

**MINUTE ITEM**

This Calendar Item No. 02  
was approved as Minute Item  
No. 2 by the State Lands  
Commission by a vote of 2  
to 0 at its 1/30/90  
meeting.

**CALENDAR ITEM**

A 2  
S 4

02

01/30/90  
W 24278 PRC 7376  
Bancroft

**GENERAL LEASE - PUBLIC AGENCY USE**

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

**AREA, TYPE LAND AND LOCATION:**  
A 0.274-acre parcel of tide and submerged land  
located in Suisun Slough, Suisun City, Solano  
County.

**LAND USE:** Erosion control and public access.

**TERMS OF ORIGINAL LEASE:**  
Initial period: Forty-nine (49) years  
beginning November 1, 1989.

**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. 02 (CONT'D)

STATUTORY AND OTHER REFERENCES:

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

AB 884: 03/17/90.

OTHER PERTINENT INFORMATION:

- 1. A Negative Declaration was prepared and adopted for this project by the City of Suisun City. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.
- 2. The subject lease provides for three view and fishing decks, bulkhead construction at the foot of Sacramento Street, and slope protection along the easterly bank of Suisun Slough. All proposed improvements are elements of the City of Suisun City's ongoing waterfront redevelopment project.
- 3. The annual rental value of the site is estimated to be \$835.24.

APPROVALS OBTAINED:

United States Army Corps of Engineers.

EXHIBITS:

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

IT IS RECOMMENDED THAT THE COMMISSION:

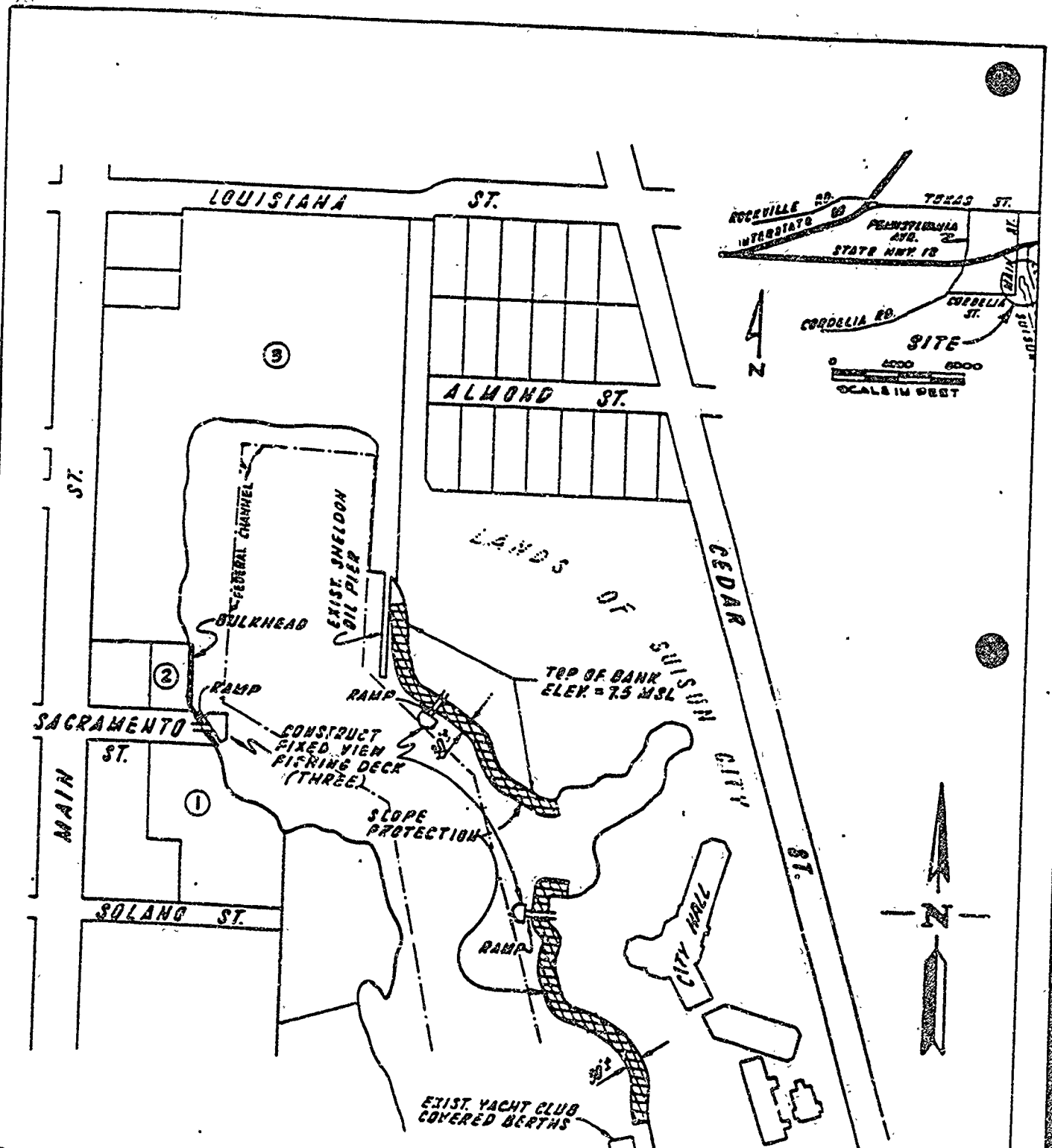
- 1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF SUISUN CITY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
- 2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

