

**MINUTE ITEM**

This Calendar Item No. C11  
was approved as Minute Item  
No. 11 by the State Lands  
Commission by a vote of 3  
to 0 at its 3/26/87  
meeting.

**CALENDAR ITEM**

A 10  
S 7

**C11**

03/26/87  
W 23868 PRC 7057  
Lane

**APPROVAL OF A GENERAL PERMIT - PUBLIC AGENCY USE**

**APPLICANT:** Contra Costa County Flood  
Control & Water  
Conservation District  
255 Glacier Drive  
Martinez, California 94553

**AREA, TYPE LAND AND LOCATION:**  
A 0.041-acre parcel of tide and submerged land,  
located in the San Joaquin River, Antioch,  
Contra Costa County.

**LAND USE:** Construction and maintenance of a storm drain  
outfall and riprap placement for bank  
protection.

**TERMS OF PROPOSED PERMIT:**  
Initial period: 49 years beginning April 1,  
1987.

**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.

**BASIS FOR CONSIDERATION:**  
Pursuant to 2 Cal. Adm. Code 2003.

**APPLICANT STATUS:**  
Applicant is record easement holder of upland.

**PREREQUISITE CONDITIONS, FEES AND EXPENSES:**  
Filing and processing costs have been received.

(PAGES 71-71.12)  
(ADDED 03/18/87)

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CALENDAR ITEM NO. C 11 (CONT'D)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: 06/29/87.

OTHER PERTINENT INFORMATION:

- 1. The proposal is the product of need established by the County Board of Supervisors to drain 350 acres of subdivided land in Antioch. The 42-inch diameter pipeline, to be located on an easement of record, runs between PG&E and Fibreboard properties, draining into the San Joaquin River.
- 2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 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.
- 3. A Negative Declaration was prepared and adopted for this project by Contra Costa County. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.

APPROVALS OBTAINED:

United States Army Corps of Engineers, and  
Department of Fish and Game.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

(ADDED 03/18/87)

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CALENDAR ITEM NO. C11 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
2. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY CONTRA COSTA COUNTY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
3. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. AUTHORIZE ISSUANCE TO CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT OF A 49-YEAR GENERAL PERMIT - PUBLIC AGENCY USE BEGINNING APRIL 1, 1987; 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 CONSTRUCTION AND MAINTENANCE OF A STORM DRAIN OUTFALL AND RIPRAP PLACEMENT FOR BANK PROTECTION ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

(ADDED 03/18/87)

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EXHIBIT "A"

LAND DESCRIPTION

W 23868

A portion of Section 16, T2N, R2E, MDM. Document references are to Official Records of Contra Costa County.

BEGINNING at the most northwesterly corner of P.G.&E. S.B.E. 135-7-23D-PCL 3 recorded October 8, 1948 in Volume 1304 at page 308, being a point on the east line of Fibreboard Products, Inc. parcel described in the Decree of Quiet Title recorded June 30, 1948 in Volume 1217 at page 398. Thence along said east line and its northerly prolongation, N00°43'52"E 52.00 feet; thence S89°16'08"E 51.46 feet; thence S17°11'50"W 25.65 feet to the northwest line of said P.G.&E. parcel; thence along said northwest line S58°55'52"W 52.00 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the San Joaquin River.

