

**CALENDAR ITEM
C15**

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S 2

05/24/12
PRC 2390.9
C. Hudson

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

Vallejo Sanitation and Flood Control District
450 Ryder Street
Vallejo, California 94590

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Carquinez Strait, adjacent to the California Maritime Academy;
200 Maritime Academy Drive, city of Vallejo, Solano County.

AUTHORIZED USE:

Operation, use, and maintenance of an existing concrete lined and coated steel pipe effluent outfall.

LEASE TERM:

25 years, beginning April 30, 2008.

CONSIDERATION:

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:

1. The Vallejo Sanitation and Flood Control District must maintain a current National Pollutant Discharge Elimination System (NPDES) permit during the term of the lease.
2. The Lease includes provisions for periodic internal and external inspections and review by Commission staff.

OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the upland adjoining the lease premises.

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2. On April 30, 1959, the Commission authorized a 49-year Right-of-Way Easement with Vallejo Sanitation and Flood Control District (District). The easement expired April 29, 2008. Staff is recommending issuance of a new General Lease – Public Agency Use to the District for the operation, use, and maintenance of the existing 42-inch outfall.
3. The District was created by a special act of the California State Legislature in 1952. This act was put forward by the City of Vallejo and Solano County for a service area that encompassed approximately 23 square miles, most of it unincorporated County land. The current service area is approximately 26 square miles, 90 percent of which is incorporated into the city of Vallejo.
4. The existing outfall pipeline was installed in 1957 and extends approximately 430 linear feet from the upland into Carquinez Strait. The first 304 feet of the pipeline into the Strait is within the legislative grant to the Department of Education for the California Maritime Academy, and the remaining approximately 126 feet extends onto ungranted sovereign land in the Carquinez Strait. The outfall discharges secondary treated waste water from the Applicant's upland treatment plant. Commission engineering staff reviewed the most recent outfall inspection reports (2009, 2010, and 2011) that were submitted by the District. The inspection reports indicate the outfall to be in satisfactory condition.
5. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15061), the staff has determined that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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

6. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 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 project, as proposed, is consistent with its use classification.

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APPROVALS OBTAINED:

California Regional Water Quality Control Board

EXHIBITS:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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 section 6370 et seq.

AUTHORIZATION:

Authorize Issuance of a General Lease – Public Agency Use to Vallejo Sanitation and Flood Control District, beginning April 30, 2008, for a term of 25 years, for an existing 42-inch diameter concrete lined and coated steel pipe effluent outfall as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached; consideration is the public 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 best interest of the State.

EXHIBIT A

PRC 2390.9

LAND DESCRIPTION

A parcel of submerged land situate in the bed of the Carquinez Strait, lying adjacent to lands granted to the Department of Education by Chapter 840 of the Statutes of 1945 and Chapter 135 of the Statutes of 1947, located in County of Solano, State of California, and being more particularly described as follows:

A 10 foot wide strip of land lying 5 feet on each side of the following described centerline:

COMMENCING at the southeast corner of said granted lands, being shown as Station 5 on that certain map filed in Book 7 of Surveys at Page 9, Records of Solano County and having CCS27, Zone 2 coordinates: Northing (y) = 145188.67 feet and Easting (x) = 1934320.29 feet; thence along the boundary of said granted lands North 58°33'57" West 78.29 feet more or less to the POINT OF BEGINNING, said point being on the centerline of an existing 42-inch sewer pipeline; thence from said point of beginning along said sewer pipeline and the prolongation thereof Southerly 140.00 feet to the TERMINUS of the centerline of said strip.

The sidelines of said strip to be lengthened or shortened as to terminate on the north at the boundary of said granted lands and on the south at a lines perpendicular to said strip centerline at its terminus.

The bearings of this description are based on CCS27, Zone 2. All distances are grid distances.

