

**CALENDAR ITEM
C18**

A 34
S 17

10/29/10
W 26426
C. Connor

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

City of Los Angeles
Department of Water and Power
William T. Van Wagoner
111 North Hope Street
Los Angeles, CA 90012

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in Owens Lake, Inyo County

AUTHORIZED USE:

Conduct geologic sampling and rotary drilling samples; construct, operate, maintain, and monitor groundwater monitoring wells.

LEASE TERM:

Two years, beginning October 29, 2010.

CONSIDERATION:

No monetary consideration will be charged as the information collected will result in a public benefit; the State reserves 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:

1. The City of Los Angeles Department of Water and Power (LADWP) shall comply with the Mitigation Monitoring Plan (MMP) from the 2008 Owens Valley PM₁₀ Planning Area Demonstration of Attainment State Implementation Plan Environmental Impact Report (SCH# 2007021127) prepared by the Great Basin Air Pollution Control District. The MMP was also subsequently adopted by the Commission. Deviations from the MMP shall not be permitted unless approved in advance by Commission staff through a variance.

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2. Biological monitoring of construction activities shall be required. LADWP shall provide to the California Department of Fish and Game (CDFG) and the Commission's staff the credentials and qualifications of all proposed biological monitors for review prior to those monitors being employed on the project site. Monitors shall have authority to halt project activities to prevent non-compliance with the MMP; in that event, project activities shall not be allowed to proceed until activities can be carried out in compliance with the MMP or until LADWP has been granted a variance by Commission staff.
3. Weekly Compliance/Monitoring reports shall be provided to CDFG and to Commission staff. Reports for each week shall be submitted by the end of the following week.
4. Weekly reports shall contain at a minimum: photographs depicting the project site, including key components and conditions (i.e., installed casing centralizers, baker tanks, lay-down area, etc.), where work occurred or is occurring, where activities will be conducted next, the type and location of all observations of nesting birds (American avocets and western snowy plovers), what measures were implemented to avoid the nest(s), and the ultimate disposition of the nest(s).
5. LADWP shall comply with the Department of Water Resources (DWR) Bulletin 74-90 pertaining to Monitoring Wells. LADWP shall provide receipts for National Sanitation Foundation (NSF) certified drilling fluids, drilling mud, and additives as evidence of compliance with the project description contained in the application dated July 12, 2010 and as discussed in the October 2009 meeting and confirmed in the William Van Wagoner letter of November 9, 2009.
6. LADWP shall provide "Work Schedules" to designated CDFG and Commission staff two weeks prior to commencement of project activities. LADWP shall also provide the Work Schedules to Inyo County Environmental Health Services and the Lahontan Regional Water Quality Control Board. The Work Schedules shall identify the location, type of work, and estimated duration/timeframe of the activity.
7. Unless prior written authorization is obtained, LADWP shall plug and abandon all the wells before the end of the lease term according to all applicable federal, State, and local laws and regulations

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8. LADWP shall be required to restore the surface of the lease premises to pre-existing conditions. Water extraction for any other purpose other than for information collection as described in the lease during the lease period is prohibited.

OTHER PERTINENT INFORMATION:

1. The City has applied to the Commission to conduct geological sampling and rotary drilling at three sites (DWP 5, DWP 6, DWP 7) and to construct, operate, maintain, and monitor up to eight groundwater monitoring wells. The goal of the monitoring wells is to collect basic data to determine the quality and level of Owens Lake groundwater for its potential use for dust control purposes.
2. Cultural and biological resources surveys were conducted by qualified archaeologists and biologists at all three sites.
3. The first borehole at each site will be drilled to a depth of 1,500 feet and will be completed within the deepest aquifer based on the descriptive and geophysical logs. The remaining monitoring wells at the site will be completed within two shallower dominate aquifers. All work activities and equipment lay down would be restricted to the existing compacted roads and turnouts. No work would occur on the Owens Lake playa.
4. The sequence of events for installing the monitoring wells includes the following: A 36-inch diameter borehole would be drilled to a depth of 20 feet below the ground surface; A 24-inch diameter steel casing with 0.25-inch wall thickness would be installed to a depth of 20 feet below the ground surface; Sand-cement slurry would be pumped in the annular space between the casing and the borehole; The grout seal would be allowed to cure for 24 hours prior to installing the conductor casing; A 20-inch diameter borehole would be drilled to a depth of approximately 100 feet below the ground surface for each monitoring well; A 12.75-inch diameter steel casing would be installed to a depth of approximately 100 feet below the ground surface; Sand-cement slurry would be pumped to fill the annular space between the casing and the borehole wall. After a 24-hour period for curing the grout seal, a 10-inch borehole would be drilled. The conductor casing would have a flanged end to accept a 12-inch gate valve or blind flange. A 12-inch gate valve would be installed to ensure that possible artesian flow conditions can be safely controlled, if needed, during the course of drilling the 10-inch borehole to a depth of 1,500 feet. Lastly, a 9-inch diameter stainless steel casing with a wire-wrapped screen at the end will be inserted. At the wellhead, a one-foot thick by

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four-foot square concrete pad with protective ballards will be installed. The 4-inch casing at the wellhead will be equipped with a flange and a ball valve. The wellhead will be fully enclosed and locked when not being used for monitoring purposes.

5. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), staff determined this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 6, Information Collection; Title 14, California Code of Regulations, section 15306. Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300.
6. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code sections 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 Sections 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 Title 2, California Code of Regulations, Section 2954 is not applicable.

APPROVALS OBTAINED:

California Regional Water Quality Control Board
Inyo County Environmental Health Services

FURTHER APPROVALS REQUIRED:

California State Lands Commission

EXHIBITS:

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

PERMIT STREAMLINING ACT DEADLINE:

December 22, 2010

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 Title 14, California Code of Regulations, section 15061 as a categorically exempt project, Class 6, Information Collection; Title 14, California Code of Regulations, section 15306.

AUTHORIZATION:

Authorize Issuance of a General Lease - Public Agency Use to the City of Los Angeles Department of Water and Power (LADWP) beginning October 29, 2010, for a term of two years, for conducting geologic sampling and rotary drilling sampling, and to construct, operate, maintain, and monitor up to eight groundwater monitoring wells on three sites as shown on Exhibit A (for reference purposes only) and described on Exhibit B attached and by this reference made a part hereof; no monetary consideration as the information collected will result in a public 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.

