

**CALENDAR ITEM
C14**

A 8, 10, 15, 26

06/24/08

W 26273

S 1, 5, 14

V. Caldwell

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

Sacramento Area Sewer District
9660 Ecology Lane
Sacramento, California 95827

AREA, LAND TYPE, AND LOCATION:

0.0126 acre, more or less, of sovereign lands in Snodgrass Slough, Middle Slough, and the Mokelumne and Cosumnes rivers, Sacramento and San Joaquin counties.

AUTHORIZED USE:

Construction, use, operation and maintenance of a ten-inch diameter force main pipeline and a 24-inch diameter steel casing with two ten-inch carrier pipes.

LEASE TERM:

25 years, beginning June 24, 2008.

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.

SPECIFIC LEASE PROVISIONS:

The Lease includes specific construction related provisions and requires the Lessee to comply with all applicable Federal, state and local regulations, current industry standards and the Mitigation Monitoring Program for the project.

OTHER PERTINENT INFORMATION:

1. Applicant is in the process of obtaining permission to use the uplands adjoining the lease premises which must be obtained prior to the start of construction.

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2. The community of Walnut Grove is currently served by a wastewater treatment plant (WWTP) that is under a cease and desist order imposed by the Regional Water Quality Control Board (Regional Board) for groundwater degradation and illegal discharge to surface waters. The WWTP cannot comply with the future discharge requirements imposed by the Regional Board. In accordance with Regional Board directives, the Applicant (CSD-1, now known as the Sacramento Area Sewer District) prepared a feasibility study to evaluate alternatives which addressed both existing deficiencies and regional treatment upgrades. The Applicant, based on the study, has designed the proposed Walnut Grove Sewer Project (Project) which will pump wastewater from the Walnut Grove WWTP to the Sacramento Regional Wastewater Treatment Plant (SRWTP) via the Applicant's pump station located at the Rio Cosumnes Correctional Center (RCCC).
3. A ten-inch diameter pipeline will be installed using Horizontal Directional Drilling (HDD) methods to a minimum depth of 100 feet below each of the waterways. A 24-inch diameter steel casing, with two ten-inch carrier pipes, will take the force main under the bed of Snodgrass Slough. A drilling area will be set up to directionally drill the pipeline under the bed of the Mokelumne River. Two segments of the proposed HDD pipeline route will cross the Cosumnes River Preserve which is located at the confluence of the Cosumnes and Mokelumne rivers.
4. The Applicant proposes the following construction timeline: HDD Middle Slough crossing is scheduled to begin by June 30, 2008, with construction on this crossing taking approximately four weeks. The HDD Mokelumne River and Cosumnes River crossings are scheduled to begin by July 7, 2008, with construction on these crossings taking approximately six weeks. The HDD Snodgrass Slough and Mokelumne River crossings are scheduled to begin by August 21, 2008, with construction on these crossings taking approximately seven weeks. Construction will not begin on any of the waterways until crossing agreements have been obtained from each adjacent upland owner.
5. A Mitigated Negative Declaration was prepared and adopted for this project by Sacramento County. The California State Lands Commission's staff has reviewed such document. A Mitigation Monitoring Program was adopted by the County of Sacramento.
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

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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 Department of Transportation, Union Pacific Railroad Company, Reclamation District 369, County of Sacramento, and the County of San Joaquin

FURTHER APPROVALS REQUIRED:

U. S. Army Corps of Engineers, U. S. Fish and Wildlife Service, National Marine Fisheries Service, California Regional Water Quality Control Board, California Department of Fish and Game, Reclamation District 348, and Reclamation District 2110

EXHIBITS:

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

PERMIT STREAMLINING ACT DEADLINE:

October 27, 2008

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY SACRAMENTO COUNTY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.

SIGNIFICANT LANDS INVENTORY FINDING:

