

MINUTE ITEM
This Calendar Item No. C34 was approved as
Minute Item No. 34 by the California State Lands
Commission by a vote of 3 to 0 at its
6-20-05 meeting.

**CALENDAR ITEM
C34**

A 21
S 11

06/20/05
PRC 5740 WP 5740.9
N. Quesada

AMENDMENT OF LEASE

APPLICANT:

City of Redwood City
1017 Middlefield Road
P.O. Box 391
Redwood City, CA 94064

AREA, LAND TYPE, AND LOCATION:

0.328 acres, more or less, of sovereign lands in Belmont Slough, adjacent to Redwood Shores, northwest portion of the intersection of Marine Parkway and Shearwater Parkway, city of Redwood City, San Mateo County.

AUTHORIZED USE:

Continued use and maintenance of two 36-inch diameter saltwater intake pipes to improve water circulation of the existing lagoon system at the Redwood Shores Peninsula, Belmont Slough, City of Redwood City, and San Mateo County.

LEASE TERM:

30 years, beginning May 1, 1995.

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 amendment of the existing Lease for removal of the existing two 36-inch diameter saltwater intake pipes, with associated flap gates, slide gate, and maintenance platform deck; and for the installation of two 48-inch diameter and one 54-inch diameter reinforced concrete pipes, flap gates, slide gates, rock riprap, and other appurtenances located in Belmont Slough, adjacent to

CALENDAR ITEM NO. C34 (CONT'D)

Redwood Shores Lagoon, city of Redwood City, and San Mateo County. All other terms and conditions of the lease shall remain in effect without amendment.

OTHER PERTINENT INFORMATION:

1. Applicant has a right to use the uplands adjoining the lease premises.
2. On July 6, 1995, the Commission authorized the acceptance of a Lease quitclaim deed, terminated the General Lease – Right of Way Use PRC 5740.9 to Redwood Shores Inc., and issued a new General Lease – Public Agency use for PRC 5740.9 to the city of Redwood City, for the improvements of the Shorebird Subdivision No. 1, which included the intake pipes within the lease premises.
3. The Lagoon Intake Facility II Replacement project involves replacing the existing deteriorating corrugated metal pipes, flap gates, and slide gates with open reinforced concrete pipes to upgrade the existing storm drainage system connections between Belmont Slough and Redwood Shores Lagoon, and promote better lagoon circulation in the Redwood Shores Lagoon. The Lagoon functions as a storm water retention facility of Redwood Shores. This project is necessary for the health, safety and welfare of the public.
4. The construction will include the removal of existing intake pipes, slide gates, and maintenance platform deck; replacement of existing pipes with new storm drain pipes; fittings and appurtenances; replacement and installation of new flap gate and slide gates; installation of manholes, and installation of a dewatering structure and other associated work.

A dewatering structure will be constructed on the existing levee and will house two 48-inch slide gates as well as one 54-inch slide gate. The gates will be utilized for maintenance activities related to the structure or the pipe.

Two 48-inch reinforced concrete pipes will replace the existing two 36-inch corrugated metal pipes. The two 48-inch pipes run approximately 72-feet in length on each side of the dewatering structure. The two 48-inch pipes connect to the Belmont Slough and the Redwood Shores Lagoon. An additional 54-inch reinforced corrugated pipe approximately 40-feet in length will connect the northwest side of the dewatering structure and exit

CALENDAR ITEM NO. C34 (CONT'D)

the structure north approximately 88-feet to one of two manholes. The 54-inch pipe will connect to the second manhole from the east.

5. On August 31, 2004, the San Francisco Bay Conservation and Development Commission (BCDC) granted Permit # M04-9 under its certified program. [Title 14, California Code of Regulations, section 15251 (h)].

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 BCDC as a (Negative Declaration/EIR) equivalent in order to comply with the requirements of the CEQA.

6. 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:

The U.S. Army Corps of Engineers, in Consultation with National Marine Fisheries Service, and U.S. Fish and Wildlife Service; San Francisco Bay Conservation and Development Commission; Regional Water Quality Control Board;

FURTHER APPROVALS REQUIRED:

California Department of Fish and Game

EXHIBIT:

- A. Site Plan and Location Map

PERMIT STREAMLINING ACT DEADLINE:

July 25, 2005

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

CALENDAR ITEM NO. C34 (CONT'D)

FIND THAT AN ENVIRONMENTAL ANALYSIS DOCUMENT (SF BCDC PERMIT # MO4-9), WAS ADOPTED FOR THIS PROJECT BY THE SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION (BCDC) UNDER ITS CERTIFIED PROGRAM [TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15251 (h)], AND THAT THE CALIFORNIA STATE LANDS COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION THEREIN AND CONCURS IN BCDC'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 THE AMENDMENT OF LEASE NO. PRC 5740.1, A GENERAL LEASE - PUBLIC AGENCY USE, AS REPRESENTED ON THE LANDS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE JUNE 20, 2005, FOR THE REMOVAL OF THE EXISTING TWO 36-INCH DIAMETER SALTWATER INTAKE PIPES, ASSOCIATED FLAP GATES AND SLIDE GATES AND ASSOCIATED MAINTENANCE PLATFORM DECK; AND THE INSTALLATION OF TWO 48-INCH DIAMETER AND ONE 54-INCH DIAMETER REINFORCED CONCRETE PIPES, FLAP GATE AND SLIDE GATES, ROCK RIPRAP AND OTHER APPURTENANCES LOCATED IN BELMONT SLOUGH, ADJACENT TO REDWOOD SHORES LAGOON, CITY OF REDWOOD CITY, SAN MATEO COUNTY; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