CALENDAR ITEM NO. 92 (CONT'D)

3. AUTHORIZE ISSUANCE TO CITY OF SUISUN CITY OF A 49-YEAR GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING NOVEMBER 1, 1989; IN CONSIDERATION OF 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; FOR THE LOCATION OF THREE VIEW AND FISHING DECKS, A BULKHEAD AT THE FOOT OF SACRAMENTO STREET, AND SLOPE PROTECTION ALONG THE EASTERLY BANK OF SUISUN SLOUGH ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"  
LAND DESCRIPTION

W 24278



PURPOSE: EROSION PROTECTION AND PUBLIC ACCESS  
 DATUM: NAT'L. GEODETIC VERT. DATUM  
 ADJACENT PROPERTY OWNERS:

- ① MCINNIS
- ② BRAITO
- ③ SHELDON OIL

PLAN VIEW

PROPOSED SLOPE PROTECTION AND VIEW/FISHING DECKS  
 IN: SUISUN SLOUGH  
 AT: SUISUN CITY

COUNTY OF CALIFORNIA  
 APPLICATION FOR PERMIT TO  
 09  
 267

PREPARED SEPTEMBER 1, 1989 BY BIV L.

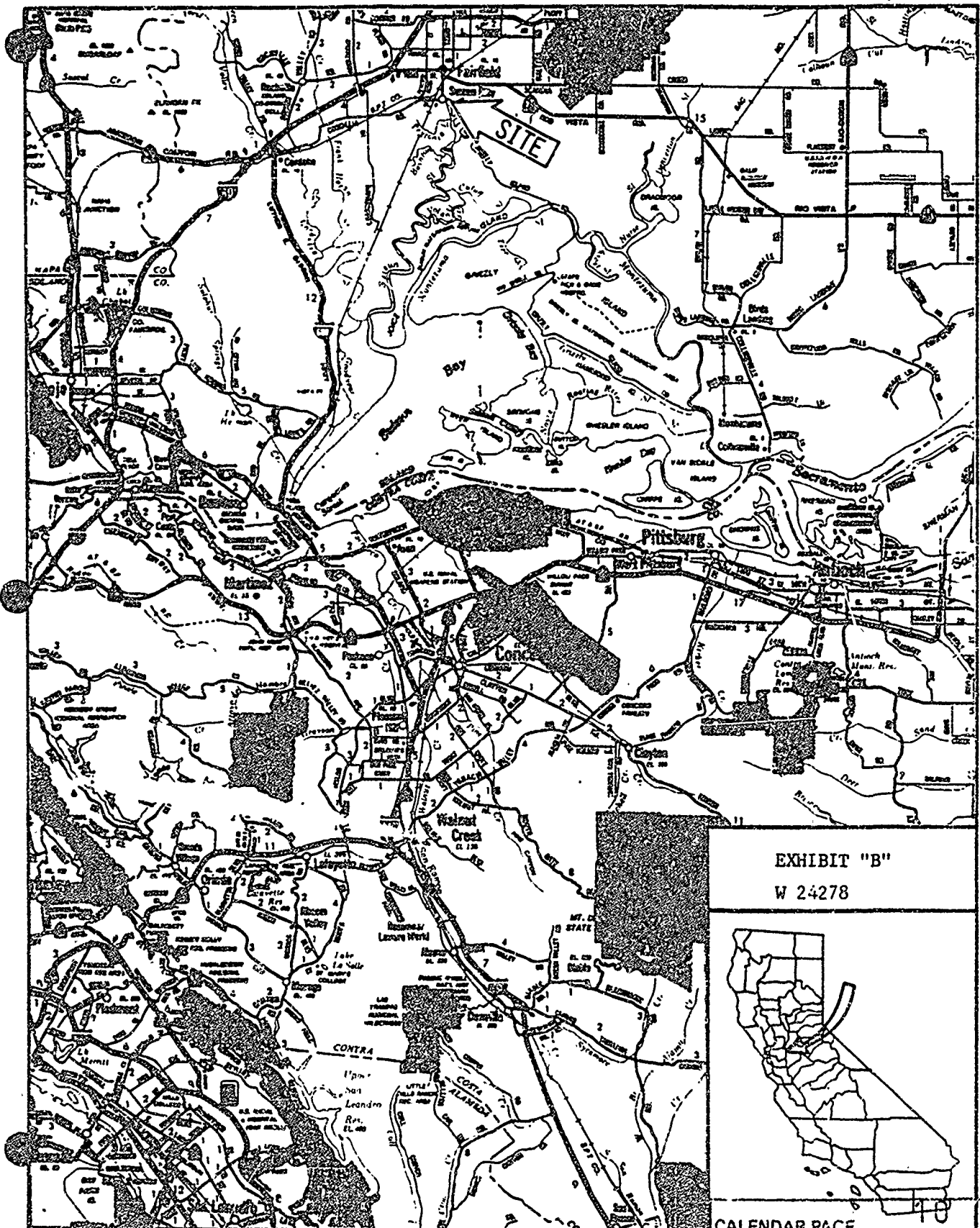


EXHIBIT "B"  
W 24278



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## EXHIBIT "C"

### NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT PROPOSED SUISUN CITY WATERFRONT RESTORATION PROJECTS

#### Project Description

Suisun City recently undertook a comprehensive planning effort for the downtown waterfront area with \$50,000 in grant assistance from the State Coastal Conservancy. A negative declaration was filed on the resulting Suisun City Urban Waterfront Restoration Plan. The City is now preparing a program for implementation of specific waterfront improvements described in the plan. The proposed improvements are described below:

Shoreline stabilization. The banks along the Suisun channel are badly eroded, making public access along the waterfront dangerous in many places. Upland and wetland grasses occur on the shore banks. The method of stabilization proposed for the shoreline consists of interlocking blocks laid over a filter fabric and anchored. The blocks are made of pretested concrete, and are cut out in the center to allow revegetation. The wetland grasses are to be hand stripped prior to grading and reserved. Once the slope armament is in place, the grasses will be hand planted in the concrete block cutouts. Thin wood stakes will be used to anchor the plants until they can withstand tidal action by themselves. The filter fabric mats are made of pervious polypropylene, anchored with galvanized steel helix anchors. Revegetation will create a natural appearing bank and the 2:1 slope will allow access to the water and easy egress, an important public safety consideration. The maximum square footage of shoreline stabilization required for the City's waterfront is anticipated to be 62,500 square slope feet. (See Plan 1 for areas to be stabilized.)

Public accessway. A pathway circumscribing the entire waterfront is planned, with alignment as close to the water's edge as possible. Total length of the pathway when completed should be approximately 8300 linear feet. The pathway will be designed to accommodate pedestrians, bicyclists and wheelchairs, and to provide emergency vehicle access where necessary. Width will range from 6 to 12 feet. Benches and interpretive signs will be interspersed along the accessway. Pathway surface will be of two types, asphalt paving and crushed gravel. Asphalt or crushed gravel will be used for the pathway rimming the marsh located on the north side of the Civic Center. Crushed gravel will be used along the marsh area along the cross channel connecting the yacht club to Whispering Bay Marina. (See Plan 1.) Asphalt paving will be used in all other areas. Grading will be done in any low lying areas to facilitate drainage.

View decks/fishing platforms. Three locations are proposed for small piling-supported platforms to expand recreational fishing access and view points. All platforms will be wooden, and pilings will be either wooden or concrete. Platforms will be at a height sufficient to provide two feet of clearance above the high tide level. All platforms will be wheelchair accessible and none will be larger than 1,000 square feet. All platforms will be located outside the

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federal channel boundary. (See Plans 2 and 3. Locations for the view decks/fishing platforms are as follows:

1. adjacent to the east end of Sacramento Street;
2. extending west from the upland strip along the northwestern edge of the marsh which is located immediately to the north of the Civic Center;
3. extending northwest from the bank directly west of the Civic Center complex.

Sacramento Street Terminus. Landscaping improvements at the east end of Sacramento Street are planned to create an inviting entrance to the waterfront and public access system. Proposed elements include two light posts, designed in keeping with the historical theme of the downtown area; informational plaques about the waterfront, either mounted on the light posts or free standing; approximately 10,000 square feet of decorative brick paving; and several wooden benches. Immediately north of the Sacramento Street Terminus is a storm water pump, which is both functional and unsightly. The pump will be attractively disguised with a wooden structure of an appropriate historic design. (See Plan 3.)

Waterfront Park/Boat Launch facility. The existing boat launch facility consists of two floating decks, one boat ramp, restroom facilities, and 80 parking spaces.

The proposed project will add two floating docks, one boat ramp, 32 parking spaces, picnic and playground areas. The floating docks will each be 120' X 4' in size. The launch ramp will be of reinforced concrete over an aggregate base, and be 30' wide. The channel bottom adjacent to the boat ramp will be dredged to a depth of four feet. Approximately 1,000 cubic yards of dredge material will be removed from the channel and used as landscape mounding and fill in the picnic area. The existing riprap will be removed, and replaced with interlocking concrete blocks laid over a filter fabric mat anchored to the shore banks with galvanized steel helix anchors. The concrete blocks are cut out in the center to allow revegetation to occur. The few wetland grasses occurring in this area will also be removed during grading and replanted. (See Plan 4.)

#### REASONS TO SUPPORT FINDINGS:

The proposed projects are in conformance with the General Plan and the Downtown Specific Plan. All projects are designed to enhance public access and recreational opportunities along the Suisun City waterfront. Most of the waterfront is already developed and the proposed projects will improve its physical condition.

#### FINDINGS:

Based on the above reasons and an initial study prepared by the Planning Department of the City of Suisun City, it has been determined that the above projects will not have a significant effect on the environment. Additional copies of this document are available at the Suisun City Hall, 701 Cedar Street, Suisun City, CA (707) 429-2035.

Explanation of Environmental Assessment for Suisun City Urban Waterfront Restoration Plan Negative Declaration

- 1.b. Excavation and dredging will be required for construction of the new boat launch ramp, which will measure approximately 30 feet by 100 feet. Currently the bank is stabilized with rip rap and the top of the bank is paved. The rip rap will be replaced with a shoreline stabilization technique utilizing a filter fabric overlain by interlocking concrete blocks. Some of the paving adjacent to the boat launch will be removed and the area will be replanted.
- 3.b. The Civic Center, boat launch ramp, access trail and other projects where grading or soil disturbance activities take place and/or additional impervious surfaces are introduced, could result in some additional runoff and/or slight deterioration of water quality. However, the City of Suisun requires an erosion, sediment and runoff control plan be submitted with any grading permit application.
- 4.d. The existing wetland grasses will be handstripped where necessary during grading, and retained. The grasses will be replanted in the concrete block cutouts. No significant reduction in plant life is anticipated; no further mitigation is required.

