MINUTE ITEM
Calendar Item No. 48
was approved as Minute Item
No. 48 by the State Lands
Commission by a vote of 3
to 0 at its 5/5/92
meeting.

CALENDAR ITEM

A 26

S 5

48

05/05/92
W 23081 PRC 7631
Gordon

GENERAL LEASE - COMMERCIAL USE

APPLICANT:
Elva I. Radford
dba Mossdale Marina
73 West Stewart Road
Lathrop, California 95330

AREA, TYPE LAND AND LOCATION:
A 0.716-acre parcel of tide and submerged land located in the San Joaquin River at the Mossdale Wye near Lathrop, San Joaquin County.

LAND USE:
Maintenance and operation of marina facilities utilized for commercial purposes and maintenance of concrete riprap material utilized for erosion control and bank protection purposes.

TERMS OF PROPOSED LEASE:
Initial period:
Fifteen (15) years beginning April 8, 1987.

Surety bond:
$10,000.

Public liability insurance:
Combined single limit coverage of $500,000.

Special:
1. The lease restricts any residential use of the facilities.

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2. Lessee agrees the public will not be barred access to the waterway for public trust and public easement purposes.

3. The lease consents to lessee's subletting the lease premises for berthing or mooring purposes for terms of one year or less.

4. Lessee agrees to post the distance to the nearest marine pumpout service if it is not provided by lessee.

5. The lease restricts any increase of riprap sites or material without first receiving the prior written authorization of the Commission.

6. Lessee agrees to remove all reinforcing bars protruding from any concrete riprap within 30 days from the date the lease is authorized by the Commission.

7. The lease requires lessee to provide containers for onboard vessel-generated trash.

8. The lease bars the use of polystyrene foam containers or packaging on the lease premises.

9. Lessee agrees all packaging for prepared food consumed on or off the lease premises shall be degradable.

10. The lease requires lessee to amend the lease to incorporate regulations controlling plastic pollution which may later be adopted by the Commission.

CONSIDERATION:

$1,450 per annum; paid pursuant to the following schedule: $2,900 upon lessee's execution of this agreement; $2,900 on or before April 8, 1991; $1,450 on or before October 8, 1991; $1,450 on or before April 8, 1992; and $1,450 annually on the anniversary of the beginning date of this agreement thereafter, with the State reserving the right to fix a different rental on each fifth anniversary of the lease. Applicant has made all payments due to date.

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BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee and environmental costs have been received.

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.

AB 884:
03/15/92

OTHER PERTINENT INFORMATION:

1. This is an application that brings a long-time existing commercial marina facility under lease. This small marina operation complements upland improvements consisting of a bar/store structure, living accommodations, which include mobilehomes/trailers, and related ancillary facilities.

2. 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 EIR ND 531, State Clearinghouse No. 90020819. Such Proposed Negative Declaration was prepared and circulated for public review pursuant to the provisions of CEQA.

   During the State Clearinghouse environmental document review period, the State Reclamation Board commented concerning possible violations of the exiting use permit for the identified improvements. The staff of the State Lands Commission and the State Reclamation Board have met on the project site with the Applicant, and reviewed several existing conditions which needed to be brought into compliance. The monitoring Program, attached as Exhibit "E", ensures modifications proposed

to lessen or avoid minor environmental impacts discussed in the proposed negative declaration, attached as Exhibit "D".

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))

3. 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 activity is consistent with its use classification.

APPROVALS OBTAINED:
United States Army Corps of Engineers, California Department of Fish and Game, California Central Valley Regional Water Quality Control Board, and County of San Joaquin.

FURTHER APPROVALS REQUIRED:
California Reclamation Board.

EXHIBITS:
A. Land Description
B. Location Map
C. Local Government Comment
D. Proposed Negative Declaration
E. Monitoring Program

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR ND 531, STATE CLEARINGHOUSE NO. 90020819, 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. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

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3. ADOPT THE MONITORING PROGRAM ATTACHED AS EXHIBIT "E", PREPARED IN COMPLIANCE WITH P.R.C. SECTION 21081.6.

4. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

5. AUTHORIZE ISSUANCE TO ELVA I. RADFORD, DBA MOSSDALE MARINA OF A 15-YEAR GENERAL LEASE - COMMERCIAL USE BEGINNING APRIL 8, 1987; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF $1,450, PAID PURSUANT TO THE FOLLOWING SCHEDULE; $2,900 UPON LESSEE'S EXECUTION OF THIS AGREEMENT; $2,900 ON OR BEFORE APRIL 8, 1991; $1,450 ON OR BEFORE OCTOBER 8, 1991; $1,450 ON OR BEFORE APRIL 8, 1992; AND $1,450 ANNUALLY ON THE ANNIVERSARY OF THE BEGINNING DATE OF THIS AGREEMENT, THEREAFTER, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A $10,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $500,000; FOR MAINTENANCE AND OPERATION OF MARINA FACILITIES UTILIZED FOR COMMERCIAL PURPOSES; AND MAINTENANCE OF CONCRETE RIPRAP MATERIAL UTILIZED FOR EROSION CONTROL AND BANK PROTECTION PURPOSES ON THE LAND DESCRIBED ON EXHIBIT "A" AND DELINEATED ON EXHIBIT "B" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

W 23081

LAND DESCRIPTION

A parcel of tide and submerged land in the bed of the San Joaquin River, San Joaquin County, California, and being a portion of El Pascadero Rancho, said parcel described as follows:

COMMENCING at the most southerly corner of that parcel described in the Grant Deed recorded November 15, 1982 in the Official Records of San Joaquin County, Document No. 82067194; thence along the westerly boundary of said parcel the following four courses:

N 41° 15' 00" W 125.30 feet;
N 27° 50' 00" W 140.80 feet;
N 20° 40' 00" W 71.00 feet;
N 11° 36' 00" W 168.70 feet to a point on the northerly boundary of said parcel; thence along the northerly boundary of said parcel:

N 72° 48' 00" E 52.69 feet to the POINT OF BEGINNING. Said point of beginning being on the mean high water line of 20 May 1960; thence continuing easterly on the prolongation of the northerly boundary of said parcel the following four courses:

1. N 72° 48' 00" E 66.18 feet; thence leaving said prolongation,
2. S 30° 22' 08" E 214.56 feet;
3. S 63° 56' 12" E 47.69 feet;
4. S 26° 50' 48" E 173.62 feet to the easterly prolongation of the southerly boundary of said parcel; thence westerly along said prolongation of the southerly boundary,

5. S 47° 30' 00" W 52.37 feet to a point on the mean high water line of 20 May 1960, from which the most southerly corner of said parcel bears S 47° 30' 00" W 132.01 feet; thence along the mean high water line of 20 May 1960 the following six courses:

