

**MINUTE ITEM**

This Calendar Item No. C26 was approved as Minute Item No. 26 by the California State Lands Commission by a vote of 3 to 0 at its 1-30-02 meeting.

**CALENDAR ITEM  
C26**

A 11  
S 7

01/30/02  
PRC 8372 W 25819  
N. Smith

**GENERAL LEASE - INDUSTRIAL USE**

**LESSEE:**

Kiewit Pacific Co.  
Attn: Mr. John Klos  
4585 Pacheco Boulevard  
Martinez, California 94553

**AREA, LAND TYPE, AND LOCATION:**

1.08 acres, more or less, of filled sovereign lands on the east side of the right of way for the new Benicia-Martinez Bridge, city of Martinez, Contra Costa County.

**AUTHORIZED USE:**

Construct a temporary fence around the lease premises (470' x 100') which will be used for a batch plant and laydown area.

**LEASE TERM:**

Three years, beginning January 30, 2002.

**CONSIDERATION:**

\$21,150 per year; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability insurance: Combined single limit coverage of \$1,000,000.

Bond:

\$25,000.

**OTHER PERTINENT INFORMATION:**

1. Applicant has right to use the uplands adjoining the lease premises.

CALENDAR ITEM NO. C26 (CONT'D)

2. The applicant is a contractor for Caltrans and this project is in support of the construction of the new Benicia – Martinez Bridge.
3. An EIR/EIS was prepared and certified for this project by the United States Department of Transportation and the California Department of Transportation. The California State Lands Commission staff has reviewed such document and Mitigation Monitoring Program adopted by the lead agency.
4. Findings made in conformance with the State CEQA Guidelines (Title 14, California Code of Regulations, sections 15091 and 15096) are contained in Exhibit C, attached hereto.
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.

**EXHIBITS:**

- A. Site Map
- B. Location Map
- C. CEQA Findings

**PERMIT STREAMLINING ACT DEADLINE:**

July 8, 2002

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT AN EIR/EIS WAS PREPARED AND CERTIFIED FOR THIS PROJECT BY THE UNITED STATES DEPARTMENT OF TRANSPORTATION AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

FIND THAT ON 6/27/00 THE COMMISSION ADOPTED THE FINDINGS MADE IN CONFORMANCE WITH TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTIONS 15091 AND 15096(h).

CALENDAR PAGE	000224
MINUTE PAGE	000242

CALENDAR ITEM NO. C26 (CONT'D)

