

MINUTE ITEM

This Calendar Item No. 25
was approved as Minute Item
No. 25 by the State Lands
Commission by a vote of 2
to 0 at its 6/30/88
meeting.

CALENDAR ITEM

25

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06/30/88
W 24079 PRC 7221
Townsend

ISSUANCE OF GENERAL PERMIT
TO THE DEPARTMENT OF FISH AND GAME
AND DENIAL OF ANY OTHER LEASE APPLICATIONS
PENDING BEFORE THE STATE LANDS COMMISSION
AFFECTING SAID PARCEL

APPLICANT: State of California
Department of Fish and Game
Attn: Brian Hunter, Regional Manager
P.O. Box 47
Yountville, California 94599

AREA, TYPE LAND AND LOCATION:
A 505+-acre parcel of tide and submerged land,
located in and adjacent to Black John Slough at
the Petaluma River, Marin County.

LAND USE: Preservation and enhancement of wetland habitat
for wildlife species, and provide public access
for wildlife observation.

TERMS OF PROPOSED PERMIT:
Initial period: 49 years beginning March 1,
1988.

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. Adm. Code 2003.

APPLICANT STATUS:
N/A.

(REVISED 06/28/88)

-1-

CALENDAR PAGE	180
MINUTE PAGE	1852

CALENDAR ITEM NO. 25 (CONT'D)

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
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: N/A.

OTHER PERTINENT INFORMATION:

1. The area proposed for lease by the Department of Fish and Game (DF&G) includes Black John Slough and the tidal and diked lands which border it, including Mahoney Spur, a parcel of approximately 38 acres of diked, State-owned sovereign lands. To the south is the Bahia development, a water-oriented residential development which extends into the low wooded hills south of the site. The proposed lease area provides nesting habitat for resident birds and is used by migratory shorebirds and waterfowl. Two State and federally listed species (salt marsh harvest mouse and California clapper rail) are found in the area, as well as the State-listed threatened black rail. The area will be posted as a wildlife area and a management plan will be developed to optimize habitat values, protect endangered species, and provide for public access. The management plan may consider the installation of water control structures to allow improved water management within the diked wetlands. Prior to construction activities on the property, Fish and Game will submit it's Management Plan for Commission approval.
2. Since the late 1970's, the State Lands Commission staff and representatives from Debra Investments Corporation have been discussing settlement of title and boundary disputes for a portion of the area of the proposed lease premises. In connection

(REVISED 06/28/88)

-2-

CALENDAR PAGE	181
MINUTE PAGE	1853

with Debra Investments proposed residential and commercial development, the staff of the State Lands Commission received a prior application from Debra Investments on October 30, 1987, to amend their development plans. The upland, over a 10-12-year period would feature 1,500 residential units, with parks, marina, and local shopping. The State-owned land proposed for lease, approximately 38 acres in Mahoney Spur, was to be used as a desilting basin for the construction of a sailing lagoon. By letter dated November 25, 1987, staff notified Stuber-Stroeh Associates, agent for Debra Investment, that the application did not contain sufficient information to be determined complete as provided by law and the Commission's application requirements. Debra Investment has not submitted the required information to complete its application. PRC Code Section 6223 requires the Commission to give priority to applications of public agencies over private parties; therefore, the DF&G shall have priority over all other applications regardless of time of filing.

By letter to staff of the Commission, dated May 2, 1988, the Department of Fish and Game has requested deletion of a small portion in the lease application area. The purpose of the deletion is to accommodate future realignment of the Bahia entrance channel as an element of Debra Investment Corporation's proposed Bahia project. The realignment will be required in connection with construction of a lock and other facilities to improve ingress and egress to implement a lagoon flushing mechanism for water quality enhancement.

The precise location of the realignment cannot be determined until detailed engineering is performed, at which time an adjustment in the boundaries of the deleted

portions may be necessary. The area represented by the deleted portion is of sufficient size to accommodate the realignment, and may be reduced when the precise channel location is determined. It should be noted, however, that the proposed use of the deleted area by Debra Investment Corporation is subject to approval by the State Lands Commission.

3. DF&G has requested waiver of the \$450 processing cost for this transaction; by leasing State lands along Black John Slough, the Department would insure that this area is maintained and enhanced to preserve and improve wetland habitat for fish and wildlife. Commission staff recommends waiver of the normal \$450 processing cost in this instance.
4. The annual rental value of the 605+-acre site is estimated to be \$108,900.
5. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. but will not affect those significant lands.
6. As to the permit to the Department of Fish and Game, pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 8, Actions By Regulatory Agencies for the Protection of the Environment, 14 Cal. Adm. Code 15308.

Authority: P.R.C. 21084 and 14 Cal. Adm. Code 15300.

APPROVALS OBTAINED:
N/A.

