

MINUTE ITEM

This Calendar Item No. C29
was approved as Minute Item
No. 29 by the State Lands
Commission by a vote of 3
to 0 at its 11-9-93
meeting.

CALENDAR ITEM

C29

A 8
S 4

11/09/93
W 24742
N. Smith
PRC 7727

GENERAL PERMIT-RECREATIONAL USE

APPLICANT:

California Land & Water Company
Attn: Mr. Milton E. Righetti
4900 Hopyard Road, Suite 220
Pleasanton, California 94588

AREA, TYPE LAND AND LOCATION:

A 0.08 acre parcel of tide and submerged land in Montezuma
Slough across from Hunter's Cut, Grizzly Island, Solano
County.

LAND USE:

Reconstruct existing recreational pier.

PROPOSED PERMIT TERMS:

Permit period:

Twenty years beginning October 1, 1993.

Surety bond:

\$3,000.

Public liability insurance:

Combined single limit coverage of \$300,000.

CONSIDERATION:

\$358 per annum; with the State reserving the right to fix a
different rental on each fifth anniversary of the permit.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:

Applicant is permittee of upland.

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.

CALENDAR PAGE	306
MINUTE PAGE	2535

AB 884:

11/1/93

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15025), the staff has prepared a Proposed Negative Declaration identified as ND 626, State Clearinghouse No. 93061054. Such Proposed Negative Declaration was prepared and circulated for public review pursuant to the provisions of CEQA.

Based upon the Initial Study, the Proposed Negative Declaration, and the comments received in response thereto, there is no substantial evidence that the project will have a significant effect on the environment. (14 Cal. Code Regs. 15074(b))

2. 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.
3. Comments were received from the County of Solano Office of the District Attorney, the San Francisco Bay Conservation and Development Commission, and the California Department of Fish and Game. Solano County and the California Department of Fish and Game comments related to the potential use of creosote-coated material for the reconstruction of this project.

In response, the applicant has submitted a statement that creosote-coated material would not be used for this project. The State Lands Commission's proposed lease contains a condition that the use of creosote-coated material is prohibited.

The SFBCDC comments focussed on the Wildlife Habitat Management and Preservation policies contained in Solano County's local protection plan and suggested that the Department of Fish and Game be consulted before and during project construction. In addition, they suggested that the Coast Guard and the U.S. Army

Corps of Engineers be consulted regarding the extension of the boat dock into a navigable waterway.

Department of Fish and Game staff were consulted during the Initial Study process concerning the project's potential to affect special status plants or animals. CDFG staff have inspected the site and provided written comments that the repair and replacement of the boat dock, as proposed, would not have a negative impact on any threatened and endangered species. CDFG staff recommended that the tule berm be disturbed as little as possible during construction activities.

The U.S. Coast Guard and the U.S. Army Corps of Engineers have been advised of the project and no comments were received from either agency.

APPROVALS OBTAINED:

N/A.

FURTHER APPROVALS REQUIRED:

State Lands Commission, Department of Fish and Game, County of Solano, United States Army Corps of Engineers and San Francisco Bay Conservation and Development Commission.

EXHIBITS:

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

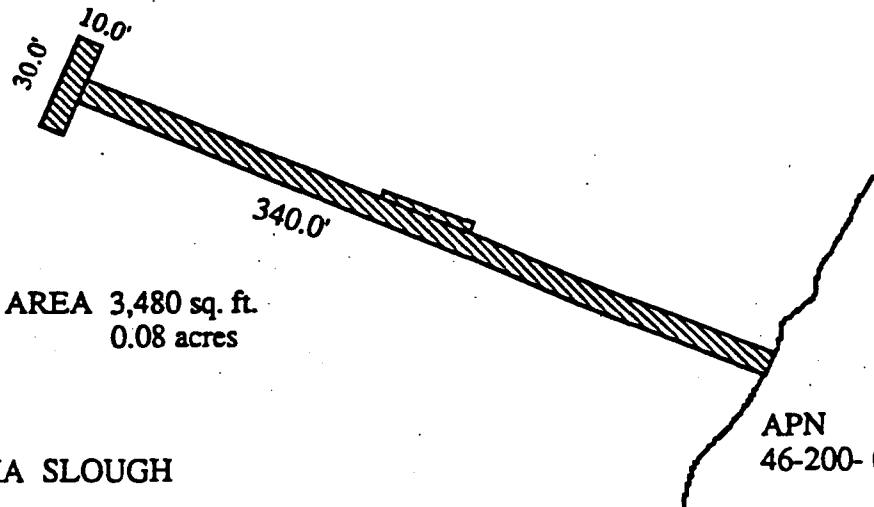
IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A PROPOSED NEGATIVE DECLARATION, ND 626, STATE CLEARINGHOUSE NO. 93061054, WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF THE CEQA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. ADOPT THE NEGATIVE DECLARATION AND DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

CALENDAR ITEM NO. C29 (CONT'D)

4. AUTHORIZE ISSUANCE TO CALIFORNIA LAND & WATER COMPANY OF A 20-YEAR GENERAL PERMIT-RECREATIONAL USE BEGINNING OCTOBER 1, 1993; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$358, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT; PROVISION OF A \$3,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR AN EXISTING RECREATIONAL PIER ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

CALENDAR PAGE	309
MINUTE PAGE	2538



MONTEZUMA SLOUGH

APN
46-200-010
GRIZZLY ISLAND

DESCRIPTION

A PARCEL OF TIDE AND SUBMERGED LAND WITHIN MONTEZUMA SLOUGH LYING UNDER AND ADJACENT TO THE DOCK IN FRONT OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

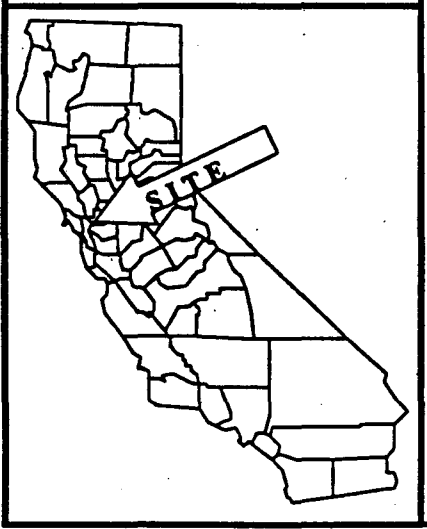
PART OF LOT 12, OF GRISLY ISLAND, REFERENCE IS HEREBY MADE TO MAP OF SAME MADE BY R. B. STRETCH IN 1871, WHICH MAP IS RECORDED IN BOOK 41 OF DEEDS, PAGE 160.

REFERENCE IS ALSO MADE TO MAP SHOWING DIVISION LINE BETWEEN LOTS 11 AND 12, GRISLY ISLAND, MADE BY E. W. EAGER, LICENSED SURVEYOR, FEBRUARY, 1907, AND FILED IN THE OFFICE OF THE COUNTY RECORDER AUGUST 17, 1909.

BEGINNING AT A POINT ON THE SOUTHEASTERLY SHORE OF MONTEZUMA SLOUGH, WHICH POINT IS ABOUT 71 CHAINS, MORE OR LESS, SOUTHWESTERLY ALONG SAID SHORELINE FROM THE SAID DIVISION LINE BETWEEN LOTS 11 AND 12, AND 25 FEET - SOUTHWESTERLY FROM THE SOUTHWESTERLY BANK OF A DITCH; THENCE PARALLEL WITH AND 25 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM SAID DITCH, SOUTH 45° EAST (TRUE MERIDIAN) ABOUT 19 CHAINS TO THE MIDDLE OF A NATURAL SLOUGH; THENCE ALONG THE MIDDLE OF SAID SLOUGH IN A SOUTHWESTERLY DIRECTION ABOUT 62 CHAINS, TO A POINT ON THE SHORELINE OF THE SOUSUN BAY AS IT WAS IN 1876; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF TIDE LAND LOCATION NO. 25 AS SURVEYED BY ALEX DUNN, COUNTY SURVEYOR, IN MARCH, 1876, AND NOW CLAIMED BY DONALD Y. LAMONT, EILEEN C. WOOD, AND ELLA L. KING, ABOUT 28 CHAINS TO MONTEZUMA SLOUGH; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BANK OF SAID SLOUGH, ABOUT 70 CHAINS TO THE PLACE OF BEGINNING

EXHIBIT A
DESCRIPTION
W 24742

Grizzly Island
Montezuma Slough
Solano Co.