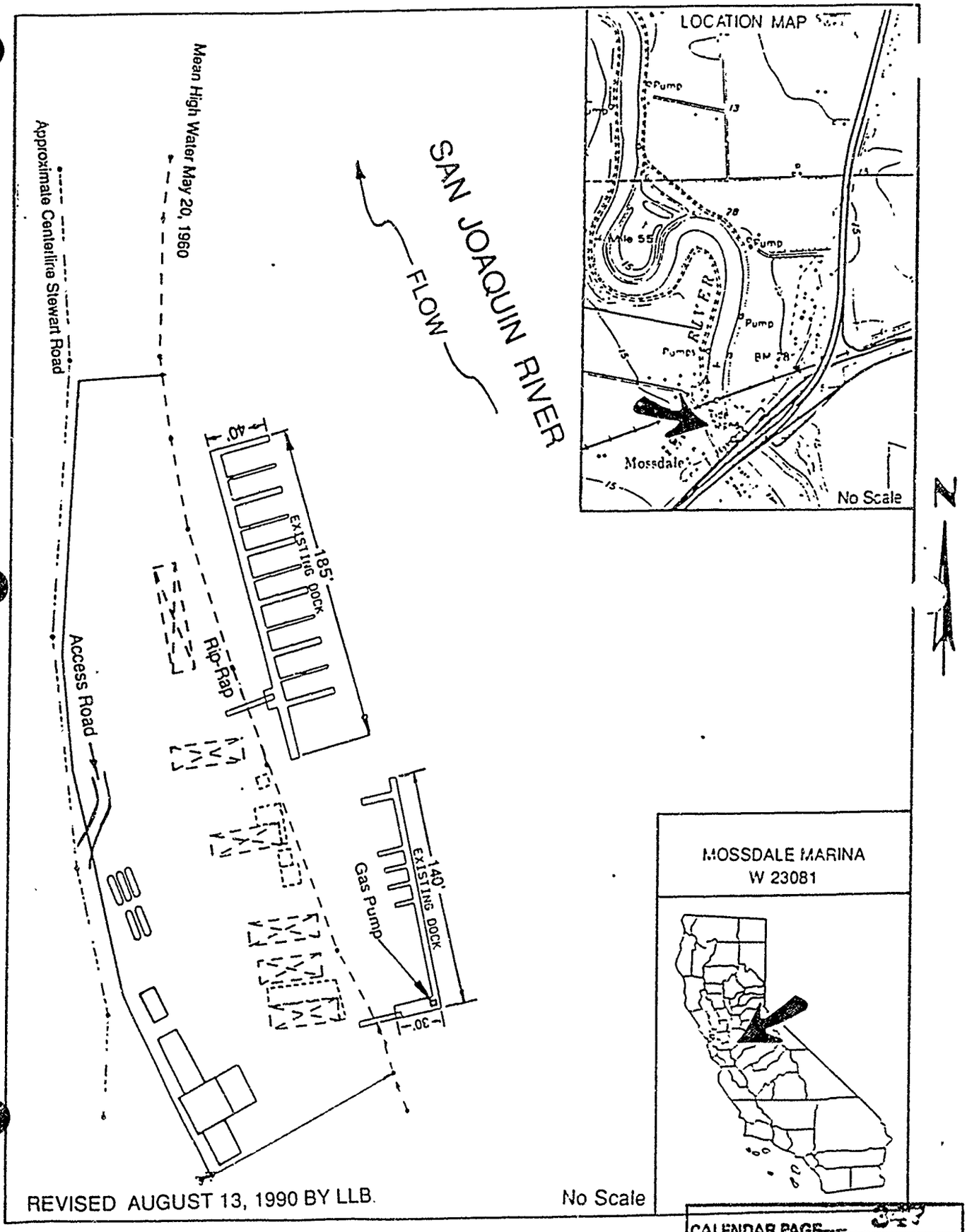
6. N 32° 15' 17" W 29.61 feet;
7. N 44° 59' 18" W 55.13 feet;
8. N 36° 20' 57" W 186.43 feet;
9. N 32° 51' 53" W 89.35 feet;
10. N 25° 54' 34" W 56.84 feet;
11. N 23° 21' 45" W 39.69 feet to the point of beginning.

EXCEPTING THEREFROM any portion thereof lying landward of the ordinary high water mark of the San Joaquin River.

END OF DESCRIPTION

PREPARED JULY 18, 1990 BY LLB

EXHIBIT "B"



REVISED AUGUST 13, 1990 BY LLB.

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EXHIBIT "C"

Date: 1/10/90

File Ref: W 23081

State Lands Commission
Attn: Gerald D. Gordon
1807 - 13th Street
Sacramento, California 95814

Greetings:

Subject: Mossdale Marina; Docking Facilities in the San Joaquin River at the Mossdale Wye near Manteca

Name: Elva Radford
Address: 73 West Stewart Road
Lathrop, California 95330

Assessor's Parcel No. 213-320-02

The County of San Joaquin has received notice of the above-referenced activity in the San Joaquin River and has no objection to the issuance of a permit or lease by the State Lands Commission for such use of sovereign lands.

If you have any questions, you may reach me at (209) 468-3120.

