

**CALENDAR ITEM
C37**

A 7
S 2

09/20/13
PRC 8224.9
D. Oetzel

GENERAL LEASE - DREDGING

APPLICANT:

Vallejo Yacht Club
485 Mare Island Way
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 Yacht Club in the Mare Island Strait within the city of Vallejo, Solano County.

AUTHORIZED USE:

Maintenance dredge a maximum of 60,000 cubic yards of material over the term of the lease at the Vallejo Yacht Club to maintain a navigable depth. Dredged material will be disposed of at the Carquinez Disposal Site (SF-9) and/or all another U.S. Army Corps of Engineers' approved site.

LEASE TERM:

10 years, beginning September 20, 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 dredging will occur on lands legislatively granted to the City of Vallejo pursuant to Chapter 588, Statutes of 2004, with minerals reserved to the State.
2. The purpose of the maintenance dredging is to provide safe and navigable depths at the Vallejo Yacht Club.
3. On November 27, 2000, the Commission authorized a 10-year lease for the dredging of 100,000 cubic yards of material at the Vallejo Yacht

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Harbor. That lease has since expired and the Vallejo Yacht Harbor is asking for a new dredging lease.

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, subdivision (g).

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

5. 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:

San Francisco Bay Regional Water Quality Control Board

FURTHER APPROVALS REQUIRED:

U.S. Army Corps of Engineers
California Coastal Commission

EXHIBITS:

- A. Land Description
- B. Location and Site 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 4, Minor Alterations to Land; California Code of Regulations, Title 14, section 15304, subdivision (g).

CALENDAR ITEM NO. **C37** (CONT'D)

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 General Lease – Dredging Use to the Vallejo Yacht Club, beginning September 20, 2013, for a term of 10 years, to dredge a maximum of 60,000 cubic yards of material over the term of the lease at the Vallejo Yacht Club to maintain a navigable depth. Dredged material will be disposed of at the Carquinez Disposal Site (SF-9) and/or another U.S. Army Corps of Engineers' approved site. 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 8224.9

LAND DESCRIPTION

A parcel of submerged land granted to the City of Vallejo pursuant to Chapter 588, Statutes of 2004, approved by the Governor and filed with the Secretary of State September 18, 2004, County of Solano, State of California, described as follows:

BEGINNING a point lying distant N 18°42'12" W 10,285.85 feet from NGS monument "Mare Island SE Reset (PID JT0316); thence along the following thirteen courses:

- 1) N 58°18'43" E 367.43 feet;
- 2) N 33°20'51" W 495.81 feet;
- 3) S 57°29'58" W 51.06 feet;
- 4) N 30°53'17" W 87.52 feet;
- 5) N 44°08'11" E 39.31 feet;
- 6) N 35°46'25" W 50.28 feet;
- 7) N 88°11'37" W 54.84 feet;
- 8) S 59°58'40" W 216.82 feet;
- 9) S 25°51'16" E 50.24 feet;
- 10) S 55°02'24" W 104.41 feet;
- 11) S 33°32'51" E 113.46 feet;
- 12) N 64°06'42" E 14.09 feet;
- 13) S 33°31'49" E 508.25 feet to the POINT OF BEGINNING.

The Basis of Bearings of this description is the California Coordinate System of 1983, Zone 2. All distances are grid distances.

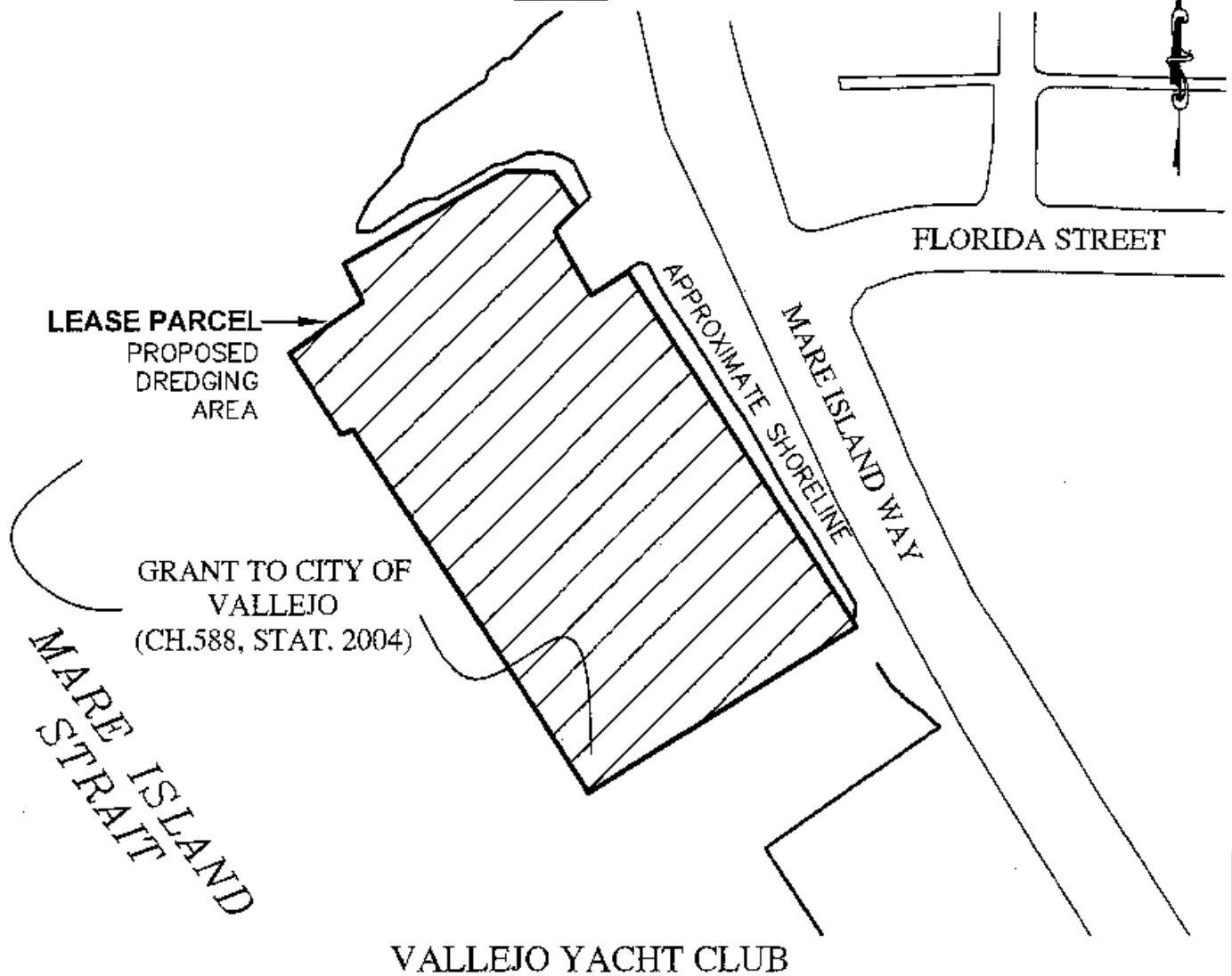
END OF DESCRIPTION

Prepared 8/26/2013 by the California State Lands Commission Boundary Unit.



NO SCALE

SITE



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 8224.9
VALLEJO YACHT CLUB
GENERAL LEASE -
DREDGING
SOLANO COUNTY



DJF 08/26/13