

CALENDAR ITEM
C28

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S 4

12/14/06
PRC 8733 W 26169
J. McComas

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

City of Redding
777 Cypress Avenue
Redding, CA 96001

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in the Sacramento River, city of Redding, Shasta County.

AUTHORIZED USE:

Construction, use, and maintenance of two new force main sewer pipelines, 12- inch and 14-inch, as shown on Exhibit A, to be placed 20 feet apart underneath the bed of the Sacramento River, using horizontal directional drilling techniques and the use and maintenance of an existing 12-inch aerial sewer pipeline.

LEASE TERM:

20 years, beginning December 14, 2006.

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 owns the uplands adjoining the lease premises.
2. The city of Redding is proposing to upgrade the existing North Market sewage lift station and replace the aerial force main sewer pipeline crossing over the Sacramento River. The present sewer line is a suspended aerial crossing over the River, beginning at the lift station and extending over the River to the south bank where it goes underground. The force main sewer pipeline was constructed about 50 years ago and

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improvements were completed in the 1980s, but were not authorized by the Commission. It is approaching the end of its normal service life and needs to be replaced in order to eliminate the potential for sewage spills into the River. The aerial sewer line will remain in place until such time as it is decommissioned. The city is preparing a separate environmental document for the removal of the existing suspended pipeline and associated structure and anticipates removing it within the next couple of years.

3. The proposed Force Main replacement project will consist of two new pipes, which will be installed to replace the existing 12-inch aerial sewer pipeline. The two new pipes, 12-inch and 14-inch, will be placed 20 feet apart, approximately 65 to 95 feet underneath the Riverbed, using horizontal directional drilling techniques. The drill entry site will be located in a paved lot at the rodeo grounds on the south side of the River. The receiving pit will be located within the lift station detention pond on the north side of the river.
4. A Negative Declaration was prepared and adopted for this project by the city of Redding. The California State Lands Commission's staff has reviewed the document.
5. 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:

U. S. Army Corps of Engineers, NOAA Fisheries Services, Central Valley Regional Water Quality Control Board, and California Department of Fish and Game

EXHIBITS:

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

PERMIT STREAMLINING ACT DEADLINE:

April 8, 2007

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RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY CITY THE OF REDDING AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

SIGNIFICANT LANDS INVENTORY FINDING:

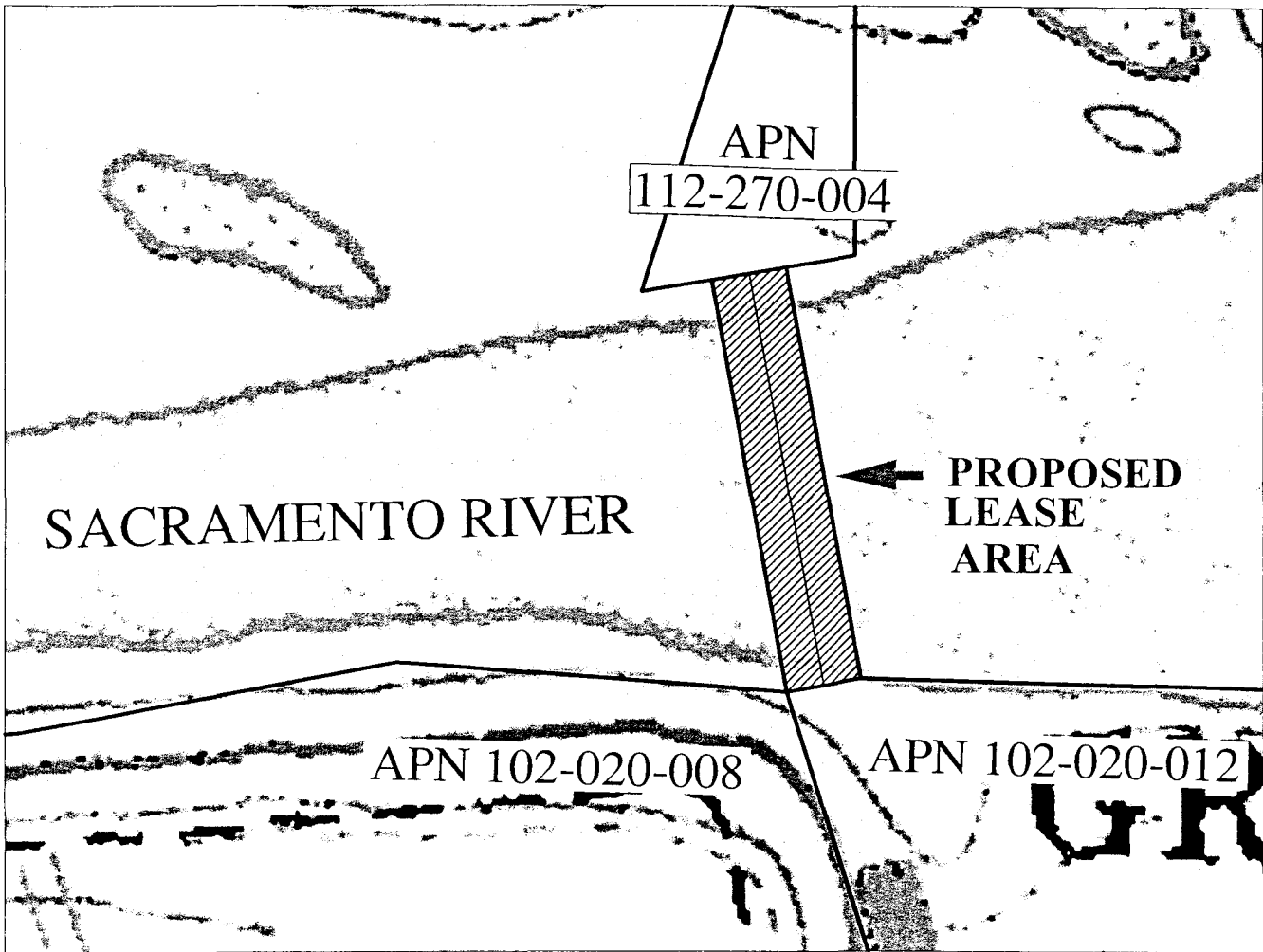
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE CITY OF REDDING OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING DECEMBER 14, 2006, FOR A TERM OF 20 YEARS, FOR THE CONSTRUCTION, USE, AND MAINTENANCE OF TWO NEW FORCE MAIN SEWER PIPELINES AND THE USE AND MAINTENANCE OF A 12-INCH AERIAL SEWER PIPELINE AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION BEING THE PUBLIC USE AND BENEFIT WITH THE STATE RESERVING THE RIGHT TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST.

