risk aversion” scenario to apply a conservative approach based on both current emission trajectories and the lease location and structures. The San Francisco tide gauge was used for the projected sea-level rise scenario for the region as listed in Table 1.

**Table 1. Projected Sea-Level Rise for San Francisco**

<b>Year</b>	<b>Projection (feet)</b>
2030	0.8
2040	1.3
2050	1.9
2100	6.9

Source: Table 13, State of California Sea-Level Rise Guidance: 2018 Update  
 Note: Projections are with respect to a 1991 to 2009 baseline.

Rising sea levels can lead to more frequent flood inundation in low-lying areas and larger tidal events and could increase the Sacramento River's inundation levels within the lease area over the term of the lease. In addition, as stated in *Safeguarding California Plan: 2018 Update* (California Natural Resources Agency 2018), climate change is projected to increase the frequency and severity of natural disasters related to flooding and storms (especially when coupled with sea-level rise). In rivers and tidally influenced waterways, more frequent and powerful storms can result in increased flooding conditions and damage from storm-created debris as well as decreased bank stability and structure. Conversely, climate-change induced droughts could decrease river levels and flow for extended periods of time. Climate change and sea-level rise will further influence riverine areas by changing erosion and sedimentation rates. Flooding and storm flow, as well as runoff, will likely increase scour and decrease bank stability at a faster rate.

The combination of these projected conditions could increase the likelihood of damage and affect access to structures within the lease premises during the term of the lease. For example, the potential for more frequent and stronger storm events may expose the lease area structures to higher flood risks and cause facilities to be damaged or dislodged, presenting hazards to public safety as well as dangers for navigation within the channel. Conversely, prolonged drought conditions could lower water levels, exposing previously submerged structures to the elements and potentially leading to increased wear-and-tear on the pilings and dock. Lowered water levels could also reduce navigability of the channel, thereby increasing hazards and impacting the function and utility of the lease area structures.

The floating dock is adaptable to variable water levels, allowing it to rise and fall with storms and droughts, and increasing its resiliency to some climate change impacts, but may require more frequent maintenance to ensure continued functionality during and after storm seasons and to avoid dislodgement. The fixed pilings may need reinforcement to withstand higher levels of flood exposure and more frequent storm events.

Regular maintenance, as required by the terms of the lease, will reduce the likelihood of severe structural degradation or dislodgement. Pursuant to the proposed lease, the Applicant acknowledges that the lease premises and adjacent upland (not within the lease area) are located in an area that may be subject to effects of climate change, including sea-level rise.

### **CONCLUSION:**

For all the reasons above, staff believes the issuance of the proposed lease will not substantially interfere with Public Trust needs at this location, at this time, and for the foreseeable term of the lease; is consistent with the common law Public Trust Doctrine; and is in the best interests of the State.

### **OTHER PERTINENT INFORMATION:**

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1. Approval or denial of the application is a discretionary action by the Commission. Each time the Commission approves or rejects a use of sovereign land, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. If the Commission denies the application, the Applicant may be required to remove the existing boat dock and two pilings and restore the premises to their original condition. Upon expiration or prior termination of the lease, the lessee also has no right to a new lease or to renewal of any previous lease.

2. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the protection, preservation, and responsible economic use of the lands and resources under the Commission's jurisdiction.
3. Staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, title 14, section 15300 and California Code of Regulations, title 2, section 2905.

## **EXHIBITS:**

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

## **RECOMMENDED ACTION:**

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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 1, Existing Facilities; California Code of Regulations, title 2, section 2905, subdivision (a)(2).

### **PUBLIC TRUST AND STATE'S BEST INTERESTS:**

Find that issuance of the proposed lease will not substantially impair the public rights to navigation and fishing or substantially interfere with Public Trust needs and values at this location, at this time, and for the foreseeable term of the lease; is consistent with the common law Public Trust Doctrine; and is in the best interests of the State.

### **AUTHORIZATION:**

1. Authorize acceptance of compensation from the Applicant in the amount of \$640 for the unauthorized occupation of State land for the period beginning February 3, 2014, through October 21, 2020.

2. Authorize issuance of a General Lease – Recreational Use to the Applicant, beginning October 22, 2020, for a term of 10 years, for the use and maintenance of an existing boat dock and two pilings, as described in Exhibit A, and as shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof; annual rent in the amount of \$140, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**LEASE 6059**

**LAND DESCRIPTION**

One parcel of tide and submerged land situated in the bed of the Seven Mile Slough, lying adjacent to Swamp and Overflow Lands survey 943, patented April 14, 1873, County of Sacramento, State of California, more particularly described as follows:

All those lands underlying an existing boat dock and two pilings lying adjacent to that parcel described in Trust Transfer Deed recorded November 14, 2006 as Document Number 20140203 at Page 0799 in Official Records of Sacramento County.

