

MINUTE ITEM

This Calendar Item No. C 16
was approved as Minute Item
No. 16 by the State Lands
Commission by a vote of 3
to 0 at its 6-30-92
meeting.

A 8

S 4

CALENDAR ITEM

C 16

06/30/92

W 24802

N. Smith

PRC 7636

APPROVAL OF A GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

City of Napa
P.O. Box 660
Napa, California 94559-0660

AREA, TYPE LAND AND LOCATION:

A 0.09±-acre parcel of tide and submerged land in the Napa River, City of Napa, Napa County.

LAND USE:

Public dock (120' x 8') and gangway (4' x 15') for public access to the river, fishing, rooftop launching of small boats and canoes, and docking of boats.

TERMS OF PROPOSED LEASE:

Initial period:

Forty-nine (49) years beginning July 1, 1992.

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.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:

Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received.

CALENDAR ITEM NO. **C 1 6** (CONT'D)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:

11/01/92

OTHER PERTINENT INFORMATION:

1. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the 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.
2. The City of Napa has prepared, circulated and adopted a Negative Declaration, SCH 92023076, for the proposed project. All construction impacts identified in the environmental document will be monitored by the City, pursuant to the Mitigation and Monitoring Implementation Schedule, attached as Exhibit "C".

APPROVALS OBTAINED:

United States Army Corps of Engineers.

FURTHER APPROVALS REQUIRED:

Department of Fish and Game.

EXHIBITS:

- A. Land Description
- B. Location Map
- C. Mitigation and Monitoring Implementation Schedule

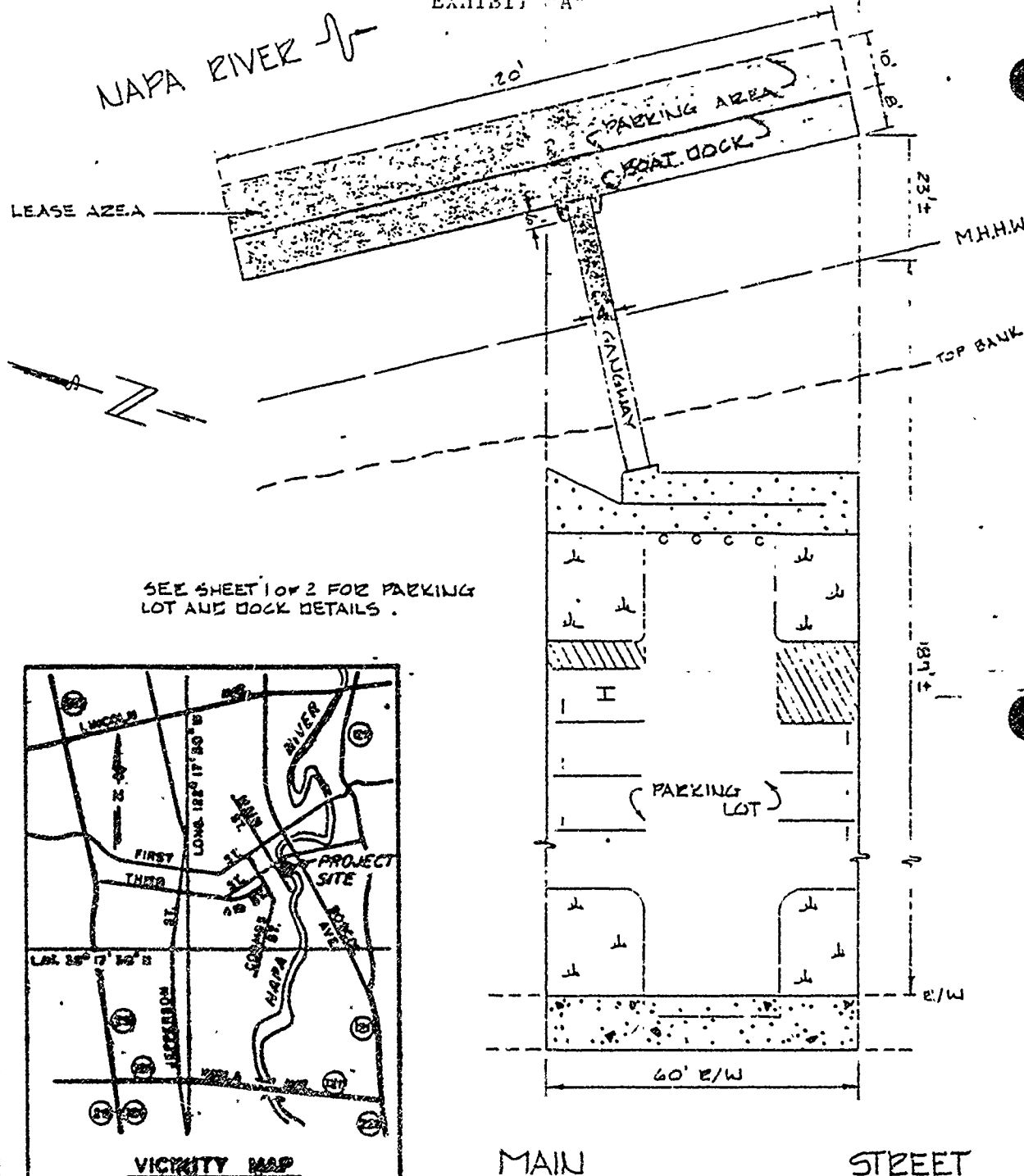
IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
2. FIND THAT A NEGATIVE DECLARATION AND A MITIGATION/MONITORING IMPLEMENTATION SCHEDULE WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF NAPA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

