

MINUTE ITEM

This Calendar Item No. C16 was approved as Minute Item No. 14 by the State Lands Commission by a vote of 2 to 0 at its 9.26.79 meeting.

CALENDAR ITEM

C16.

GENERAL PERMIT
PUBLIC AGENCY USE

9/79
W 21838
Reese
PRC 5725

APPLICANT: City of Suisun City
701 Cedar Street
Suisun City, California 94585

AREA, TYPE LAND AND LOCATION:
0.39 acre parcel of filled submerged land within the exterior boundaries of China Slough, City of Suisun City, Solano County.

LAND USE: Vehicular parking area to complement public boat launching and docking facilities.

TERMS OF PROPOSED PERMIT:
Initial period: 49 years from July 1, 1979.

CONSIDERATION: The public use and benefit, with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is permittee of upland.
Processing costs have been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 & 2.
B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:
1. The annual rental value of the site is estimated to be \$100.
2. A negative declaration was prepared by the City of Suisun City pursuant to CEQA and implementing regulations. A notice of determination has been received.

A 4

S 4

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3. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class B, which authorizes Limited Use.

Staff has coordinated this project with those agencies and organizations who nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

APPROVALS OBTAINED:

United State Army Corps
of Engineers, Suisun
City Planning Department,
Department of Fish and
Game, San Francisco Bay
Conservation and Development
Commission.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE CITY OF SUISUN CITY, ON AUGUST 30, 1978.
2. CERTIFY THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NEGATIVE DECLARATION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. FIND THAT GRANTING OF THE PERMIT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
5. AUTHORIZE ISSUANCE TO THE CITY OF SUISUN CITY OF A 49-YEAR GENERAL PERMIT - PUBLIC AGENCY USE FROM JULY 1, 1979, IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET

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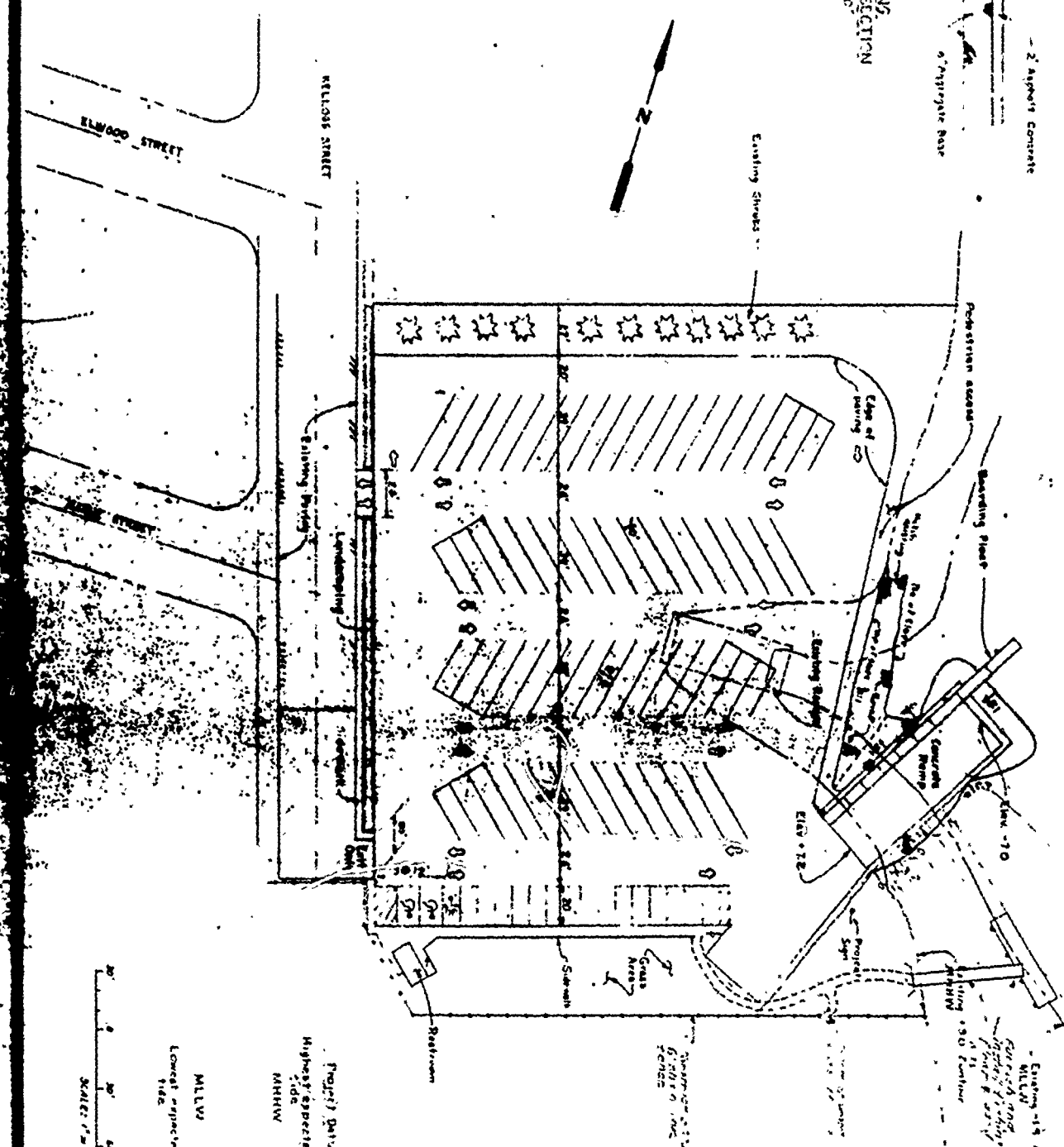
A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST FOR A VEHICULAR PARKING AREA TO COMPLEMENT PUBLIC BOAT LAUNCHING AND DOCKING FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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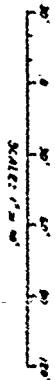
LAND 11 H