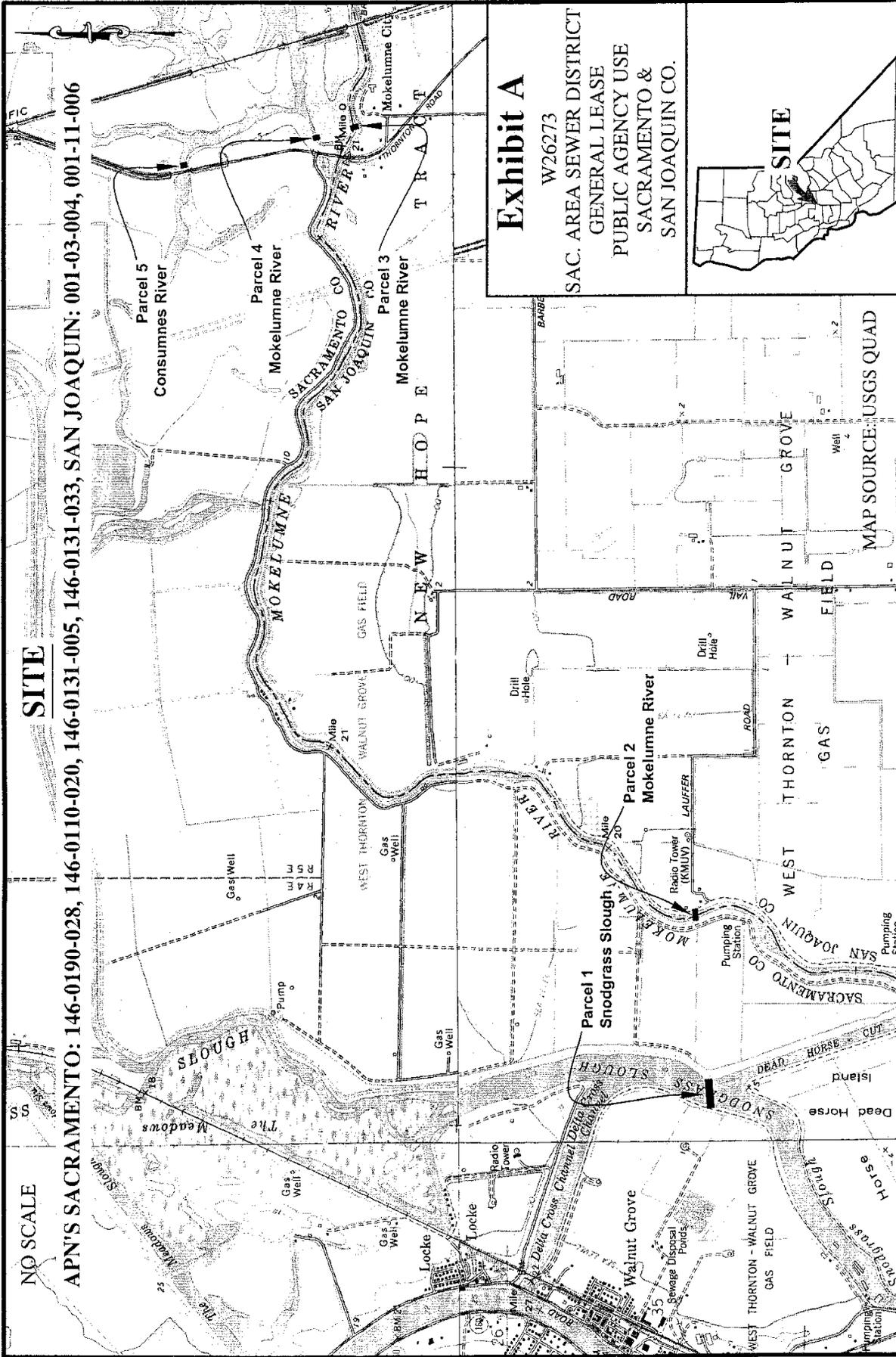
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE OF A GENERAL LEASE - PUBLIC AGENCY USE TO SACRAMENTO AREA SEWER DISTRICT BEGINNING

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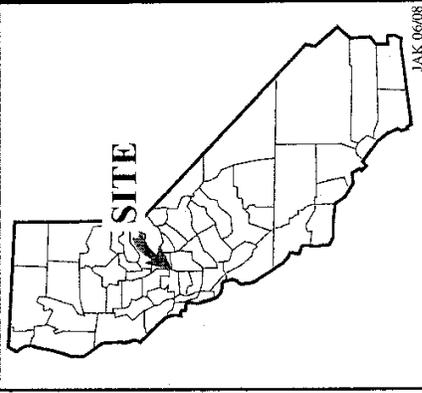
JUNE 24, 2008, FOR A TERM OF 25 YEARS, FOR THE CONSTRUCTION, USE, OPERATION AND MAINTENANCE OF A TEN-INCH DIAMETER FORCE MAIN PIPELINE AND A 24-INCH DIAMETER STEEL CASING, WITH TWO TEN-INCH CARRIER PIPES, AS SHOWN ON EXHIBIT A ATTACHED AND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION BEING 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.



SITE

NO SCALE
 APN'S SACRAMENTO: 146-0190-028, 146-0110-020, 146-0131-005, 146-0131-033, SAN JOAQUIN: 001-03-004, 001-11-006

Exhibit A
 W26273
 SAC. AREA SEWER DISTRICT
 GENERAL LEASE
 PUBLIC AGENCY USE
 SACRAMENTO &
 SAN JOAQUIN CO.



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.