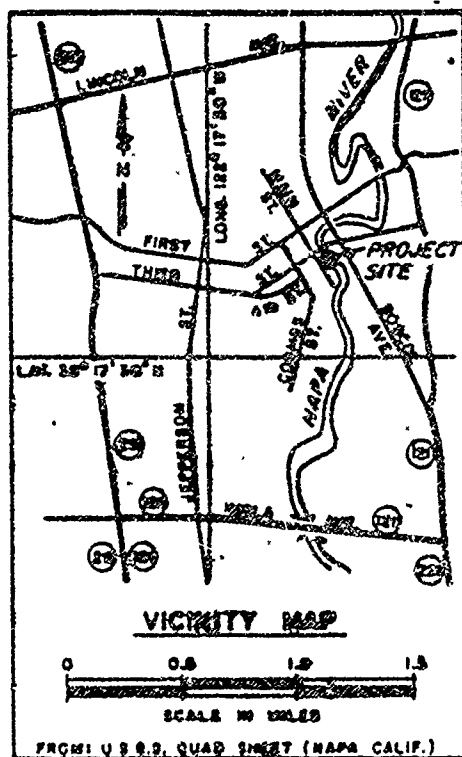
CALENDAR ITEM NO. C 1 6 (CONT'D)

3. AUTHORIZE ISSUANCE TO THE CITY OF NAPA OF A 49-YEAR GENERAL LEASE - PUBLIC AGENCY USE BEGINNING JULY 1, 1992; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT, FOR PUBLIC DOCK AND GANGWAY ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"



SEE SHEET 1 OF 2 FOR PARKING LOT AND DOCK DETAILS.