W21838

PAVING
TYPICAL SECTION
1'-1' @



Scale
Suisun Channel 2 ft



Project Datum M.S.L.W.
Highest expected tide 72.2 + 9.1
MHHW 70.6 + 6.9
MLLW 70.0 + 6.0
Lowest expected tide 68.2 + 2.5

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DATE 3-79	STATE OF CALIFORNIA BOATING FACILITIES DIVISION	DESIGNED BY J. BRIDGES	Department of Navigation NOI
DRAWING NUMBER	SUISUN CITY BOATING FACILITY	DRAWN BY J. BRIDGES	
SHEET NUMBER 1 of 1	CONSTRUCTION PLAN	CHECKED BY	
		DATE REVISION BY	

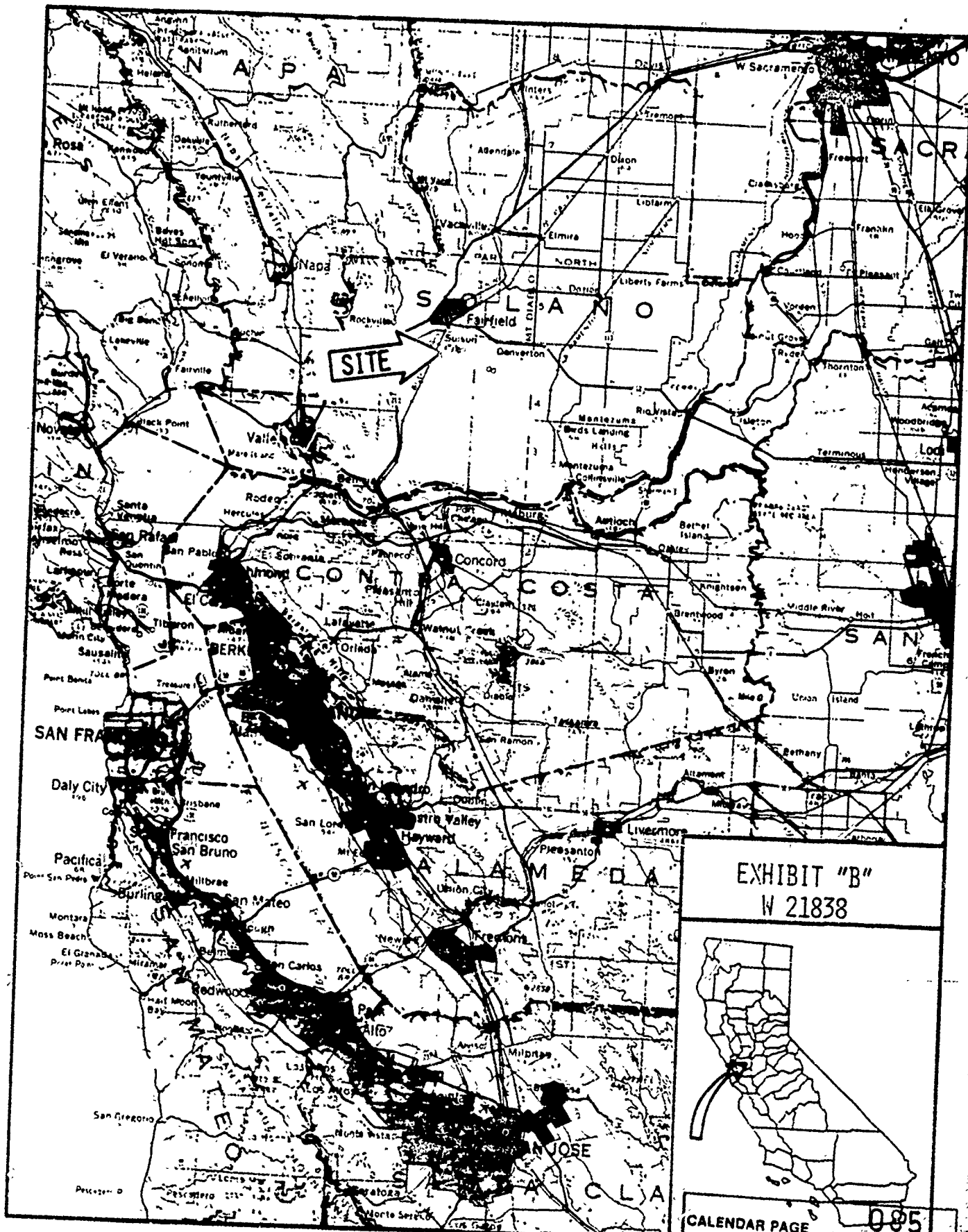


EXHIBIT "B"
W 21838



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EXHIBIT "C"
NEGATIVE DECLARATION

LW 21838
78060510 R

MAY 22 1979

It has been determined by the Planning Department of the City of Suisun City that:

- the project described below will not have a significant impact upon the environment;
- that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project.

This notice constitutes a Negative Declaration under the provisions of the California Environmental Quality Act and Public Resources Code.

Date: April 23, 1979

Michael W. Kaufman
Planning Department

Project Title: Suisun City Public Access

Project Location: Kellogg Street

Project Description: Restrooms, fishing float replacement, and fencing portions of public access development of Wildlife Conservation Board land in Suisun City.

The project is in conjunction with the Boat Launch Ramp replacement project, SCH #78060510 and will be developed with the launch ramp replacement.

