

MINUTE ITEM

This Calendar Item No. C1
was approved as Minute Item
No. 1 by the State Lands
Commission by a vote of 2
to 0 at its 12/19/77
meeting.

CALENDAR ITEM

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W 21487
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PRC 5/20

GENERAL PERMIT
PUBLIC AGENCY USE

APPLICANT: Crockett-Valona Sanitary District
P. O. Box 578
Crockett, California 94525

AREA, TYPE LAND AND LOCATION:
Three parcels, 1.984 acre total, filled
and unfilled land at Crockett, Carquinez
Strait, Contra Costa County.

LAND USE: Pump house, force main pipeline, and
equalization tank.

TERMS OF PROPOSED PERMIT:
Initial period: 49 years from October 1,
1977.

CONSIDERATION: The public use and benefit, with the State
reserving the right at any time to set
a monetary rental if the Commission finds
such action to be in the State's best interest.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is permittee of existing lessee.
Processing costs have been received.

STATUTORY AND OTHER REFERENCES:
A. Public Resources Code: Div. 6, Parts 1 & 2.
B. Administrative Code: Title 2, Div. 3,
Arts. 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION:
1. The applicant has applied to the State
Water Quality Control Board and the
San Francisco Bay Conservation and
Development Commission; permits are
expected shortly.
2. A portion of the proposed permit area
is within land presently leased to

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the California and Hawaiian Sugar Company, under lease PRC 5026.1. Said Company has consented to the placement of the proposed facilities.

3. Another portion of the proposed permit area is disputed as to boundary and condition of title. A non-prejudicial lease (as to this portion) will be entered into by the parties.

4. An Environmental Impact Report has been prepared by the West Contra Costa County Wastewater Management Agency, along with a Notice of Determination dated August 4, 1976. A staff summary for this project is attached.

5. This project is situated on State land identified as possessing significant environmental values pursuant to Public Resources Code 6370.1, and is classified in a use category, Class "C" which authorizes Multiple Use.

Staff review indicates that there will be no significant effect upon the identified environmental values. No adverse comments have been received concerning the proposed facility.

EXHIBITS: A. Land Description. B. Location Map.
 C. EIR Summary.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THIS PROJECT AND CERTIFIED BY WEST CONTRA COSTA COUNTY WASTEWATER MANAGEMENT AGENCY ON AUGUST 4, 1976.
2. CERTIFY THAT THE INFORMATION CONTAINED IN THE ENVIRONMENTAL IMPACT REPORT OF SAID AGENCY HAS BEEN REVIEWED AND CONSIDERED BY THE COMMISSION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. FIND THAT GRANTING OF THE PERMIT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED

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PURSUANT TO SECTION 6370.1, OF THE PUBLIC RESOURCES CODE.

5. AUTHORIZE ISSUANCE TO THE CROCKETT-VALONA SANITARY DISTRICT OF A 49-YEAR GENERAL PERMIT - PUBLIC AGENCY USE FROM OCTOBER 1, 1977; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; FOR A PUMP HOUSE, FORCE MAIN PIPELINE AND EQUALIZATION TANK ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"

W 21487
W 21451

Those parcels of land in the unincorporated area of the County of Contra Costa, State of California, described as follows:

PARCEL 1

Portion of the Rancho Canada del Hambre, Northern Part, described as follows:

BEGINNING on the north line of the 100 feet in width right of way of the Southern Pacific Company formerly Northern Railway Company (the bearing of said north line being taken as $N 82^{\circ} 33' 15'' W$, for the purpose of this description) at the intersection thereof with the course given as "South 36° East 4.80 chains" in the description of Tide Land Survey No. 12 in the patent from the State of California to George W. Lee, dated June 3, 1869, and recorded September 18, 1877, in Volume 2 of Patents, at page 528, said point of beginning also being $N 82^{\circ} 33' 15'' W$, along said north line 184.48 feet from the most easterly line of said Tide Land Survey No. 12 thence from said point of beginning along the southwest and southeast lines of said Tide Land Survey No. 12, $N 36^{\circ} W$, 233.17 feet and $S 40^{\circ} 45' W$, 202.55 feet to the said north line of said Southern Pacific Company right of way; thence $S 82^{\circ} 33' 15'' E$, along said north line 271.557 feet to the point of beginning.

