

MINUTE ITEM

This Calendar Item No. 28
was approved as Minute Item
No. 28 by the State Lands
Commission by a vote of 3
to 0 at its 5/27/82
meeting.

CALENDAR ITEM

28

5/27/82
W 22895
Lanc
PRC 6162

GENERAL PERMIT - COMMERCIAL USE

APPLICANT: John O. Stringer,
dba Golden Gate Island Resort
Route 1, Box 93
Walnut Grove, California 95690

AREA, TYPE LAND AND LOCATION:
A 0.349-acre parcel of tide and submerged
land located in Miner Slough, Solano County.

LAND USE: Maintenance and operation of a private
yacht club.

TERMS OF PROPOSED LEASE:

Initial period: 30 years from January 1,
1982.

Surety bond: \$3,000.

Public liability insurance: Combined single
limit coverage of \$200,000.

CONSIDERATION: \$250 per annum with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

Filing fee has been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14,
Div. 6.

AB 884: 3/3/83.

A 4

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CALENDAR PAGE	116
MINUTE PAGE	1276

CALENDAR ITEM NO. 28 (CONTD)

OTHER PERTINENT INFORMATION:

1. Within the 0.349-acre parcel of the proposed lease use area is situated an old renovated barge, accomodating a restaurant-bar on the first floor and living quarters on the second floor. Utilities serving the facility meet the standards of current environmental regulations. Contiguous to the barge is open dockage with walkways and a boatshed. The applicant plans to construct an addition 6' X 100' floating dock. The total lease area is located in a dead-end natural cut of Miner Slough.
2. The applicant has agreed that should the barge suffer major structural damage during the term of the lease, it shall be completely removed from Miner Slough.
3. A negative declaration was prepared and certified by Solano County Planning Department, pursuant to CEQA and the State EIR Guidelines. Solano County Planning Department found that the project will not have a significant effect on the environment.
4. The project is s.tuated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in use category "B" which authorizes Limited Use. The project as proposed will not have a significant effect upon the identified environmental values.

APPROVALS OBTAINED:

United States Army Corps of Engineers,
Use Permit - Solano County.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

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

IT IS RECOMMENDED THAT THE COMMISSION:

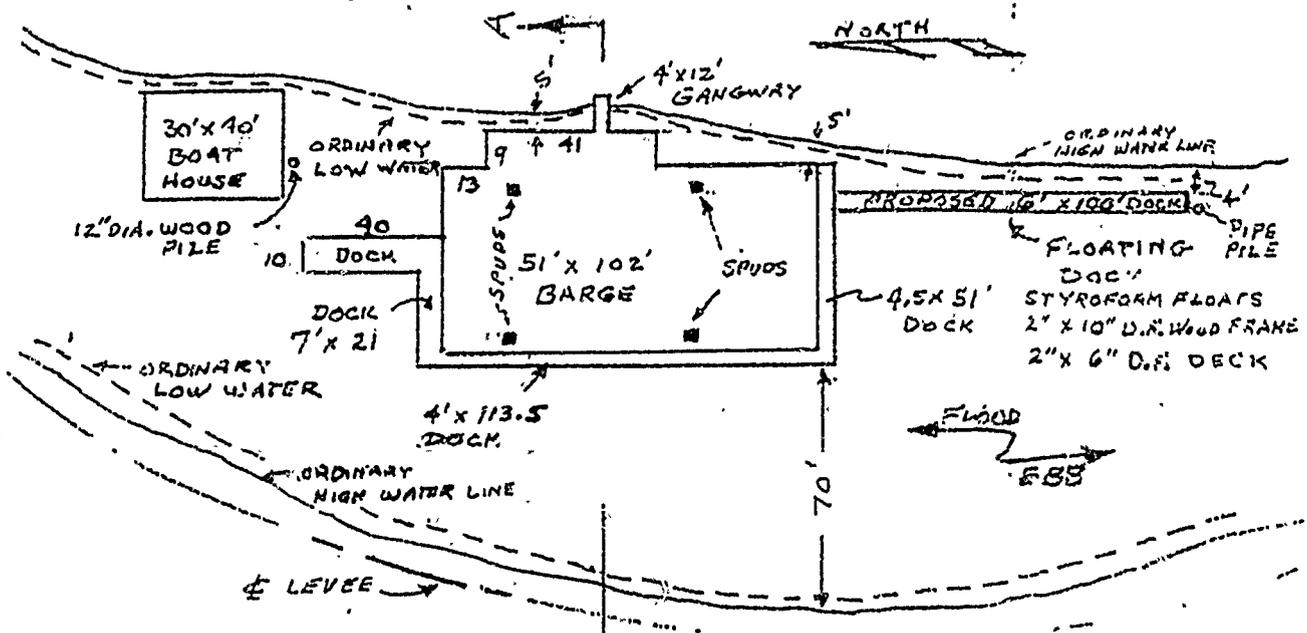
1. DETERMINE THAT A NEGATIVE DECLARATION HAS BEEN PREPARED

CALENDAR ITEM NO. 28 (CONTD)