CALENDAR PAGE 310
NOTE: THIS EXHIBIT IS NOT A SURVEY, NOR DOES ANY LINE APPEARING HEREON REPRESENT A BOUNDARY LINE.
R15203
2539

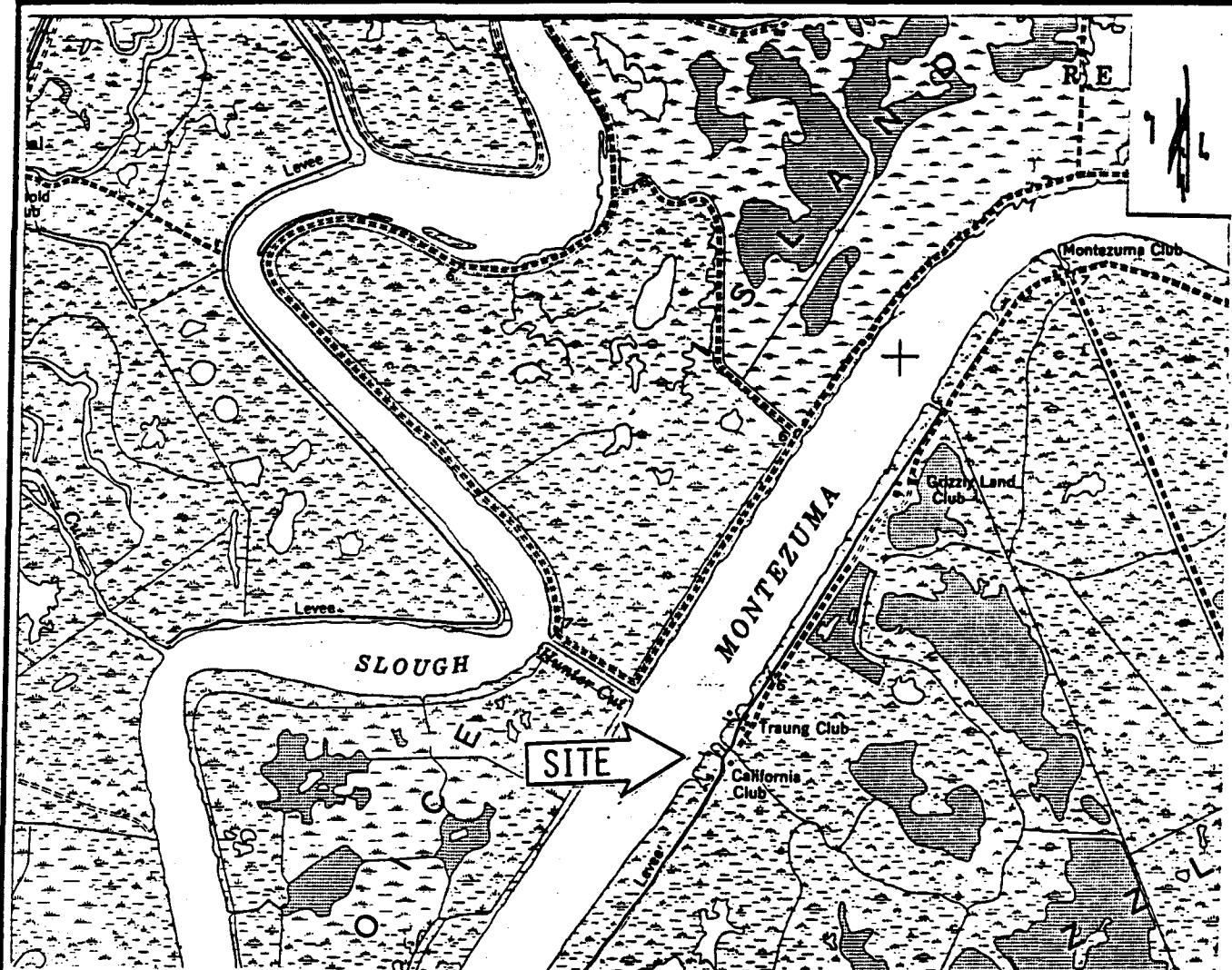


EXHIBIT B
LOCATION MAP
 W 24742
 Grizzly Island
 Montezuma Slough
 Solano Co.



G R I Z Z L Y

STATE LANDS COMMISSION

LEO T. McCARTHY, *Lieutenant Governor*
GRAY DAVIS, *Controller*
THOMAS W. HAYES, *Director of Finance*

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95814

CHARLES WARREN
Executive Officer

June 17, 1993
File: W 24742
ND 626
SCH No. 93061054

**NOTICE OF PUBLIC REVIEW OF A PROPOSED NEGATIVE DECLARATION
(SECTION 15073 CCR)**

A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq., Public Resources Code), the State CEQA guidelines (Section 15000 et seq., Title 14, California Code Regulations), and the State Lands Commission Regulations (Section 2901 et seq., Title 2, California Code Regulations) for a project currently being processed by the staff of the State Lands Commission.

The document is attached for your review. Comments should be addressed to the State Lands Commission office shown above with attention to the undersigned. All comments must be received by July 16, 1993.

Should you have any questions or need additional information, please call the undersigned at (916) 324-4715.

Judy Brown

JUDY BROWN
Division of Environmental
Planning and Management

HL

Attachment

CALENDAR PAGE	312
MINUTE PAGE	2541

STATE LANDS COMMISSION

LEO T. McCARTHY, *Lieutenant Governor*
 GRAY DAVIS, *Controller*
 THOMAS W. HAYES, *Director of Finance*

EXECUTIVE OFFICE
 1807 - 13th Street
 Sacramento, CA 95814

CHARLES WARR
 Executive Officer

PROPOSED NEGATIVE DECLARATION

File: W 24742
 ND 626
 SCH No. 93061054

Project Title: California Land and Water Dock Reconstruction and Extension

Project Proponent: California Land and Water Company

Project Location: APN: 046-20-01, east side of Montezuma Slough, across from Hunter's Cut, Solano County.

Project Description: Proposed reconstruction of an existing authorized 6' x 255' recreational dock which contains a 6' x 15' shed. The pier alignment would be straightened and would also include a 95' extension. The dock extension will enable members of the California Farms Duck Club access to and from Montezuma Slough without the need to request dredging. The pier would continue to be used for fishing and docking small boats used by the 12 member club. The applicant proposes to use pressure-treated telephone poles which have a creosote coating and which have been previously obtained for this purpose. Low-level lighting will continue to be maintained and used on the dock for member safety.

Contact Person: Judy Brown Telephone: (916) 324-4715

This document is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq., Public Resources Code), the State CEQA Guidelines (Section 15000 et seq., Title 14, California Code Regulations), and the State Lands Commission regulations (Section 2901 et seq., Title 2, California Code Regulations).

Based upon the attached Initial Study, it has been found that:

that project will not have a significant effect on the environment.

mitigation measures included in the project will avoid potentially significant effects.

CALENDAR PAGE	313
MINUTE PAGE	2542

STATE LANDS COMMISSION

ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST - PART II
Form 13.20 (7/82)

File Ref: W 26742

I. BACKGROUND INFORMATION

- A. Applicant: California Land and Water Co.
4900 Hopval Rd, Suite 220
Pleasanton, CA 94588

- B. Checklist Date: 5 / 14 / 93
- C. Contact Person: Judy Brown
Telephone: (916) 324-4715
- D. Purpose: To bring under lease an existing dock and consider reconstruction and extension of the dock.

