
ISLETON BOAT LAUNCHING FACILITY FEASIBILITY REPORT



Proposed boat launch ramp location



Parking area near proposed ramp

**City of Isleton
\$200,000 Grant**

SUMMARY

The Boating and Waterways Commission (Commission) is being asked to provide Advice and Comment on the City of Isleton's (City) request for a \$200,000 planning grant from the Harbors and Watercraft Revolving Fund (HWRF) for improvements to the Isleton Boat Launching Facility (BLF).

The proposed grant will fund design, engineering, and permitting for construction for a new boat launching facility. This facility will consist of a new boat ramp, ADA path of travel, modified driveways and parking lots, signage, utilities, lighting, and payment stations. Planning activities will include development of a cost estimate for construction of the facility.

Although there are potential challenges associated with this project, staff believes this project is feasible. If approved, the proposed construction improvements are expected to be completed by December 2023.

The Department of Parks and Recreation, Division of Boating and Waterways seeks Commission Advice and Comment on this proposed \$200,000 HWRF planning grant to the City of Isleton for the proposed improvements to Isleton BLF described in this February 10, 2022 Feasibility Report.

GRANT APPLICANT AND PREVIOUS COMMISSION ACTION

Grant Applicant

The grant applicant for the proposed project is the City of Isleton. The City owns part of the land where BLF amenities would be situated, and controls the remainder under a lease from the State Lands Commission.

Commission Site Visit

Due to the COVID-19 pandemic, site tours are not currently feasible. Boating and Waterways Commission members are scheduled to receive a virtual tour of the BLF site on February 10, 2022, during the Commission meeting.

Previous Commission Action

There is no previous Commission action for this location.

