

**CALENDAR ITEM
C18**

A 6
S 3

10/27/11
PRC 2937.9
D. Simpkin

GENERAL LEASE – PUBLIC AGENCY USE

LESSEE/APPLICANT:

Ross Valley Sanitary District
2960 Kerner Boulevard
San Rafael, CA 49401

AREA, LAND TYPE, AND LOCATION:

Sovereign land within Corte Madera Canal, near the city of Larkspur, Marin County.

AUTHORIZED USE:

The continued use, maintenance, and operation of an existing six-inch diameter force main.

LEASE TERM:

25 years, beginning September 27, 2011.

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.

SPECIAL LEASE PROVISIONS:

Ross Valley Sanitary District (RVSD) will provide Commission staff a copy of the force main's condition assessment or other documentation evidencing the pipeline is in good condition within two years of the issuance of the lease and every two years thereafter.

OTHER PERTINENT INFORMATION:

1. On September 27, 1962, the Commission approved the issuance of a 49-year Life-of-Structure Permit, to the Sanitary District No.1 of Marin County, also known as Ross Valley Sanitary District, for the construction, operation, and maintenance of a submarine sewer main. The lease expired on September 26, 2011. The Lessee is now applying for the issuance of a General Lease - Public Agency Use.

2. RVSD serves the communities of Fairfax, San Anselmo, Ross, Kentfield, and several unincorporated areas of Marin County, as well as San Quentin Prison. The existing Force Main (FM) was installed in 1968 and

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has not been modified since its installation. RVSD anticipates a future Pump Station Rehabilitation Project beginning in fiscal year 2012-2013. RVSD is planning to install a man-way vault on the north side of Corte Madera Canal and inspection ports in order to hydraulically flush the force main. Once the inspection ports are installed, RVSD staff can clean the line, prepare a condition assessment and schedule bi-annual maintenance. The lease includes a condition requiring RVSD to submit a copy of the condition assessment or other documentation evidencing the pipeline is in good condition within two years of the issuance of the lease and every two years thereafter.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Reg., tit. 14, §15061), the staff has determined that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370, et seq., but such activity will not affect those significant lands. 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. Location and Site Map
- B. Land Description

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15061 as a categorically exempt project, Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

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SIGNIFICANT LANDS INVENTORY:

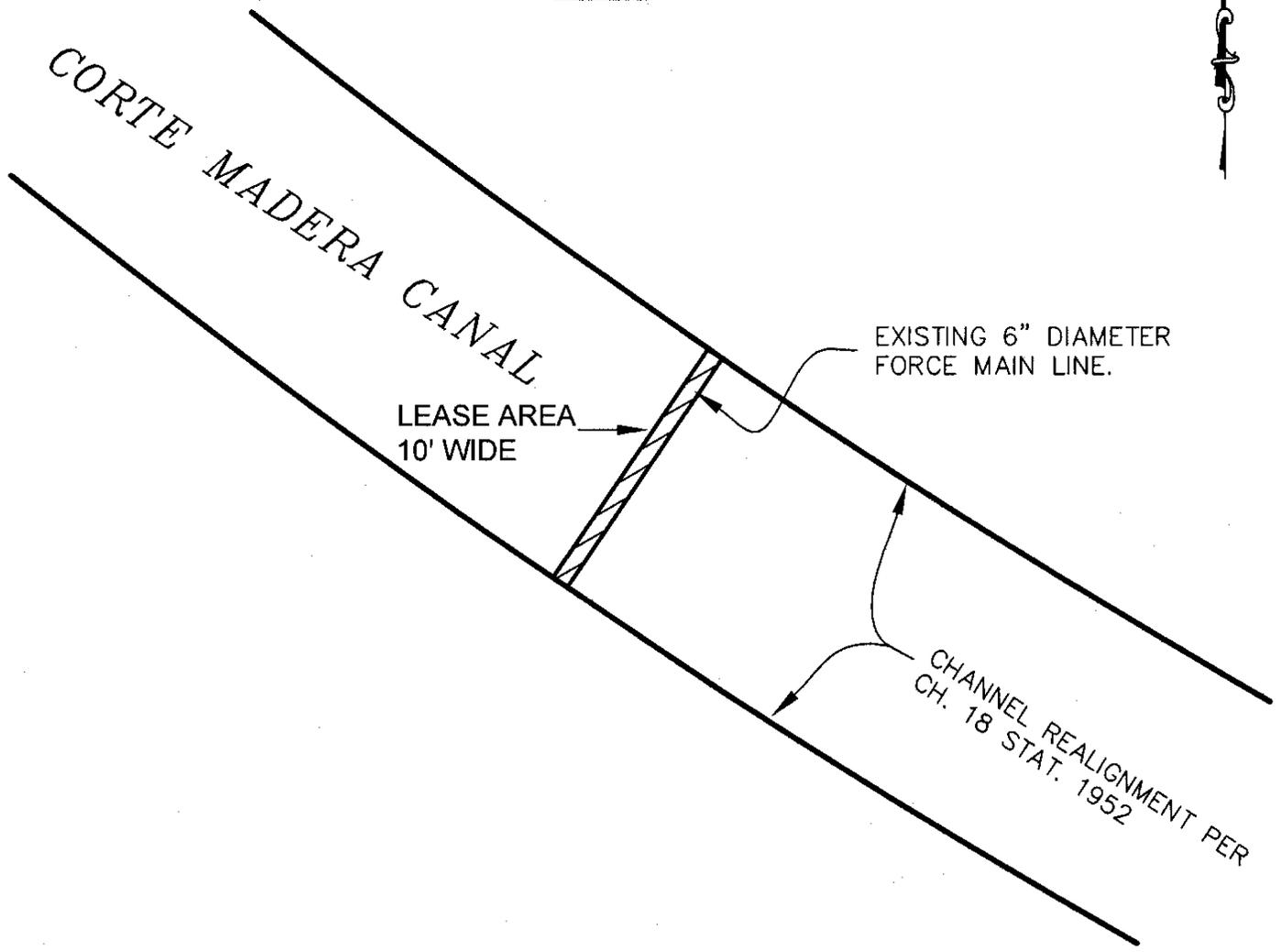
Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370, et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Public Agency Use to the Ross Valley Sanitary District, beginning September 27, 2011, for a term of 25 years, for the continued use, maintenance, and operation of an existing six-inch diameter force main previously authorized by the Commission as shown on Exhibit A (for references purposes only) and as described on Exhibit B attached and by this reference made a part hereof; consideration is 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 best interest of the State.

NO SCALE

SITE



CORTE MADERA CANAL, NEAR LARKSPUR

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 2937.9
 ROSS VALLEY SANITARY
 DISTRICT
 GENERAL LEASE -
 PUBLIC AGENCY USE
 MARIN COUNTY



DJF 09/21/11

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.

EXHIBIT B

PRC 2937.9

LAND DESCRIPTION

A strip of land of the Uniform width of 10 feet across the Corte Madera Canal, Marin County, lying equally on each side of the following described center line:

Beginning at a point on the north line of Corte Madera Canal, the California Coordinate System Zone 3 coordinates of said point being $X = 1,416,250.62$ and $Y = 531,880.08$, which point bears south $9^{\circ} 01' 15''$ West, 1,293.34 feet from a granite monument set by G. F. Allardt and shown on Map No. 2, Salt Marsh and Tide Land in the County of Marin, for Board of Tide Land Commissioners, and approved April 1, 1870, recorded in the Sacramento office of Division of State Lands the coordinates of said granite monument being $X = 1,416,453.41$ and $Y = 533,157.42$; thence from said point of beginning south $34^{\circ} 17' 10''$ West, 160 feet to a point in the southerly line of Corte Madera Canal the coordinates of which point are $X = 1,416,160.49$ and $Y = 531,747.88$, said point being distant along said southerly line of Corte Madera Canal on the arc of a curve, concave to the north, having a radius of 5,000 feet an arc distance of 316.48 feet from the point delineated as "M. S. 16" on Sheet 1 of 2, Corte Madera Ark Sites, by Division of State Lands, recorded June 26, 1942, in Bin 105, Volume 2, Page 99 of Licensed Surveys, County of Marin, the California Coordinate System Zone 3 coordinates of said point being $X = 1,415,905.14$ and $Y = 531,934.08$, the bearings in the above description are based on the California Coordinate System Zone 3.

END OF DESCRIPTION

The above description is based on that original description as found in PRC file 2937.9, Lease Document.