

CALENDAR ITEM
C46

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08/8/05
W 26079
PRC 8632
N. Smith

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

City of Petaluma
Economic Development & Redevelopment
27 Howard Street
Petaluma, California 94952

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in and along the Petaluma River, city of Petaluma, Sonoma County.

AUTHORIZED USE:

Construction and maintainance of a retaining wall and roadway as part of the Petaluma River/Trail Enhancement Project.

LEASE TERM:

Twenty-five years, beginning August 8, 2005

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:

Insurance:

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.
2. The City of Petaluma Economic Development and Redevelopment Department is proposing to implement a section of the Petaluma River Access and Enhancement Plan. The purpose of the overall project is to

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provide a riverfront route for pedestrians and bicyclists to existing and future neighborhoods within Petaluma. The current project involves the construction of the North Water Street Floodwall to replace the existing retaining wall that has failed and presents a hazard to public safety. In addition, the current project involves the construction of a new road adjacent to the proposed floodwall, the river walk on the east side of the road immediately adjacent to the proposed wall and a sidewalk on the west side of the road. Other components of the project in addition to the retaining wall and roadway will be considered at future Commission meetings.

3. A Mitigated Negative Declaration and Mitigation Monitoring Program were prepared and adopted for this project by the city of Petaluma. The 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. but such activity will not affect those significant lands. 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

APPROVALS OBTAINED:

California Department of Fish and Game, U.S. Army Corps of Engineers, and city of Petaluma.

EXHIBITS:

- A. Location Map

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF PETALUMA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

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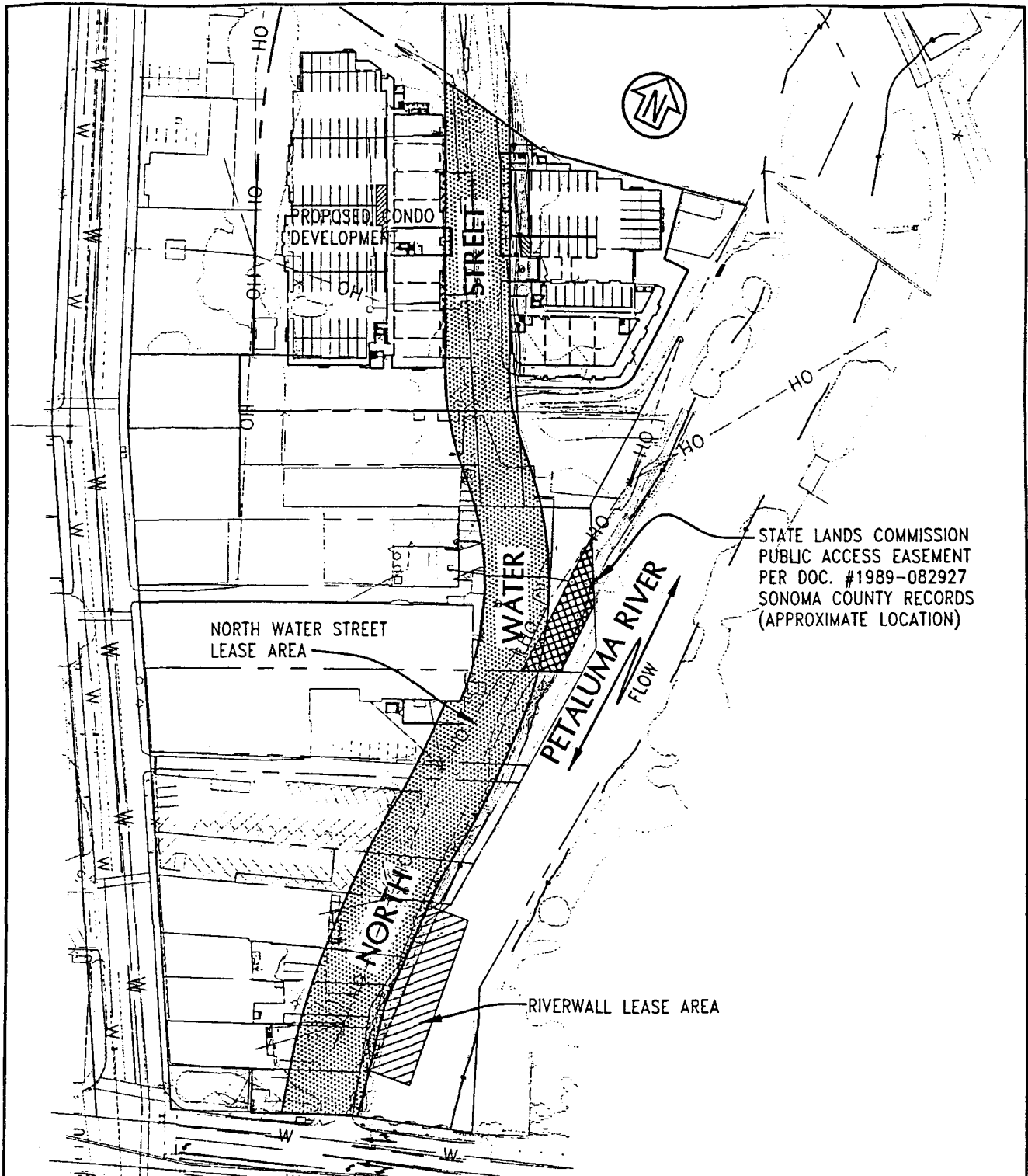
ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE CITY OF PETALUMA OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING AUGUST 8, 2005, FOR A TERM OF TWENTY-FIVE (25) YEARS, FOR CONSTRUCTION OF A NEW RETAINING WALL AND ROADWAY AS REPRESENTED ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; 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; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000.



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07/22/05
SCALE: NTS

EXHIBIT A
GENERAL LEASE
CITY OF PETALUMA

SONOMA CO. CALIFORNIA