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**ENVIRONMENTAL CHECKLIST**  
(To be completed by staff as part of the Initial Study)

**A. BACKGROUND**

1. Project title: Suisun City Waterfront Restoration Plan
2. File number: \_\_\_\_\_
3. Parcel number(s): \_\_\_\_\_
4. Staff member: Thomas E. Bland, Planning Director

**B. ENVIRONMENTAL IMPACTS**

|   | <u>YES</u> | <u>MAYBE</u> | <u>NO</u>  |
|---|------------|--------------|------------|
| <b>1. <u>Earth.</u> Will the proposal result in:</b>  |            |              |            |
| a. Unstable earth conditions or changes in geologic substructures?  | _____      | _____        | X<br>_____ |
| b. Substantial excavation, filling, displacement, compaction or other disturbance of the soil?                          | _____      | X<br>_____   | _____      |
| c. Substantial erosion or siltation of surface soils, or the shoreline or channel of a stream or slough?                | _____      | _____        | X<br>_____ |
| d. Increased exposure of people or property to geologic hazards?  | _____      | _____        | X<br>_____ |
| <b>2. <u>Air.</u> Will the proposal result in:</b>  |            |              |            |
| a. Substantial air emissions or deterioration of ambient air quality?   | _____      | _____        | X<br>_____ |
| b. The creation of objectionable odors?   | _____      | _____        | X<br>_____ |
| c. Significant alteration of air movement, moisture, or temperature either locally or regionally?                       | _____      | _____        | X<br>_____ |
| <b>3. <u>Water.</u> Will the proposal result in:</b>  |            |              |            |
| a. Substantial changes in currents, or the course of water movements, or the amount of surface water in any water body? | _____      | _____        | X<br>_____ |
| b. Substantial alterations in absorption rates, drainage patterns, or the rate and amount of surface water runoff?      | _____      | _____        | _____      |

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- |   | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|---|------------|--------------|-----------|
| c. Substantial modification in the course or flow or ponding of flood waters?   | ---        | ---          | X         |
| d. Significant adverse effects on the quality of any surface body of water?   | ---        | ---          | X         |
| e. Significant change in the quality, quantity, or flow characteristics of ground waters?   | ---        | ---          | X         |
| f. Substantial reduction in the amount of water otherwise available for public water supplies?  | ---        | ---          | X         |
| g. Exposure of people or property to water-related hazards?   | ---        | ---          | X         |
| 4. <u>Plant and Animal Life.</u> Will the proposal result in.   |            |              |           |
| a. Substantial change in the diversity of species, or number of any species of plants or animals?   | ---        | ---          | X         |
| b. Reduction in the number of any unique, rare, or endangered plants or animals?  | ---        | ---          | X         |
| c. Introduction of exotic plants or animals, or barriers, to the substantial detriment of existing species?   | ---        | ---          | X         |
| d. Significant deterioration of existing plant or animal habitat?   | ---        | X            | ---       |
| 5. <u>Natural Resources.</u> Will the proposal result in a substantial increase in the rate of use or depletion of any natural resource?  |            |              |           |
|   | ---        | ---          | X         |
| 6. <u>Cultural Resources.</u> Will the proposal result in the direct or indirect alteration or destruction of a significant archeological or historical site, object, structure, or building? |            |              |           |
|   | ---        | ---          | X         |
| 7. <u>Noise.</u> Will the proposal result in:   |            |              |           |
| a. Significant increase in existing ambient noise levels?   | ---        | ---          | X         |
| b. Exposure of people to noise levels above those desirable for the intended use?   | ---        | ---          | X         |

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| CALENDAR PAGE | X 15 |
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- |   | <u>YES</u> | <u>MAYBE</u> | <u>NO</u>   |
|---|------------|--------------|-------------|
| 8. <u>Vision.</u> Will the proposal result in:  |            |              |             |
| a. Obstruction of any scenic view or creation of a significant negative aesthetic effect?   | _____      | _____        | _____X_____ |
| b. Creation or reflection of substantial new light or glare?  | _____      | _____        | _____X_____ |
| 9. <u>Health and Safety.</u> Will the proposal result in:   |            |              |             |
| a. Creation of a potential public health hazard or involve the production, use or disposal of materials which pose a hazard to people, animals or plants? | _____      | _____        | _____X_____ |
| b. A risk of an explosion or the release of hazardous substances in the event of an upset or accident?  | _____      | _____        | _____X_____ |
| c. Possible interference with an emergency access or evacuation plan?   | _____      | _____        | _____X_____ |
| 10. <u>Land Use/Community.</u> Will the proposal result in:   |            |              |             |
| a. An inducement to substantial growth in the surrounding area?   | _____      | _____        | _____X_____ |
| b. Significant displacement of people or the disruption of an established neighborhood or community?  | _____      | _____        | _____X_____ |
| c. Substantial conflict with established recreational, educational, religious or scientific uses of an area?  | _____      | _____        | _____X_____ |
| d. Substantial reduction in prime agricultural acreage, use or productivity?  | _____      | _____        | _____X_____ |
| 11. <u>Energy.</u> Will the proposal result in:   |            |              |             |
| a. Inefficient utilization of energy?   | _____      | _____        | _____X_____ |
| b. Substantial increase in demand upon existing sources of energy?  | _____      | _____        | _____X_____ |
| 12. <u>Circulation.</u> Will the proposal result in:  |            |              |             |
| a. Generation of substantial additional traffic such that existing levels of service will deteriorate?  | _____      | _____        | _____X_____ |

