

**CALENDAR ITEM
C38**

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S 2

08/22/08
W 25684
B. Terry

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Pacific Union College
34100 Albion Street
Albion, CA 94508

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in the Albion River, adjacent to 34100 Albion Street, Albion, Mendocino County.

AUTHORIZED USE:

Construction, use, and maintenance of 20 steel cased cement pilings, a T-shaped floating dock facility with electrical, water and sewer conduit, and a pump out station as shown on the attached Exhibit A.

LEASE TERM:

Ten years, beginning August 22, 2008.

CONSIDERATION:

\$540 per year; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Liability insurance in the amount of no less than \$1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. Applicant is proposing to construct a 1,680 square-foot T-shaped boat dock facility on the south bank of the Albion River approximately ¼ mile east of the Albion River Bridge (Highway One), near the village of Albion. The proposed docking facility will extend from the shoreline approximately 125 feet into the Albion River. The T-shaped structure will comprise a six-foot wide, 63-foot long steel raised walkway (of which 63 feet will be

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located on lands under the Commission's Jurisdiction) that extends to a four-foot by 18-foot gangway ramp. Eight six-foot by 20-foot aluminum sections would be attached to the gangway ramp to form the floating "T" portion of the dock. The gangway will hinge at the top and have wheels at the bottom to allow for tidal fluctuations. 30 12-inch diameter steel-cased cement pilings would be used to support the dock. Of the 30 pilings, 20 will be located on lands under the Commission's jurisdiction. The other ten pilings will be located on the upland.

3. The proposed T-shape floating boat dock facility will include a pump out station and electrical conduit, freshwater and sewer pipeline. A utility trench will be excavated on the upland property to install a two-inch diameter ABS sewer pipeline, a two-inch diameter electrical conduit, and a ¾-inch diameter PVC water pipeline. The water, electrical and pump out conduit will then extend onto the underside of the dock structure and terminate at the end of the sloping gangway. A pump out station will be installed on the dock and will connect to an existing 5,000 gallon septic tank located on the upland.
4. Construction equipment, including pile driving equipment, is restricted to the gravel shoreline outside of environmentally sensitive habitat and is prohibited from entering the Albion River. Catch basins will be installed around each steel pile prior to pouring concrete in a manner that will prevent discharge of wet cement into the River.
5. To ensure that adequate public access on the River is provided during construction, a passage at least 50 feet wide in the channel of the River will be kept clear to allow for continued access through the project area by boats and recreational water craft. The passage will be clearly marked with floating safety buoys.
6. Construction can take place between June 1 and October 14 when spawning and migrating salmonids are least likely to be present in the River and only during low tide to minimize disturbance of bottom sediments.
7. The proposed project, when completed, will not extend into the River in a manner that would obstruct the navigable channel, and it is not anticipated to create any additional burdens on public access. There are two public facilities available on the Albion River within a half-mile of the proposed facility, Albion Flats (PRC 2164) and Schooner's Landing Marina (PRC 5414). These facilities have public boat launching ramps and docking facilities as well as trailer hookups. Both facilities provide access

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to the ocean from the Albion River and docking facilities along the Albion River.

8. The proposed project is for the private use by students, faculty, and guests of the aquatic and marine science field study courses and to facilitate nature study programs associated with the Albion Field Station of the Pacific Union College. The boats that will be docking at this facility are used in the educational programs.
9. On May 11, 2007, the California Coastal Commission (CCC) granted Permit # 1-06-018 for this project under its certified regulatory program [Title 14, California Code of Regulations, section 15251 (c)]. Staff has reviewed the document and determined that the conditions, as specified in Title 14, California Code of Regulations, section 15253 (b), have been met for the Commission to use the environmental analysis document certified by the CCC as a Negative Declaration equivalent in order to comply with the requirements of the CEQA.
10. 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.

APPROVALS OBTAINED:

California Coastal Commission, and the County of Mendocino

APPROVALS REQUIRED:

U.S. Army Corps of Engineers, California Department of Fish and Game and California Regional Water Quality Control Board

EXHIBITS:

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

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT, CALIFORNIA COASTAL COMMISSION (CCC) PERMIT #1-06-018, WAS ADOPTED FOR THIS PROJECT BY THE CCC UNDER ITS CERTIFIED PROGRAM [TITLE 14, CALIFORNIA CODE OF REGULATIONS,

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SECTION 15251 (C)], AND THAT THE CALIFORNIA STATE LANDS COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION THEREIN AND CONCURS IN THE CCC'S DETERMINATION.

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 OF A GENERAL LEASE – RECREATIONAL USE TO PACIFIC UNION COLLEGE, BEGINNING AUGUST 22, 2008, FOR A TERM OF TEN YEARS, FOR CONSTRUCTION, USE AND MAINTENANCE OF 20 STEEL CASED CEMENT PILINGS, A FLOATING DOCK FACILITY WITH A PUMP OUT STATION, SEWER PIPELINE, WATER PIPELINE, AND ELECTRICAL CONDUIT AS SHOWN ON EXHIBIT A AND AS DESCRIBED IN EXHIBIT B AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$540 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; AND LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN \$1,000,000.