0' 10' 20' 30'
SCALE IN FEET

REV. 1/92

CITY OF NAPA

PUBLIC WORKS DEPARTMENT

TITLE
FOURTH STREET BOAT DOCK
VICINITY MAP, GENEZAL AREA
& LEASE AREA

DRAWN	CHECKED
DATE 12/91	APPROVED
SCALE AS SHOWN	DWG. NO. 2 OF 2
FIELD NOTES	

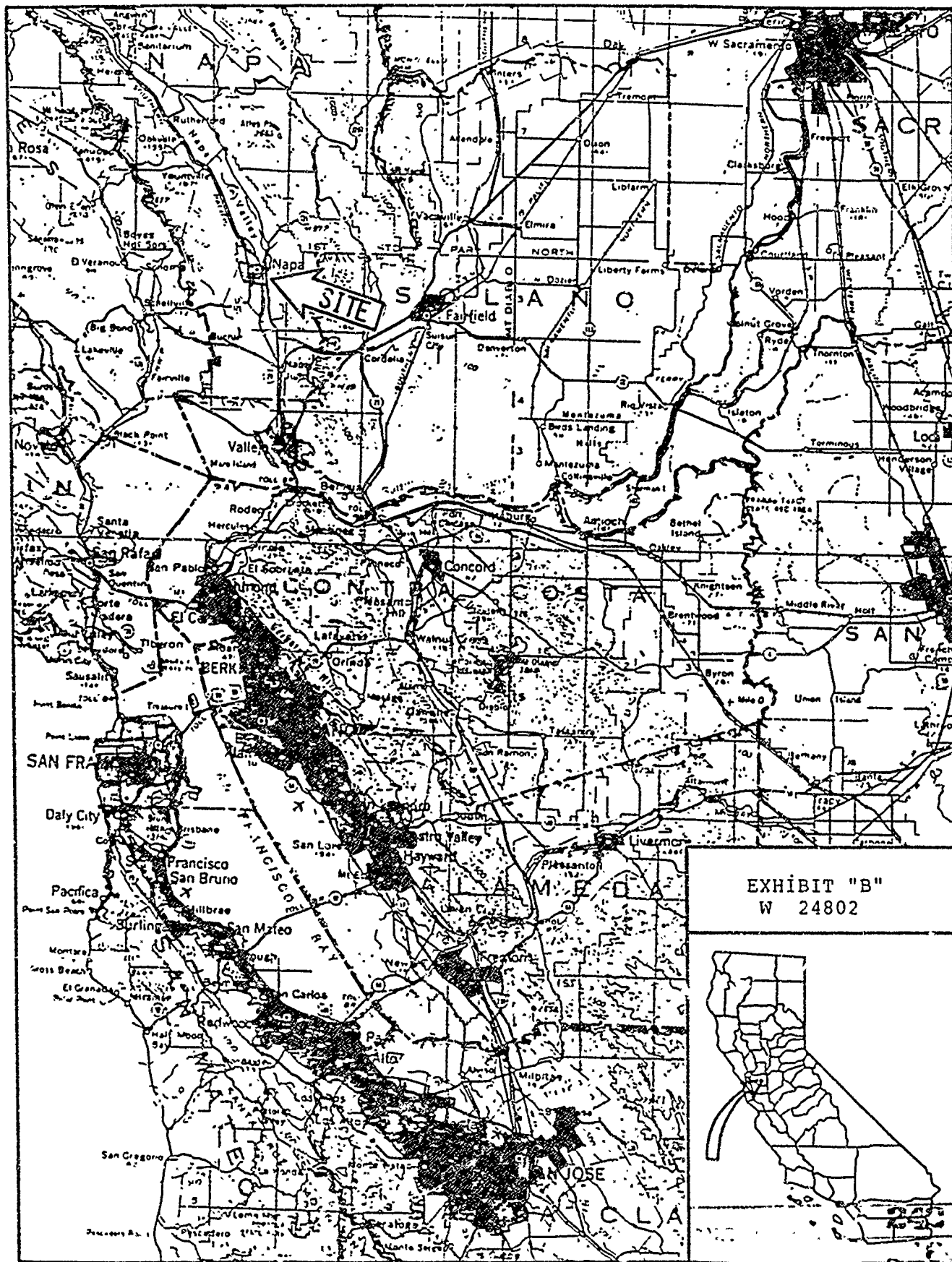


EXHIBIT "B"
W 24802

Fourth Street Boat Dock
MITIGATION & MONITORING IMPLEMENTATION SCHEDULE

MITIGATION MEASURE	IMPACTS	MONITORING METHOD	DEPARTMENT
Grading per City Design Specifications	Earth	City to inspect construction activities	Public Works
Grading limited to "dry" season	Earth	City to inspect construction activities	Public Works
Reseed exposed soil surfaces	Earth	City to inspect construction activities	Public Works
Shut down earthmoving activities during windy periods & equipment when not in use	Air	City to inspect construction activities	Public Works
Regular Site Watering Program	Earth, Air	City to inspect construction activities	Public Works
Obtain necessary regulatory permits including Streambank Alteration Agmt	Earth, Air, Water, Plant & Animal Life	Applicant required to submit copy of permit(s) prior to issuance of grading permit	Public Works, Planning
Project design to City specifications and standards, including connecting to collection system, conforming to flood plain management regulations, and hydrologic study, as required	Water	Review & approve plan & study prior to issuance of grading permit	Public Works
Project const. to City specifications and standards, including conforming to flood plain management regulations, and hydrologic study, as required	Water	City to inspect construction activities to ensure project constructed in accordance with plans & flood plain regulations	Public Works
Facilities to be supplied by City's water system	Water	Review & approve plan prior to issuance of building permit	Water

Fourth Street Boat Dock
MITIGATION & MONITORING IMPLEMENTATION SCHEDULE
(Continued)

MITIGATION MEASURE	IMPACTS	MONITORING METHOD	DEPARTMENT
Facilities required to follow water conservation measures per City's xeriscape design standard	Water	Review & approve landscape plan prior to issuance of permit	Public Works
Aviod sites where Mud Flat Quill plant has been identified	Plant	Coordinate design and construction with Native Plant Society & Department of Fish & Game	Public Works
Regulate times of construction activity	Noise	City to inspect construction activities	Public Works