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- |  | <u>YES</u> | <u>MAYBE</u> | <u>NO</u>   |
|--|------------|--------------|-------------|
| b. Significant demand for additional off-site parking or transportation facilities?  | _____      | _____        | _____X_____ |
| c. Significant alteration to present patterns of circulation?  | _____      | _____        | _____X_____ |
| d. Elimination of possibility for future circulation system improvements to meet potential demand?   | _____      | _____        | _____X_____ |
| e. Increase in traffic hazards for any mode of travel?   | _____      | _____        | _____X_____ |
| f. Inadequate means of escape or evacuation in an emergency?   | _____      | _____        | _____X_____ |
| 13. <u>Public Services.</u> Will the proposal have a significant effect upon, or result in a need for, new or altered governmental services (fire or police protection, schools, recreational facilities, public facilities maintenance, health or social services, etc.)?   | _____      | _____        | _____X_____ |
| 14. <u>Utilities.</u> Will the proposal result in a need for new, or substantially altered, utility systems (power, natural gas, water, sewer, solid waste disposal, storm water drainage, communications, etc.)?  | _____      | _____        | _____X_____ |
| 15. <u>Plan Conformity.</u> Is the proposal inconsistent with:   |            |              |             |
| a. The Suisun City General Plan or any related Specific Plan?  | _____      | _____        | _____X_____ |
| b. The plans or policies of any other agencies having jurisdiction?  | _____      | _____        | _____X_____ |
| 16. <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 restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endang- |            |              |             |

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|   | <u>YES</u> | <u>MAYBE</u> | <u>NO</u>  |
|---|------------|--------------|------------|
| ered plant or animal or eliminate important examples of the major periods of California history or prehistory?  | _____      | _____        | X<br>_____ |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?  | _____      | _____        | X<br>_____ |
| c. Does the project have impacts which are individually limited, but cumulatively considerable? (The incremental effects of an individual project may be considerable when viewed in relation to the effects of past, current, and probably future projects.) | _____      | _____        | X<br>_____ |
| d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   | _____      | _____        | X<br>_____ |

**C. DISCUSSION OF ENVIRONMENTAL ASSESSMENT**

Explanations for "yes" and "maybe" answers shall be provided on attached sheets together with recommended mitigation measures.

**D. DETERMINATION**

On the basis of this Initial Study:

- I find that the proposed project WILL NOT have a significant effect on the environment, and a DRAFT 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 instance because feasible mitigation measures exist, for impacts identified as significant in the Initial Study, and these have been added to the project, by the applicant, per revised exhibits and/or written statements. Therefore, a DRAFT NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

March 17, 1988  
DATE

*T. Thomas E. Blain*  
PLANNING DIRECTOR

|               |     |
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File in the Office of the County Clerk of  
Solano County, State of California.

this day on **AUG 16 1988**

NEIL CRAWFORD, County Clerk

APPENDIX D

NOTICE OF DETERMINATION

*[Signature]*  
Deputy

TO: xx Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: (Public Agency)  
Suisun City Planning Department  
701 Cedar Street  
Suisun CA 94585

xx County Clerk  
County of Solano

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title  
Suisun City Waterfront Rehabilitation Grant Application  
State Clearinghouse Number      Contact Person      Area Code/Number/Extension  
(If Submitted to Clearinghouse)  
SCH #88061401      Larch McNeill      (916) 429-2035  
Project Location

Suisun Channel  
Project Description  
Acquisition of a four acre parcel for a public boat ramp and shoreline stabilization.

This is to advise that the Suisun City Council  
(Lead Agency or Responsible Agency)  
has approved the above described project on 8/15/88 and has made the following determinations regarding the above described project:  
(Date)

1. The project will, x will not have a significant effect on the environment.
2.      An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
  x   A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures      were,   x   were not made a condition of the approval of the project.
4. A statement of Overriding Considerations   was  ,   x   was not adopted for this project.