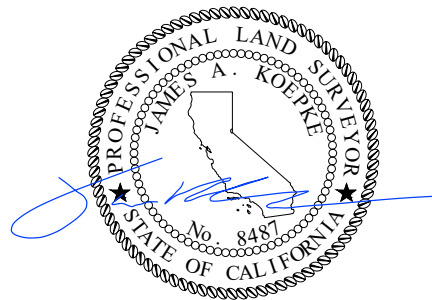
TOGETHER WITH any applicable impact area.

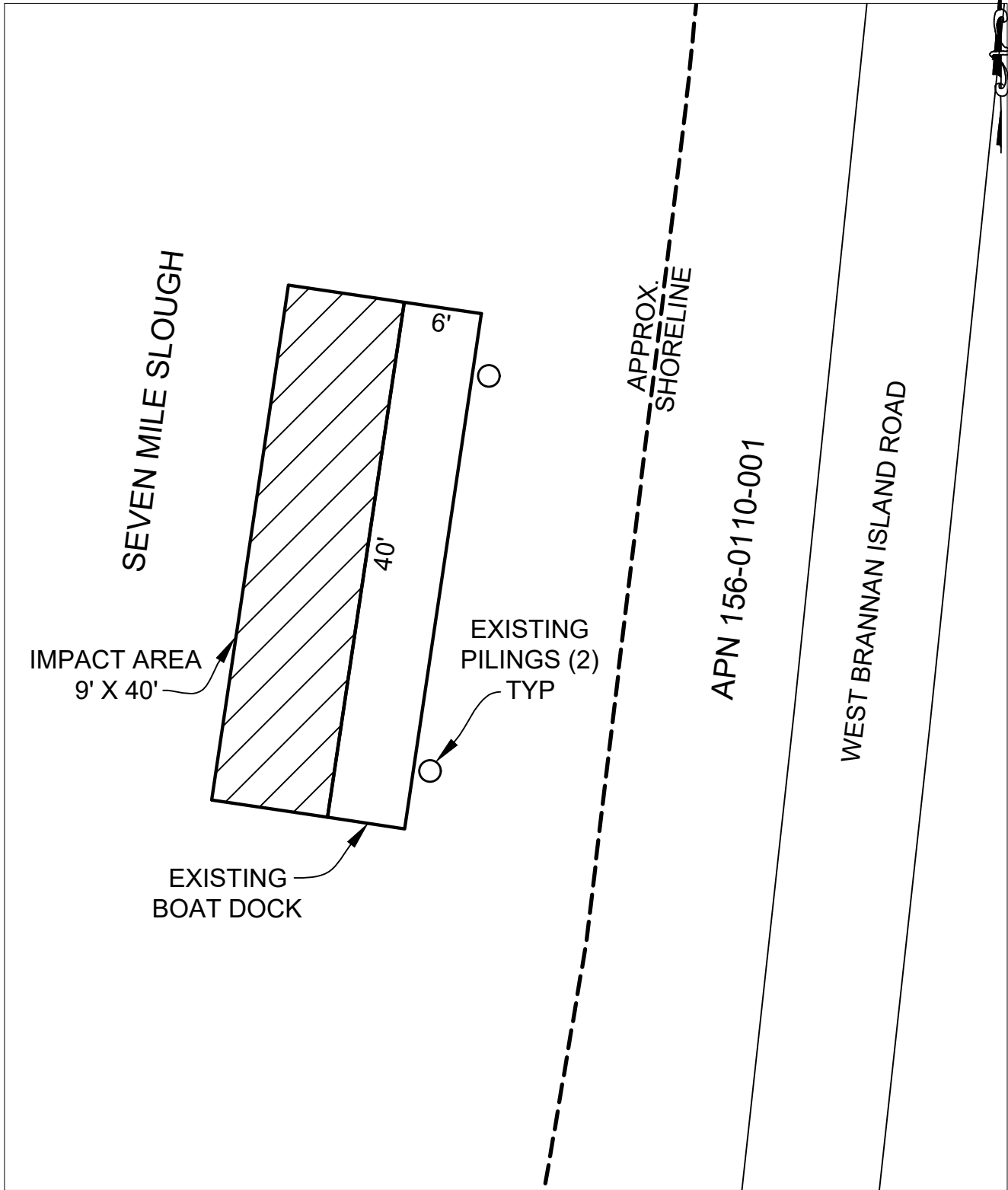
EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the left bank of Seven Mile Slough.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared 09/18/2020 by the California State Lands Commission Boundary Unit.





