

This Calendar Item No. C19 was approved as Minute Item No. 19 by the California State Lands Commission by a vote of 3 to 0 at its 4-26-05 meeting.

CALENDAR ITEM
C19

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S 14

04/26/05
PRC 8496 WP 8496.9
L. Burks

AMENDMENT OF LEASE

APPLICANT:

City of Lathrop
16775 Howland Road, Suite 1
Lathrop, CA 95330-9792

AREA, LAND TYPE, AND LOCATION:

0.84 acres, more or less, of sovereign lands in the San Joaquin River, just north of the Manthey Road Bridge in the city of Lathrop, San Joaquin County.

AUTHORIZED USE:

Continued use and maintenance of the existing Manthey Road Bridge (old Highway 50 bridge) and a new bike/pedestrian bridge, known as the "San Joaquin Bike Bridge".

LEASE TERM:

25 years, beginning December 9, 2003.

CONSIDERATION:

The 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.

PROPOSED AMENDMENT:

Proposed attachment of five utility pipelines, consisting of one 12-inch and one 18-inch diameter sewer force main, a 16-inch diameter recycled water pipeline, an 8-inch diameter natural gas line, and a 16-inch diameter potable water pipeline to the existing San Joaquin Bike Bridge. All other terms and conditions of the lease shall remain in effect without amendment.

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OTHER PERTINENT INFORMATION:

1. Applicant has a right to use and owns the uplands adjoining the lease premises.
2. On December 9, 2003, the Commission authorized termination of General Lease - Public Agency Permit No. PRC 452.9, and issuance to the city of Lathrop of a new General Lease - Public Agency Use No. PRC 8496.9, for continued use and maintenance of the existing Manthey Road Bridge and construction of the new San Joaquin Bike Bridge within the existing Manthey Road Bridge right of way easement.
3. As part of the South County Surface Water Project (SCSWP), the new San Joaquin Bike Bridge currently carries a 36-inch potable water pipeline which is owned and operated by the South San Joaquin Irrigation District (SSJID). The new San Joaquin Bike Bridge was also designed to carry five additional pipelines that are to be placed adjacent to the SSJID pipeline within the bottom of the Bridge section. The proposed pipelines will be placed within the new Bridge to provide a safe and reliable crossing over the San Joaquin River for master planned utilities meant to serve existing and future residents of the City. The City right-of-way extends approximately 20 feet north of the Manthey Road Bridge on both the east and west levees. From bank to bank, the pipelines would be included in the new Bridge that spans a distance of approximately 642 feet and is 10 feet in width.
4. The additional 16-inch potable water main is separate and apart from the 36-inch regional water main owned by SSJID. The new 16-inch potable water main will be part of the City's water system and is internal to that system, separate and apart from the 36-inch SSJID line. It will provide redundancy and back up to the West Lathrop Specific Plan planning area in the event that the 36-inch SSJID main needs to be repaired or is otherwise inoperable. This 16-inch line will also provide peaking and fire flow requirements (added water flow) in conjunction with the 36-inch main. The proposed 16-inch recycled water main will provide irrigation water to urban and agricultural areas within the West Lathrop Specific Plan Area. The recycled water will be treated at the City's Water Recycling Plant No. 1 and is being permitted by the Regional Water Quality Control Board to meet full human contact standards under Title 22 of the California Administrative Code. This means that the recycled water will be treated to tertiary (highest quality) standards and be fully disinfected.

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5. The reason for two separate sewer force mains is also for redundancy and phasing requirements of development within the West Lathrop Specific Plan Area. The smaller 12-inch line will be utilized as development first occurs and then the 18-inch line will be energized and used as additional capacity is needed as development continues.
6. All of these lines will be owned and maintained by the City of Lathrop, with the exception of the 8-inch natural gas pipeline. This low-pressure gas pipeline shall be designed to have a working pressure of 50 psi with a maximum working pressure of 60 psi. The proposed gas pipeline will be constructed under Pacific Gas and Electric (PG&E) Rules General Order 112-E, and the Department of Transportation Code of Federal Regulations 49, Part 192, and must comply with each. Final design plans will be reviewed and approved by PG&E to ensure that these regulations are met. After construction of the gas pipeline is complete, the pipeline will be dedicated to PG&E for operation and maintenance. PG&E's Master Lease No. PRC 5438.1 will be amended to include the 8-inch natural gas pipeline. The gas pipeline will be an extension of the existing gas distribution system within the Mossdale Village area of the West Lathrop Specific Plan. This gas pipeline will provide necessary gas service for new development proposed on Stewart Tract, including the new Mossdale Marina Office Building immediately adjacent to the bridge. In the near future, there will be significant new development on Stewart Tract in which the initial phases will be serviced by this gas line.
7. A Negative Declaration was prepared and adopted for this project by city of Lathrop. The California State Lands Commission's staff has reviewed such document.
8. 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:

State Reclamation Board; City of Lathrop.