GENERAL LOCATION AND AREA

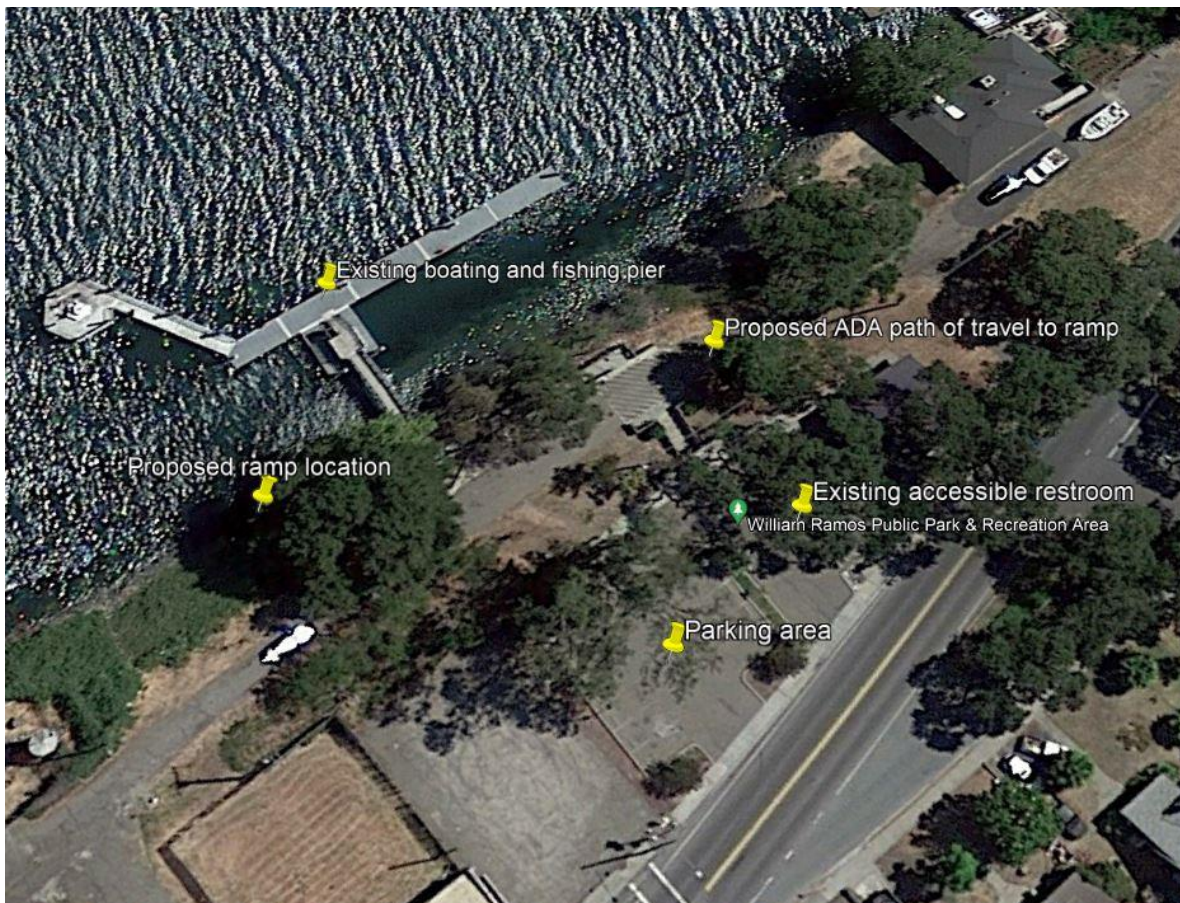
Location

The City of Isleton is on the southern shore of Sacramento River in Northern California. Isleton is located 50 miles south of Sacramento, and 60 miles east of San Francisco.

Directions

If you are using GPS to navigate to the facility, enter “William Ramos Public Park and Recreation Area, Isleton” as your destination.

To reach Isleton from Sacramento International Airport, take Interstate 5 South 48 miles to Exit 498 for Twin Cities Road. Turn right onto Twin Cities Road, continue for four miles, then turn left onto River Road and continue for two miles. Turn right onto Walnut Grove Bridge, then in 500 feet turn left onto CA-160 S / River Road. In nine miles, the project area will be on your right.



Source: Google Maps

Area

The City of Isleton (pop. 800) is located in far southwestern Sacramento County. The majority of communities around Isleton are small, rural townships. The City of Rio Vista (pop. 7,360) is located about six miles west of Isleton. The unincorporated community of Walnut Grove (pop. 1,533) is located about 10 miles northeast of Isleton. The City is also located in the Sacramento-San Joaquin Delta National Heritage Area.

The City of Isleton was founded in 1874. It is one of the oldest historical towns along the Sacramento River and is known for boating, fishing, camping, historic tours, farming, wine tasting, and bike riding. Since 2008 the City has been working on the revitalization of its historic downtown and reestablishment of the City as a tourist destination. Music, arts, and cultural events are increasing tourism to the downtown historical business district. These events include the annual Spam Festival, Chinese New Year's Celebration, Wine Tasting Events, and Second Saturdays. The City is also working to start up a summer weekend festival similar to the formerly popular Isleton Crawdad Festival.

The City acquired a Community Development Block Grant in 2001 to provide public water access and recreational opportunities. The City constructed a 100-foot long floating dock for tie-ups and bathroom facilities through this grant. Fishing is available year-round on the Sacramento River.

History

There has never been a public boat launching facility at this location.

The proposed construction site was donated to the City of Isleton by the local Ramos family. It is located along the southern shore of the Sacramento River. The site was dedicated as the William Ramos Public Park and Recreation Area.

The City has received funding for a Tier 1 Boating Infrastructure Grant (BIG) project. The City will use these federal funds to design improvements to the public docking facilities. The City would like to construct the BIG project and the BLF project at the Recreation Area, which has limited shoreline available.

Usage

There is currently no public boat launch facility in Isleton.

However, there are three existing publicly-accessible boat launch facilities on the Sacramento River within ten miles of the proposed project location. The Vieira's Resort Boat Launch is a privately-owned facility located two miles west of the proposed project site, on the south side of the river. The City of Rio Vista Boat Launch Facility is a publicly-owned facility located six miles west of the proposed project site, on the west side of the river. The Ko-Ket Resort Boat Launch is a privately-owned facility located seven miles northeast of the project site, on the south side of the river. A fourth nearby facility, the privately-owned B&W Resort Boat Launch, is four miles south of the proposed project site and provides access to the San Joaquin and Mokelumne Rivers.

Existing Conditions

There is an existing boating and fishing dock near the project site, as well as an ADA-compliant restroom. Over the past 10 years, the dock has deteriorated due to exposure to water currents and other natural elements.