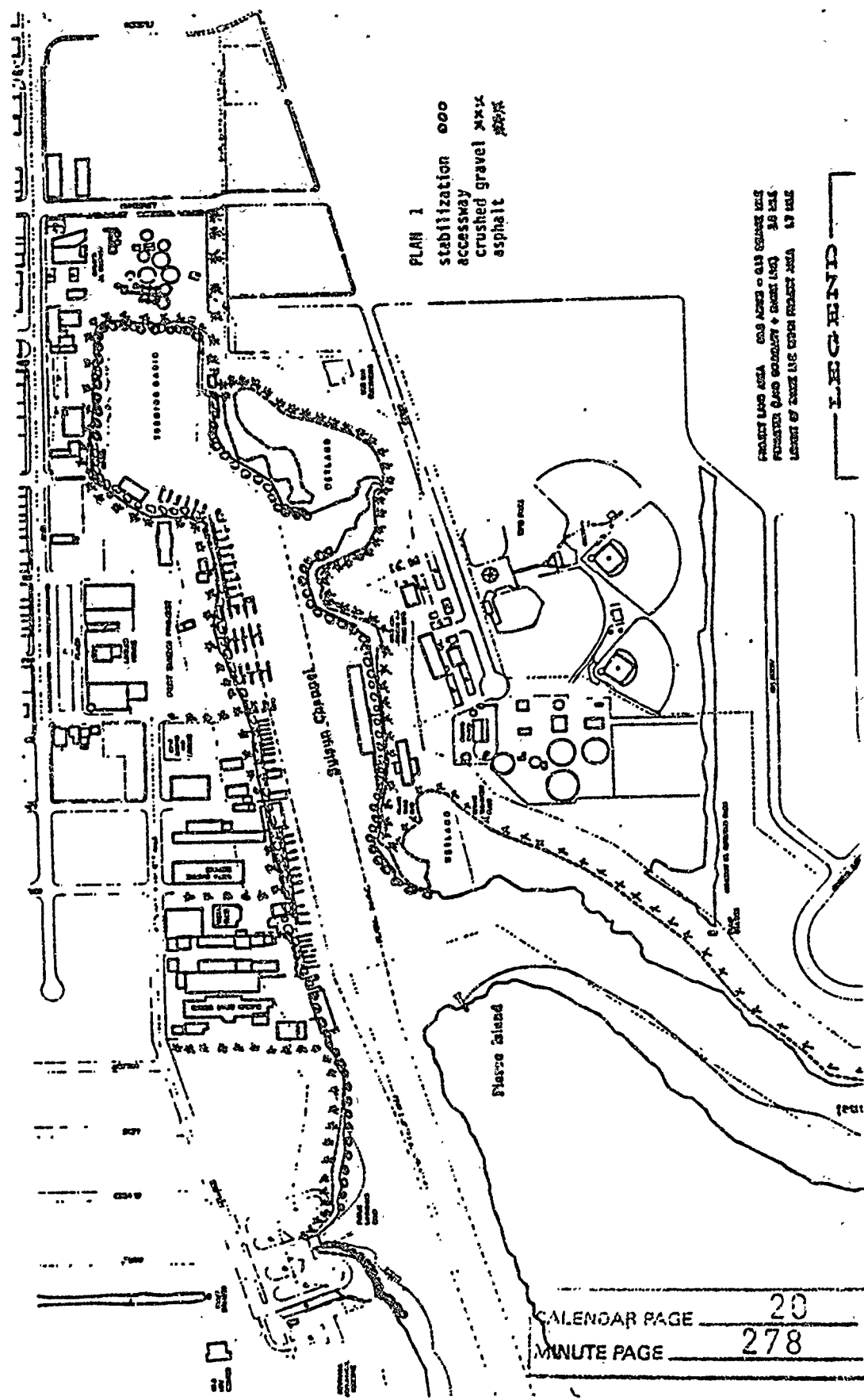
This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

Date Received for Filing and Posting at OPR \_\_\_\_\_

*Larch McNeill*  
Signature (Public Agency)

Associate Planner

Title  
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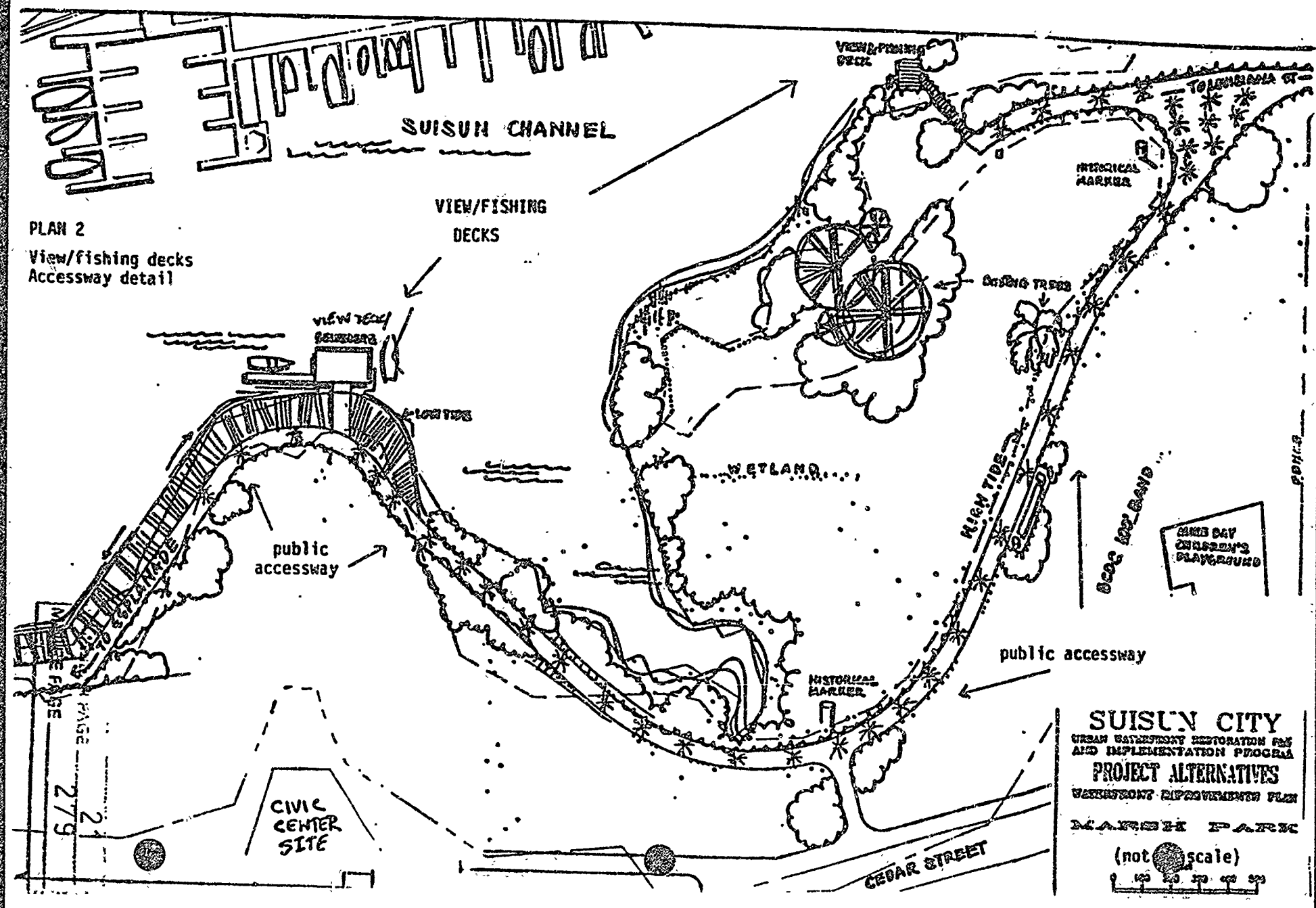
PLAN 1  
 stabilization ○○○  
 accessway - - - - -  
 crushed gravel ××××  
 asphalt ————