San Joaquin County
Department of Planning and
Building Inspection

Doris A. La Torre

RECEIVED
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STATE OF CALIFORNIA

GEORGE DEUKMEJIAN *Governor*

STATE LANDS COMMISSION

LEO T. McCARTHY, *Lieutenant Governor*
GRAY DAVIS, *Controller*
JESSE R. HUFF, *Director of Finance*

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95814

CHARLES WARREN
Executive Officer

EXHIBIT "D"

PROPOSED NEGATIVE DECLARATION

EIR ND: 531

File Ref.: W 23081

SCH. NO.: 90020819

Project Title:	Mossdale Marina
Project Proponent:	Thomas and Elva Radford
Project Location:	San Joaquin River, south of I-5, adjacent to APN: 213-320-02, near Manteca, San Joaquin County.
Project Description:	This project proposes to bring under lease two floating docks, 15 boat slips, 2 gangways and a gas pump located at the Mossdale Marine. For environmental discussion purposes, the adjacent upland includes a small trailer park and support facilities located within the floodplain.

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.

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

FORM 13.17 (4/90)

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STATE LANDS COMMISSION

ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST – PART II

Form 13.20 (7/82)

File Ref.: W 23081

I. BACKGROUND INFORMATION

A. Applicant: Thomas and Elva Radford
73 West Stewart Road
Lathrop, CA 95330

B. Checklist Date: 05 / 31 /90

C. Contact Person: Judy Brown

Telephone: (916) 324-4715

D. Purpose: Authorize existing marina facilities

E Location: San Joaquin River, south of I-5, adjacent to APN: 213-320-02, near Manteca, San Joaquin County.

F. Description See attached description of improvements under Environmental Setting.

G. Persons Contacted: Steve St. Sure , San Joaquin Co. Planning (209) 944-3131
Robert Evans, Calif. Regional Water Quality Control Board (916)361-5
Charles Hunt, San Joaquin Co. Health (209) 468-3440
John Nelson, Dept. of Fish and Game (916) 355-7030
Phyllis Petras, U.S. Army Corps of Engineers (916) 551-2272

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?		X	
2 Disruptions, displacements, compaction, or overcovering of the soil?	X		
3 Change in topography or ground surface relief features?			X
4 The destruction, covering, or modification of any unique geologic or physical features?			X
5 Any increase in wind or water erosion of soils, either on or off the site?		X	
6. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?			X
7 Exposure of all people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?			X

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	Yes	Maybe	No
B. *Air.* Will the proposal result in:			
1. Substantial air emmissions or deterioration of ambient air quality?	[ ]	[ ]	[X]
2. The creation of objectionable 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?	[ ]	[X]	[ ]
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?	[ ]	[ ]	[X]
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]

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	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?	☐	☐	X
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?	☐	☐	X
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)?	☐	☐	X
2. Exposure of people to potential health hazards?	☐	X	☐
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	☐
S. *Recreation.* Will the proposal result in:			
1. An impact upon the quality or quantity of existing recreational opportunities?	X	☐	☐

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	Yes	Maybe	No
T. *Cultural Resources.*			
1. Will the proposal result in the alteration of o the destruction of a prehistoric or historic archeological site?	☐	☐	☒
2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	☐	☐	☒
3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	☐	☐	☒
4. Will the proposal restrict existing religious or sacred uses within the potential impact area?	☐	☐	☒
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?	☐	☐	☒
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☐	☒
3. Does the project have impacts which are individually limited, but cumulatively considerable?	☐	☐	☒
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒

III. DISCUSSION OF ENVIRONMENTAL EVALUATION *(See Comments Attached)*

IV. PRELIMINARY DETERMINATION

On the basis of this initial evaluation:

☐ 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 requied.

Date: 09 / 21 / 90

JUDY BROWN
For the State Lands Commission

ADAR PAGE 353
ITE PAGE 1553

Form 13-20 (3/87)

MOSSDALE MARINA
PROPOSED NEGATIVE DECLARATION

W 23081

INTRODUCTION:

This project proposes to bring under lease two floating docks, 15 boat slips, 2 gangways and a gas pump located at the Mossdale Marina. The adjacent upland includes a trailer park and support facilities located within the floodplain adjacent to the San Joaquin River, near Manteca, San Joaquin County.

