

MINUTE ITEM

This Calendar Item No. C02 was approved as Minute Item No. 02 by the California State Lands Commission by a vote of 3 to 1 at its 2/2/04 meeting.

**CALENDAR ITEM
C02**

A 15, 9, 8

S 6, 5

PRC 8507

2/2/04
W 25767
L. Burks

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

Sacramento Regional County Sanitation District
1550 Harbor Boulevard, Suite 212
West Sacramento, California 95691

AREA, LAND TYPE, AND LOCATION:

2.43 acres, more or less, of sovereign lands in the Sacramento River (at two locations) and Babel Slough, near the city of Sacramento, Sacramento and Yolo counties.

AUTHORIZED USE:

Construction and maintenance of dual 60-inch diameter and dual 66-inch diameter force mains to carry sewage effluent.

LEASE TERM:

25 years, beginning February 2, 2004.

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.

OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the uplands adjoining the lease premises.
2. Construction of the Lower Northwest Interceptor (LNWI) will provide relief for the existing Northeast trunk system and the Dry Creek Interceptor, as well as the Arden Pump Station. The LNWI also will provide capacity for future planned growth in the Rio Linda, Natomas and West Sacramento areas. The LNWI will convey flows from the Northeast, Dry Creek, Gibson Ranch, Rio Linda, McClellan, Natomas, and a portion of the North Highlands drainage basins. This flow will be routed from the new

CALENDAR ITEM NO. C02 (CONT'D)

Natomas Pump Station to the Sacramento Regional Water Treatment Plant (SRWTP) near Elk Grove. This project will also involve modifications to the existing city of West Sacramento collection system to allow the LNWI to collect and convey flows from this area to the SRWTP.

3. The proposed LNWI alignment is approximately 20 miles long, begins at the new Natomas Pump Station in northwestern Sacramento County and ends at the Sacramento Regional Wastewater Treatment Plant in southern Sacramento County. The Northern Force Main (approximately eight miles long) is proposed to be dual 60-inch diameter force mains (constructed side-by-side) and the Southern Force Main (approximately eight miles long) is proposed to be dual 66-inch diameter force mains. The force mains would be installed inside 15-foot diameter line tunnels, where they cross under the Sacramento River and Babel Slough. The tunnels will be bored between two shafts at each end: a launching shaft where the tunnel is started and a receiving shaft where the tunnel ends. The tunnels under the Sacramento River at both the north and south end of the alignment would be located at a required depth of approximately 40-50 feet below the river bottom. Tunnels would also be used to install the force mains under Babel Slough at a depth of 15-20 feet below the slough bottom.

The project would involve the construction of one gravity line to carry effluent between the two force mains. The gravity line is proposed to be a 120-inch diameter pipeline and would extend approximately four miles.

4. Specific measures to be implemented by the Contractor to avoid slurry spills or frac-outs include: 1) both the Northern and Southern River crossings of the Sacramento River will be tunneled at a minimum depth of 40-50 feet below the river bottom; 2) shafts and work areas have been set back from the levees; 3) silt fences and hay bales will be erected between the separation plant, the lubrication plant, and the River and other sensitive features; 4) all slurry will be contained, transported and disposed of at an approved location; 5) all conditioners for slurry are required to be bentonite, natural cellulose or bio-degradable polymers so as to minimize harmful effects in the event of a tunneling fluid release; 6) full-time monitoring of potential sources of slurry spills and hydrofracture to provide early warning of potential releases; and 7) containment and cleanup equipment will be onsite or available within one (1) hour if offsite. Long

CALENDAR ITEM NO. C02 (CONT'D)

Beach engineering staff has reviewed the pipeline specifications and indicates that the design meets standard engineering practice.

5. An EIR was prepared and certified for this project by the Sacramento Regional County Sanitation District. The California State Lands Commission staff has reviewed such document and Mitigation Monitoring Program adopted by the lead agency.
6. Findings made in conformance with the State CEQA Guidelines (Title 14, California Code of Regulations, sections 15091 and 15096) are contained on file in the Sacramento Office of the California State Lands Commission.
7. A Statement of Overriding Considerations made in conformance with the State CEQA Guidelines (Title 14, California Code of Regulations, section 15093) is contained on file in the Sacramento Office of the California State Lands Commission. There are 17 impacts identified within the Final Environmental Impact Report (FEIR) that remain significant after all feasible mitigation. These include:
 - a. Temporary disruption of property access and conflicts with existing land uses.
 - b. Temporary disruption of public use of River City High School recreational fields.
 - c. Potential safety risk to the public during construction.
 - d. Permanent displacement of existing agricultural uses (e.g., pump stations, access roads) and loss of prime farmland.
 - e. Short-term increase in NOX emissions during construction of interceptor facilities.
 - f. Short-term increase in PM10 emissions during construction of interceptor facilities.
 - g. Temporary increase in noise levels in noise-sensitive areas during open trenching activities.