- E. Location: Montezuma Slough across from Hunter's Cut, on the shore of Grizzly Island; APN: 046-20-01, Solano County

- F. Description: Reconstruction of a 6' X 255' recreational pier and consideration of a 95' extension to enable accessibility to and from Grizzly Island during low tides without dredging.

- G. Persons Contacted: _____
Dennis Becker, Assoc. Wildlife Biologist
Grizzly Island Wildlife Area
Department of Fish and Game
7329 Silverado Trail
Yountville, CA 94558 (707) 944-5555

Steve McAdam
BCDC (415) 557-3686

II. ENVIRONMENTAL IMPACTS. (Explain all "yes" and "maybe" answers)

A. Earth. Will the proposal result in:	Yes	Maybe	No
1. Unstable earth conditions or changes in geologic substructures?	—	—	<u>X</u>
2. Disruptions, displacements, compaction, or overcovering of the soil?	—	—	<u>X</u>
3. Change in topography or ground surface relief features?	—	—	<u>X</u>
4. The destruction, covering, or modification of any unique geologic or physical features?	—	—	—
5. Any increase in wind or water erosion of soils, either on or off the site?	—	—	<u>X</u>
6. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?	—	—	<u>X</u>
7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	—	<u>X</u>

CALENDAR PAGE	314
MINUTE PAGE	2543

	Yes	Maybe	No
B. Air. Will the proposal result in:			
1. Substantial air emissions or deterioration of ambient air quality?	—	—	X
2. The creation of objectional odors?	—	—	X
3. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	—	—	X
C. Water. Will the proposal result in:			
1. Changes in the currents, or the course or direction of water movements, in either marine or fresh waters?	—	—	—
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	—	—	X
3. Alterations to the course or flow of flood waters?	—	—	X
4. Change in the amount of surface water in any water body?	—	—	X
5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	—	—	X
6. Alteration of the direction or rate of flow of ground waters?	—	—	X
7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	—	—	X
8. Substantial reduction in the amount of water otherwise available for public water supplies?	—	—	X
9. Exposure of people or property to water-related hazards such as flooding or tidal waves?	—	—	X
10. Significant changes in the temperature, flow or chemical content of surface thermal springs?	—	—	X
D. Plant Life. Will the proposal result in:			
1. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	—	—	X
2. Reduction of the numbers of any unique, rare or endangered species of plants?	—	—	X
3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	—	—	—
4. Reduction in acreage of any agricultural crop?	—	—	X
E. Animal Life. Will the proposal result in:			
1. 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)?	—	—	X
2. Reduction of the numbers of any unique, rare or endangered species of animals?	—	—	X
3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	X
4. Deterioration to existing fish or wildlife habitat?	—	—	X
F. Noise. Will the proposal result in:			
1. Increase in existing noise levels?	—	—	X
2. Exposure of people to severe noise levels?	—	—	X
G. Light and Glare. Will the proposal result in:			
1. The production of new light or glare?	—	—	X
H. Land Use. Will the proposal result in:			
1. A substantial alteration of the present or planned land use of an area?	—	—	X
I. Natural Resources. Will the proposal result in:			
1. Increase in the rate of use of any natural resources?	—	—	X
2. Substantial depletion of any nonrenewable resources?	—	—	X

CALENDAR PAGE	315
MINUTE PAGE	2544

	Yes	Maybe	No
J. Risk of Upset. Does the proposal result in:			
1. 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?	—	—	X
2. Possible interference with emergency response plan or an emergency evacuation plan?	—	—	
K. Population. Will the proposal result in:			
1. The alteration, distribution, density, or growth rate of the human population of the area?	—	—	X
L. Housing. Will the proposal result in:			
1. Affecting existing housing, or create a demand for additional housing?	—	—	X
M. Transportation/Circulation. Will the proposal result in:			
1. Generation of substantial additional vehicular movement?	—	—	X
2. Affecting existing parking facilities, or create a demand for new parking?	—	—	X
3. Substantial impact upon existing transportation systems?	—	—	X
4. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	X
5. Alterations to waterborne, rail, or air traffic?	—	—	X
6. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	—	—	X
N. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
1. Fire protection?	—	—	X
2. Police protection?	—	—	X
3. Schools?	—	—	
4. Parks and other recreational facilities?	—	—	X
5. Maintenance of public facilities, including roads?	—	—	X
6. Other governmental services?	—	—	X
O. Energy. Will the proposal result in:			
1. Use of substantial amounts of fuel or energy?	—	—	X
2. Substantial increase in demand upon existing sources of energy, or require the development of new sources?	—	—	X
P. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
1. Power or natural gas?	—	—	X
2. Communication systems?	—	—	X
3. Water?	—	—	X
4. Sewer or septic tanks?	—	—	X
5. Storm water drainage?	—	—	X
6. Solid waste and disposal?	—	—	X
Q. Human Health. Will the proposal result in:			
1. Creation of any health hazard or potential health hazard (excluding mental health)?	—	—	Y
2. Exposure of people to potential health hazards?	—	—	A
R. Aesthetics. Will the proposal result in:			
1. 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?			X

CALENDAR PAGE	316
MINUTE PAGE	2545

S. Recreation. Will the proposal result in:

Yes Maybe No

1. An impact upon the quality or quantity of existing recreational opportunities? Yes Maybe No

T. Cultural Resources

1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site? ... Yes Maybe No

2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? Yes Maybe No

3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? Yes Maybe No

4. Will the proposal restrict existing religious or sacred uses within the potential impact area? Yes Maybe No

U. Mandatory Findings of Significance.

1. Does the project have the potential to degrade the quality of the environment, 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 or eliminate important examples of the major periods of California history or prehistory? Yes Maybe No

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? Yes Maybe No

3. Does the project have impacts which are individually limited, but cumulatively considerable? Yes Maybe No

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Yes Maybe No

III DISCUSSION OF ENVIRONMENTAL EVALUATION (See Comments Attached)

IV. PRELIMINARY DETERMINATION

On the basis of this initial evaluation: An Initial Study has been prepared.

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: 6 / 16 / 93

Julie Brown
 For the State Lands Commission
 Julie Brown
 ATTENDAR PAGE 317
 MINUTE PAGE 2546

ENVIRONMENTAL SETTING

The existing pier to be reconstructed and extended is located near the southwest end of Grizzly Island on the east side of Montezuma Slough, across from Hunter Cut, APN: 046-20-01. Montezuma Slough is brackish and tidal at this location. The slough is approximately 1500' wide from shore to shore at this location. The surrounding land is used for agriculture and seasonal hunting club activity.

The levee is composed of native peat/clay soils. Vegetation along the levee includes California Wild Rose, annual Brass Button, Wild California Blackberry, Coyote Bush and Grease Brush/Iodine Bush.

Iceplant, Common Tule and California Bull Rush are located on the waterside slope of the levee. Tule growth extends out waterward along the slough side of the levee a distance of approximately 150 feet. There is a significant natural break in the Tule Berm at the dock location, and an existing pile-and-plank bulkhead at the levee/dock terminus.

Consultation with the Department of Fish and Game's Natural Diversity Data Base indicates a documented siting of an endangered plant species, Delta Tule Pea, on the west levee of Montezuma Slough.

The nearest public lands are located at the Joice Island Waterfowl Refuge located northwest of the project site.

Other similar docks along the east levee of Montezuma Slough are located within the slough north of this project. No structures are visible to the west or south of the project site within the visual vicinity. (Please refer to Figure 1, attached.)

A 24' x 72' clubhouse exists approximately 150 feet east of the project site on the upland. Club members use the facility while visiting the property for recreational uses. The existence of the upland structure is not part of this analysis.

