

This Calendar Item No. C27 was approved as Minute Item No. 27 by the California State Lands Commission by a vote of 3 to 0 at its 6-2-03 meeting.

CALENDAR ITEM
C27

A)	6	06/02/03
S)	3	PRC 8464 W 25850 N. Smith

GENERAL LEASE - PUBLIC AGENCY USE

LESSEE:

City of Petaluma
Parks and Recreation Department
320 N. McDowell Boulevard
Petaluma, California 94954

AREA, LAND TYPE, AND LOCATION:

19.5 acres, more or less, of sovereign lands in and along the Petaluma River, city of Petaluma at Schollenberger Park, Sonoma County.

AUTHORIZED USE:

Construct and maintain a 400 square foot, pile supported fishing pier with a 288 square foot access gangway connecting the fishing deck, an existing public levee trail (8 feet wide) to the fishing pier and for marsh management.

LEASE TERM:

25 years, beginning June 6, 2003.

CONSIDERATION:

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

SPECIFIC LEASE PROVISIONS:

Liability insurance: Combined single limit coverage of \$1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant has a right to use the uplands adjoining the lease premises.

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2. As to the fishing pier, on September 17, 2002, the San Francisco Bay Conservation and Development Commission (BCDC) granted Permit #M02-47 under its certified program. (Title 14, California Code of Regulations, section 1525(h)).

Staff has reviewed the document and determined that the conditions, as specified in Title 14, California Code of Regulations, section 15253(b) have been met for the Commission to use the environmental analysis document certified by the BCDC as a (Negative Declaration/EIR) equivalent in order to comply with the requirements of the CEQA.

3. As to the trail and marsh management, a Negative Declaration was prepared and adopted for this project by the city of Petaluma. The California State Lands Commission's staff has reviewed such document.
4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 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.

APPROVALS OBTAINED:

U.S. Army Corps of Engineers, San Francisco Bay Regional Water Quality Control Board, California Department of Fish and Game, San Francisco Bay Conservation and Development Commission and the City of Petaluma.

EXHIBITS:

- A. Location Map

PERMIT STREAMLINING ACT DEADLINE:

10/29/03

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RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

AS TO THE FISHING PIER, FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT (SF BCDC PERMIT #M02-47), WAS ADOPTED FOR THIS PROJECT BY THE SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION (BCDC) UNDER ITS CERTIFIED PROGRAM (TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15251(h)), AND THAT THE CALIFORNIA STATE LANDS COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION THEREIN AND CONCURS IN BCDC'S DETERMINATION.

AS TO THE TRAIL AND MARSH MANAGEMENT, FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF PETALUMA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY WILL INVOLVE LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ., BUT THAT SUCH ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON THOSE RESOURCES FOR WHICH SUCH LANDS ARE IDENTIFIED.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE CITY OF PETALUMA, DEPARTMENT OF PARKS AND RECREATION OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING JUNE 6, 2003, FOR A TERM OF 25 YEARS, FOR CONSTRUCTION OF A 400 SQUARE FOOT, PILE SUPPORTED FISHING PIER WITH A 288 SQUARE FOOT ACCESS GANGWAY, AN EXISTING PUBLIC LEVEE TRAIL (8 FEET WIDE) TO THE PIER AND FOR MARSH MANAGEMENT, ON THE LAND DESCRIBED ON EXHIBIT

CALENDAR ITEM NO. C27 (CONT'D)

A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF;
THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE
RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE
COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST
INTEREST; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT
COVERAGE OF \$1,000,000.