NO SCALE

SITE

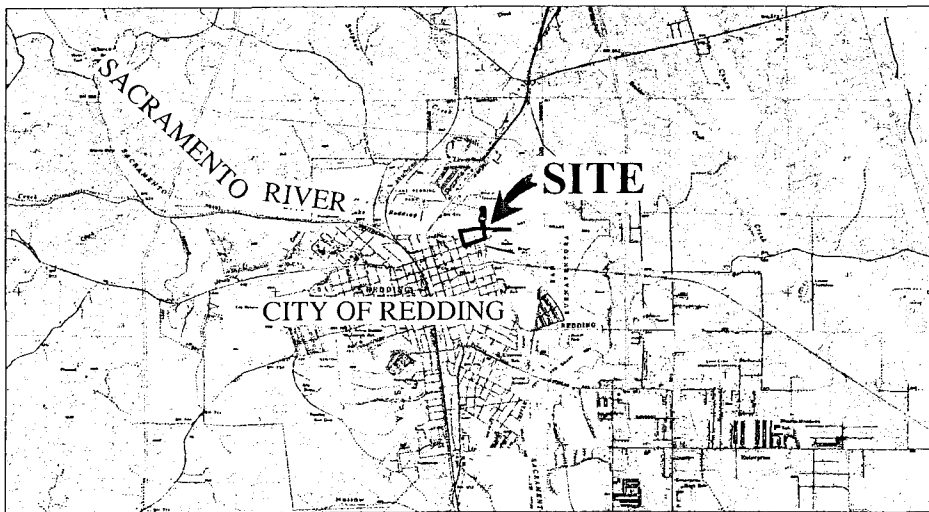


MAP SOURCE: USGS QUAD

SACRAMENTO RIVER
REDDING, CA SHASTA COUNTY

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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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Exhibit A

W26169

CITY OF REDDING
GENERAL LEASE
PUBLIC AGENCY
SACRAMENTO RIVER
SHASTA COUNTY



HUSTEAD 2006

EXHIBIT 'B'

W26169

Land Description

A parcel of submerged land situated in a portion of Section 11 of the P.B. Reading Grant in the city of Redding, Shasta County, California; also being that portion of the Sacramento River between the ordinary low water mark on each side of the river (said property is under the jurisdiction of the State of California) that lies within a seventy-five foot (75') wide strip of land, thirty-seven and a half feet (37.5') on each side of the following described centerline:

Commencing at a point that bears North 76°21'58" West, 1280.50 feet from a 2.5" Caltrans disc stamped "CA - HPGN - Densification Sta. 02-HH"; said Caltrans monument has NAD83 (1992), Zone 1 state-plane coordinates of: Northing 2,097,742.50' , Easting 6,456,488.32'; thence along the City of Redding's sanitary sewer alignment, North 10°11'34" West, 795 feet, more or less, to the south bank of the Sacramento River and the **True Point of Beginning** of this description;

- 1.) Thence continuing along said sewer alignment, North 10°11'34" West, 415 feet, more or less, to the north bank of the Sacramento River, and the terminus of this description.

Bearings and distances in this description are grid, California State Plane Coordinate System, Zone 1. To convert to ground distances, multiply grid distances by 1.000115505.

END OF DESCRIPTION



Kenneth Fisher 11/20/06

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