PROJECT LAND AREA 60.0 ACRES - OLD BRIDGE USE  
 FURNISHED LAND 60.0 ACRES - BRIDGE USE  
 ACRES OF BRIDGE USE 1.0 ACRES - BRIDGE USE

C. H. H. H.

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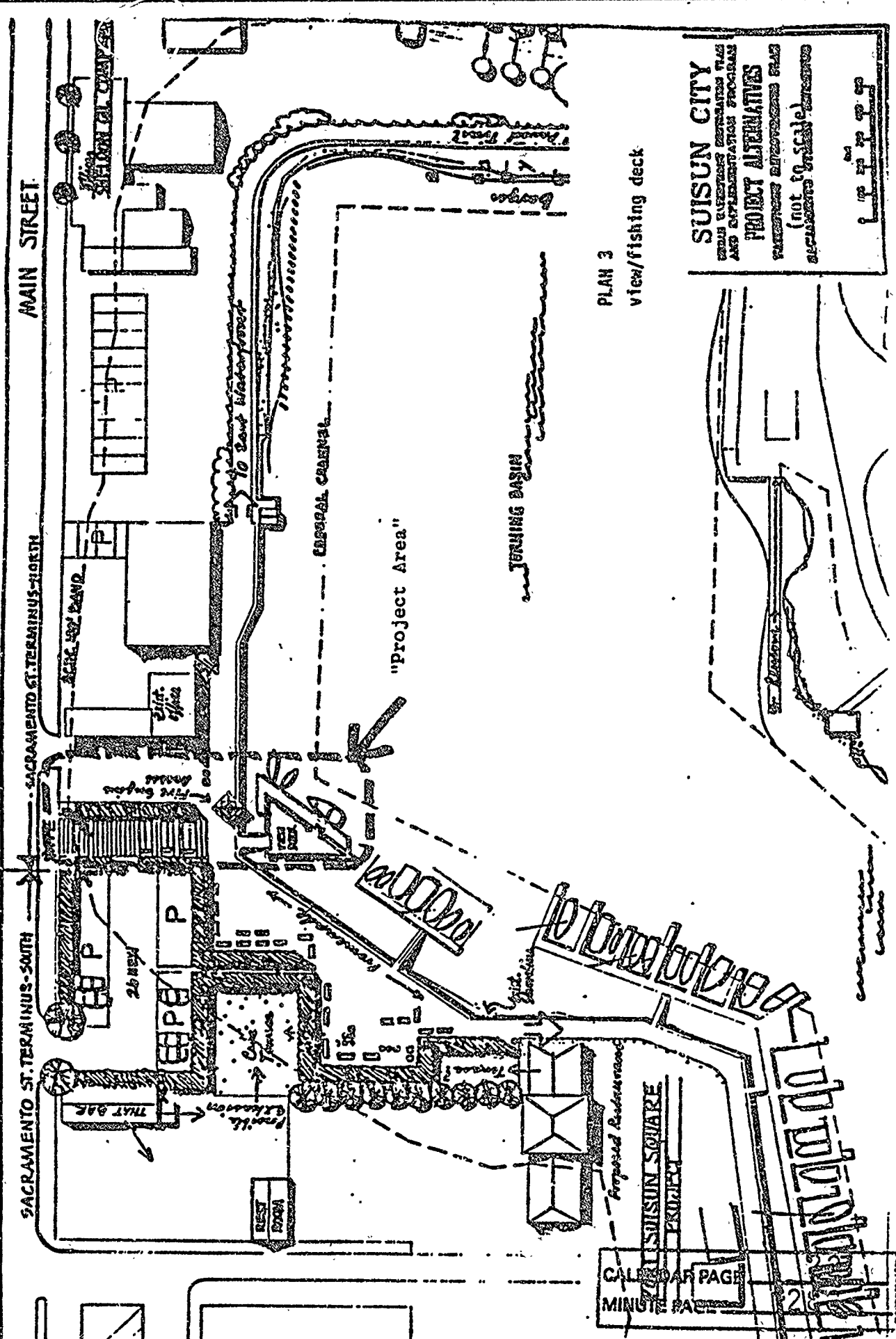
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PLAN 2  
View/fishing decks  
Accessway detail