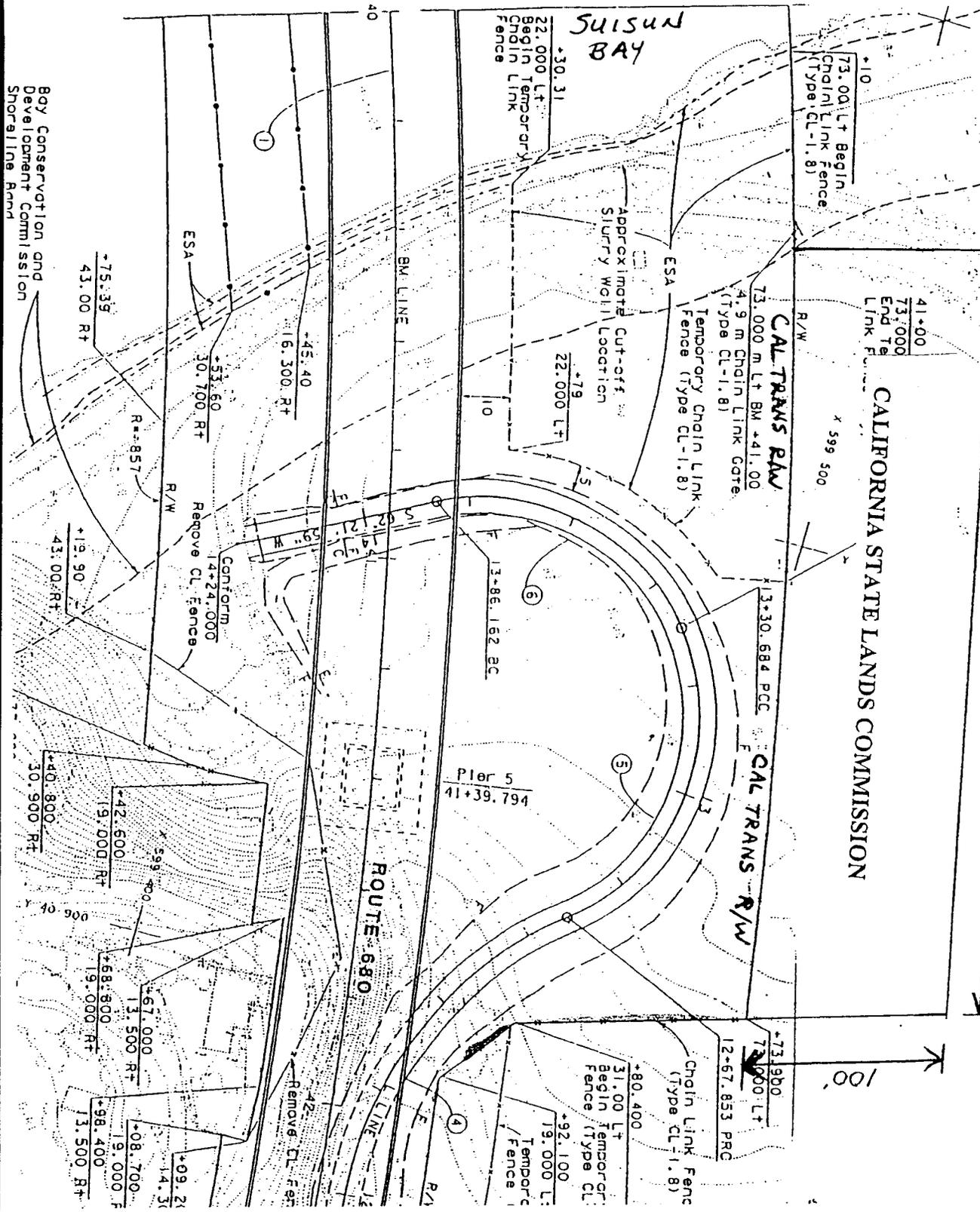
**SIGNIFICANT LANDS INVENTORY FINDING:**

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 KIEWIT PACIFIC CO. OF A GENERAL LEASE - INDUSTRIAL USE, BEGINNING JANUARY 30, 2002, FOR A TERM OF THREE YEARS, FOR THE INSTALLATION OF A TEMPORARY FENCE AROUND THE LEASE PREMISES TO BE USED FOR A BATCH PLANT AND LAYDOWN AREA ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$21,150, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; SURETY IN THE AMOUNT OF \$25,000.

COMPLETE RIGHT OF WAY AND  
 THE ACCESS GATE, SEE RIGHT OF  
 RECORD MAPS AT DISTRICT OFFICE



Boy Conservation and  
 Development Commission  
 Shoreline Area

This exhibit is solely for purposes of generally defining the area to be leased, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or other property.

