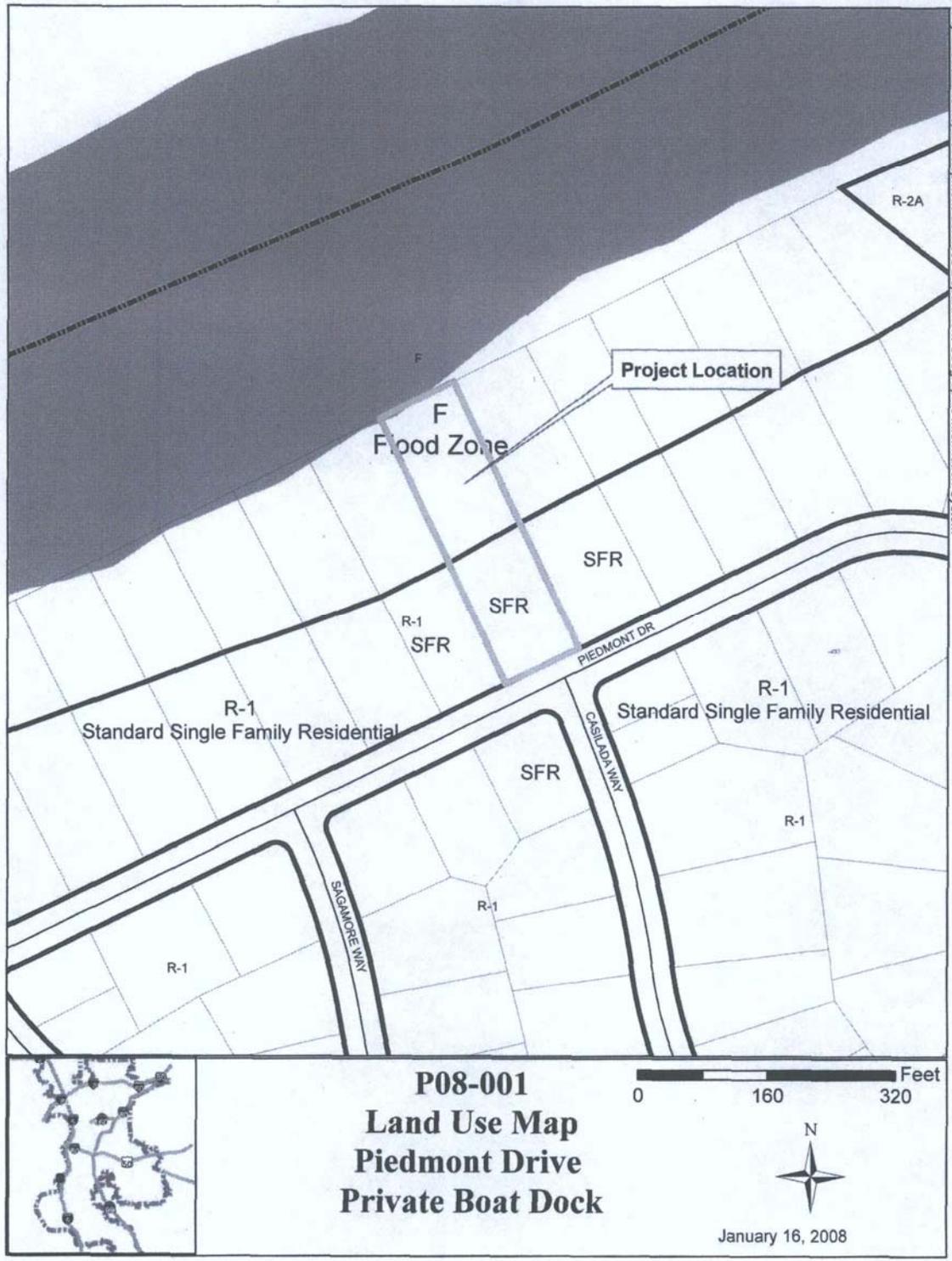


Attachment 4 – Land Use & Zoning Map



Attachment 5 – Little Pocket Parcel Map



Attachment 6 – Pocket Parcel Map



Attachment 7 – State Lands Commission Letters

STATE OF CALIFORNIA

ARNOLD SCHWARZENEGGER, *Governor*

CALIFORNIA STATE LANDS COMMISSION
100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202



PAUL D. THAYER, *Executive Officer*
(916) 574-1800 FAX (916) 574-1810
California Relay Service From TDD Phone 1-800-735-2922
from Voice Phone 1-800-735-2929

Contact Phone: (916) 574-1894
Contact FAX: (916) 574-1925

August 8, 2008

File Ref: P08-001

Heather Forest, Associate Planner
City of Sacramento
Development Services Department
300 Richards, Boulevard, 3rd Floor
Sacramento, California 95811

Dear Ms. Forest:

Subject: Application for Michael Mix for the construction of a new 20-foot by 28-foot floating boat dock, four steel pilings, attached to a 3-foot wide by 55-foot long aluminum gangway located on the east bank of the Sacramento River, adjacent to 955 Piedmont Drive, Sacramento County.