REVISED 05-29-03

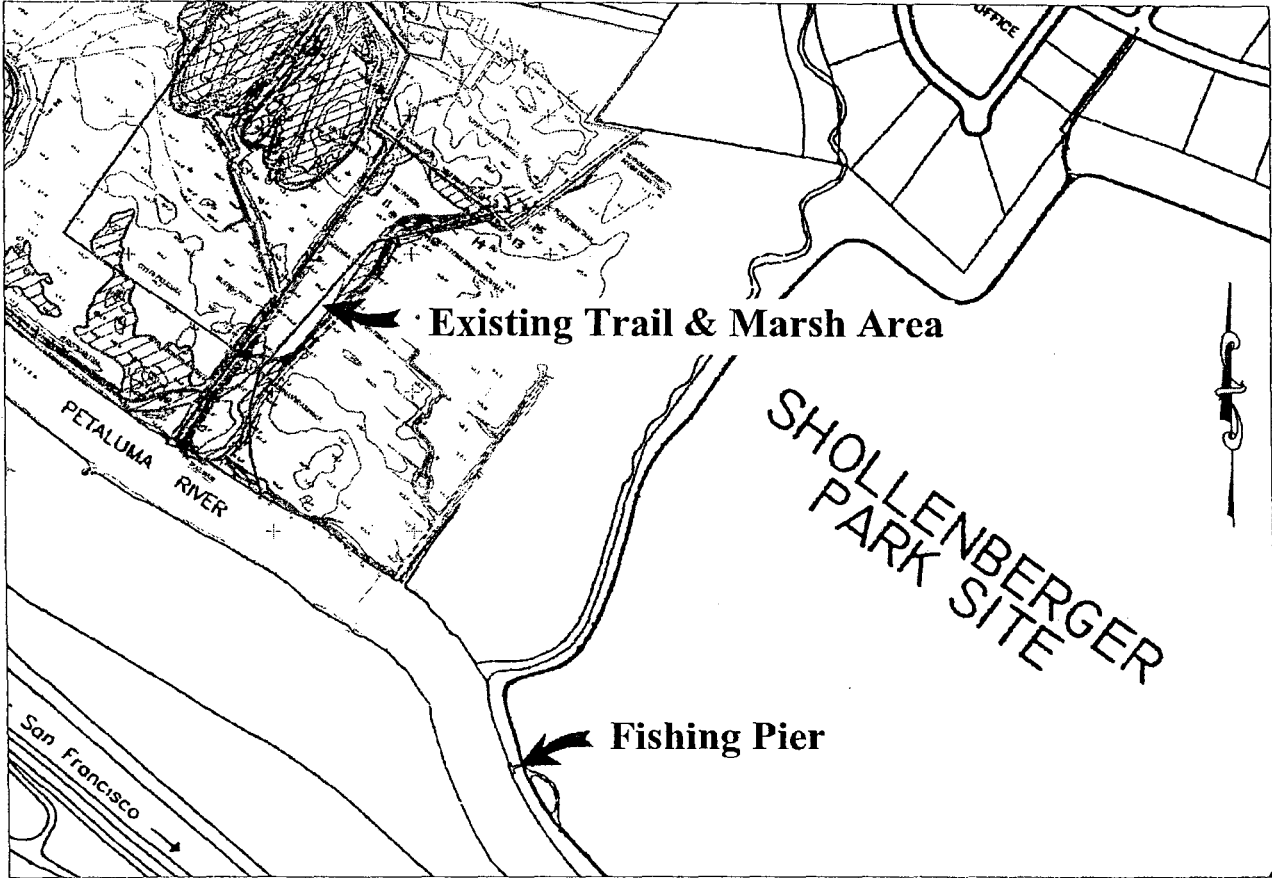
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NO SCALE

SITE MAP



NO SCALE

LOCATION MAP

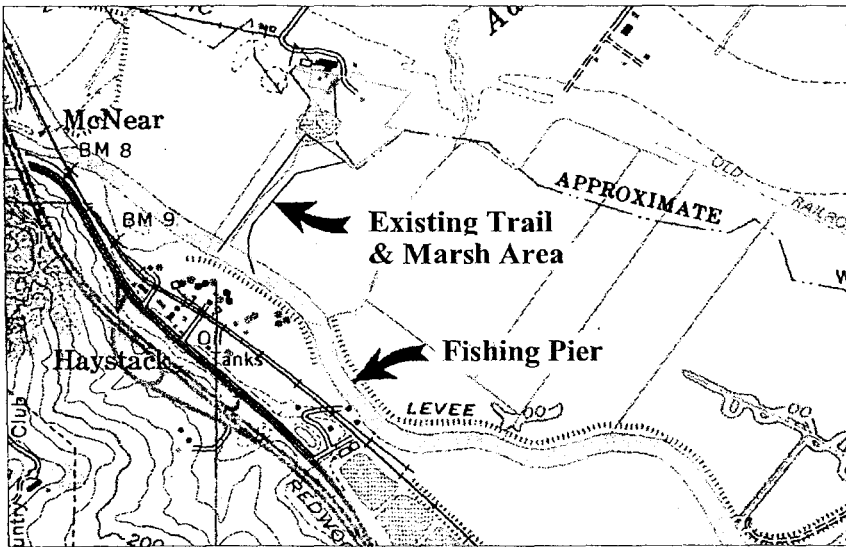


EXHIBIT A

W25850

City of Petaluma
Fishing Pier
and Existing Trail
Sonoma County



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by Lessee or other parties, and is not intended to be, nor shall it be construed as a waiver or limitation of any state interest in the subject or any other property.

DWC 05-21-03

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