Land access to the duck club is available from Gum Tree Road off Van Sickle Road.

PROJECT DESCRIPTION

This proposal is for reconstruction of an existing unauthorized 6' x 255' recreational dock which contains a 6' x 15' shed which will be reconstructed. The pier alignment would be straightened and would also include a 95' extension. The applicant indicates that the dock existed when the property was purchased in 1974.

The dock extension will enable members of the California Farms Duck Club access to and from Montezuma Slough without the need for

CALENDAR PAGE	318
MINUTE PAGE	2547

dredging. The pier will continue to be used for fishing and docking small boats which are used for transporting the 12 duck club members, and be available to provide emergency docking for boaters in distress. The applicant does not intend to provide permanent public access.

There is an existing 6' x 15' shed on the dock which will be reconstructed and which provides shelter for the members of the duck club arriving and departing Grizzly Island.

The applicant proposes to use pressure-treated telephone poles which have a creosote coating as piling material. Two parallel rows of pilings will be driven into the slough bed approximately 15-20 feet and will be spaced at 18' intervals to support the 6' x 350' dock.

Wooden decking will then be installed over a two-week period.

Low-level lighting will continue to be maintained and used on the dock for member safety.

DISCUSSION OF ENVIRONMENTAL EVALUATION
CALIFORNIA LAND AND WATER COMPANY
RECONSTRUCTION OF AN EXISTING UNAUTHORIZED BOAT DOCK AND WALKWAY

II. Environmental Impacts

A. Earth

1. Geologic Substructures

This proposal involves the reconstruction of an existing recreational boat dock. Pilings will be driven into the slough bed approximately 15-20 feet. This construction method should have no impact on geologic substructures.

2. Compaction, Overcovering

Deteriorated pilings of the existing pier will be removed according to Direction by Department of Fish and Game staff. New pier pilings will be driven into the slough bed which will compact the slough bed a minor amount under each piling. This should not have a significant impact upon the existing soil conditions.

3. Topography

This proposal involves the reconstruction of an open piling pier which includes a 95' extension. There would be no impacts

to the existing CALENDAR PAGE	319
MINUTE PAGE	2548

topography.

4. Modification of Unique Geologic Features

Refer to #1-3 above. The dock reconstruction and extension will be located over an existing tidal area which is not known to contain any unique geologic or physical feature. No impacts are expected.

5. Wind, Water Erosion

The pier is of open piling design and would not change the existing wind or water erosion of soils on or off the site.

6. Deposition, Erosion

The pier to be reconstructed is of open piling design and would not create a change in the deposition or erosion of beach sands.

7. Geologic Hazards

The project site is in Montezuma Slough on the western levee of Grizzly Island. The generalized area may experience occasional earthquakes as it is within the range of the San Andreas fault; however, the size and design of the dock would not expose people or property to geologic hazards.

B. Air

1. Emissions, Ambient Air Quality

The existing boat dock is used seasonally by a hunting club. The facility, once reconstructed and extended, will continue to serve the same purpose. The area will receive some emissions from motorized boat use of the dock; however, this is a continued use and not expected to cause new significant impacts to the deterioration of the existing ambient air quality.

2. Odors

No odorous substances are proposed for use during this project; therefore there would be no impacts from objectionable odors.

3. Alteration of Air Movement

This project does not include facilities which create or cause substantial air movement. There

would be no effects to air movement resulting from this project.

C. Water

1. Change in Current, Direction of Water Movement

This proposal involves the reconstruction and extension of an open-piling design recreational dock. It would not effect a change in the current or course or direction of water movements.

2. Absorption, Drainage, Surface Run Off

A minor amount of surface runoff would be experienced from the 6' x 15' shed to be reconstructed midway on the deck of the dock (refer to Proposed Pier Drawing, Attachment E). The design of the shed roof is flat which would minimize surface runoff.

3. Course/Flow of Flood Waters

No water barriers are proposed as part of this project. The recreational dock to be reconstructed and extended is of open piling design which would not have a significant effect on the course or flow of flood waters.

4. Surface Water

This proposal does not include the deposition or discharge of water into the slough. There would be no impacts to the amount of surface water which would result from this proposal.

5. Discharge

Refer to #C-4, above.

6. Flow of Ground Water

This proposal does not include any significant underground barriers which would have an effect upon the existing direction or rate of flow of ground water.

7. Quantity of Ground Water

No excavation is required to reconstruct and extend this recreational dock. As mentioned earlier, no discharges of material or withdrawals of water are proposed within this project.

8. Reduction in Amount of Water for Public Water Supplies

This project does not propose the use of water otherwise available for public water supplies. There would be no impacts to public water supplies.

9. Water-Related Hazards

This proposal does involve reconstruction and extension of a recreational dock within Montezuma Slough, an area affected by tidal action. This docking facility could be exposed to flooding conditions under extreme water flows. The elevation of the dock would be constructed pursuant to the local Reclamation District standards.

10. Change In Temperature, Flow or Chemical Content of Surface Thermal Springs

This proposal involves reconstruction and extension of a recreational dock within the bed of Montezuma Slough. There are no known thermal springs existing within the project vicinity. Therefore, there would be no impacts.

D. Plant Life

1. Diversity of Species

The existing dock extends from Grizzly Island into Montezuma Slough over an existing tule berm. Staff of the Department of Fish and Game (DFG) Grizzly Island Wildlife Area have been contacted concerning potential impacts to plants and animals which may result from this reconstruction project. DFG staff have indicated that reconstruction over the existing location would not create a significant impact to existing plant or animal life. Plant and wildlife management staff are located on the island at the Grizzly Island Wildlife Management Area.

The timing of construction would be restricted through issuance of the Department of Fish and Game Streambed Alteration Agreement to ensure that no impacts to threatened and endangered species would occur.

2. Reduction of Unique, Rare or Endangered Species

Refer to #D-1, above, and to attachment ("A").

3. Introduction of New Species

CALENDAR PAGE	322
MINUTE PAGE	2551

This proposal does not include landscaping of any kind and would not have an impact on the introduction of new species of plants into this area.

4. Reduction in Agricultural Crops

This proposal is not sited within any existing agricultural crop area.

E. Animal Life

1. Diversity of Species

Refer to response D-1, above.

2. Reduction in Unique, Rare or Endangered Species

Refer to response D1, above.

3. Introduction of New Species, Barrier to Migration

Refer to response D-1, above.

4. Deterioration to Existing Fish or Wildlife Habitats

This proposal involves the reconstruction and extension of an existing recreational pier over an existing tule berm. Construction activity involving driving the replacement dock piling may cause a temporary disturbance to fish and wildlife within the vicinity. In order for the applicant to reconstruct and extend the pier within this environment, the applicant must obtain a California Department of Fish and Game Streambed Alteration Agreement (Agreement). The Agreement would identify the time period in which the construction activity could take place. Pile driving activity is anticipated to take a few days. To date, however, applicant has not applied for such permit. Assuming the Streambed Alteration Agreement is obtained, no new significant impacts to fish or wildlife habitat are anticipated.

F. Noise

1. Increase in Existing Levels

There would be a temporary increase in the existing noise levels during the pile driving activity and for reconstructing and extending the deck of the dock. This impact would be temporary lasting during the construction period anticipated to take approximately two weeks.

2. Exposure of People to Severe Noise Levels

As mentioned in F-1, above, there will be temporary increase in the existing noise level. The location of the dock is near the edge of a wildlife management area which is not a highly populated area; therefore no impacts are anticipated which would expose people to severe noise levels.

G. Light and Glare

1. New Light or Glare

The materials proposed for use in construction are primarily wood materials. Some glass may be used for shed windows which will be installed on the pier. This would be considered a minor impact.

Low level lighting exists on the pier and will be continue to be maintained. No new lighting uses are proposed. No significant impacts are anticipated.