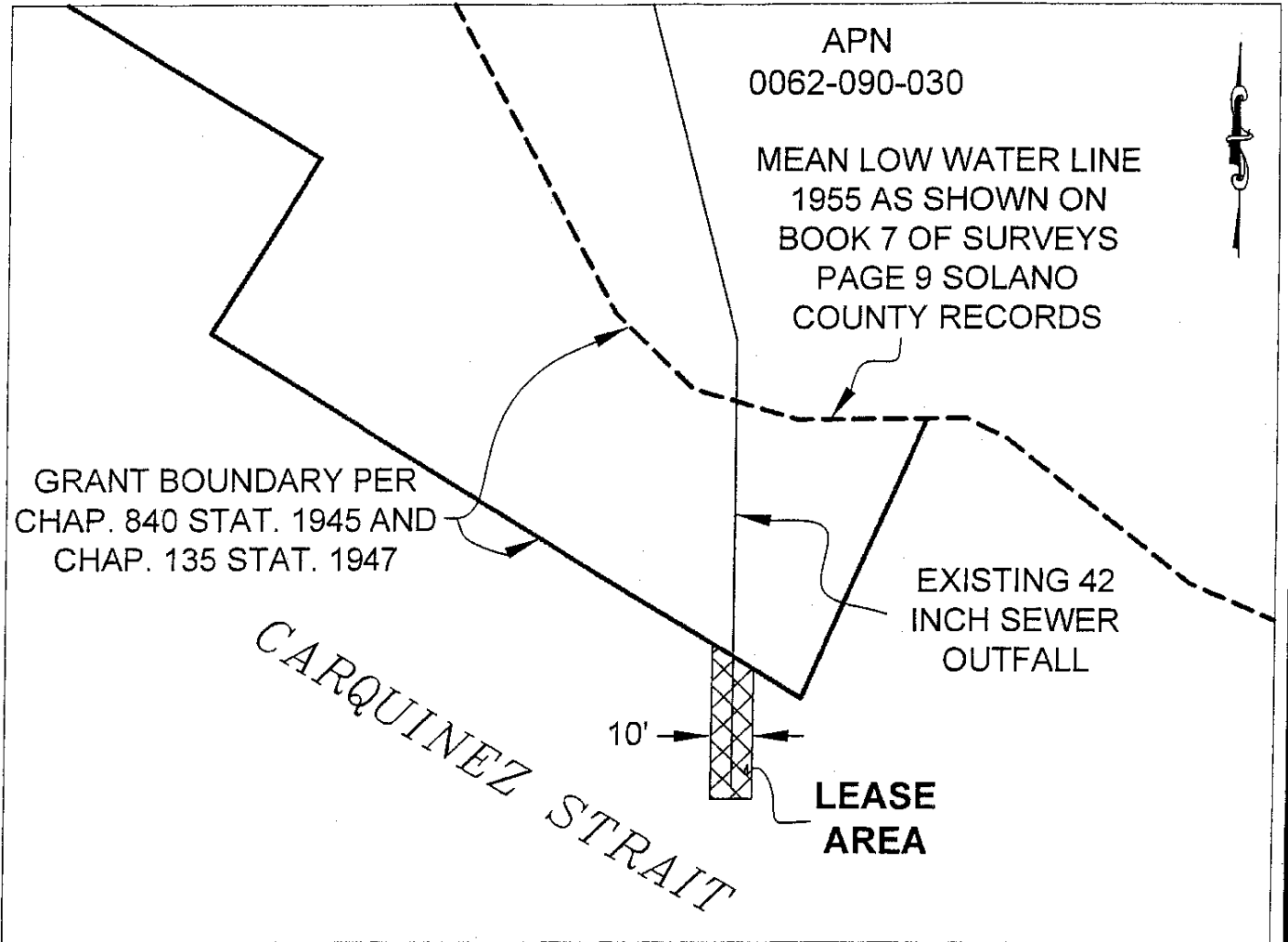
END OF DESCRIPTION

Prepared 12/29/2010 by the California State Lands Commission Boundary Unit.



NO SCALE

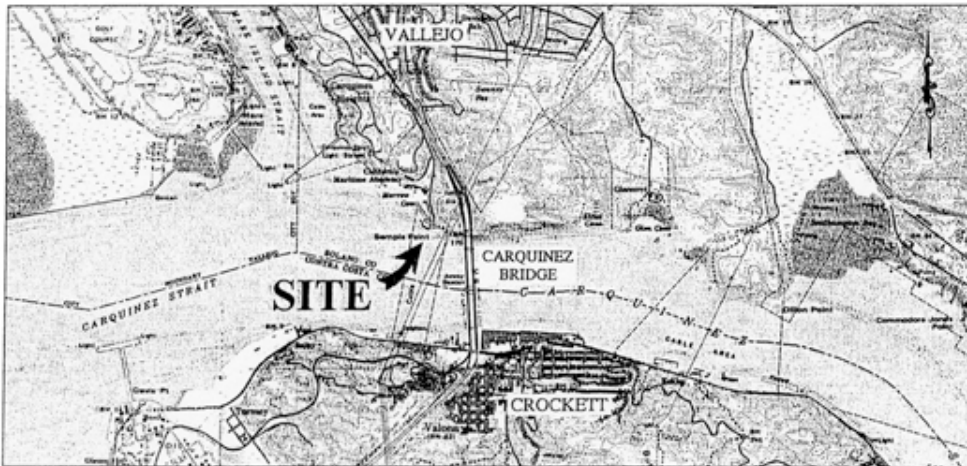
SITE



200 MARITIME ACADEMY DRIVE, VALLEJO

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 2390.9
VALLEJO SANITATION AND
FLOOD CONTROL DISTRICT
APN 0062-090-030
GENERAL LEASE - PUBLIC
AGENCY USE
SOLANO COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.