(REVISED 06/28/88)

-4-

CALENDAR PAGE	163
MINUTE PAGE	1855

FURTHER APPROVALS REQUIRED:

1. United States Army Corps of Engineers
2. Bay Conservation and Development Commission.

EXHIBITS:

- A. Land Description.
- B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 8, ACTIONS BY REGULATORY AGENCIES FOR THE PROTECTION OF THE ENVIRONMENT, 14 CAL. ADM. CODE 15308.
2. WAIVE THE REQUIREMENT FOR PAYMENT OF \$450 PROCESSING COST.
3. AUTHORIZE ISSUANCE OF A 49-YEAR GENERAL PERMIT BEGINNING MARCH 1, 1988, TO STATE OF CALIFORNIA DEPARTMENT OF FISH AND GAME; 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 PRESERVATION AND ENHANCEMENT OF WETLAND HABITAT FOR WILDLIFE SPECIES, AND PROVIDE PUBLIC ACCESS FOR WILDLIFE OBSERVATION ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.
4. FIND THAT CEQA DOES NOT APPLY TO PROJECTS WHICH A PUBLIC AGENCY REJECTS OR DISAPPROVES.
5. DENY ANY OTHER LEASE APPLICATIONS FOR ALL OR A PORTION OF THE FISH AND GAME LEASE APPLICATION AREA, PURSUANT TO THE PREFERENTIAL RIGHT OF THE DEPARTMENT OF FISH AND GAME UNDER PUBLIC RESOURCES CODE SECTION 6223.

(REVISED 06/28/88)

-5-

CALENDAR PAGE	<u>164</u>
MINUTE PAGE	<u>1856</u>

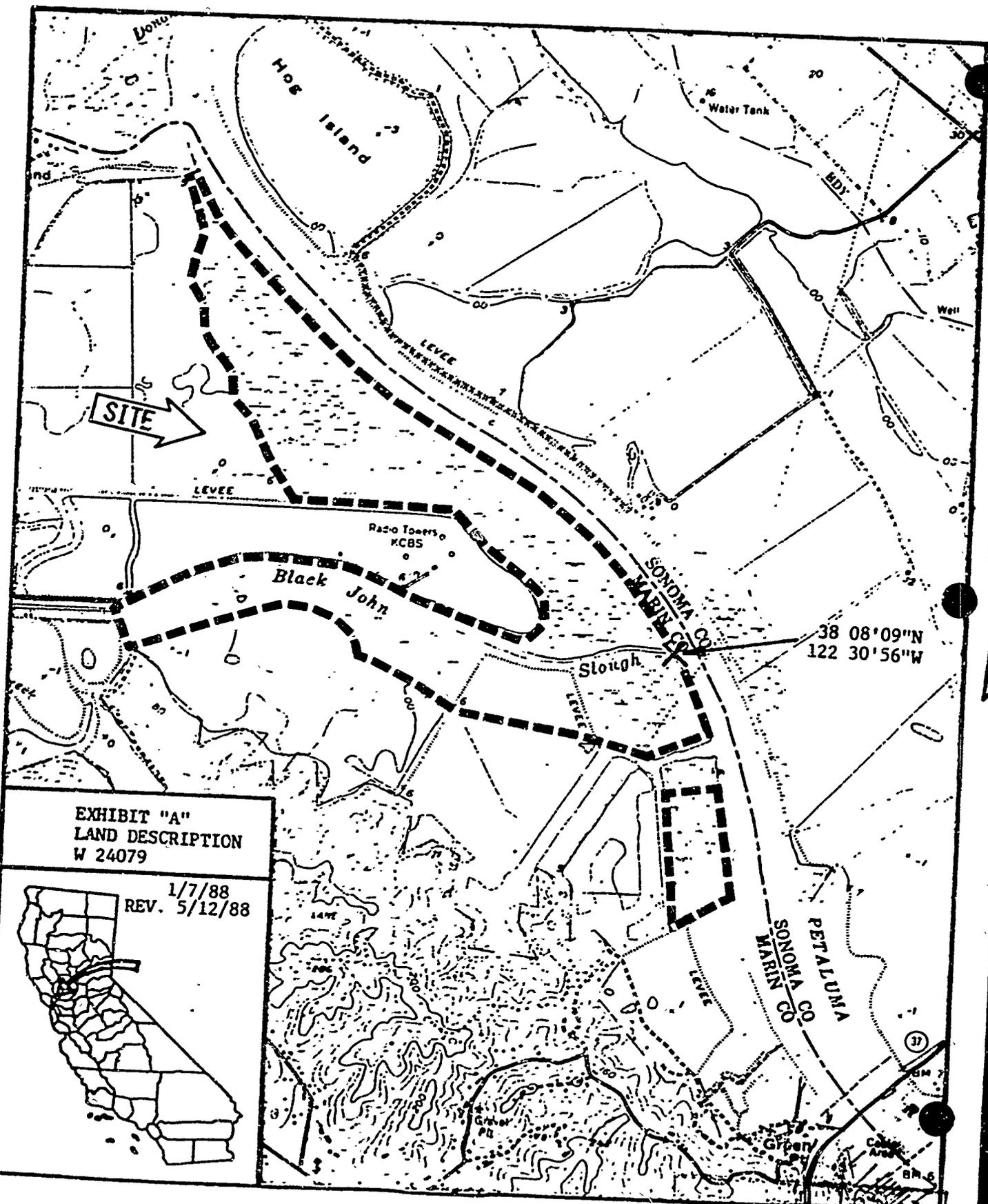


EXHIBIT "A"
 LAND DESCRIPTION
 W 24079

1/7/88
 REV. 5/12/88



