

**CALENDAR ITEM  
C43**

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S 2

04/26/13  
PRC 6722.9  
D. Oetzel

**GENERAL LEASE - DREDGING**

**APPLICANT:**

Steckler-Pacific Company, Inc.  
100 Gate Six RD  
Sausalito, CA 94965

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

Sovereign lands granted to the County of Marin, minerals reserved at the Richardson Bay Marina within Richardson Bay, near the city of Sausalito, Marin County

**AUTHORIZED USE:**

Maintenance dredge a maximum of 19,100 cubic yards of material over the term of the lease at the Richardson Bay Marina within Richardson Bay to maintain a navigable depth. Dredged material will be disposed of at the U.S. Army Corps of Engineers' designated disposal site SF-11 (Alcatraz), and/or other U.S. Army Corps of Engineers' approved disposal sites

**LEASE TERM:**

10 years, beginning April 26, 2013.

**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 Project is part of a larger dredging project (60,000 cubic yards over a 10-year period) at the Richardson Bay Marina within Richardson Bay. Commission authorization is not required for the dredging of the other 40,900 cubic yards because it will occur on tide and submerged lands outside of the State's fee ownership.
2. A portion of the dredging will occur on sovereign lands legislatively granted to the County of Marin pursuant to Chapter 497, Statutes of 1959,

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as amended with minerals reserved to the State. This dredging is subject to the Commission's jurisdiction and is included in the proposed lease.

3. A portion of the proposed dredging involves partially filled and unfilled Board of Tide Land Commissioner's lots 229, 239 and 278 New Sausalito and outside the Commission's fee ownership.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (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.

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

5. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq.; however, the Commission has declared that all lands are "significant" by nature of their public ownership (as opposed to "environmentally significant"). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code section 6370 et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by California Code of Regulations, Title 2, section 2954 is not applicable.

**APPROVALS OBTAINED:**

None

**FURTHER APPROVALS REQUIRED:**

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

**EXHIBITS:**

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

**RECOMMENDED ACTION:**

It is recommended that the Commission:

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**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.

**AUTHORIZATION:**

Authorize the issuance of a General Lease – Dredging to the Steckler-Pacific Company, beginning April 26, 2013, for a term of 10 years, to dredge a maximum of 19,100 cubic yards of material during the lease term in Richardson Bay at the Richardson Bay Marina to maintain a navigable depth. Dredged material will be disposed of at the U.S. Army Corps of Engineers' designated disposal site SF-11 (Alcatraz), and/or other U.S. Army Corps of Engineers' approved disposal sites. 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 6722.1

### LAND DESCRIPTION

Three (3) parcels of tide and submerged land situate in the County of Marin, State of California, and more particularly described as follows:

#### **Parcel 1**

That portion of Donahue Avenue lying between Blocks 229 and 239 and bounded northwesterly by the southeasterly line of "C" Dock of Richardson Bay Marina; bounded southeasterly by the northwesterly line of "B" Dock of Richardson Bay Marina, said Donahue Avenue and Blocks 229 and 239 shown on "Map No. 1 of Salt Marsh and Tide Lands Situate in the County of Marin, State of California", filed for record in Can "F", Official Records of Marin County, and as also depicted on that map entitled, "Supplementary Plat of the Grant to the County of Marin, Parcel "A", Chapter 497, Statutes 1959", filed for record September 16, 1960 as Serial No. 24624 in Can "G", Official Records of said County.

#### **Parcel 2**

That portion of Donahue Avenue lying between Blocks 229 and 239 and bounded northwesterly by the southeasterly line of "B" Dock of Richardson Bay Marina; bounded southeasterly by the northwesterly line of "A" Dock of Richardson Bay Marina, said Donahue Avenue and Blocks 229 and 239 shown on "Map No. 1 of Salt Marsh and Tide Lands Situate in the County of Marin, State of California", filed for record in Can "F", Official Records of Marin County, and as also depicted on that map entitled, "Supplementary Plat of the Grant to the County of Marin, Parcel "A", Chapter 497, Statutes 1959", filed for record September 16, 1960 as Serial No. 24624 in Can "G", Official Records of said County.

#### **Parcel 3**

That portion of Railroad Avenue and Eureka Street lying northeasterly and southeasterly of Block 239 shown on "Map No. 1 of Salt Marsh and Tide Lands Situate in the County of Marin, State of California", filed for record in Can "F", Official Records of Marin County, and as also depicted on that map entitled, "Supplementary Plat of the Grant to the County of Marin, Parcel "A", Chapter 497, Statutes 1959", filed for record September 16, 1960 as Serial No. 24624 in

Can "G", Official Records of said County, said portion being more particularly described as follows:

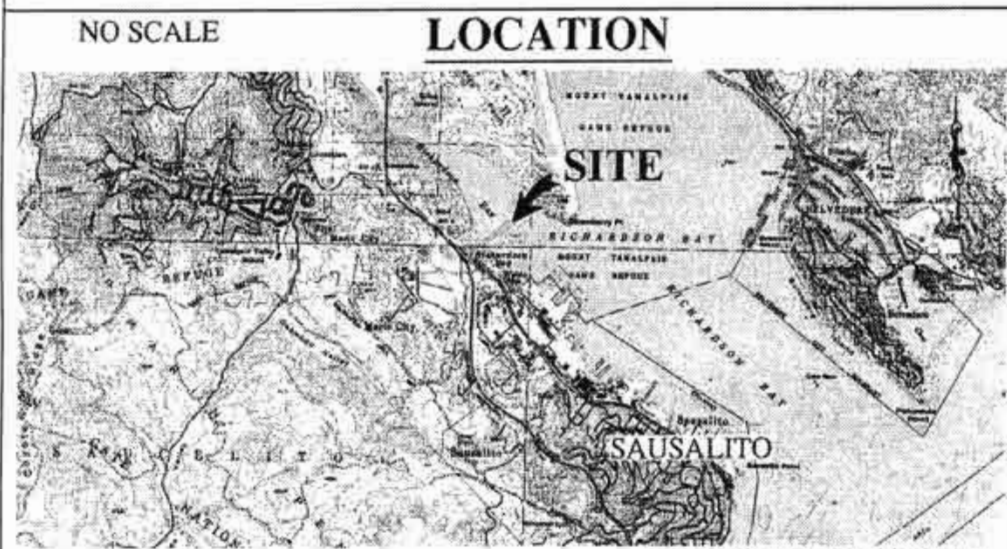
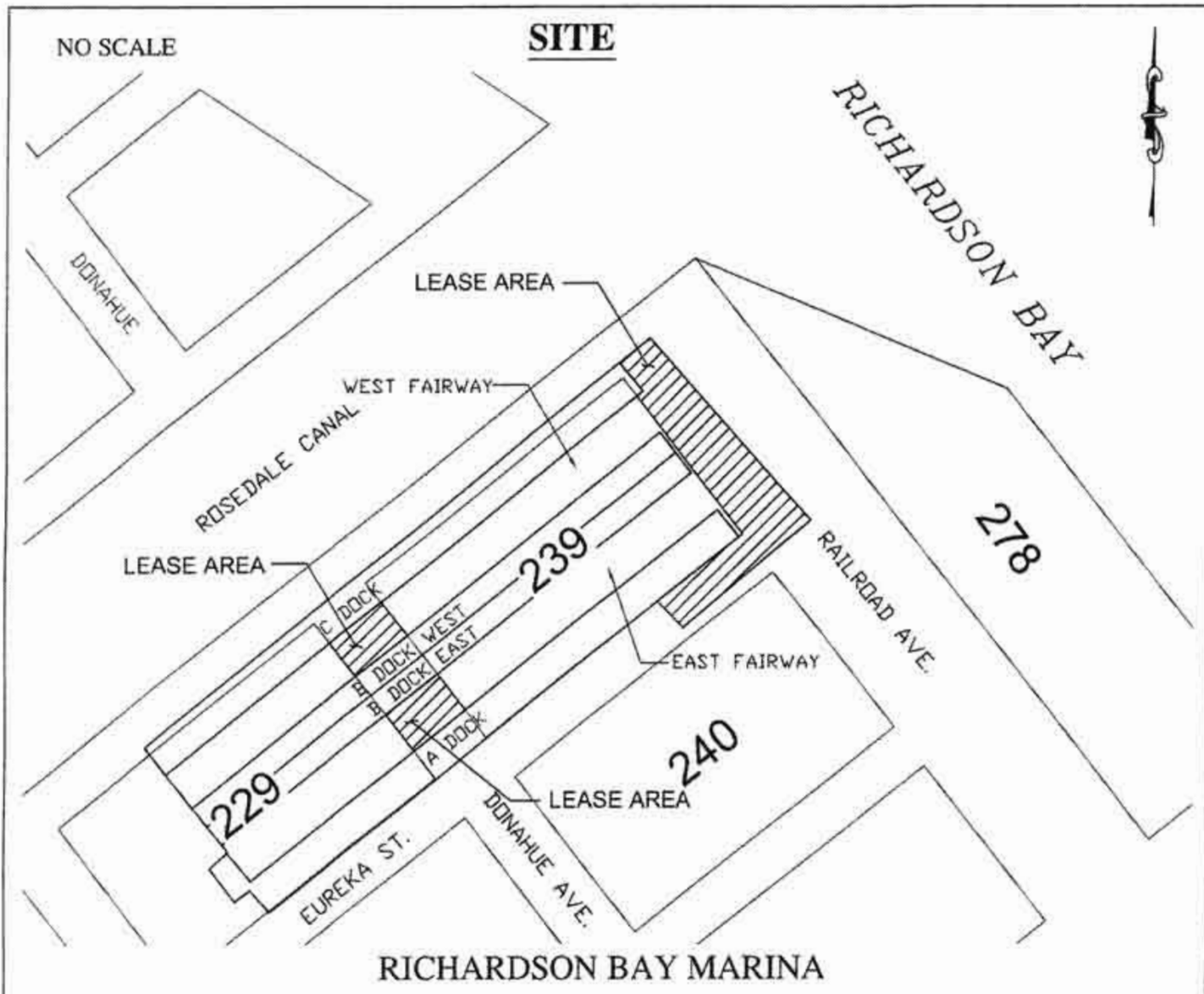
BEGINNING at the easterly corner of said Block 239; thence North 38°15'01" West 212.51 feet along the northeasterly line of Block 239; thence leaving said northeasterly line North 51°23'58" East 9.45 feet; thence North 39°56'51" West 44.94 feet; thence North 51°11'55" East 48.06 feet; thence South 41°48'02" East 296.09 feet; thence South 49°28'38" West 202.03 feet; thence North 45°07'32" West 45.92 feet to the southeasterly line of said Block 239; thence North 51°44'59" East 132.85 feet along said southeasterly line to the POINT OF BEGINNING.

BASIS OF BEARINGS for this description is CCS 83 Zone 3 US Feet. All distances are grid distances.

**END OF DESCRIPTION**

Prepared March 28, 2013 by the California State Lands Commission Boundary Unit.





**Exhibit B**  
 PRC 6722.1  
 RICHARDSON BAY  
 MARINA  
 GENERAL LEASE -  
 DREDGING  
 MARIN 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.