State Clearinghouse Number: SCH #78060510

Contact Person: Michael W. Kaufman

Telephone Number: (707) 429-2900

Date Submitted for Review: April 7, 1979

Additional comments, and measures conditional to receiving a Negative Declaration: (use additional sheet if necessary)

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ENVIRONMENTAL CHECKLIST FORM
(To be completed by City Staff)

I. BACKGROUND

1. Name of Proponent: St. of Cal. Wildlife Conservation Bd. & Suisun City
2. Address and Phone Number of Proponent:
Dennis R. Becker
P. O. Box 47
Yountville, CA 94599 (707) 944-2443
3. Date of Checklist Submitted: April 16, 1979
4. Agency Requiring Checklist: Suisun City
5. Name of Proposal, if applicable: Fishing Access-Kellogg St., Suisun City

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets)

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
1. <u>Earth</u> . Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	___	___	✓
b. Disruptions, displacements, compaction or overcovering of the soil?	___	___	✓
c. Change in topography or ground surface relief features?	___	___	✓
d. The destruction, covering or modification of any unique geologic or physical features?	___	___	✓
e. Any increase in wind or water erosion of soils, either on or off the site?	___	___	✓
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a stream or slough?	___	___	✓
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	___	___	✓
2. <u>Air</u> . Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	___	___	✓
b. The creation of objectionable odors?	___	___	✓
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	___	___	✓

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	YES	MAYBE	NO
3. <u>Water.</u> Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	_____	_____	✓
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	_____	_____	✓
c. Alterations to the course or flow of flood waters? <i>DURING EXTREM CIRCUMSTANCES</i>	✓	_____	_____
d. Change in the amount of surface water in any water body? <i>SEE END FOR BOAT LAUNCH RAMP</i>	_____	_____	✓
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	✓
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	✓
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	✓
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	✓
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	✓
4. <u>Plant Life.</u> Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops and aquatic plants)?	_____	_____	✓
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	✓
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	✓
d. Reduction in acreage of any agricultural crop?	_____	_____	✓
5. <u>Animal Life.</u> Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	_____	_____	✓
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	✓
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	✓

	YES	MAYBE	NO
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<input checked="" type="checkbox"/>
6. <u>Noise</u> . Will the proposal result in:			
a. Increases in existing noise levels?	_____	_____	<input checked="" type="checkbox"/>
b. Exposure of people to severe noise levels?	_____	_____	<input checked="" type="checkbox"/>
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	_____	_____	<input checked="" type="checkbox"/>
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	<input checked="" type="checkbox"/>
9. <u>Natural Resources</u> . Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<input checked="" type="checkbox"/>
b. Substantial depletion of any nonrenewable natural resource?	_____	_____	<input checked="" type="checkbox"/>
10. <u>Risk of Upset</u> . Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<input checked="" type="checkbox"/>
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	<input checked="" type="checkbox"/>
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	<input checked="" type="checkbox"/>
13. <u>Transportation/Circulation</u> . Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	<input checked="" type="checkbox"/>
b. Effects on existing parking facilities, or demand for new parking?	_____	_____	<input checked="" type="checkbox"/>
c. Substantial impact upon existing transportation systems?	_____	_____	<input checked="" type="checkbox"/>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<input checked="" type="checkbox"/>
e. Alterations to waterborne, rail or air traffic?	_____	_____	<input checked="" type="checkbox"/>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<input checked="" type="checkbox"/>
14. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	<input checked="" type="checkbox"/>

- | | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|---|------------|--------------|-----------|
| b. Police protection? | _____ | _____ | <u>✓</u> |
| c. Schools? | _____ | _____ | <u>✓</u> |
| d. Parks and other recreational facilities? | _____ | _____ | <u>✓</u> |
| e. Maintenance of public facilities, including roads? | _____ | _____ | <u>✓</u> |
| f. Other governmental services? | _____ | _____ | <u>✓</u> |
| 15. <u>Energy</u> . Will the proposal result in: | | | |
| a. Use of substantial amounts of fuel or energy? | _____ | _____ | <u>✓</u> |
| b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? | _____ | _____ | <u>✓</u> |
| 16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities: | | | |
| a. Power or natural gas? | _____ | _____ | <u>✓</u> |
| b. Communications systems? | _____ | _____ | <u>✓</u> |
| c. Water? | _____ | _____ | <u>✓</u> |
| d. Sewer or septic tanks? | _____ | _____ | <u>✓</u> |
| e. Storm water drainage? | _____ | _____ | <u>✓</u> |
| f. Solid waste and disposal? | _____ | _____ | <u>✓</u> |
| 17. <u>Human Health</u> . Will the proposal result in: | | | |
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | _____ | _____ | <u>✓</u> |
| b. Exposure of people to potential health hazards? | _____ | _____ | <u>✓</u> |
| 18. <u>Aesthetics</u> . Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | _____ | _____ | <u>✓</u> |
| 19. <u>Recreation</u> . Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? | _____ | _____ | <u>✓</u> |
| 20. <u>Archeological/Historical</u> . Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building? | _____ | _____ | <u>✓</u> |
| 21. <u>Mandatory Findings of Significance</u> . | | | |
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or re- | | | |