H. Land Use

1. Alteration of Present/Planned Land Use

The present use of land adjacent to the dock is private hunting clubs, with a portion of the Island owned and operated by the California Department of Fish and Game as a wildlife management area. The hunting club consists of 12 members. There would be no new impacts to the present or planned land use of this area.

I. Natural Resources

1. Rate of Use

The reconstruction and extension of the recreational dock and its continued use would not have any significant impacts to the rate of use of natural resources. Minor amounts of fuel would be used by the applicant when motorized boats are used to arrive and depart the pier.

2. Depletion of Nonrenewable Resources

This project does not include a significant use of nonrenewable resources as described in I.1., above, as it is the reconstruction and extension of an open piling recreational dock. ~~There would not be a~~ substantial depletion of nonrenewable resources.

Water used at the existing upland Club house is brought in by truck on existing roads. No significant impacts are anticipated.

J. Risk of Upset

1. Explosion, Release of Hazardous Substances

Hazardous substances will not be used for the construction or continued use of this structure. There is a remote possibility of fuel explosion during the use of motorized boats when accessing and departing the pier. The applicant would use sensible precautionary measures when operating motorized watercraft in the vicinity of the pier. No fuel or hazardous substances would be stored on the pier.

2. Interference With Emergency Response/Evacuation Plan

The reconstruction and extension of this recreational dock would not have an impact on any existing emergency response plan for this area.

K. Population

1. Alteration, Distribution, Density, Growth Rate

The land use on Grizzly Island adjacent to the recreational dock is primarily private hunting clubs with a portion of the island managed as a wildlife area by the California Department of Fish and Game. Reconstruction and extension of this recreational dock would not have an impact on the alteration, distribution, density or growth rate of the human population in the area.

L. Housing

1. Existing Housing/New Demand

Refer to K-1, above. The reconstruction and extension of this pier will continue to allow members of the hunting club access to and from their upland hunting club to and from Montezuma Slough. This project would not change the existing demand for housing within this land use area.

M. Transportation

1. Vehicular Movement

The recreational dock is used to access the upland

hunting club land on Grizzly Island from Montezuma Slough. The reconstruction and extension activity and its continued use would not generate substantial additional vehicular movement.

2. Parking, Demand

Parking exists on the hunting club property. Land access to the hunting club is obtained by utilizing Gum Tree Road.

3. Transportation Systems

The project proponents own an existing hunting club located on the Grizzly Island upland. The recreational pier has been in existence and used since the property was purchased by the owner in 1974. No new facilities are proposed to be constructed which would impact existing transportation systems.

4. Present Patterns of Circulation

The proposed 95' foot extension to the existing 255' dock will enable the hunting club members to access Grizzly Island by boat during low tides without the need for dredging. The width of Montezuma Slough is approximately 1500 feet shore to shore at the project location. The extension of this recreational dock would not have a significant impact upon existing recreational uses of the waterway at this location.

5. Waterborne, Rail or Air Traffic

Refer to response M-4, above.

6. Traffic Hazards

This project involves construction activity within a tidal slough, and would not impose any traffic hazards to motor vehicles, bicyclists, or pedestrians.

N. Public Services

1. Fire

Fire protection is provided by Grizzly Island Fire Protection District. This project would not create a new demand for fire protection services.

2. Police

CALENDAR PAGE	326
MINUTE PAGE	2555

The Solano County Sheriff would respond to reports of criminal activity at this project site. This project would not create a new demand for police services.

3. Schools

This project does not propose any residential uses which would require planning for public schools. This project would not create impacts to schools.

4. Parks and Recreational Facilities

There are no public lands located immediately adjacent to the hunting club property. No changes are proposed to the existing land use of the area which would have an impact on parks and other recreational facilities existing within the project area.

5. Maintenance of Public Facilities

The existing road system on the Island which can be used to access the Hunting Club is Gum Tree Road off Van Sickle Road. The reconstruction and extension of this recreational dock would not have an impact upon the maintenance of public facilities, including roads. No significant number of construction vehicles would be required to reconstruct one dock, which would result in impacts to roadways.

6. Other Governmental Services

The proposed reconstruction and extension of the existing recreational dock would not require additional governmental services.

0. Energy

1. Use of Fuel or Energy

This proposal does not include the use of substantial amounts of fuel or energy; therefore there would be no significant impacts. Any existing use of fuel or energy would not change as a result of this proposal. The dock contains low-level lighting for safety purposes when used at night or during inclement weather.

2. Increase in Demand

Refer to response 0-1, above.

CALENDAR PAGE	327
MINUTE PAGE	2556

P. Utilities

1. Power, Natural Gas

Electricity exists at the Club house location on the upland. The use of low level lighting on the dock will continue to be maintained. This would not have a significant impact upon existing utilities.

2. Communications Systems

A communication system exists at the Club house located on the Grizzly Island upland.

3. Water

Water is delivered to the upland Club house by truck over existing roadways.

4. Sewer

A septic system and leach field is located at the upland Club house which has been in existence for over 30 years.

5. Storm Water Drainage

No substantial impervious surfaces are proposed as part of this proposal. The roof of the 6' x 15' shed to be reconstructed on the deck of the dock is flat which would minimize runoff directly into the Slough. This would not be a new impact and is considered to be insignificant.

6. Solid Waste Disposal

Solid waste is transported and disposed off the island by Club members.

Q. Human Health

1. Health Hazard

The reconstruction and extension of the recreational dock would not create a health hazard.

2. Potential Health Hazard

The recreational dock to be reconstructed and extended has existed since at least 1974 when the property was purchased by the owner. Construction materials consist primarily of wood. Continued use of this facility, would not impact health.

R. Aesthetics

1. Scenic Vistas, Public Views

Several other docks exist in the vicinity on Montezuma Slough along Grizzly Island to the North, see Attachment B, which serve other upland private hunting clubs. The extension of this facility would not create a significant impact to the existing aesthetics within this area of the slough, as very few structures exist in the waterway, and very few locations are available from which the public would be able to view this facility. The land use in the surrounding area is primarily agricultural.

S. Recreation

1. Quality/Quantity of Existing Recreational Opportunities

Refer to response, M-4. above.

T. Cultural Resources

1. Prehistoric/Archeological Site

A prehistoric and historic cultural resources records search was conducted by the Northwest Information Center and concluded that there would be a low possibility of impacts resulting from this project. Their recommendation is included with this document as Attachment F. As a precaution, if cultural resources are encountered during the conduct of the project, the project will be halted and a cultural resource consultant will be contacted to evaluate the situation. No impacts are anticipated.

2. Prehistoric Buildings

No prehistoric buildings exist at the project site; therefore there would be no impact to historic buildings or structures.

3. Unique Ethnic Cultural Values

This proposal involves piling replacement for a dock which has existed since 1974. No unique cultural values are known to exist at this project site, therefore none are anticipated.

4. Religious/Sacred Uses

CALENDAR PAGE	329
MINUTE PAGE	2558

No existing religious or sacred uses are known to occur within the vicinity of this project therefore no impacts are anticipated from the reconstruction or continued use of this facility. The proposed land use will not change from that which exists.

U. Mandatory Findings of Significance.

1. Quality of Environment

The California Department of Fish and Game Grizzly Wildlife Management Staff have been contacted to ascertain whether this project would have a significant impact upon existing fish, wildlife or plant populations. No significant impacts were identified by CDFG staff (see attachment "A").

2. Short-Term vs. Long-Term Environmental Goals

This proposal would continue to serve the private upland hunting club, and will enable access to and from Grizzly Island during low tides without the need for dredging. The hunting club activity is compatible with the County's land use zoning for this area. In addition, this activity is an identified use described within the California Department of Fish and Game's Grizzly Island Wildlife Area Management Plan, dated January, 1989.