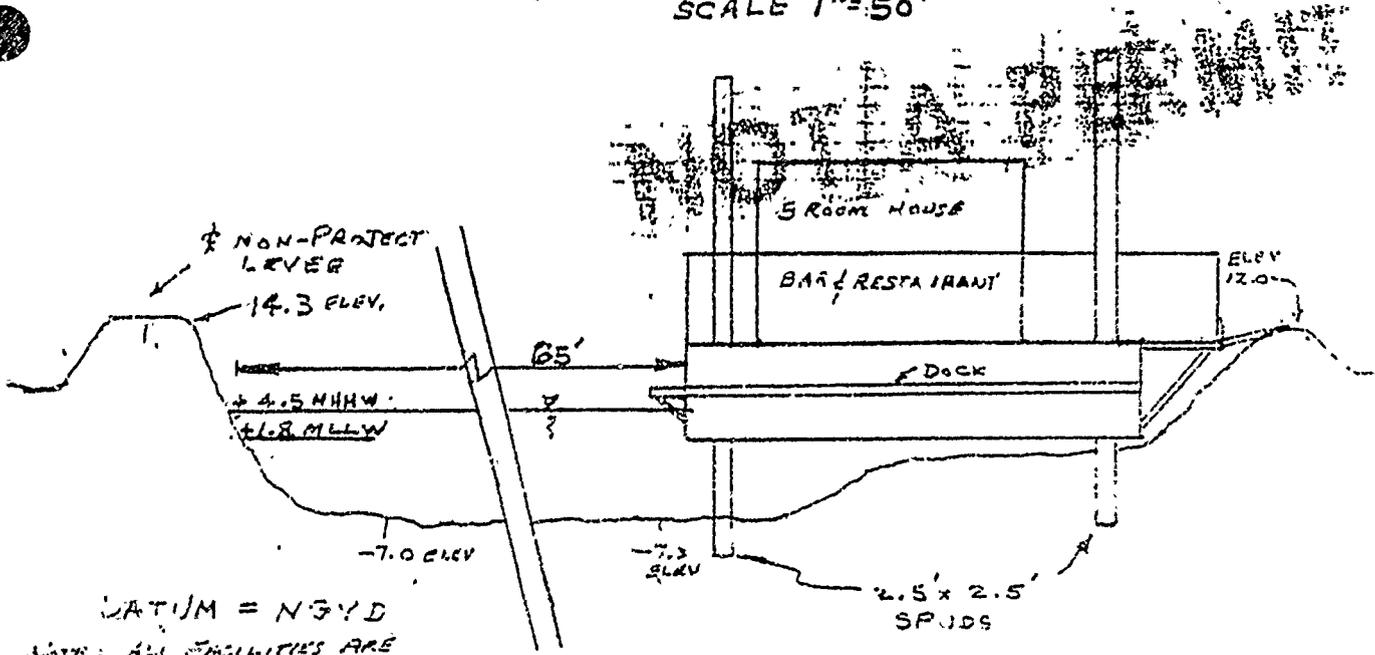
FOR THIS PROJECT BY SOLANO COUNTY PLANNING DEPARTMENT.

2. CERTIFY THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NEGATIVE DECLARATION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.
4. AUTHORIZE ISSUANCE TO JOHN O. STRINGER, dba GOLDEN GATE ISLAND RESORT OF A 30-YEAR GENERAL LEASE - COMMERCIAL USE FROM JANUARY 1, 1982; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$250, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$3,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$200,000; FOR MAINTENANCE AND OPERATION OF A PRIVATE YACHT CLUB ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

No. 7728



PLAN VIEW
SCALE 1"=50'



SECTION A-A
SCALE 1"=20'