YES MAYBE NO

strict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

_____ _____ ✓

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

_____ _____ ✓

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

_____ _____ ✓

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____ _____ ✓

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

IV. DETERMINATION

(to be completed by the City)

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date 4/23/79

M. B. ...
(Signature)

For _____

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RECEIVED

APR 16 1979

A. GENERAL INFORMATION:

1. Name and Address of developer or project sponsor: Wildlife Conservation
Board, 1416 Ninth Street, Sacramento City of Suisun City

2. Address of project: Kellogg Street, Suisun City
Assessor's Block and Lot Number: _____

3. Name, Address and telephone number of contact person: _____
D. R. Becker, Post Office Box 47, Yountville, CA 94599 (707) 944-2443

4. Permit application number(s) for the project: N/A

5. List and describe any other related permits and other public approvals require for this project, including those required by city, regional, state and federal agencies: SF Bay Conservation and Development Commission

Fish and Game Streambed Alteration Agreement

6. Existing zoning district: Park

7. Proposed use of site (Project for which this form is filed): _____
Fishing float, restroom, chain link fencing, access, site for Peytonia Slough
Ecological Reserve and Suisun Slough

B. PROJECT DESCRIPTION

8. Site Size. 3/4 acre

9. Square footage. 30,000

10. Number of floors of construction. One

11. Amount of off-street parking provided. None

12. Attach plans. _____

13. Proposed scheduling. Summer-Fall 1979

14. Associated projects. Previously approved boat ramp and parking area

15. Anticipated incremental development. N/A

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.

If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

N/A

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Environmental Information Form (cont.)

If industrial, indicate type, estimated employment per shift, and loading facilities. N/A

If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and opportunity benefits to be derived from the project. N/A

17. If the project involves a variance, conditional use or rezoning application, state title and indicate clearly why the application is required. N/A

Are the following items applicable to the project or its effects? Discuss below all items checked, yes (attach additional sheets as necessary).

See attached sheets

Yes No

- 18. Change in existing features of any bays, tidelands, marsh, beaches, lakes or hills, or substantial alteration of ground contours.
- 19. Change in scenic views or vistas from existing residential areas or public lands or roads.
- 20. Change in pattern, scale or character of general area of project. Upland vegetation on fill replaced by landscaping, restroom, etc.
- 21. Significant amounts of solid waste or litter.
- 22. Change in dust, ash, smoke, fumes or odors in vicinity.
- 23. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
- 24. Substantial change in existing noise or vibration levels of the vicinity.
- 25. Site on filled land or on slope of 10 percent or more. ~~See attached sheet~~
- 26. Use of disposal of potentially hazardous materials, such as toxic substances, flammable or explosives.
- 27. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 28. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 29. Relationship to a larger project or series of projects. Previously approved boat ramp and parking area

ENVIRONMENTAL SETTING

30. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted. See attached sheets

31. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment
 West - single family residential
 South - 1/4 mile, Peytonia Slough Eco Res, tidal marsh

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Environmental Information Form (cont.)

houses, shops, department stores, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date _____

APR 11 1978

Janice L. [Signature]
(Signature)

For _____
Chief of Operations

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IMPACT ASSESSMENT

SUISUN CITY PUBLIC ACCESS DEVELOPMENT

This initial impact study is for the restrooms, fishing float, and fencing portions of the public access development in the City of Suisun City. The overall facilities are to provide boat and fisherman access to Suisun Slough and pedestrian and fishermen access to the Department of Fish and Game's Peytonia Slough Ecological Reserve.

