

**CALENDAR ITEM
C38**

A 7
S 2

08/14/12
PRC 8482.9
D. Oetzel

GENERAL LEASE - DREDGING

APPLICANT:

City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

AREA, LAND TYPE, AND LOCATION:

Sovereign land legislatively granted to the City of Vallejo, with minerals reserved to the State, located at the Vallejo Municipal Marina in San Francisco Bay, Solano County.

AUTHORIZED USE:

Maintenance dredge a maximum of 500,000 cubic yards of material over the term of the lease at the Vallejo Municipal Marina to maintain a navigable depth. Dredged material will be disposed of at the U.S. Army Corps of Engineers' designated disposal site SF-9 (Carquinez Strait).

LEASE TERM:

10 years, beginning, August 14, 2012.

CONSIDERATION:

No monetary consideration is due for the lease because there is no commercial benefit from the project and the dredged material may not be sold.

OTHER PERTINENT INFORMATION:

1. The applicant is the Trustee of legislatively granted sovereign land pursuant to Chapter 588, Statutes of 2004, with minerals reserved to the State
2. The purpose of the project is to maintain safe, navigable berth and access channel depths for vessels using the Vallejo Municipal Marina.
3. The Project comprises Vallejo Municipal Marina's north and south harbors. Maintenance dredging was previously authorized by the Commission

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under Lease No. PRC 8482.9 for the south harbor and Lease No. PRC 6736.9 for the north harbor. Both leases have expired. This lease will consolidate the dredging for the north and south harbors under one lease.

4. On April 17, 2012, the City of Vallejo submitted an application to the Commission for maintenance dredging of 500,000 cubic yards of material from the Vallejo Marina in the north and south basins. Subsequently, the City requested permission to begin dredging intended to prevent vessels from running aground from sediment accretion, and perform dredging during the environmental work window from August 1 through October 15. On June 5, 2012, staff issued a non-objection letter to dredge 100,000 cubic yards of the total proposed dredge amount in the City's application for up to 500,000 cubic yards; the material is to be disposed of at the U.S. Army Corps of Engineers' authorized disposal site at SF-9 (Carquinez Strait).
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 4, Minor Alterations to Land; California Code of Regulations, Title 14, section 15304, subdivision (g).

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

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.

APPROVALS OBTAINED:

None

FURTHER APPROVALS REQUIRED:

U.S. Army Corps of Engineers
San Francisco Bay Conservation and Development Commission
San Francisco Bay Regional Water Quality Control Board

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EXHIBITS:

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

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 4, Minor Alterations to Land; California Code of Regulations, Title 14, section 15304, subdivision (g).

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 the issuance of a 10-year General Lease - Dredging to the City Vallejo, beginning August 14, 2012, to dredge a maximum of 500,000 cubic yards of material during the lease term at the Vallejo Municipal Marina to maintain a navigable depth. Dredged material will be disposed of at the U.S. Army Corps of Engineers' designated disposal site SF-9 (Carquinez Strait). Such permitted activity is contingent upon the Applicant's compliance with applicable permits, recommendations, or limitations issued by federal, State, and local governments. No monetary consideration is due for the lease because there is no commercial benefit from the project and the dredged material may not be sold.

EXHIBIT A

PRC 8482.9

LAND DESCRIPTION

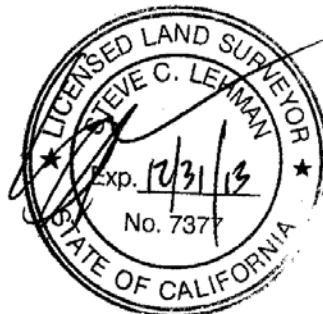
A parcel of tide and submerged land, situate in the City of Vallejo in the bed of Mare Island Strait, Solano County, California, more particularly described as follows:

COMMENCING at a City of Vallejo monument at the intersection of the center line of Trinity Street with the center line of Florida Street as shown on the map entitled "Map of the Marina Vista Project, City of Vallejo, Solano County, California", filed in the office of the Solano County Recorder February 1, 1967 in Book 23 of Maps at Page 51; thence North 02° 07' 42" East, 40 feet to the Northerly right-of-way line of said Florida Street; thence along said line North 87° 52' 18" West, 785.94 feet to the POINT OF BEGINNING; thence along the following thirteen courses:

1. South 57° 22' 47" West 160.32 feet;
2. North 32° 37' 13" West 2559.71 feet;
3. North 57° 22' 47" East 477.66 feet;
4. South 87° 59' 23" East 186.56 feet;
5. South 32° 37' 13" East 1266.54 feet;
6. South 66° 01' 14" East 176.31 feet;
7. South 32° 37' 13" East 463.22 feet;
8. South 24° 41' 19" West 70.42 feet;
9. South 32° 37' 13" East 354.95 feet;
10. South 0° 23' 01" East 205.42 feet;
11. South 57° 22' 47" West 149.01 feet;
12. South 14° 26' 27" West 14.68 feet;
13. South 57° 22' 47" West 239.32 feet to the point of beginning.

END OF DESCRIPTION

Prepared 05/11/12 by the California State Lands Commission Boundary Unit



NO SCALE

SITE



VALLEJO MUNICIPAL MARINA, CITY OF VALLEJO

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit B

PRC 8482.9
VALLEJO MUNICIPAL MARINA
GENERAL LEASE -
DREDGING
SOLANO COUNTY