3. Cumulative

Reconstruction of the recreational pier will occur at the same site as the existing pier. No significant impacts are anticipated as indicated in previous discussion in the environmental issue areas above. No impacts are anticipated which would be cumulatively considerable.

4. Substantial Adverse Effects

This proposal, the reconstruction and extension of a recreational use dock, would not create environmental effects which would cause substantial adverse effects on human beings directly or indirectly.

Memorandum

ATTACHMENT A

To : Nancy Smith
State Lands Commission
1807 13th Street
Sacramento, CA 95814

Date: March 12, 1992

From : Department of Fish and Game-Dennis R. Becker
Associate Wildlife Biologist

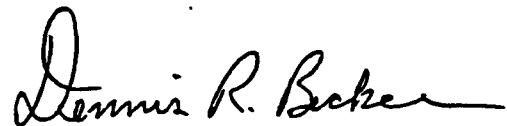
Subject: Ownership #425, California Farms, Proposed boat dock repair and replacement in Montezuma Slough, Solano County

On February 20, 1992, I met with Mr. Frank Johnson of California Farms to discuss the proposed project and make an on-site inspection to determine if the project may have potential impacts on threatened or endangered plants. My understanding is that the dock will be going in essentially the same location as the existing dock with a four foot wide walkway. This walkway will be immediately adjacent to the existing walkway with pilings being replaced.

The bank area of the walkway has non-native ice plant and annual grasses present. In Montezuma Slough there is a berm of tules. The present and proposed walkway goes over the tules. The site was visited at a low tide and there were no plants other than the tules visible during the inspection.

Repair and replacement of the boat dock would not have a negative impact on any threatened or endangered plants as proposed. It is the Department's recommendation that during construction activities the tules and tule berm itself be disturbed as little as possible.

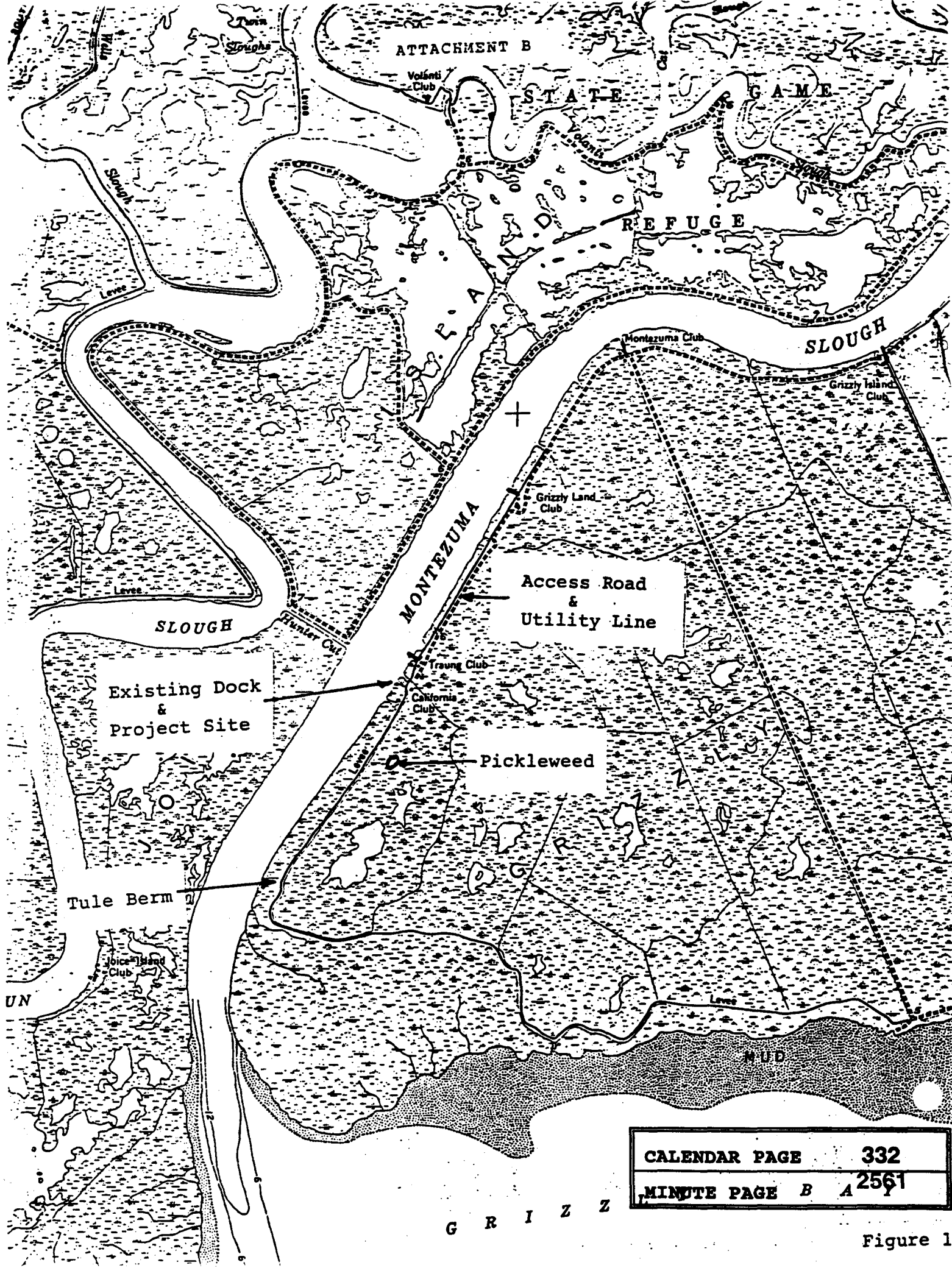
If there are questions regarding these comments please call at (707) 944-5555 or (707) 425-3828.



Dennis R. Becker
Associate Wildlife Biologist
Grizzly Island Wildlife Area

cc: Frank Johnson, Cal Farms
Suisun RCD

CALENDAR PAGE	331
MINUTE PAGE	2560



CALENDAR PAGE	332
MINUTE PAGE	B A 2561

G R I Z Z Y

Figure 1

255'

EXISTING PIER AT CAL FARMS DUCK CLUB

TULE LINE

SHED

RAMP

FLOATING DOCK

0' TIDE LEVEL

130'