This is in response to your request dated July 31, 2008, requesting comments from staff of the California State Lands Commission (CSLC). The CSLC asserts a sovereign title interest in the property that the above referenced proposed project will occupy and it asserts that the project will intrude into an area that is subject to the public easement in navigable waters.

As general background, the State acquired sovereign ownership of all tidelands and submerged lands and beds of navigable waterways upon its admission to the United States in 1850. The State holds these lands for the benefit of all the people of the State for statewide Public Trust purposes of waterborne commerce, navigation, fisheries, water-related recreation, habitat preservation, and open space. The State owns sovereign fee title to tide and submerged lands landward to the mean high water line (MHTL) as they existed in nature, prior to fill or artificial accretions. The State's sovereign interests are under the jurisdiction of the CSLC. A lease from the CSLC is required for the proposed improvements extending onto State-owned lands that are under its jurisdiction.

Staff is concerned with the existing three original old wood "telephone style" pilings that are broken off below the existing water line and are visibly undetectable from the water's surface. These pilings must be completely removed prior to any new construction activities.

Heather Forest
August 8, 2008
Page 2

The attached letter was sent to the Applicant Michael Mix outlining the requirements for obtaining a lease for the proposed project.

If you have any questions, please don't hesitate to call me at 916-574-1894 or by email at caldwelv@slc.ca.gov.

Sincerely,



Vicki Caldwell
Public Land Management Specialist

Enclosure

cc: Michael Mix
955 Piedmont Drive
Sacramento, California 95822

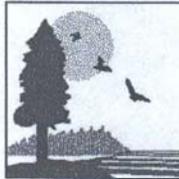
Debbie R. Gualco
Reynolds Gualco Architecture & Interior Design
3720 Folsom Boulevard
Sacramento, California 95816

STATE OF CALIFORNIA

ARNOLD SCHWARZENEGGER, *Governor*

CALIFORNIA STATE LANDS COMMISSION

100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202



PAUL D. THAYER, *Executive Officer*

(916) 574-1800 FAX (916) 574-1810

California Relay Service From TDD Phone 1-800-735-2922
from Voice Phone 1-800-735-2929

Contact Phone: (916) 574-1894

Contact FAX: (916) 574-1950

August 8, 2008

File Ref: New Dock

Michael Mix
955 Piedmont Drive
Sacramento, California 95822

Dear Mr. Mix:

The City of Sacramento has notified Staff of the California State Lands Commission of your proposed construction of a new 20-foot by 28-foot floating boat dock, four steel pilings, attached to a 3-foot wide by 55-foot long aluminum gangway located on the east bank of the Sacramento River, adjacent to 955 Piedmont Drive, Sacramento County. This is to advise you that the Sacramento River is State-owned sovereign lands under the jurisdiction of this Commission. You are therefore required to obtain a lease from this Commission for the use of the land.

The State acquired sovereign ownership of all tidelands and submerged lands and beds of navigable waterways upon its admission to the United States in 1850. The State holds these lands for the benefit of all people of the State for statewide Public Trust purposes that include waterborne commerce, navigation, fisheries, water-related recreation, habitat preservation and open space. The landward boundaries of the State's sovereign interests in the areas that are subject to tidal action are generally based upon the ordinary high water marks of these waterways, as they last naturally existed. In non-tidal navigable waterways, the State holds a fee ownership in the bed of the waterway between the two ordinary low water marks as the last naturally existed. The entire non-tidal navigable waterway between the ordinary high waters is subject to the Public Trust. The State's sovereign interests are under the jurisdiction of the Commission.

Enclosed is a Commission application for you to complete. Please complete all sections of the application and return it to me as soon as possible, along with a check for \$2525 [Total of \$2500 Minimum Expense Deposit plus \$25 Filing Fee] made payable to the State Lands Commission. The Commission is required to recover all costs associated with processing the lease; therefore, the \$2500 represents the Minimum Expense Deposit for this type of lease and the \$25 is a non-refundable filing fee. Any monies of the Minimum Expense Deposit not used by staff will be refunded to you. The filing fee and Minimum Expense Deposit must be submitted with the application.

Michael Mix
August 8, 2008
Page 2

Please note that the \$2525 processing fee does not include any environmental costs associated with the project if it is determined, following receipt of the application completed by you, that those costs will be involved.