Documentation from other affected jurisdictions indicate that the marina/trailer park facilities at this location have been regulated since the early 1960's without the benefit of a total project analysis. The following are known permitted uses of the issuing agencies:

The California Regional Water Quality Control Board, Central Valley Region, adopted a Resolution on October 17, 1963, (Resolution No. 63-205), which regulates the domestic waste discharge requirements from a maximum of eight (8) trailers on the upland parcel. There are no boating pumpout facilities at this marina. Applicant has agreed to provide notification to boaters regarding the nearest location of a pumpout facility by posting a sign on the upstream gas dock.

U.S. Army Corps of Engineers
Permit 7961, October 29, 1982
- Permit to retain 4' x 150' dock with seven finger piers and 4' x 160' dock with ten finger piers and a gasoline pump.

Permit 7961A November 10, 1983 (Expiration 8-31-86)
U.S. Army Corps of Engineers - Permit to construct 370 x 50' open dock, 30' x 60' gas dock, and 30' x 220' dock, and to slope and place rock riprap along area fronting marina and area downstream of marina - San Joaquin River (Mile 56.2).

Permit 7961B January 4, 1988
Request to install fuel pump on existing marina dock. This permit supersedes previous permits.

1983 Department of Fish and Game streambed alteration agreement to reconstruct marina and add riprap.

1983 Boating and Waterways - Comment to notice of U. S. Army Corps of Engineers Permit to limit construction into the river channel to 100' or 30% of the waterway's width.

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San Joaquin County:

U 83-97 Proposal by previous applicants for 58 berth marina (San Joaquin County) which the County never approved.

ENVIRONMENTAL SETTING:

The subject parcel is located along the southwest bank of the San Joaquin River between Lathrop and Tracy downstream from the intersection of Interstate Highway 5 and the San Joaquin River, San Joaquin County.

The majority of the surrounding area is devoted to the production of agricultural products. Directly across the river, the county of San Joaquin has developed a launching ramp and upland park facilities. Directly up river is a mobile home park.

Present improvements consist of one bar/store, an adjoining apartment, 10 parking spaces in front of the bar adjacent to the frontage road, a supported deck attached to the rear of the bar/store which leads to the lower level trailer park (presently 8 mobilehomes/trailers); a storage building, five propane tanks (non anchored); a temporary stage area approximately 20'x30'x2'; one upland permanent fuel tank secured to the upland to serve the upstream gas dock; two separate docking facilities (the upstream dock contains five slips and a gas pump with emergency shut-off system and fire extinguisher, the downstream dock presently contains 10 slips).

Natural vegetation along the levee consists of a mixture of grasses, tree of heaven, willow, and cottonwood. Clumps of hyacinth are established in the water and growing aggressively, and many clumps floating downstream.

The parcel is bi-level, unpaved, with an access road leading from the east end of the frontage parking lot to the lower level. This road services the existing trailer park.

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MOSSDALE MARINA
DISCUSSION OF ENVIRONMENTAL EVALUATION

W 23081

II. Environmental Impacts

A. Earth

1. The upland trailer park is at the edge of the riverbank. Bank protection in the form of sand bags and rock and wooden retaining walls exist between the existing mobile homes and the river. Erosion is noticeable along the bank behind the trailer space located north of the downstream dock.

2. In 1983, the U.S. Army Corps of Engineers issued a permit for the placement of an undetermined amount of riprap at this location. Miscellaneous sizes of concrete chunks have been placed on the bank and upland slope of the subject parcel for bank protection purposes.

5. Noticeable erosion caused from #1 above.

C. Water

1. The downstream dock disrupts water flow and traps floating debris and water hyacinths. Applicant states this material is removed manually several times per year.

2. Storm runoff must divert around existing facilities.

5. There are cars parked on the lower level to accommodate the trailer spaces. This area is unpaved and unmarked. Some parking areas contain oil spots in the dirt. The oil residue from vehicle use of the unpaved parking area may have an effect on water quality.