NO SCALE

SITE

-  Geotechnical Survey Monitoring Wells
-  CSLC Approved Phases of Dust Control

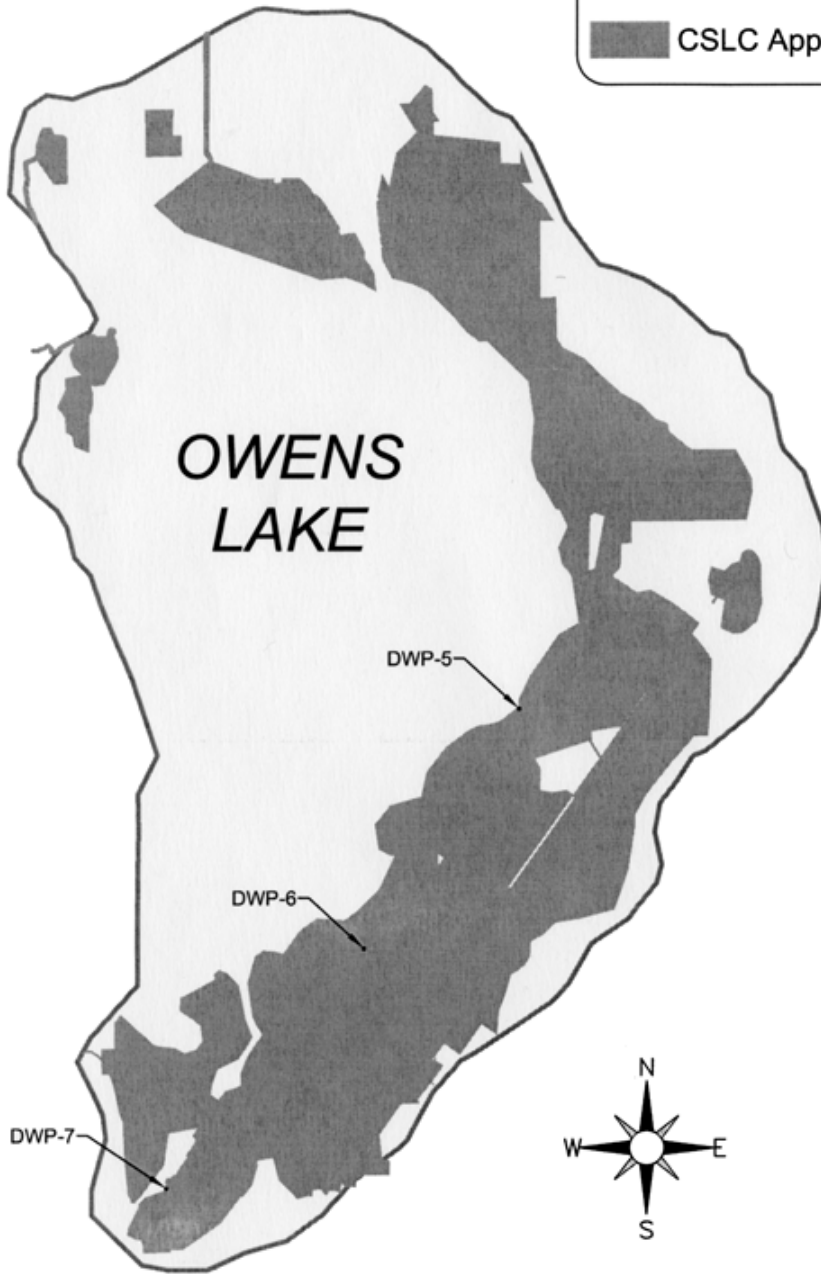


Exhibit A
W26426
LADWP
OWENS LAKE
GEOTECHNICAL SURVEY
MONITORING WELLS
INYO COUNTY



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.

EXHIBIT B

W26426

LAND DESCRIPTION

Geotechnical Survey Monitoring Wells Owens Lake, California

Three parcels of State-owned sovereign land in the bed of Owens Lake in the County of Inyo, State of California, being more particularly described as follows:

DWP-5

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 20°08'50" East, a distance of 30,282.98 feet; thence along the following described courses:

North 90°00'00" West, 150.00 feet;
South 00°00'00" West, 150.00 feet;
South 90°00'00" East, 150.00 feet;
North 00°00'00" East, 150.00 feet to the point of BEGINNING.

DWP-6

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 25°04'18" East, a distance of 49,652.09 feet; thence along the following described courses:

North 90°00'00" West, 150.00 feet;
South 00°00'00" West, 150.00 feet;
South 90°00'00" East, 150.00 feet;
North 00°00'00" East, 150.00 feet to the point of BEGINNING.

DWP-7

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 29°18'37" East, a distance of 70,591.86 feet; thence along the following described courses:

North 90°00'00" West, 150.00 feet;
South 00°00'00" West, 150.00 feet;
South 90°00'00" East, 150.00 feet;
North 00°00'00" East, 150.00 feet to the point of BEGINNING.

The Bearings used in this description are on the California Coordinate System, NAD83, (CCS83/92), Zone 4. The Coordinate values, in U.S. Survey Feet, of said Mineral Monument No. 58, also known as Triangulation Station "Keeler" are: Northing 2,064,076.37, Easting 6,890,187.91. All distances shown herein are grid distances in U.S. Survey Feet. To obtain ground surface distances, multiply the distances shown by 1.000228742.

END OF DESCRIPTION



Patrick R. Maddock
9-29-10