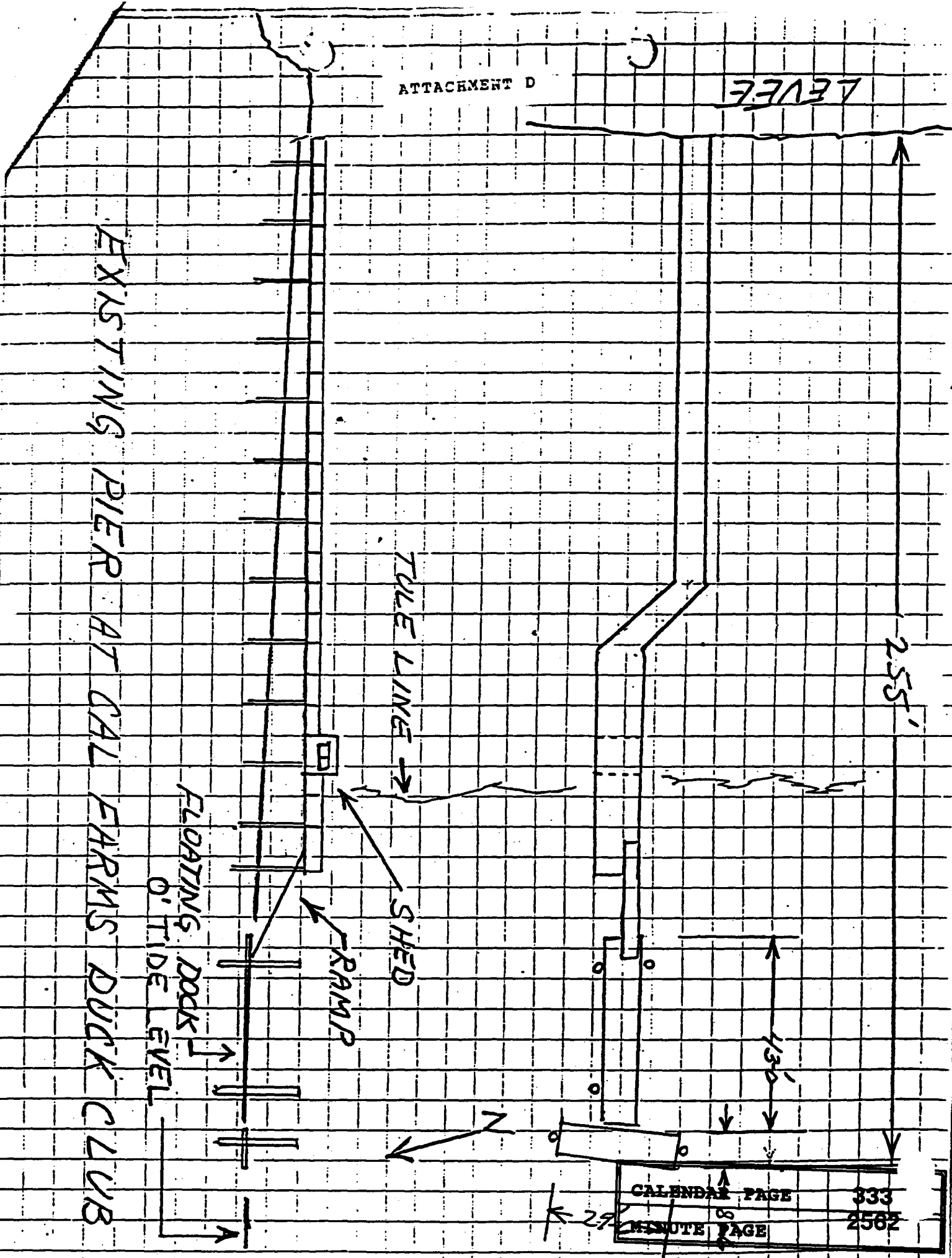
CALENDAR PAGE

333

MINUTE PAGE

2582

SP1A 11-30'



FARMS PIER

ATTACHMENT C

19 AND CLUB
HOUSE POND

MONTEZUMA SLOUGH
← TULE BERM →

CLUBHOUSE

HOUSE POND

1ST ST

2ND ST

16 CALIFORNIA FARMS

WEST POND

GOOSE PIT

3RD ST

TIP END

LUNAR LANDER

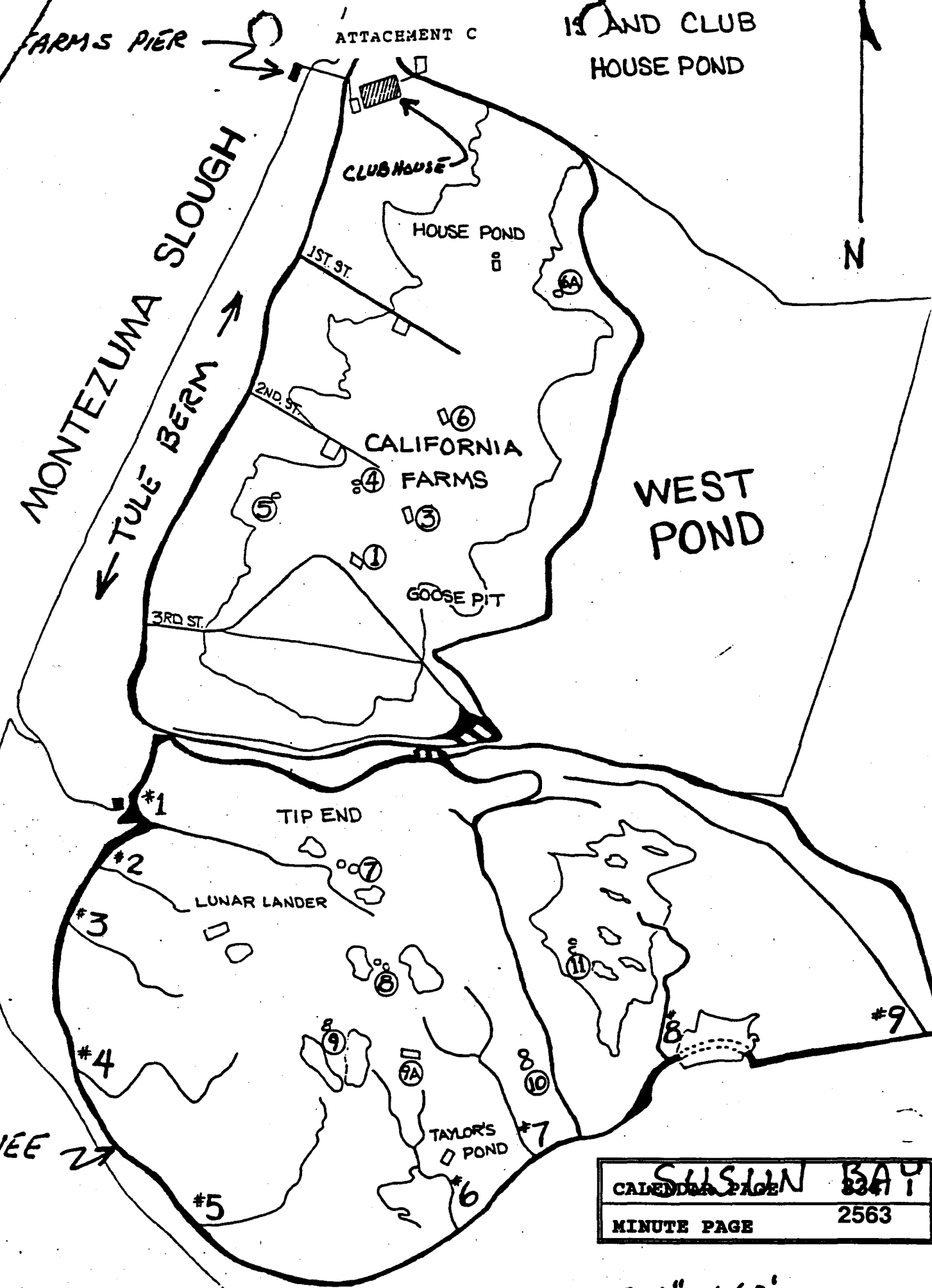
TAYLOR'S POND

LEVEE →

CALENDAR PAGE	SUSUN BAY
MINUTE PAGE	2563

SCALE 1" = 160'

N



LEVEE

ATTACHMENT E

6'-0"

320'-0"

350'-0"

TULE LINE

SHED

PLING AT 20'-0" O.C.