There is limited space for parking at the site as currently constructed. The William Ramos Park and Recreation Area does not have enough room to accommodate twenty vehicle-trailer parking stalls, which is the minimum DBW normally requires for the investment to construct a single-

lane launch ramp. The City is exploring the possibility of leasing part of a school lot at C Street and 5th Street to make up for any parking deficiencies at the proposed ramp site. In the alternative, the City will provide parking at the City owned Tower Parking Lot on 2nd Street. DBW expects all necessary parking will be identified and property rights secured (if necessary) during concept design development. This will be a condition of the grant, which must be fulfilled before the remainder of funds for engineering and permitting will be available.



Source: Google Maps

Vehicle access to the ramp would be provided directly from First Street. Vehicles trailering boats would exit the ramp and drive on City streets to park. Both proposed offsite parking lots are less than a quarter mile drive from the head of the proposed ramp.

PROJECT DESCRIPTION

The proposed grant would provide funding to develop a final concept design, which would confirm that both the Boat Launching Facility and the BIG project can be accommodated at the proposed site. If this is confirmed, the proposed grant would provide planning funding to at least the 60% level of project designs for the future construction of the Isleton Boat Launching Facility and obtain permits that would be necessary prior to construction.

Proposed DBW Scope

DBW will contribute up to \$200,000 for design, engineering, and permitting for the future construction of the following scope items:

Boat ramp – Construct a new single-lane V-grooved concrete ramp.

Pile Guided Boarding Floats – An 80-foot pile guided boarding float would be added.

Driveway modifications – Improve and modify roadways and driveways as necessary for BLF construction and functionality.

Parking improvements – Modify Recreation Area parking for ADA access for vehicle-boat trailer and single-vehicle parking and regular vehicle-boat trailer access. Slurry/seal and/or restripe auxiliary lot as necessary to ensure an adequate number of spaces is provided for the boat ramp.

ADA path of travel – Provide ADA-compliant path of travel between BLF components.

Lighting – Lighting at the top of the boat ramp.

Signage – Add directional, monument, and designation signage.

Payment kiosk – Add payment stations for payment of parking and launching fees.

Cost Estimate

The estimated total project cost for design, engineering, and permitting is \$200,000. This cost estimate includes \$27,000 for developing the preliminary concept designs, \$98,000 for engineering to at least the 60% design stage, and \$75,000 for permitting once the 60% designs are complete.

Project Status

The proposed project has been planned to the concept level, although additional concept development is necessary to ensure feasibility of both BLF and BIG construction at the Recreation Area. See Exhibits A and B on pages 7 and 8.

Timeline

The City estimates that engineering, design, and permitting would be completed approximately two years from execution of the proposed grant agreement.

Engineering Feasibility

An assessment of engineering feasibility will be part of this project. The project area's size is physically constrained by the Sacramento River, location of the proposed BIG dock, roadways, and private ownership of nearby parcels.

Environmental Impact and Permits

Site environmental reviews required under the California Environmental Quality Act and the National Environmental Protection Act are currently underway. Permitting has not yet begun.

PROJECT METRICS

Annual Launches

According to the City of Isleton's grant application, the annual number of motorized boat launches at the proposed facility is forecasted to be 4,500. The number of non-motorized boat launches is forecasted to be 500.

Annual User Days

Based on the California Boating Needs Assessment study published in 2002, the area average for numbers of users per boat (motorized) at Sacramento River is 2.88. Therefore, the estimated annual number of user days is 12,960 motorized and 500 non-motorized for a combined 13,460 (annual launches * users per boat)

User Day Value

The 2019 Boating Needs Assessment Study estimated a base user day value. This value, adjusted for CPI is \$33.51 per user. The total forecasted annual user day value for this facility is \$451,000 (user day value * current annual user days).

Benefit-Cost Ratio

A common method in the analysis of investments is to establish net present value of the benefits and costs associated with a project. If the Benefit-Cost ratio exceeds "1" then the investment, weighed against available investment alternatives, is worthy of consideration from a financial perspective.

A construction cost estimate will be developed during the grant period. However, the maximum DBW would expect construction to cost is \$2 million. If construction costs did reach that maximum, the benefit-cost ratio inclusive of both this grant and construction would be 2.13.

User Fees

The City intends to charge \$10 to launch a boat and \$3 to park at this facility.

CONCLUSION

The Department's analysis indicates that this project, as proposed, makes needed improvements and improves public access. Further planning is necessary to determine whether this project is feasible from an engineering perspective and will be cost-effective.