END OF DESCRIPTION

REVIEWED OCTOBER 16, 1966 BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

0128b

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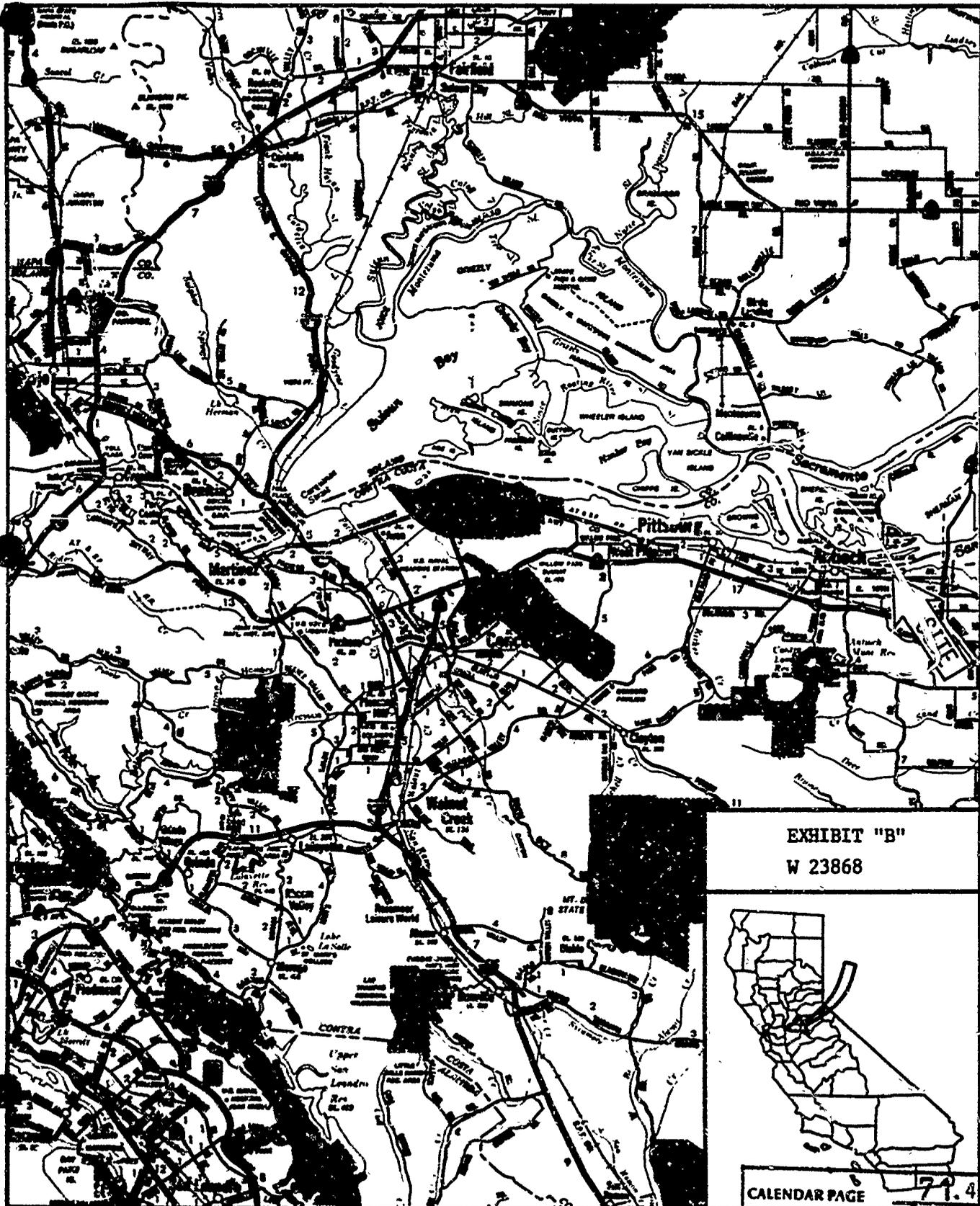


EXHIBIT "B"  
W 23868



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# Planning Department

County Administration Building, North Wing  
P.O. Box 951  
Martinez, California 94553

Anthony A. Dehaesus Director of Planning

Phone: 372-2024

Contra  
Costa  
County



December 11, 1981

## NOTICE OF PREPARATION

NEGATIVE DECLARATION FOR DRAINAGE AREA 29J COUNTY FILE #PW 81-146:  
The project consists of constructing drainage facilities with Drainage Area 29J and a drainage pipe to convey the drainage collected within Area 29J to the San Joaquin River. This involves installation of concrete pipe systems varying in size between 24-inches and 48-inches in diameter, construction of an earth ditch and an earth detention basin. The drainage area borders approximately on the easterly boundaries of the City of Antioch. The north-south and east-west lines that border the drainage area are approximately along Viera and Phillips Avenues and along Wilbur and Oakley Roads, respectively.

### The Project Will Not Have A Significant Effect On The Environment

The most significant impacts of the project result in a reduction of surface and ground water and alteration of existing drainage patterns. In addition the project is planned in an area where the soils is highly sandy, i.e. where liquefaction potential exists.

This letter plus enclosures will constitute a Notice of Preparation. Please circulate this information to the appropriate persons and agencies as soon as possible. I would encourage those interested to contact me directly by phone or letter to convey any concerns they may have.

If you have any comments on this Notice of Preparation, please contact me by January 18, 1982.