The restrooms will be within the boundary of the ecological reserve on an area of high ground previously covered by hydraulic fill material. No wetland vegetation is present. A minor amount of annual weeds and grasses will be removed or covered during construction that has limited value as wildlife habitat. Sewage facilities will be connected to the existing Suisun City sewer system.

An existing fishing float in Suisun Slough will be replaced and upgraded. The location will be changed from north of the boat ramp to south. There should be no alteration in currents or water movement other than existed with the existing float. The float will provide additional temporary mooring for boats during loading and unloading away from the traffic at the boat ramp.

Fencing will be on hydraulic fill material and will displace a minimum amount of annual weeds and grasses with little wildlife value. No wetland vegetation will be removed. The fence will separate the public access facilities from the natural habitat of the ecological reserve. Two gates for pedestrian passage only will be installed. The fence will keep unauthorized vehicles out of the ecological reserve.

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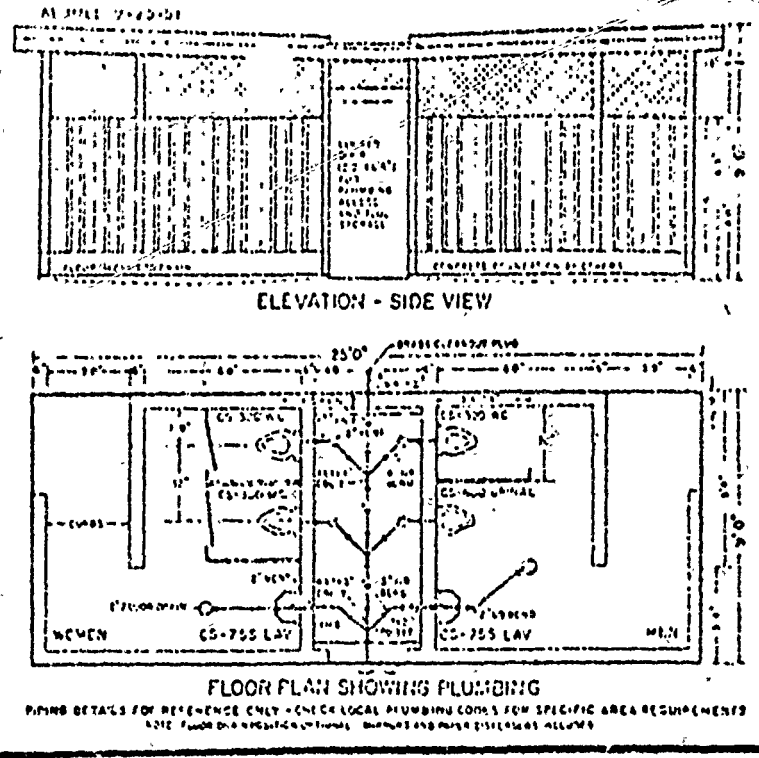
The overall environmental impact of these facilities is minor. They provide enhancement for the public using Suisun Slough and Peysteria Slough Ecological Reserve and needed protection to the reserve from incompatible public use.

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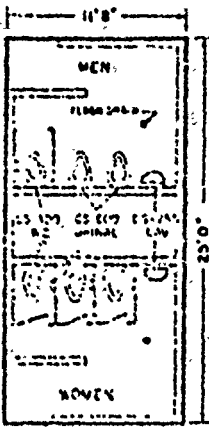
STANDARD MODELS

Four foot stainless steel trough urinal suggested in lieu of two CS-600 urinals shown in plans below.