CALENDAR ITEM NO. C02 (CONT'D)

- h. Exposure of people to, or generation of, open trenching-related noise in excess of local noise ordinance standards or planning standards.
- i. Temporary increase in noise levels in noise sensitive areas during tunneling/boring activities.
- j. Exposure to people to, or generation of, noise in excess of local noise ordinance standards or planning standards during tunneling/boring activities.
- k. Temporary increase in noise levels in noise sensitive areas during pile-driving activities.
- l. Exposure of people to, or generation of, noise in excess of local noise ordinance standards of planning standards during pile driving activities.
- m. Temporary increase in noise levels in noise sensitive areas, resulting from batch plant activities.
- n. Exposure of people to, or generation of, noise in excess of local noise ordinance standards or planning standards during batch plant activities.
- o. Temporary increase in noise levels in noise sensitive areas during construction of access roads.
- p. Exposure of people to, or generation of, noise in excess of local noise ordinance standards or planning standards from construction of access roads.
- q. Short-term Deerwood Road area impacts (adjacent to the RD 900 corridor between Stone Boulevard and River City High School) residences resulting from removal of mature vegetation.

Of these significant impacts, items c, e, f, g, h, i, j, k, l, m, n, o, and p could potentially affect State-owned land; however, these impacts would be of relatively short duration and occur only during the construction phase of the project.

CALENDAR ITEM NO. C02 (CONT'D)

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:

Sacramento Regional County Sanitation District; Sacramento Metropolitan and Yolo-Solano Air Quality Management Districts; Sacramento Metropolitan Air Quality Management District; Central Valley Regional Water Quality Control Board; California Department of Fish and Game; California Reclamation Board; City of Sacramento; City of West Sacramento; Yolo County; Sacramento County; California Department of Transportation; Union Pacific Railroad; Yolo Shortline Railroad; State Water Resources Control Board; U.S. Fish and Wildlife Service; U.S. Army Corps of Engineers; and Pacific Gas and Electric Company and/or Sacramento Municipal Utilities District.

EXHIBITS:

- A-1 Northern Sacramento River Site Plan
- A-2 Southern Sacramento River Site Plan
- A-3 Babel Slough Site Plan
- B. Notice of Determination

PERMIT STREAMLINING ACT DEADLINE:

July 2, 2004

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

1. FIND THAT AN EIR WAS PREPARED AND CERTIFIED FOR THIS PROJECT BY THE SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

CALENDAR ITEM NO. C02 (CONT'D)

2. ADOPT THE FINDINGS MADE IN CONFORMANCE WITH TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTIONS 15091 AND 15096(h), AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.
3. ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.
4. ADOPT THE STATEMENT OF OVERRIDING CONSIDERATIONS MADE IN CONFORMANCE WITH TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15093, AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.

SIGNIFICANT LANDS INVENTORY FINDING:

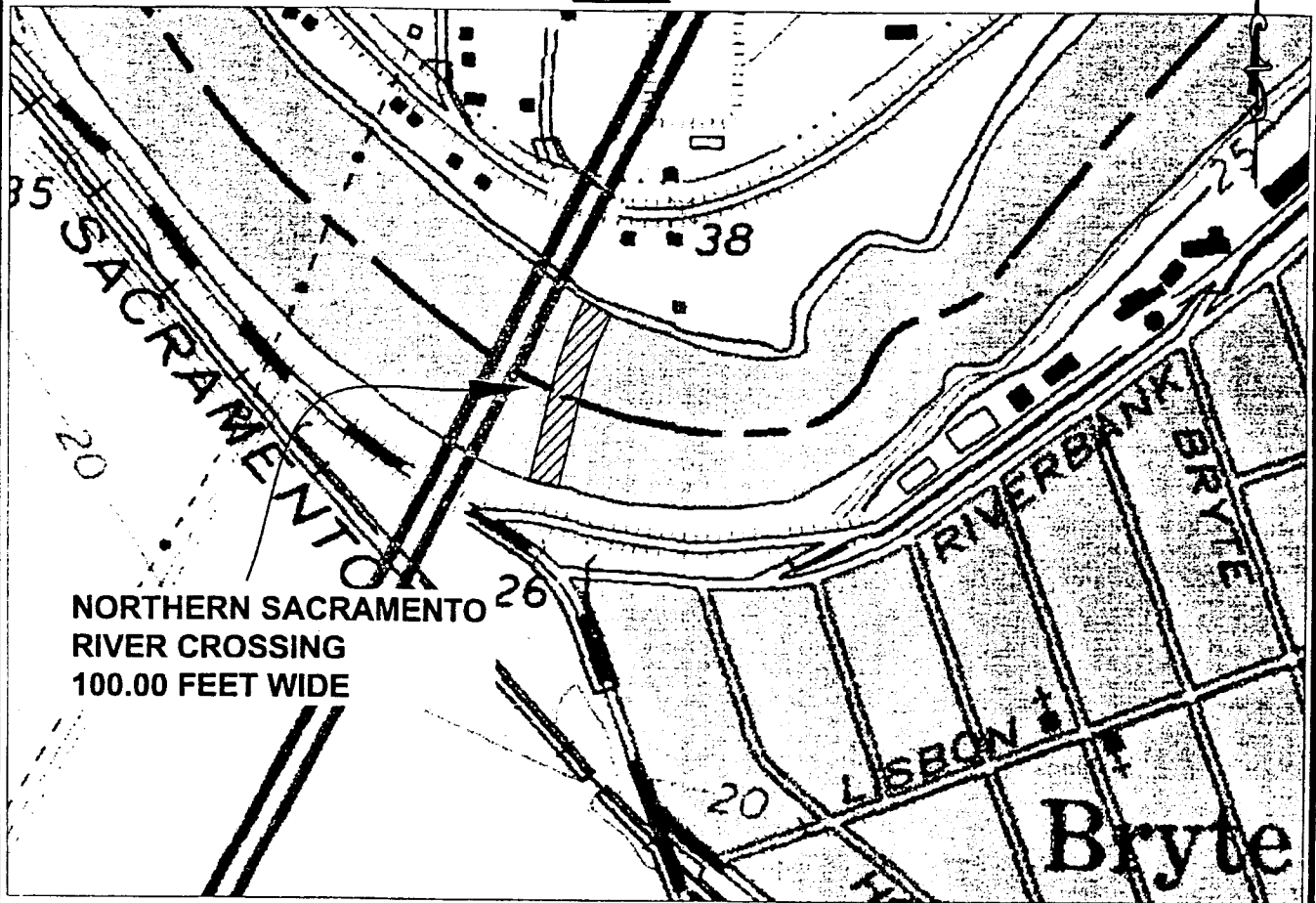
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT OF A GENERAL LEASE – PUBLIC AGENCY USE, BEGINNING FEBRUARY 2, 2004, FOR A TERM OF TWENTY-FIVE (25) YEARS, FOR CONSTRUCTION AND MAINTENANCE OF TWO FORCE MAINS UNDER THE SACRAMENTO RIVER (AT TWO LOCATIONS) AND BABEL SLOUGH, NEAR THE CITY OF SACRAMENTO, SACRAMENTO AND YOLO COUNTIES, AS REPRESENTED ON THE LAND SHOWN ON EXHIBITS A-1, A-2 AND A-3 ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; IN CONSIDERATION OF 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.

NO SCALE

SITE



SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
 LOWER NORTHWEST INTERCEPTOR
 NORTHERN SACRAMENTO RIVER CROSSING

NO SCALE

LOCATION



Exhibit A-1

W 25767
 GENERAL LEASE
 PUBLIC AGENCY USE
 SACRAMENTO/YOLO
 COUNTIES



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.