DATUM = NGVD
NOTE: ALL FACILITIES ARE
EXISTING EXCEPT FOR
5' x 100' FLOATING DOCK

APPLICANT: JOHN STRONG
(915) 775-2218

SHEET	2 OF 4	119
CALENDAR PAGE		
MINUTE PAGE		1279
		W 22895

EXHIBIT "A"
LAND DESCRIPTION

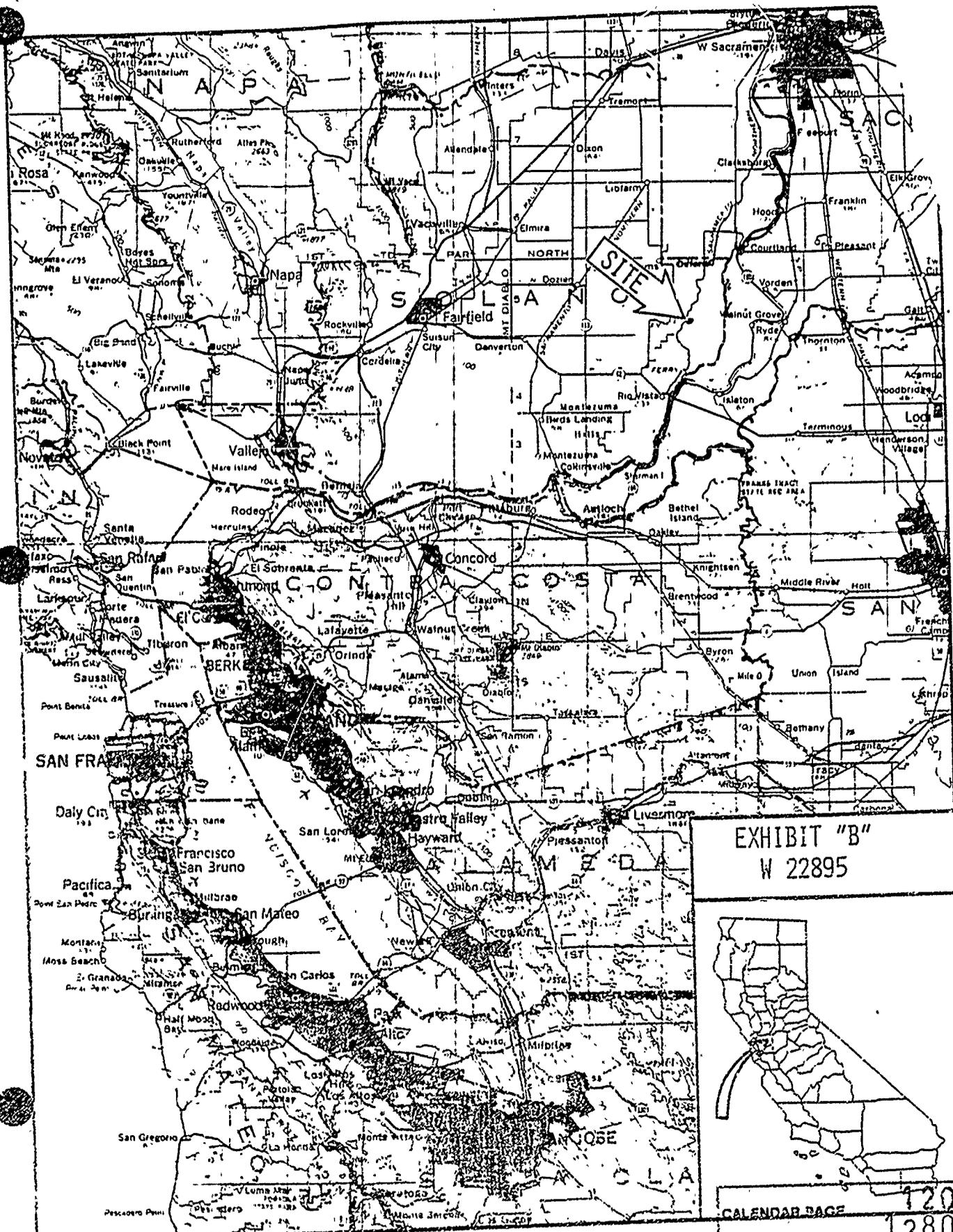


EXHIBIT "B"
W 22895



CALENDAR PAGE 120
MINUTE PAGE 1280

NEGATIVE DECLARATION
OF
SOLANO COUNTY ENVIRONMENTAL REVIEW COMMITTEE

PROJECT TITLE:

Use Permit No. U-76-12 of John Stringer.

PROJECT DESCRIPTION AND LOCATION:

This project involves the establishment and operation of a private yacht club and campground on approximately 9 acres in an "A-10" Exclusive Agricultural District. The permit will allow the creation of berthing facilities, 74 small campsites and club house facilities within a permanently moored historic barge. The subject property, Little Prospect Island is located approximately 6 miles northeast of Rio Vista City limits on the west side of Miner Slough and west of Highway 84 approximately one mile south of Elevator Road.

FINDINGS:

The Solano County Environmental Review Committee has evaluated the initial study which was prepared in regard to the project. The Committee found no significant adverse environmental impacts likely to occur were this project to be approved.

RATIONALE:

The project would not conflict with County General Plans, would not substantially affect plant or animal life, and would not have a significant detrimental effect on air or water quality, ambient noise levels or energy consumption. The project would not adversely affect ground water, cause flooding or erosion or expose people or structures to major geologic hazards. It would not create significant demand for or impact upon public facilities or services or set a precedent for future development; nor would it have a growth-inducing effect.

Based on these findings, the Committee has directed a Negative Declaration of environmental impact be prepared and processed pursuant to the California Environmental Quality Act.

PREPARATION:

This Negative Declaration was prepared by the Solano County Planning Department. Copies of the initial study may be obtained at the address listed below.

FILED

MAR 5 1976

NEIL CRAWFORD, County Clerk and
E. C. ... of the Board of Supervisors
of Solano County, State of California

By [Signature]
DEPUTY CLERK

[Signature]
Clayne H. Munk, Planning Director
Solano County Planning Department
Courthouse, Fairfield, CA 94533
(707) 429-6561

RECEIVED
MAR 2 1976

POSTED

DATE: MARCH 5, 1976

Exhibit "C"
W 2289J

CALENDAR PAGE	121
MINUTE PAGE	1281