Sincerely yours,

Anthony A. Dehaesus  
Director of Planning

Dale Sanders  
Planning Ecologist  
(415) 372-2024

DS:mb

Attachments

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# AFFIDAVIT OF PUBLICATION

ms

CONTRA COSTA COUNTY  
CLERK  
Dec 23 11 51 AM '81

## Notice of Negative Declaration

In the Matter of

PV. 81-146

STATE OF CALIFORNIA }  
County of Contra Costa }

Klaire Korkat

of said County, being duly sworn, deposes and says: THAT she is and at all times herein mentioned was a citizen of the United States of America, over the age of twenty-one years, and that she is not, nor was she at any of the times hereinafter named to a party to, nor interested in the above entitled matter; that she is the PRINCIPAL CLERK OF THE PRINTER of the "DAILY LEDGER," a newspaper of general circulation, printed and published in the City of Antioch, County of Contra Costa, State of California, and which newspaper is published for the dissemination of local and telegraphic news and intelligence of a general character, and which newspaper at all times here mentioned and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of Antioch, County of Contra Costa, State of California, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to; and which newspaper is not devoted to nor published for the interests, entertainment, or instruction of a particular class, profession, trade, calling, race or denomination or any number of same; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to-wit:

December 18, 1981

(Signed)

*Klaire Korkat*

Subscribed and Sworn to before me this

21st day of December, 1981

Legal No. 81-818 P.O. 88000

Notary Public in and for the County of Contra Costa,  
State of California.  
(Civil Decree No. 141612, Contra Costa County)  
(Notary No. 77 1974)

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

### NOTICE OF NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE

**PROJECT DESCRIPTION**  
DRAINAGE AREA 25J COUNTY FILE #PW 81-146: The project consists of constructing drainage facilities with Drainage Area 25J and a drainage pipe to convey the drainage collected within Area 25J to the San Joaquin River. This involves installation of concrete pipe systems varying in size between 36-inches and 48-inches in diameter, construction of an earth ditch and an earth detention basin. The drainage area borders approximately on the easterly boundaries of the City of Antioch. The north-south and east-west lines that border the drainage area are approximately along Viera and Phillips Avenues and along Wilbur and Oakley Roads, respectively.

### REVIEW PERIOD

Justification for Negative Declaration is available for review at the address below:  
Contra Costa County  
Planning Department  
6th Floor, North Wing  
Administration Building  
84 Pine Street  
Martinez, CA 94553

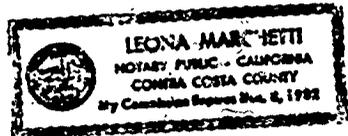
Contact Person:  
Steve Wright  
Public Works,  
Land Development  
Telephone: (415) 372-2115

### Review Period for Negative Declaration:

Date Posted: December 18, 1981

File Date for Review/Appeal: January 18, 1982

Anthony A. Dehaene,  
Director  
Contra Costa County  
Planning Department  
770 Date Road  
Planning Department  
Representative  
P.O. 88000  
Legal 81-146  
Publish: December 18, 1981.



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Contra  
Costa  
County



# Public Works Department

## Initial Study

OF ENVIRONMENTAL SIGNIFICANCE

File # AP 91-146

Project Name Drainage Area 29J

Public Works Department  
Administration Building,  
Pine & Emery Streets  
Martinez, California 94553

Prepared by D. Desmond

Reviewed by Walt Gardner

Date 11/12/81  
October 3, 1981

Date 12/7/81

*Notice of Prep REQUIRED*

### RECOMMENDATIONS:

( ) Categorical Exemption (Class ) (X) Negative Declaration ( ) Environmental Impact Report Required  
( ) Conditional Neg. Declaration

The Project (W) (Will Not) Have A Significant Effect On The Environment

The recommendation is based on the following (List all items identified as significant):

The most significant impacts of the project result in a reduction of surface and ground water and alteration of existing drainage patterns. In addition the project is planned in an area where the soil is highly sandy, i.e. where liquefaction potential exists.

What Changes To The Project Would Mitigate The Identified Impacts (List mitigation measures for any significant impacts and Conditional Negative Declaration).

The project will remove a number of small depressions which, at the present time are probably helping to recharge the ground water. The project includes construction of a natural unpaved detention basin which provides a greater potential for ground water recharge.