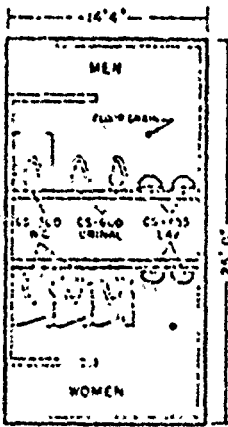
SUBJECT PLAN →



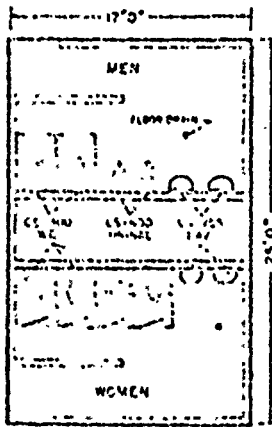
MODEL 11-25-ST



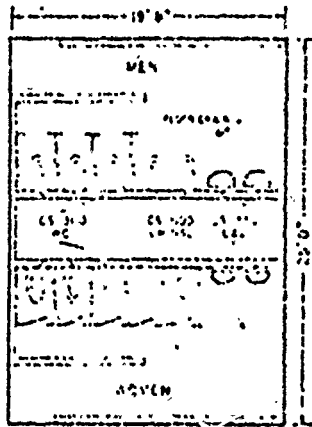
MODEL 14-25-ST



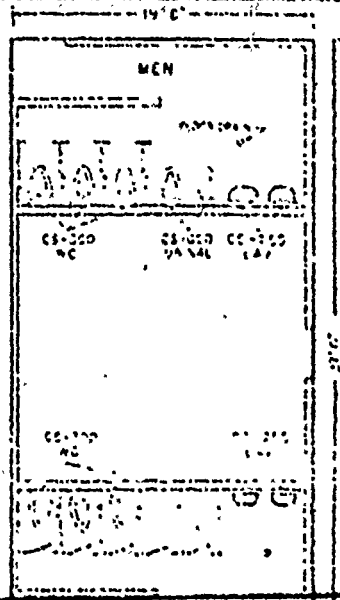
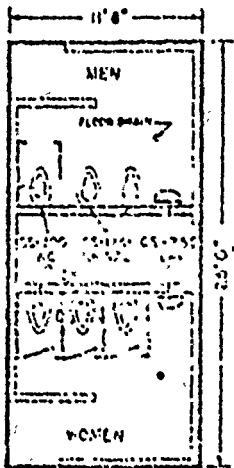
MODEL 17-25-ST



MODEL 19-25-ST



**FLEXIBLE
MODULAR
DESIGN**



CITY OF FAIRFIELD

TO I-80

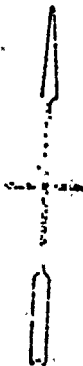
Texas St.

State Hwy 12

Union St.

State Hwy 12

TO RIO V.



S.P.R.R.