0' TIDE LEVEL

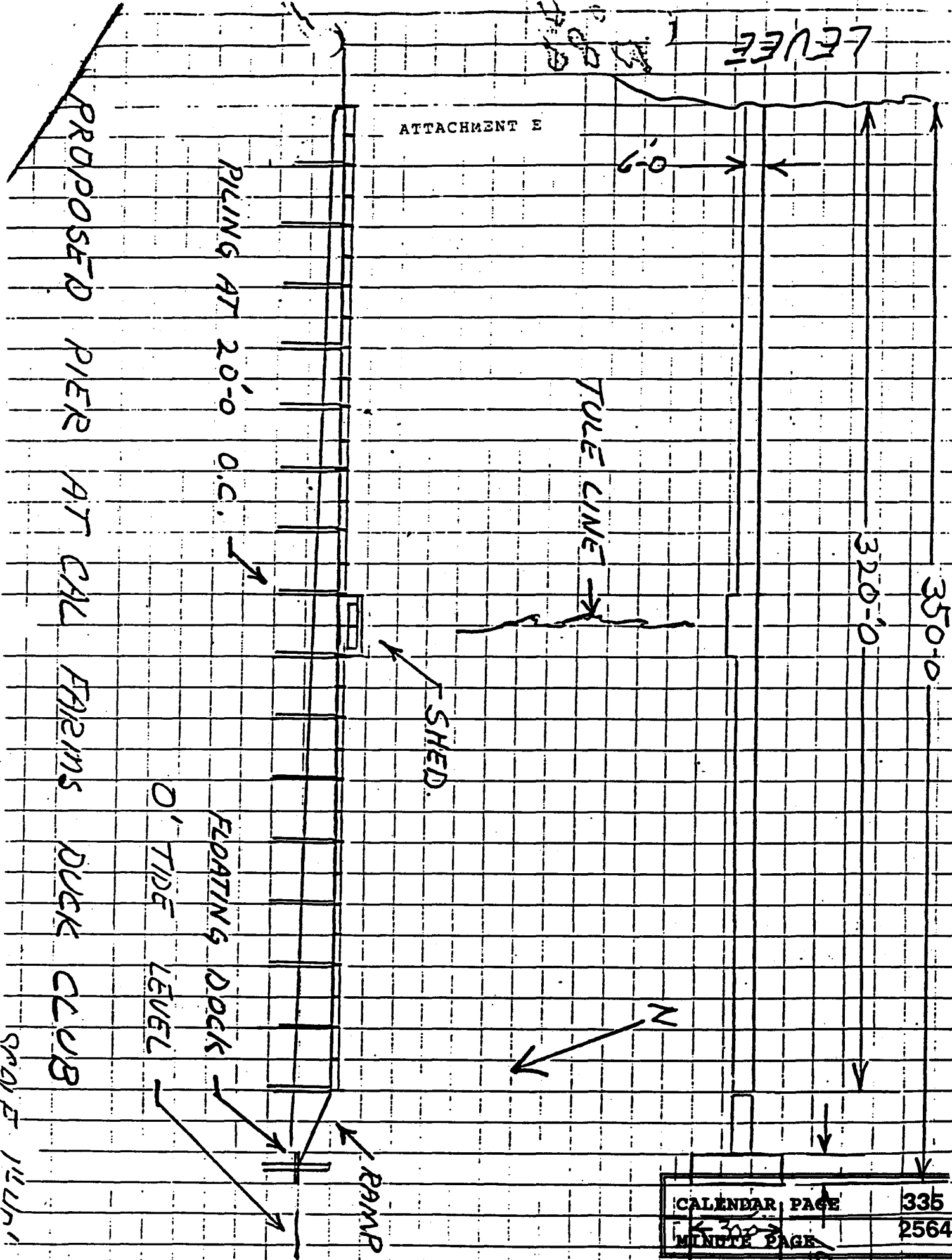
FLOATING DOCK

RAMP

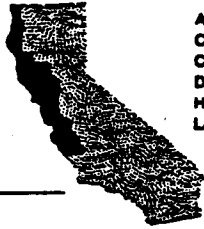
PROPOSED PIER AT CAL FARMS DUCK CLUB

CALENDAR PAGE	335
MINUTE PAGE	2564

SPAIN HILL



California
Archaeological
Inventory



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE

MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO

SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Department of Anthropology
Foundation Center, Bldg. 300
Sonoma State University
Rohnert Park, California 94928
(707) 664-2494 • Fax (707) 664-3947

7 June 1993

ATTACHMENT F

File No: 93-192

Judy Brown
Associate Analyst
Division of Environmental Planning and Management
California State Lands Commission
1807 13th Street
Sacramento, CA 95814

re: Proposed Pier Reconstruction on Grizzly Island in Montezuma Slough,
Solano County

Ms Brown:

There is a low possibility of prehistoric and historic cultural resources and further study is not recommended at this time.

Review of records and literature on file at this office indicates that the proposed project area contains no recorded prehistoric or historic archaeological sites listed with the California Archaeological Inventory. State and federal inventories (see attached) list no historic properties within the project area. This office has no record of an archaeological study of the project area.

In this southern portion of Solano County, Native American archaeological village sites are situated at the edge of reclaimed bay marshlands often on knolls or at the base of hills or adjacent to a seasonal watercourse, and isolate human graves which due to fill and silting may be deeply buried. At Euroamerican contact, the Native Americans who lived in this area were speakers of the Patwin language. Prior to 1866 all of the project area was situated in Montezuma Slough (Nichols and Wright 1971). Given the environmental features of the project area, there is a low possibility of Native American village sites. Recommendations for encountering buried archaeological deposit or graves are provided below.

The literature reviewed gave no indications of historical resources within the study area. Review for possible historic structures has included only those sources listed in the attached bibliography and should not be considered comprehensive with respect to architecture. The Office of Historic Preservation has determined that buildings and structures 45 years or older may be of historic value. If the project area contains such properties, they should be evaluated, prior to commencement of project activities.

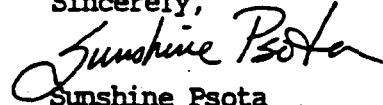
If cultural resources are encountered during the project, avoid altering the materials and their context until a cultural resource consultant has evaluated the situation. Project personnel should not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits, often in old wells and privies.

CALENDAR PAGE	336
MINUTE PAGE	2565

Identified cultural resources should be recorded on forms DPR 422
(archaeological sites) and/or DPR 523 (historic properties) or similar forms.

Thank you for using our services. If you have any questions, please do
not hesitate to contact us.

Sincerely,



Sunshine Psota
Researcher II

CALENDAR PAGE	337
MINUTE PAGE	2566

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center, California Archaeological Inventory, the following literature was reviewed:

Gudde, Erwin G.

- 1969 **California Place Names: The Origin and Etymology of Current Geographical Names.** Third Edition. University of California Press, Berkeley and Los Angeles.

Hart, James D.

- 1987 **A Companion to California.** University of California Press, Berkeley and Los Angeles.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

- 1979 **Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning.** Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

- 1966 **Historic Spots in California.** Third Edition. Stanford University Press, Stanford.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

- 1990 **Historic Spots in California.** Fourth Edition. Stanford University Press, Stanford.

Johnson, Patti J.

- 1978 **Patwin.** In **California**, edited by Robert F. Heizer, pp. 350-360. **Handbook of North American Indians**, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

- 1925 **Handbook of the Indians of California.** Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

- 1932 **The Patwin and their Neighbors.** University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

National Park Service (compiler)

- 1993a **National Register of Historic Places Index by Property Location: Listed Properties (Computer Listing for 1966 through 1 April 1993).** National Park Service, United States Department of the Interior, Washington, D.C.

CALENDAR PAGE	338
MINUTE PAGE	2567

1993b National Register of Historic Places Index by Property Location: Determined Eligible Properties (Computer Listing for 1966 through 1 April 1993). National Park Service, United States Department of the Interior, Washington, D.C.

Nichols, Donald R., and Nancy A. Wright

1971 Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

State of California Department of Parks and Recreation

1976 California Inventory of Historic Resources. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

1988 Five Views: An Ethnic Sites Survey for California. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation

1986 Survey of Surveys: A Summary of California's Historical and Architectural Resource Surveys. State of California Office of Historic Preservation, Sacramento.

1990 Historic Properties Directory. Listing by City (through 27 July 1990). State of California Office of Historic Preservation, Sacramento.

1993a California Historical Landmarks. California Department of Parks and Recreation, Office of Historic Preservation, Sacramento.

1993b Point of Historical Interest Log. State of California Office of Historic Preservation, Sacramento.

Woodbridge, Sally B.

1988 California Architecture: Historic American Buildings Survey. Chronicle Books, San Francisco.

Works Progress Administration

1984 The WPA Guide to California. Reprint by Pantheon Books, New York. (Originally published as California: A Guide to the Golden State in 1939 by Books, Inc., distributed by Hastings House Publishers, New York.)