PARCEL 2

Portion of Tide Land Survey No. 12, lying within the Southwest $1/4$ of Section 31, T3N, R3W, MDM, described as follows:

BEGINNING on the north line of the 100 feet in width right of way of the Southern Pacific Company formerly Northern Railway Company (the bearing of said north line being taken as $N 82^{\circ} 33' 15'' W$, for the purpose of this description) at the intersection thereof with the course given as "South 36° East 4.80 chains" in the description of Tide Land Survey No. 12 in the patent from the State of California to George W. Lee,

dated June 3, 1869 and recorded September 18, 1877 in Volume 2 of Patents, at page 528, said point of beginning also being N 82° 33' 15" W, along said north line 184.48 feet from the most easterly line of said Tide Land Survey No. 12, thence from said point of beginning along the southwest and southeast lines of said Tide Land Survey No. 12 N 36° W, 233.17 feet and S 40° 45' W, 202.55 feet to the said north line of said Southern Pacific Company right of way; thence N 82° 33' 15" W, along said north line 129 feet to the intersection of said north line with the course given as "South 64° West 2.70 Chains" in said patent to George W. Lee (2 Pat. 528); thence along the northwest and northeast lines of said Tide Land Survey No. 12, as follows: N 64° 15' E, 87.47 feet; N 40° 45' E, 303.6 feet; S 42° E, 349.8 feet and S 72° 45' E, 101.64 feet to the east line of said Tide Land Survey No. 12; thence south along said east line, 53.59 feet to the north line of said Southern Pacific Company right of way; thence N 82° 33' 15" W, along said north line, 184.48 feet to the point of beginning.

EXCEPTING from parcels one and two any portions thereof lying above the ordinary high water mark of Carquinez Straits.

ALSO EXCEPTING from Parcel two those interests in land, if any, which might have passed by virtue of the patent issued to George W. Lee for Tide Land Survey No. 12 recorded September 18, 1877, in Volume 2 of Patents at page 528, Official Records of Contra Costa County.

PARCEL 3

Portion of Tide Land Location No. 226, lying within the Southwest 1/4 of Section 31, T3N, R3W, MDM, described as follows:

COMMENCING on the north line of the 100 feet in width right of way of the Southern Pacific Company formerly Northern Railway Company (the bearing of said north line being taken as N 82° 33' 15" W, for the purpose of this description) at the east line of the southwest 1/4 of said Section 31 being the east line of said Tide Land Survey No. 12, as described in the patent from the State of California to George W. Lee, dated June 3, 1869, and recorded September 18, 1877, in Volume 2 of Patents, at page 528; thence from said point of commencement, north along said east line, 53.59 feet to the north line of said Tide Land Survey No. 12, being the south line of said Tide Land Location No. 226, as described in the patent from the State of California to Port Costa Lumber Company, dated June 24, 1903 and recorded January 29, 1917 in Volume 5 of Patents, at page 17, and the actual point of beginning of the herein described parcel of land; thence from said point of beginning north along the direct extension of the east line of Tide Land Survey No. 12, 186.4 feet to the north line of said Tide Land Location No. 226;

thence North 79° 30' W, along said north line to the most westerly corner of said Tide Land Location No. 226, being on the northeast line of said Tide Land Survey No. 12; thence along the line between said Tide Land Survey No. 12 and Tide Land Location No. 226, S 41° E, 275.22 feet and S 72° 45' E, 101.64 feet to the point of beginning.

EXCEPTING THEREFROM those interests in land, if any, which might have passed by virtue of the patent issued to Port Contra Costa Lumber Company for Tideland Location No. 226, recorded January 29, 1917, in Volume 5 of Patents at page 17, Official Records of Contra Costa County.

Two parcels of land at Crockett, Contra Costa County, California, said parcels situated in protracted Sections 31, 32, T2N, R3W, MDM more particularly described as follows:

PARCEL 4

BEGINNING at a point from which the corner common to Sections 31 and 32, T2N, R3W, and Sections 5 and 6, T3N, R3W, MDM, as marked by a 3' x 3' concrete monument with California Coordinates N = 570,750.57 and E = 1,503,577.76, bears S 0° 45' W, 255.00 feet; thence N 10° 24' E, 75.00 feet; thence S 79° 36' E, 75.00 feet; thence S 10° 24' W, 75.00 feet thence N 79° 36' W, 75.00 feet to the point of beginning.

PARCEL 5

A strip of land 10.00 feet wide, lying 5 feet on each side of the following described line:

BEGINNING at a point on the westerly line of the above described Parcel No.1 from which the said corner common to Sections 31 and 32, T2N, R3W, and Sections 5 and 6, T3N, R3W, MDM, bears S 10° 24' W, 30.00 feet and S 0° 45' W, 255.00 feet; thence N 77° 06' W, 165.00 feet; thence S 40° 39' W, 305.00 feet; thence S 59° 35' W, 105.00 feet to the termination of the herein described line.

END OF DESCRIPTION

Prepared [Signature] Checked [Signature]
Reviewed [Signature] Date 11/22/77