In addition to the above, we will also need the following:

1. A written detailed project description.
2. A copy of the current vesting document (deed) for the property lying landward of and adjacent to the State lands you seek to use. If you are not the owner of this adjacent property, you should also submit a copy of a lease, permit, or other evidence of your right to use this property.
3. Recent photographs of the boat dock site, including views upstream and downstream of the site.
4. A **scaled drawing of the actual dock built, including architectural elevations**, of the boat dock, including all dimensions of the docking facilities and their relationship to the adjacent property lines. Also provide a cross-section drawing showing the location of the Mean High Water Mark or Ordinary High Water Mark, with National Geodetic Vertical Data (NGVD) datum source.
5. **Please submit copies of applications to, or approved permits from**, the U.S. Army Corps of Engineers (Zachary Simmons (916-557-5277)), U.S. Fish and Wildlife Service and NOAA Fisheries, State Department of Fish and Game (916-358-2900), Central Valley Flood Protection Board (Michael Peterson (916-574-0685)), and/or the local Reclamation District, and any other application Federal and/or State agency.
 - a) Please provide a written description indicating when you anticipate receipt of the final written results of the Section 7 endangered species consultations with U.S. Fish and Wildlife and NOAA Fisheries. Staff will need to review the draft or final biological opinions prior to recommending your application for Commission action.
 - b) Please provide the application number assigned to your project by each of the discretionary agencies, as well as the name and telephone number of the staff person from each discretionary agency with whom you are coordinating this project.

Michael Mix
August 8, 2008
Page 3

6. On all applications for new docks or docks which have changed in their configuration, we will need additional information including:
 - a) The measurement from the bank to the most waterward extension of the dock structure.
 - b) How far out do existing docks in the area go out into the water (this represents the Corps pier head line).
 - c) Does the structure in the application you are considering extend beyond the existing docks in the area.
 - d) Please provide a written description indicating the width of waterway at the proposed dock's location, and the distance from the proposed docking facility to existing docks on the opposite bank of the waterway.
 - e) Please provide a written description of the total square footage of the proposed recreational structure footprint (including the gangway, pilings and use areas of the dock).
 - f) Show on a site plan the orientation of the dock to the flow of the waterway.
 - g) Please confirm, in writing, whether the floating dock will be covered and enclosed. If a covered dock is proposed, please clarify whether the dock roof is intended to be used as a sundeck. If so, please provide detailed plans to scale or with dimensions showing the height of the safety rails and roof elevation for the river side and from downstream.
 - h) Please provide a written description, and show on a site plan such features as any proposed lighting, type of construction materials, paint colors; and any proposed ancillary structures such as flagpoles, signs, sculptures, artwork, etc.
 - i) Please confirm the number and type of any non-water dependent uses of the proposed dock, including activities that would generate noise, light or glare from entertaining groups of people during daylight or evening hours.

Michael Mix
August 8, 2008
Page 4

- j) Please provide a description of the purpose and need for the dock.
 - k) If proposing, as part of the dock structure, anything beyond what is minimally necessary for a boat to dock, please describe the purpose and need of any area that looks a little larger. As an example, if it looks like the dock structure has more room on the dock structure than is needed (wider dock area as opposed to the berth itself housing the boat), or covered boat dock or anything a little more than "normal", please state the purpose and need for the larger area. If project includes decks, sundecks, or anything beyond just a boat dock with a berth and gangway, we need the applicant to explain.
7. If you are proposing placement of riprap, please provide the approximate length, breadth, and volume of riprap placed along the bank. Provide a copy of any re-vegetation plan for the affected area of the levee.
 8. Evidence that the existing three original old wood "telephone style" pilings that are broken off below the existing water line and are visibly undetectable from the water's surface have been completely removed prior to any new construction.

You will be required to execute a reimbursement agreement for the reimbursement of all costs associated with the processing of this transaction. The estimated cost for your transaction is approximately \$2500. Our Accounting office will send the agreement to you under separate cover.

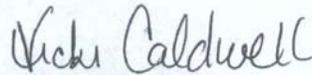
Upon receipt and review of the above information, you will be notified if your application is complete. Once your application has been determined complete, the State Lands Commission must act on your application as provided by law.

You are encouraged to submit the information listed above at the earliest possible time in order for us to process your application in a timely manner.