000014

000004

NO SCALE

SITE

Freeport Bend

BM 21X

**SOUTHERN SACRAMENTO
RIVER CROSSING
31.00 FEET WIDE**

Beacon

15

160

BM 14

29X

Freeport

**SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
LOWER NORTHWEST INTERCEPTOR
SOUTHERN SACRAMENTO RIVER CROSSING**

NO SCALE

LOCATION



Exhibit A-2

W 25767
GENERAL LEASE
PUBLIC AGENCY USE
SACRAMENTO/YOLO
COUNTIES



JAK 11/03

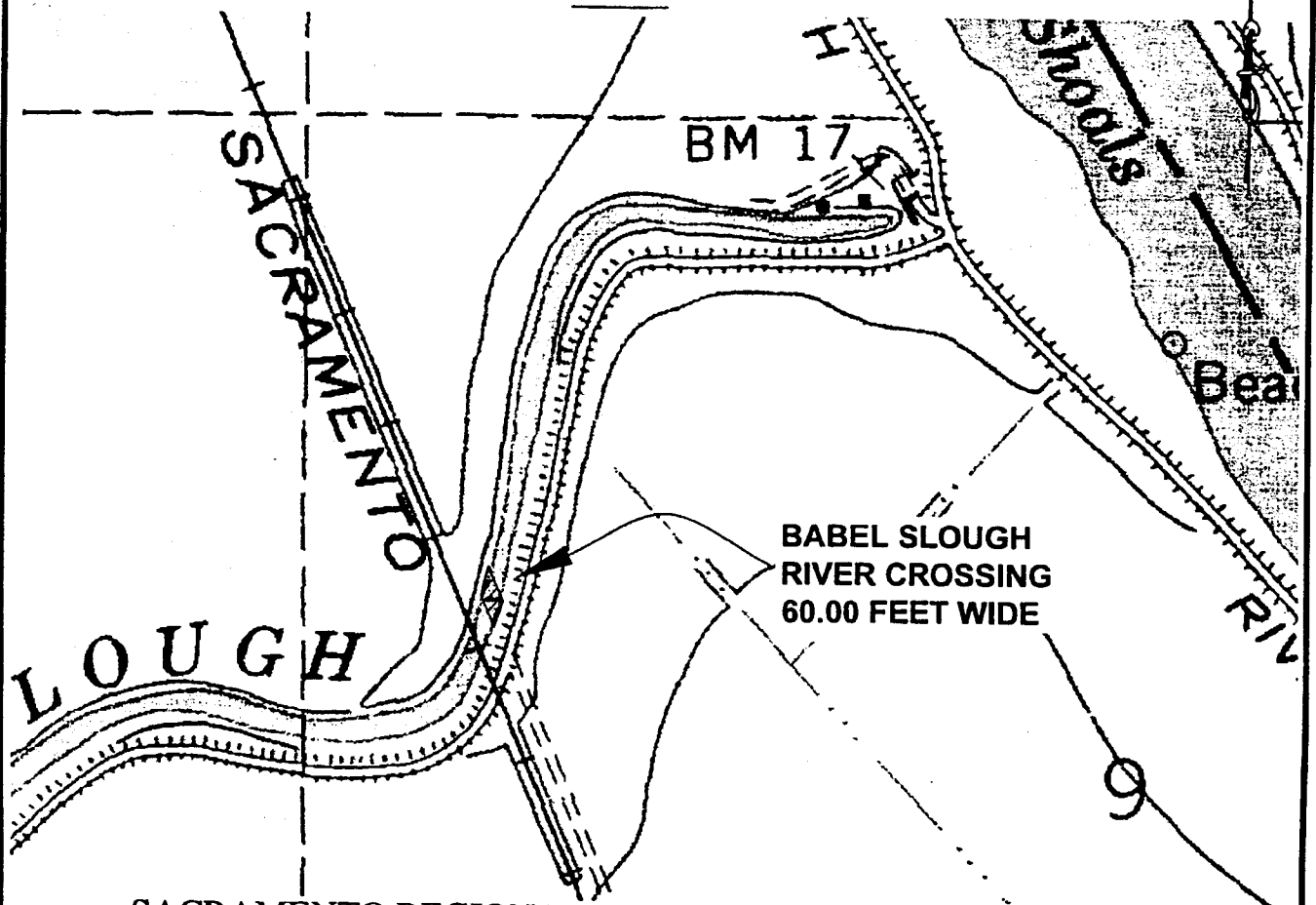
This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