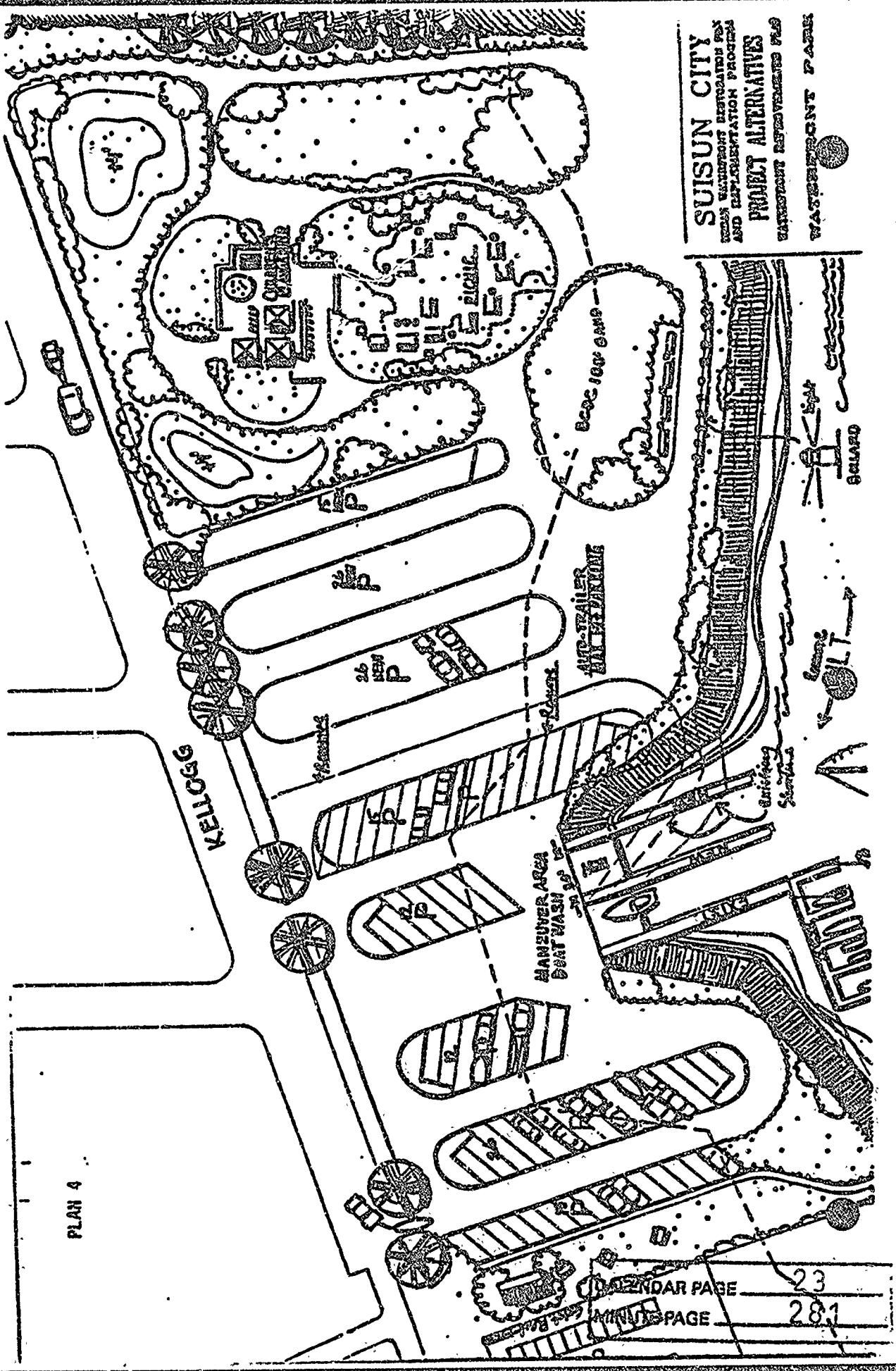
**SUISUN CITY**  
URBAN WATERSHED RESTORATION AND  
IMPLEMENTATION PROGRAM  
**PROJECT ALTERNATIVES**  
WATERSHED IMPROVEMENT PLAN  
**MARKET PARK**  
(not scale)  
0 100 200 300 400





PLAN 3  
view/fishing deck

SUISUN CITY  
FROM UNIVERSITY OF CALIFORNIA STATE AND DEVELOPMENT PROJECTS  
PROJECT ALTERNATIVES  
PLANNING ALTERNATIVES PLAN  
(NOT TO SCALE)



**SUISUN CITY**  
 WASTEWATER TREATMENT PLANT  
 AND REPLENISHMENT PROJECT  
**PROJECT ALTERNATIVES**  
 WASTEWATER TREATMENT PLANT

PLAN 4

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