**EXHIBIT A**

**W 25819000226**

CALENDAR PAGE

MINUTE PAGE **000234**

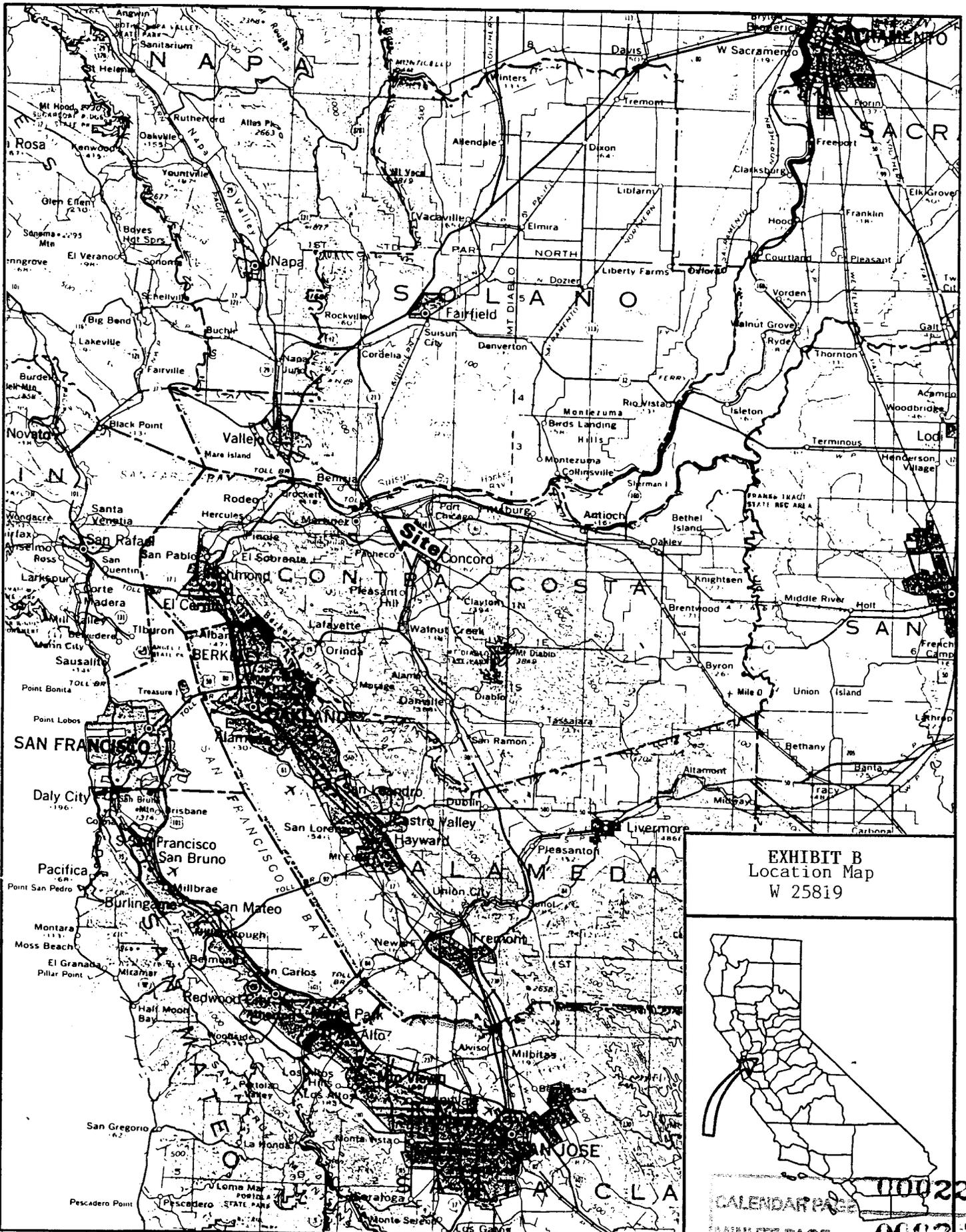


EXHIBIT B  
Location Map  
W 25819



CALENDAR PAGE 000227  
MAPS PAGE 000235

EXHIBIT C

CALIFORNIA DEPARTMENT OF TRANSPORTATION

FINDINGS FOR THE BENICIA-MARTINEZ BRIDGE PROJECT  
INTERSTATES 680 AND 780 IN CONTRA COSTA AND SOLANO COUNTIES

The following information is presented to comply with Section 15091 of the State CEQA Guidelines and Section 1509.6 of the California Department of Transportation (Caltrans) and California Transportation Commission Environmental Regulations. Reference is made to the Final Environmental Impact Report (Final EIR) which is the source for the information. Mitigation monitoring will be in accordance with Caltrans standard program contained in Article 1-2.4 of the Environmental Handbook, Volume I.

The following effects have been identified in the Final EIR as resulting from the project. Effects found not to be significant have not been included.

Biology

Adverse Environmental Effect:

The proposed project would have an adverse effect on the salt marsh harvest mouse and its habitat, an endangered species under the State and Federal Endangered Species Acts.

Findings:

- a) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

To mitigate permanent impacts to 1.62 ha (4.01 acres) of salt marsh harvest mouse habitat, Caltrans has purchased and plans to restore a 9.23 ha (22.8 acre) parcel on diked and filled tidal marsh. This parcel is located in the City of Benicia along Industrial Road.

To provide tidal access to the proposed mitigation site, Caltrans will restore tidal flows in an existing channel which crosses brackish marshland in the Goodyear Slough Unit of the Grizzly Island Wildlife Area. This brackish marshland is managed by the California Department of Fish & Game (CDFG). The brackish marshland is located southeast of the proposed mitigation site and is separated from the proposed mitigation site by railroad tracks operated by Union Pacific Railroad. The tidal channel will access the proposed Caltrans mitigation site through five large-diameter (1 m [36 inches]) pipes to be placed under the railroad tracks. Caltrans will construct a levee to isolate the tidal channel from the remainder of the Goodyear Slough Unit so CDFG can continue to manage the water level on their brackish marsh.

Work on the channel and levee will impact approximately 0.25 ha (0.62 acre) of marshland habitat in the Goodyear Slough Unit. This will increase the overall project impact to 1.87 ha (4.63 acres) of salt marsh harvest mouse habitat. Caltrans will restore

7.08 ha (17.5 acres) of  
CALENDAR PAGE 000228  
MINUTE PAGE 000216

EXHIBIT C

tidal marsh to compensate for temporary and permanent impacts to salt marsh harvest mouse habitat.

The final mitigation plan will be developed in consultation with the appropriate regulatory agencies. The plan will include provisions for monitoring and remedial actions, if necessary, and will be approved by the U.S. Fish & Wildlife Service prior to initiation of the proposed project. Following completion of the mitigation project, Caltrans will deed the mitigation site to CDFG, which will then manage the mitigation site for habitat. No public access of the mitigation site is proposed.

The Final EIR and pertinent technical studies are available for public inspection at:

Caltrans, District 4  
Benicia-Martinez Bridge Branch  
111 Grand Avenue  
Oakland, CA 94612

Or by contacting Nino Cerruti, Project Manager, at (510) 286-5129.