

**MINUTE ITEM**

This Calendar Item No. C19 was approved as Minute Item No. 19 by the California State Lands Commission by a vote of 3 to 0 at its 2-17-05 meeting.

**CALENDAR ITEM  
C19**

A 8  
S 2

PRC 5133

02/17/05  
WP 5133.9  
T. Lipscomb

**GENERAL LEASE – PUBLIC AGENCY USE**

**APPLICANT:**

City of Rio Vista  
One Main Street  
Rio Vista, CA 94571

**AREA, LAND TYPE, AND LOCATION:**

Tide and submerged lands in the Sacramento River, city of Rio Vista, Solano County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing docking facility consisting of a pier and two dolphins.

**PROPOSED LEASE TERM:**

25 Years, beginning March 1, 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.

**OTHER PERTINENT INFORMATION:**

1. Applicant has the right to use the uplands adjoining the lease premises.
2. On July 22, 1976, the Commission authorized a 15-year General Permit – Commercial Use to Blackwelders, a California Corporation. The lease included renewal options for two successive 10-year periods. On October 26, 1989, this agreement was extended for an additional 10-year period beginning August 6, 1989. On November 21, 1991, a Grant Deed was recorded transferring the upland from Blackwelders, a California Corporation, to the city of Rio Vista Redevelopment Agency. The city of Rio Vista has applied for a new lease.

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3. At the present time, the City proposes to gate and lock the dock facility until its Waterfront Plan is implemented. Once its Waterfront Plan is implemented, the dock facility will be used consistent with that Plan. Any modifications to the facility, changes in use, or sublease of the facilities will require the Commission's prior approval.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

5. 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.

**EXHIBIT:**

- A. Site and Location Map.

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

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**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 RIO VISTA OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING MARCH 1, 2005, FOR A TERM OF 25 YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING DOCKING FACILITY CONSISTING OF A PIER AND TWO DOLPHINS 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.