Most all construction consists of buried pipe systems which are largely unaffected by the soil type around them. The detention basin will be excavated below natural ground level so that a slope failure will not result in a sudden release of water. Also, the basin slopes will be made very flat and seeded with native vegetation.

USGS Quad Sheet Antioch North/South Base Map Sheet # E23 Parcel # Book 51 Parcels on pages 3, 5 to 9 and 17 to 19

### GENERAL CONSIDERATIONS:

1. Location The drainage area borders approximately on the easterly boundaries of the City of Antioch. The north-south and east-west lines that border the drainage area are approximately along Viera and Phillips Avenues and along Wilbur and Oakley Roads, respectively.
2. Project Description The project consists of constructing drainage facilities within drainage area 29J and a drainage pipe to convey the drainage collected within Area 29J to the San Joaquin River. This involves installation of concrete pipe systems varying in size between 24 inches and 48 inches in diameter, construction of an earth ditch and an earth detention basin.
3. Does it appear that any feature of the project will generate significant public concern? (Nature of concern):  yes  no  maybe Favorable, small basin will preserve open space.
4. Will the project require approval or permits by other than a County agency? Agency name(s)  yes  no U.S. Army Corps of Engineers
5. Is the project within the Sphere of Influence of any city? (Name) Antioch

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**ENVIRONMENTAL IMPACTS ANALYSIS:**

S=Significant N=Negligible C=Cumulative No=None U=Unknown

1. Water. Will the project result in:
- a) Is any portion of the project within a Flood Hazard Area?  YES  NO
  - b) Reduction of surface or ground water quality or quantity? S N C NO U
  - c) Increased runoff or alteration to drainage patterns and streams?
  - d) Erosion of or sedimentation in a body of water?

2. Earth. (Consider the Seismic Safety Element) Will the proposal result in or be subject to:
- a) Is any portion of the project within an Alquist-Prilo Act Special Studies Zone? (if yes, date County Geologist notified \_\_\_\_\_)  YES  NO
  - b) Potentially hazardous geologic or soils conditions on or immediately adjoining the site? (slides, springs, erosions, liquefaction, earthquake faults; consider prime soils, slope, septic tank limitations). Cite any geologic or engineering reports. (County Geologist consulted?) \_\_\_\_\_ S N C NO U
  - c) Grading (consider height amount, steepness and visibility of proposed slopes; consider effect of grading on trees, creek channels and ridge tops)(Are there any grading plans?)  YES  NO

3. Plant/Animal Life.
- a) Will there be a reduction or disturbance to any habitat for plants and animals? (including removal or disturbance of trees) S N C NO U
  - b) Will the Project affect the habitat of any rare, endangered or unique species located on or near the site?
  - c) What vegetation (habitat) types exist on the site (give relative % or proportions if significant)? List habitat types. Agricultural (65%)  
Urban (35%)

4. Air. Will the Project result in deterioration of existing air quality, including creation of objectionable odors, or will future project residents be subjected to significant pollution levels? S N C NO U

5. Noise. Will the project result in:
- a) Is any portions of the project within the 1990, 90 dBA Noise Contour? (check Noise Element at 1990 scale maps)  YES  NO
  - b) Increases from existing noise levels?

6. Energy/Natural Resources/Hazards (Consider General Plan, Safety and Seismic Safety Elements). Will the projects result in:
- a) Any additional consumption of energy?
  - b) Affect the potential use, extraction, conservation or depletion of a natural resource? S N C NO U
  - c) Increase risk of explosion, release of hazardous substances or other dangers to public health and safety?

7. Utilities and Public Services. Will the projects:
- a) Require alteration or addition to or the need for new utility systems (including sphere of influence or district boundary change; water, sewer, solid waste)?  YES  NO