Operate state-of-art machinery or provide adequate noise insulation	Noise	Review & approve equipment placement prior to building permit	Building
Control operation, location & activity of construction vehicles	Air, Noise	City to inspect construction activities	Public Works
All new lighting shall be shielded low-level lighting to be used	Light	Review & approve plan prior to issuance of building permit	Public Works
Contact County Dept of Environmental Management if site excavation indicates evidence of soil contamination - per letter dated June 26, 1991 from Ralph Hunter	Risk of Upset, Health, Water	City to inspect construction activities, inspector will contact County if discoloration, hydrocarbon ordors or sheen on ground water detected	Planning, Public Works, County
Provide adequate parking facilities per parking study dated 6/27/91	Traffic	Parking lot design to provide required number of spaces - no permit issued until verified	Planning, Public Works
Project const. to City specifications and standards, including frontage and street improvements, barricading during non-working hours, abd restoring road surfaces to pre-project conditions	Traffic	City to inspect construction activities to ensure project requirements are met	Public Works

Fourth Street Boat Dock
MITIGATION & MONITORING IMPLEMENTATION SCHEDULE
(Continued)

MITIGATION MEASURE	IMPACTS	MONITORING METHOD	DEPARTMENT
Project const. to City specifications and standards, including installation of wharf hydrant	Public Services	Construction plan includes wharf hydrant and water main to hydrant - Fire Department to approve and inspect construction	Public Works, Fire
Project const. to City specifications and standards, including Pedestrian Access and Easement	Parks & Recreation	Construction plan includes pedestrian easement and access path - Park & Recreation Department to approve and inspect construction	Public Works, Park & Recreation
Locate all utilities prior to excavation	Utility	City to inspect construction work in public right-of-way	Public Works
Utilities contacted to ensure services are available & of sufficient capacity including PG&E, Pacific Telesis, Napa Sanitation District, & Napa Garbage Service	Utility	Construction plans sent to appropriate utilities for review and comment, plans revised per comments	Public Works
If archeological materials are unearthed, work will be halted, and a qualified archeologist will evaluate site	Cultural Resources	City to inspect construction activities	Public Works, Planning