9. There are several buildings, 8 mobile homes and their accompanying vehicles, a seasonal entertainment platform, a gasoline storage tank and several propane tanks on the upland which are susceptible to seasonal flooding of the San Joaquin River.

E. Animal Life

3. Household pets have been introduced into the area as a result of the mobile home park and apartment

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PAGE 1255

F. Noise

1. There is a temporary, outdoor, open-air stage facility approximately 1'x20'x30' located on the northeast lower level of the upland, between the bar/deck and the marina ramp. Applicant indicated this stage is used for various special events to promote the use of the marina facilities. This could cause a temporary increase to the existing noise level in the area.

J. Risk of Upset

1. A gas pump exists on the northern, upstream dock which is used for guests docking and recreational boaters. Small amounts of gasoline could be released into the River at this location during the purchase of gasoline for boating facilities.

   During periods of high water, the gas pumping facility is shut off at the in-ground source. The upland fuel storage tank which services the gas dock is an above-ground, cemented facility with a capacity of 1100 gallons. Automatic shutoff devices exist at both the tank and the gas pump. A small amount of gasoline located in the line running from the tank to the dock at the river could be discharged in the event of severe high water. Applicant states that during high water flows, the storage tank can be filled to capacity and vent-capped to prevent buoyancy, or the gasoline can be pumped out of the storage tank within a four-hour period.

   The mobile homes rest on steel piers. The owners are required by their lease with the applicant to relocate the mobile homes out of the floodplain within a four-hour notification period.

   The remainder of the facilities in the water and on the upland area within the flood plain would be damaged or destroyed.

   Approximately eight leach lines exist on the berm adjacent to the mobile homes which would be affected by high water flows of the river.

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M. Transportation/Circulation

1. and 2.

An unimproved vehicle parking area approximately 30' x 150' exists on the river side of the levee between the mobile homes and the bar/store.

The temporary entertainment stage is used on occasion to promote marina business.

Q. Human Health

2. There are pieces of 1/2" wide rebar protruding from many of the concrete chunks placed for riprap, both on the upland slope and in the water areas of this parcel.

There may be floating oil derivatives in this area due to the use of the gasoline pump and the frequency of boaters to this area.

R. Aesthetics

1. Observation of these facilities from Stewart Road does not constitute an unusual obstruction of the view of the San Joaquin River. From the river, viewing the facilities on the shore and on the upland, a few housekeeping projects could be undertaken to make these facilities more aesthetically pleasing.
The following conditions exist:

1. Rebar protruding from onshore and nearshore riprap;

2. Trapped debris behind downstream dock near the gangway area;

3. Unspecified parking areas on the lower upland between the bar/store and the mobile homes.

S. Recreation

1. The cumulative development of this facility over a period of approximately 30 years has increased the recreational uses available to the public in this area.