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NO SCALE

SITE



SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
 LOWER NORTHWEST INTERCEPTOR
 BABEL SLOUGH CROSSING

NO SCALE

LOCATION



Exhibit A-3

W 25767
 GENERAL LEASE
 PUBLIC AGENCY USE
 SACRAMENTO/YOLO
 COUNTIES



JAK 11/03

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000016

CALENDAR PAGE

000036

MINUTE PAGE



RECORDING REQUESTED

WHEN RECORDED MAIL TO:

County of Sacramento, Department of Environmental Review and Assessment
827 Seventh Street, Room 220
Sacramento, CA 95814

CONTACT PERSON: Dennis E. Yeast

TELEPHONE: (916) 874-7914

Exhibit B

ENDORSED

JUL 2 2003

MARK NORRIS, CLERK RECORDER

By *[Signature]*
DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF DETERMINATION

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: LOWER NORTHWEST INTERCEPTOR PROJECT CONTROL NUMBER(S): 98-PWE-0612 STATE CLEARINGHOUSE NUMBER (2001112085 and 2002092071):
APPLICANT NAME: Sacramento Regional County Sanitation District ADDRESS: 10545 Armstrong Avenue, Suite 101, Mather, CA 95655 PHONE NUMBER: (916) 875-7000
PROJECT LOCATION: The Lower Northwest Interceptor (LNWI) is approximately 20 miles long and passes through agricultural, residential, and commercial areas in Sacramento and Yolo Counties and the Cities of Sacramento and West Sacramento. The LNWI alignment begins at the Natomas Pump Station, near the I-5/I-80 interchange; it then travels westerly before crossing under the Sacramento River and into the Bryte neighborhood of West Sacramento; it then travels southerly through West Sacramento and Yolo County, before crossing back under the Sacramento River and ending at the Sacramento Regional Water Treatment Plant in southwestern Sacramento County.
ASSESSOR'S PARCEL NUMBER(S): various
DESCRIPTION OF PROJECT: The LNWI project involves construction of wastewater conveyance facilities as well as facilities to provide ongoing operations and maintenance support. The 20-mile project would include construction of two force mains connected by a gravity line. The Northern Force Main would be dual 60-inch diameter force mains and the Southern Force Main would be dual 72-inch in diameter force mains. Connecting the north and south force mains would be a 120-inch diameter gravity pipeline. The project would also include two new pump stations. A new Natomas Pump Station would be constructed at the northern end of the interceptor alignment and a new South River Pump Station would be constructed at the connection between the gravity line and the Southern Force Main, just south of West Sacramento. The project would also require two underground tunnel crossings of the Sacramento River. The tunnel for the Northern Force Main would be at a depth of about 85 feet and the tunnel for the Southern Force Main would be at a depth of about 90 feet. Project construction would also include manholes, air release valves, transition structures powerlines, access roads and temporary staging areas. The width of the temporary construction corridor would vary from 80 to 240 feet and the width of the permanent right-of-way easement would be 75 feet.

This is to advise that the Sacramento Regional County Sanitation District (Lead Agency Responsible Agency) has approved the above described project on 23 July 2003 and has made the following determinations concerning the above described project:

1. The project will will not have a significant effect on the environment.
 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 3. Mitigation measures were were not made a condition of the approval of the project.
 4. A mitigation monitoring and reporting program was was not adopted.
 5. A statement of Overriding Considerations was was not adopted for this project.
 6. Findings were were not made pursuant to the provisions of CEQA.
 7. California State Department of Fish and Game Fees (AB 3158)
 - a. The project has been found to be de minimis thus not subject to the provisions of AB 3158.
 - b. The project is not de minimis and is, therefore, subject to the following fees:
 - \$1,250 for review of a Negative Declaration
 - \$ 850 for review of an Environmental Impact Report
 - \$ 21 for County Fish and Game program processing fees.
- () That, acting as a Responsible Agency, the Environmental Documentation as prepared by the Lead Agency has been considered in this action.

This is to certify that the environmental document and record of project approval is available to the General Public at: 827 Seventh Street, Room 220, Sacramento, CA 95814.

ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: *[Signature]*
Dennis E. Yeast

000017 Environmental Coordinator

CALENDAR PAGE

Copy To: State of California
1400 Tenth Street, Room 121
Sacramento, CA 95814

County of Sacramento
600 8th Street, Room 101
Sacramento, CA 95814

000037

MINUTE PAGE