Morgan

Line St

Cardelia

Main

Kellogg

Walnut

Long

Elwood

Maple

City of Suisun

Suisun Channel & Slough

PROJECT LOCATION

SUISUN CITY PUBLIC ACCESS -
VICINITY MAP

No Scale

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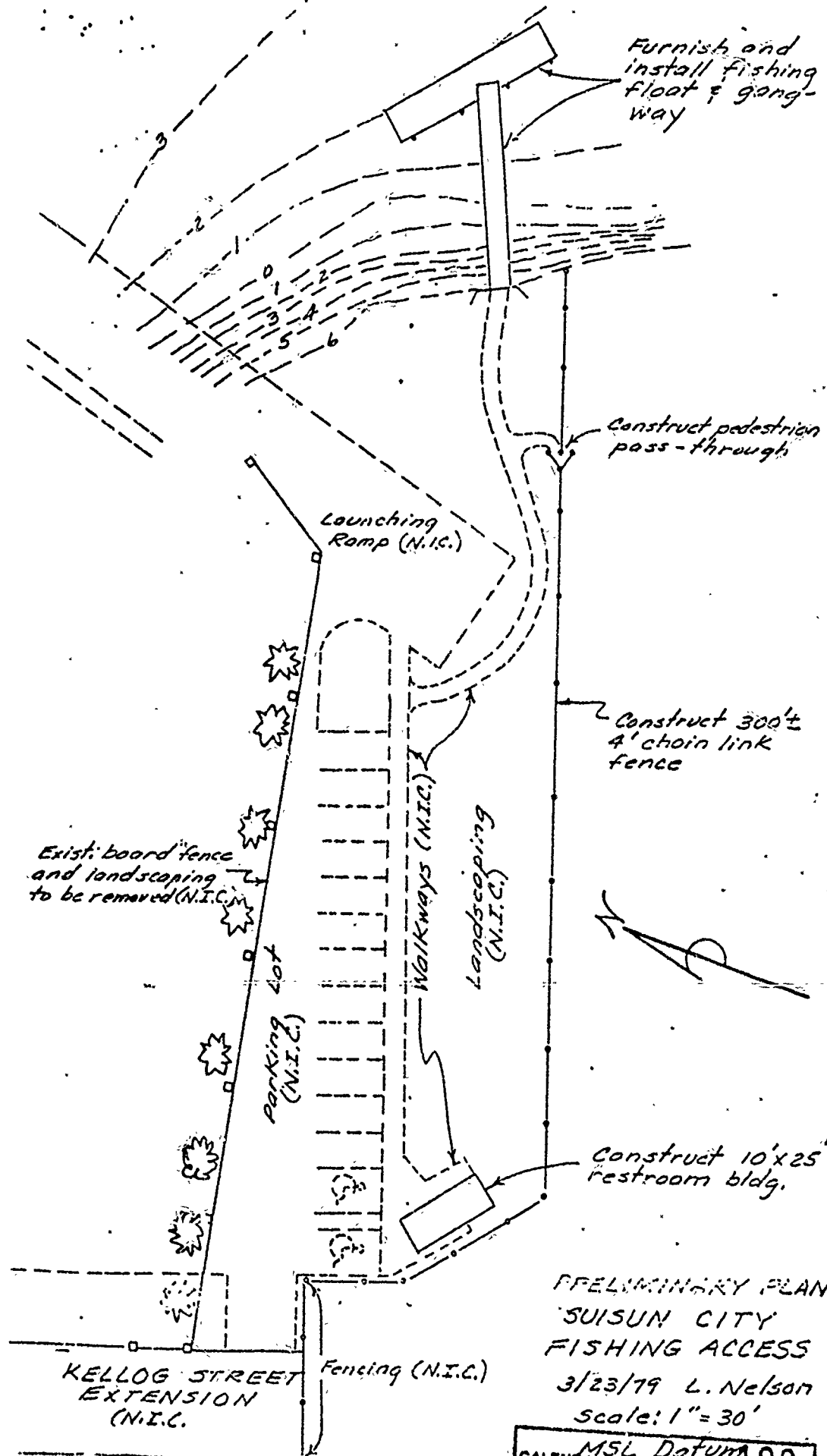
MINUTE PAGE

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PRELIMINARY ESTIMATE

Sulsun City Fishing Access
3/23/79 L.H.

1.	Building site preparation Import fill and grade		\$ 1,000
2.	Construct restroom building complete		
	Concrete foundation and slab =	\$ 2,000	
	Plumbing =	2,000	
	Bldg. and fixtures-furnished, Installed, painted, & finished =	15,000	
	Electrical =	1,000	
		<u>\$20,000</u>	20,000
3.	Utilities (water, sewer, electrical)		4,000
4.	Fencing and Pedestrial pass-through 330 L.F. @ \$10		3,300
5.	Elevated walkway 6' X 50' = 300 sq. ft. @ \$30		9,000
6.	Gangway 6' X 20' = 120 sq. ft. @ \$20		2,400
7.	Fishing float and accessories 10' X 50' = 500 sq. ft. @ \$30		15,000
			<u>\$54,700</u>
	10% Contingencies		5,470
			<u>\$60,170</u>
	Say \$60,000		



PRELIMINARY PLAN
 SUISUN CITY
 FISHING ACCESS
 3/23/79 L. Nelson
 Scale: 1" = 30'

MSL Datum	100
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