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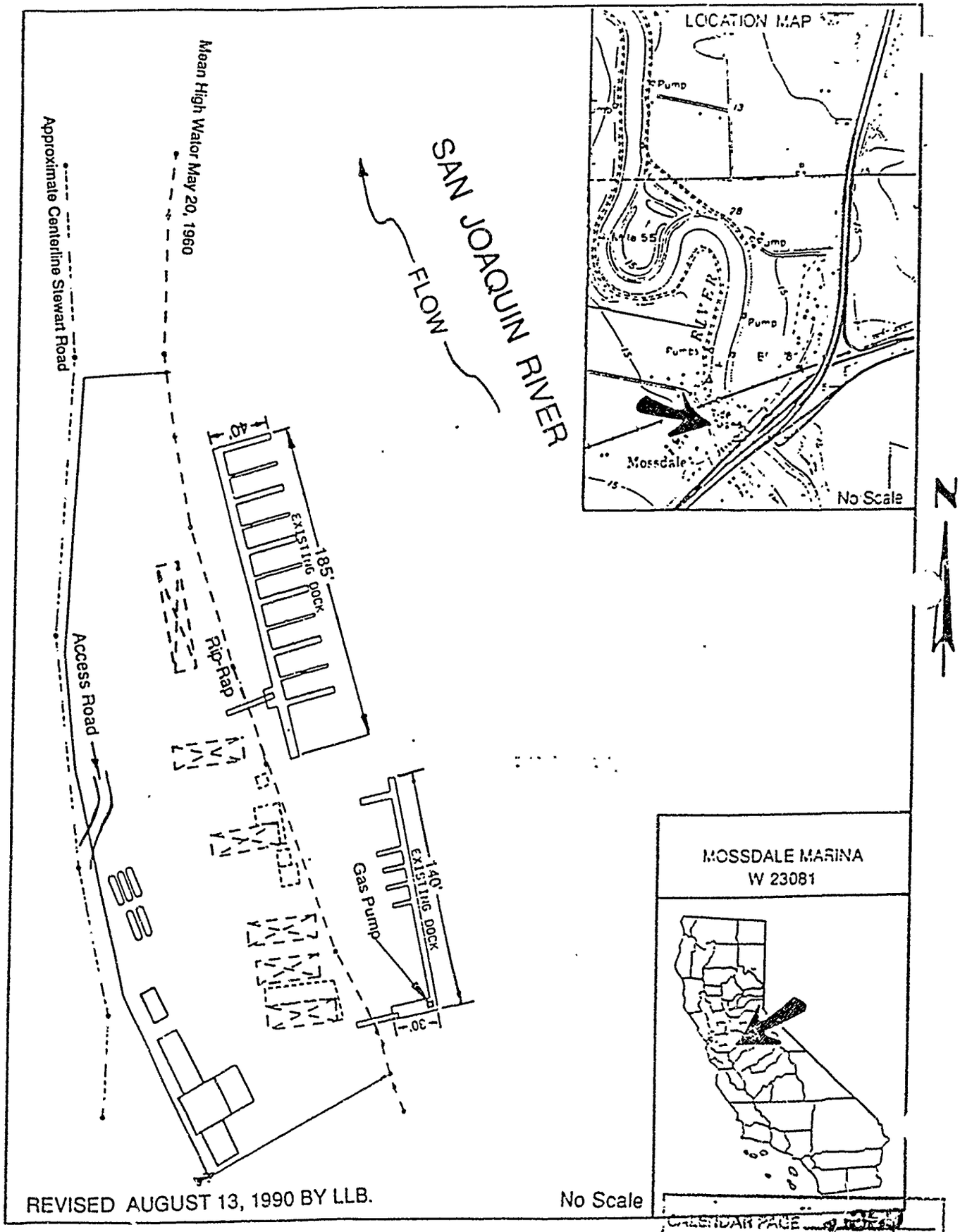

REVISED AUGUST 13, 1990 BY LLB.

No Scale

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EXHIBIT "E"
MOITORING PROGRAM
MOSSDALE MARINA

1. Impact: Some soil erosion located at the top of the berm has occurred as the result of water runoff from the mobile home occupation of the berm area adjacent to the San Joaquin River at this site.

Project Modification:
The applicant has sandbagged the area. The State Reclamation Board may require additional berm protection in the future which may include an engineered redesign. In the meantime, the Board staff has determined that the existing bank protection would not comprcmise the existing flood control structure.

Monitoring:
The staff of the State Reclamation Board has agreed that this impact and project modification are within their jurisdiction and will ensure compliance.

2. Impact: The placement of the southernmost dock has caused some decrease in water current movement closer to shore creating a trap for floating debris and water hyacinths.

Project Modification:
The applicant will remove debris and water hyacinths as needed, but no less than semiannually.

Monitoring:
Staff of the State Lands Commission will periodically monitor the project site to ensure compliance.

3. Impact: The applicant maintains a small commercial mobile home park which is situated on the berm area within the floodplain.

Project Modification:
An evacuation response plan is a conditional requirement of the State Reclamation Board Permit and which requires that all trailers be maintained on wheels and that the applicant shall make arrangements for sufficient equipment to remove all trailers and loose equipment upon notice of expected high waters in the area.

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Monitoring:

The staff of the State Reclamation Board (Board) has acknowledged that compliance with the evacuation response plan is within the enforcement provisions of the Board.

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