Michael Mix
August 8, 2008
Page 5

Please let me know if I can be of further assistance. I can be reached at 916-574-1894 or by email address at: caldwev@slc.ca.gov

Sincerely,



Vicki Caldwell
Public Land Management Specialist

Enclosure

cc: Debbie R. Gualco
Reynolds Gualco Architecture & Interior Design
3720 Folsom Boulevard
Sacramento, California 95816

Heather Forest, Associate Planner
City of Sacramento
Development Services Department
300 Richards, Boulevard, 3rd Floor
Sacramento, California 95811

Attachment 8 – Aerial Site Plan Submitted by Applicant

- EXISTING NEIGHBOR'S DOCK SHOWN
- SACRAMENTO RIVER
- EXISTING NEIGHBOR'S DOCK NOT SHOWN
Un-built at time of photo
- PREVIOUS DOCK SYSTEM REMOVED BY PRIOR OWNER IN 2006; PROPOSED LOCATION OF NEW DOCK
- LEVEE
- EXISTING HOUSE
- 955 PIEDMONT DRIVE
- APPROXIMATE PARCEL/LOT PERIMETER
- PIEDMONT DRIVE
- CASILADA WAY

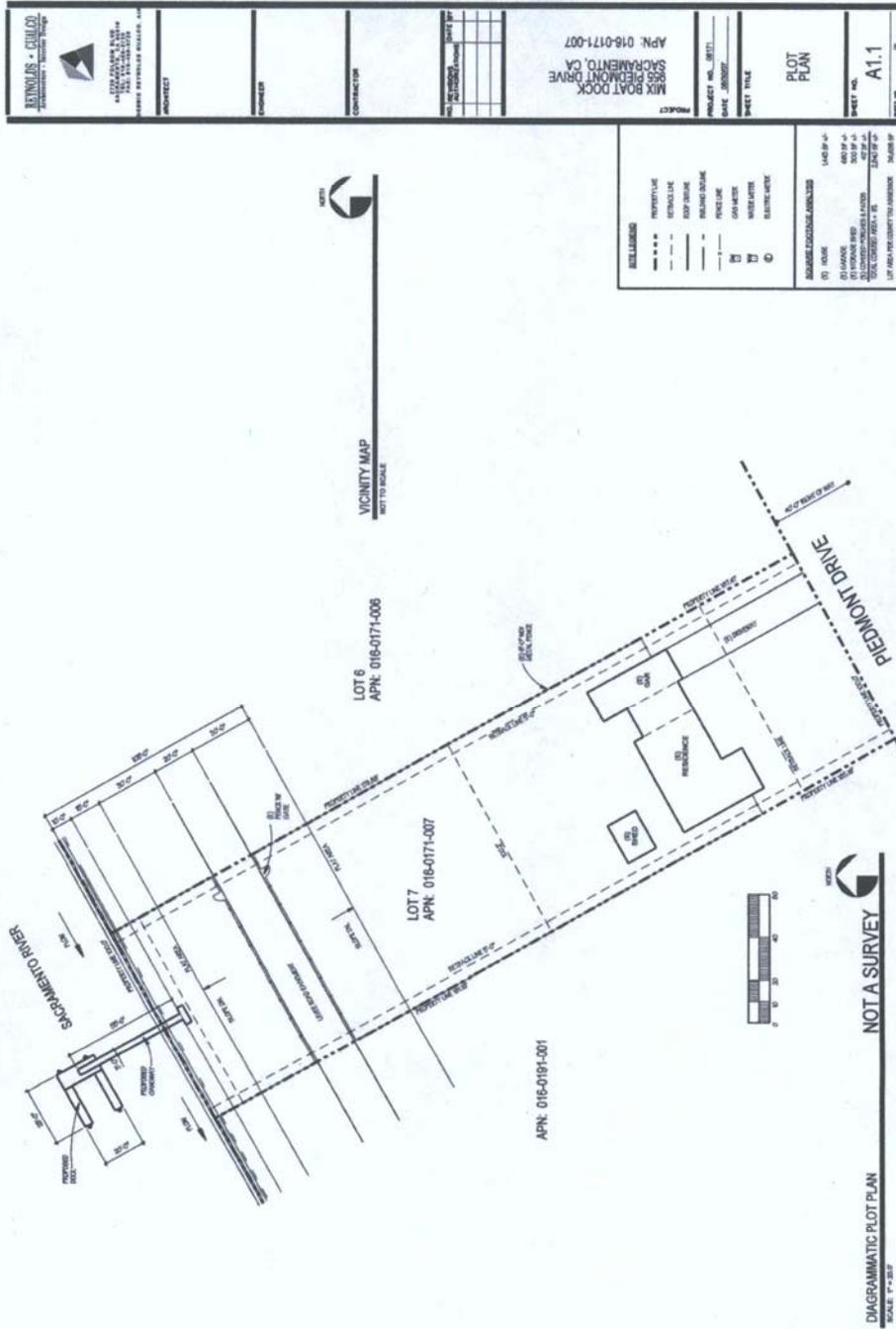


PROJECT:
Replacement of Private Dock at 955 Piedmont Drive, Sacramento, CA
APN: 016-0171-007

P08-001
01/03/2008

AERIAL SITE MAP (date unknown)

Attachment 9 – Site Plan



P08-001
01/03/2008

PLOT DATE: Jan. 13, 2009

Attachment 10 – Site & Surrounding Photographs



SP6 - View from rear yard
toward levee road

P08-001
01/03/2008