COMMISSION ADVICE AND COMMENT

The Department of Parks and Recreation, Division of Boating and Waterways seeks Commission Advice and Comment on the proposed \$200,000 Harbors and Watercraft Revolving Fund construction grant with a condition to the City of Isleton for improvements described in this February 10, 2022 Feasibility Report.

CONDITION

Before any grant funds shall be made available for engineering and permitting, DBW must accept the City's plan for providing parking for at least twenty vehicle-trailers.

Exhibit A – Concept Design for facility

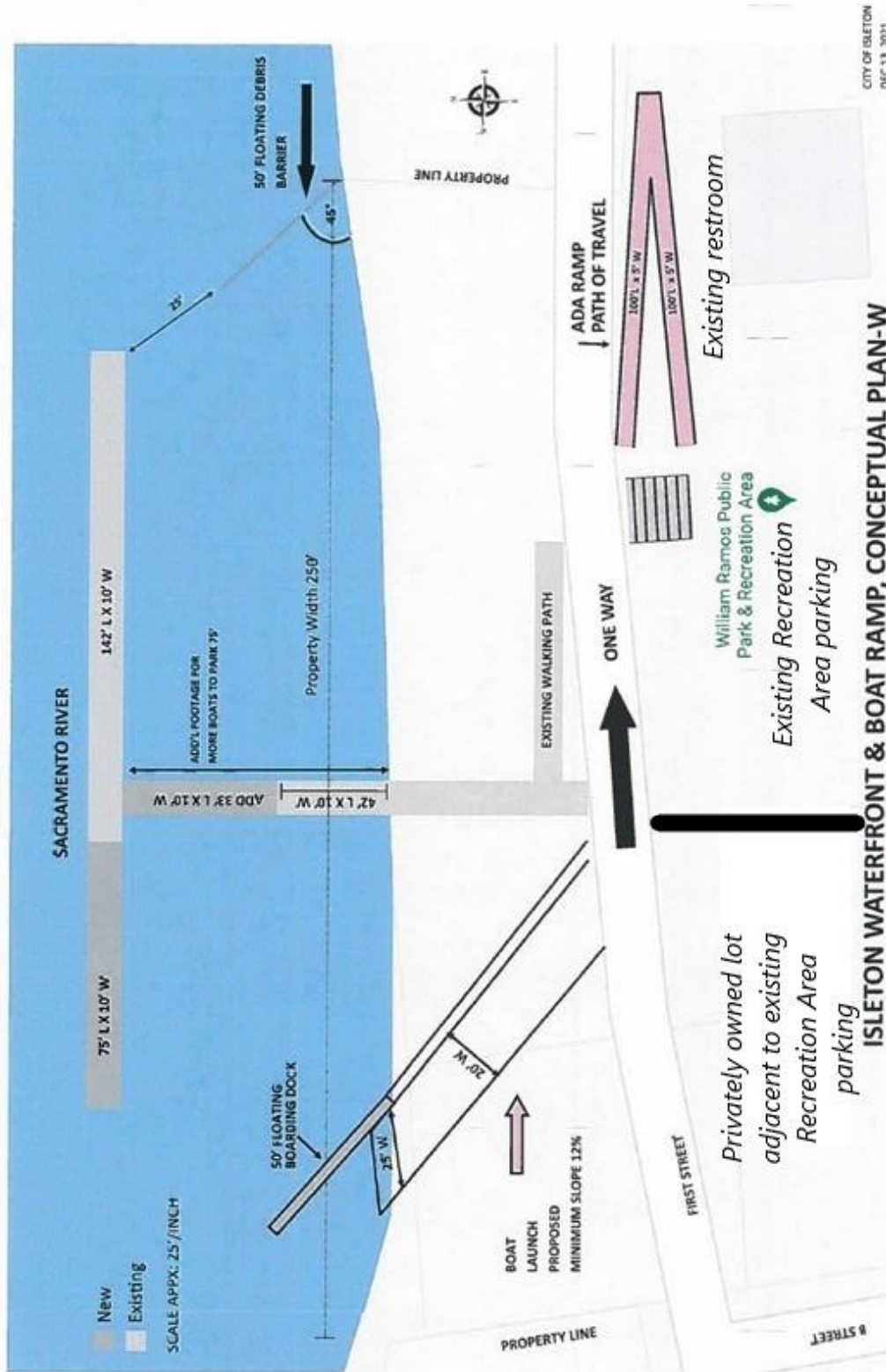


Exhibit B – Concept design for parking near ramp