**EXHIBIT A**

LAND DESCRIPTION PLAT  
LEASE 6059, ARCHER  
REVOCABLE TRUST  
SACRAMENTO COUNTY

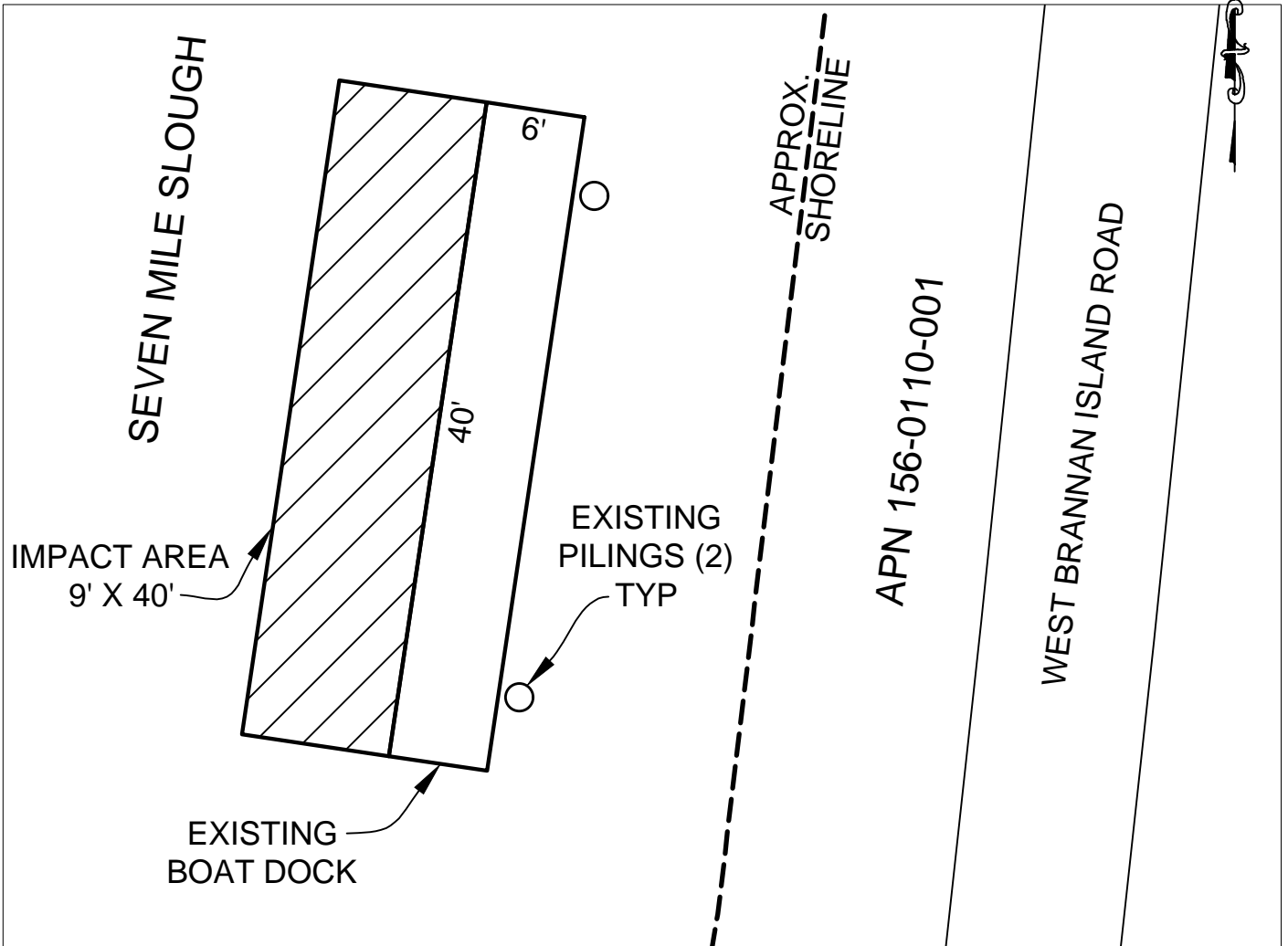
CALIFORNIA STATE  
LANDS COMMISSION





NO SCALE

### SITE



1150 WEST BRANNAN ISLAND ROAD, NEAR ISLETON

NO SCALE

### LOCATION



### EXHIBIT B

LEASE 6059  
 ARCHER REVOCABLE TRUST  
 APN 156-0110-001  
 GENERAL LEASE -  
 RECREATIONAL USE  
 SACRAMENTO 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.

RGB 9/18/20