- S   N   C   NO   U
- b) Result in the need for new or expansion of the following services: fire and police protection, schools, parks and recreation, roads, flood control or other public works facilities, public transit or governmental services (include changes to sphere of influence)?
- c) Affect recreational opportunities (consider General Plan Recreation Element-Trails Plans)?
8. Transportation/Circulation. (Consider the Major Roads Plan) Will the project result in:
- a) Additional traffic generation or increase in circulation problems (consider road design, access, congestion, parking and accident potential)?
- b) Special transportation considerations (waterborne, rail, air or public transportation systems and parking facilities)?    No \_\_\_\_\_
- c) Increase in commuting to and from local community?
9. Housing and Community Development. (Consider Housing Element). Is the project:
- a) Located within a Neighborhood Preservation Area?     YES     NO
- b) Is there an opportunity for construction of low and moderate income housing?     YES     NO
10. Cultural Resources.
- a) Review by the Regional Clearinghouse? (their recommendation)?     YES     NO  
     Contacted Sonoma State University    Date 11-5-81  
     Anthropology Dept. awaiting answer
- b) Any Sonoma County Historic Sites (Consider Historical Resources Inventory)    No-historic sites are affected
11. Aesthetics. (Consider the Scenic Routes Element) Will the project obstruct any public scenic vista or view, create an aesthetically offensive site open to public view, or produce new light or glare?     YES     NO
12. Is this project a growth-inducing action (encourage additional requests for similar uses) or set a precedent in the area?     YES     NO
13. Mandatory Finding of Significance. (A "yes" answer on any of the following questions requires preparation of an EIR)
- a) Does the project have the potential to degrade the quality of the environment, or curtail the diversity in the environment?     YES     NO
- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?     YES     NO
- c) Does the project have impacts which are individually limited, but cumulatively considerable?     YES     NO
- d) Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?     YES     NO

Discussion:

# Planning Department

County Administration Building, North Wing  
P.O. Box 951  
Martinez, California 94553

Anthony A. Dehaesus Director of Planning

Phone: 372-2024

Contra  
Costa  
County



December 11, 1981

PW File: PW 81-166

Dear Applicant:

The Contra Costa County Planning Department has completed an initial study of the environmental significance of the project represented by your pending application bearing County File Number PW 81-166. In conformance with Contra Costa County Guidelines for implementing the California Environmental Quality Act of 1970 (CEQA) it has been determined that your project (will) (will not) have a significant effect on the environment. Your project falls within the following category:

**AN ENVIRONMENTAL IMPACT REPORT (EIR) IS NOT REQUIRED.**

The project is categorically exempt (Class \_\_\_\_\_).

The CEQA requirements are accommodated by the EIR previously prepared for \_\_\_\_\_.

A statement that an EIR is not required (Negative Declaration of Environmental Significance) has been filed by the Planning Department (unless appealed).

Other: **NOTICE OF PREPARATION REQUIRED**

**AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED.**

The complexity of your project requires your submission of additional special reports or information (as outlined on the attached sheet) (which will be outlined in a forthcoming letter).

A consultant will be hired to prepare the environmental impact report. This procedure is explained on the attached sheet.

Preparation of the EIR cannot be started until the fee and additional information requested is received by the Planning Department.

If you have questions concerning this determination, or desire additional information relative to environmental impact report regulations, please call 372-2115 and ask for Steve Wright.

Sincerely yours,

Anthony A. Dehaesus  
Director of Planning

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By: \_\_\_\_\_



# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF

- Completion of Environmental Impact Report
- Negative Declaration of Environmental Significance

CONTRA COSTA COUNTY PLANNING DEPARTMENT  
P.O. Box 951                      Martinez, California 94553

Telephone: (415) 372-4393      Contact Person Steve Wright

### Project Description and Location:

**DRAINAGE AREA 29J COUNTY FILE #PW 81-146:** The project consists of constructing drainage facilities with Drainage Area 29J and a drainage pipe to convey the drainage collected within Area 29J to the San Joaquin River. This involves installation of concrete pipe systems varying in size between 24-inches and 48-inches in diameter, construction of an earth ditch and an earth detention basin. The drainage area borders approximately on the easterly boundaries of the City of Antioch. The north-south and east-west lines that border the drainage area are approximately along Viera and Phillips Avenues and along Wilbur and Oakley Roads, respectively.

### The Project Will Not Have A Significant Effect On The Environment

The most significant impacts of the project result in a reduction of surface and ground water and alteration of existing drainage patterns. In addition the project is planned in an area where the soils is highly sandy, i.e. where liquefaction potential exists.

- Justification for Negative Declaration is attached.
- The Environmental Impact Report is available for review at the address below:

Contra Costa County Planning Department  
4th Floor, North Wing, Administration Building  
Pine & Escobar Streets  
Martinez, California

Review Period for Environmental Impact Report or Negative Declaration: December 18, 1981  
thru January 18, 1982

AP 9 R3/79

By Steve Wright 1.12  
Planning Department Representative  
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