EXHIBIT:

- A. Site Plan And Location Map

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PERMIT STREAMLINING ACT DEADLINE:

September 30, 2005

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY CITY OF LATHROP AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

SIGNIFICANT LANDS INVENTORY FINDING:

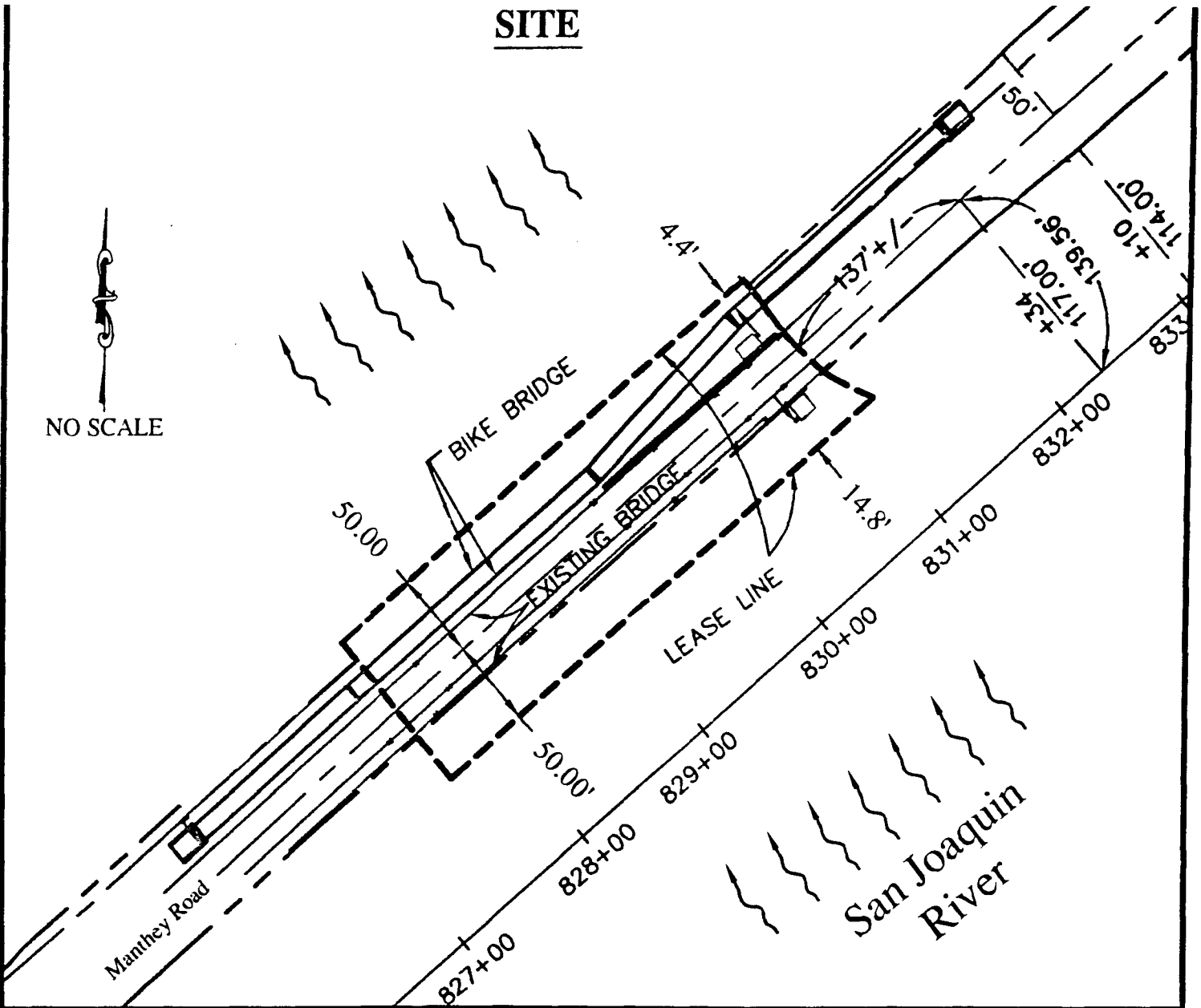
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 8496.9, A GENERAL LEASE - PUBLIC AGENCY USE, OF LANDS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE APRIL 26, 2005, TO ATTACH FIVE UTILITY PIPELINES TO THE NEW SAN JOAQUIN BIKE BRIDGE; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

SITE

NO SCALE



NO SCALE

LOCATION



Exhibit A

PRC 8496.9
 GENERAL LEASE
 PUBLIC AGENCY USE
 MANTHEY ROAD BRIDGE
 SAN JOAQUIN RIVER
 SAN JOAQUIN COUNTY



MAP SOURCE: USGS DOQQ LATHROP

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.