

MINUTE ITEM

This Calendar Item No. ~~C47~~ was approved as Minute Item No. 47 by the California State Lands Commission by a vote of 3 to ~~0~~ at its 9-3-99 meeting.

**CALENDAR ITEM
C47**

A 21

09/03/99

S 11

PRC 8111

W 25564

N. Smith

GENERAL LEASE - RIGHT OF WAY USE

LESSEE:

Max A. Keech
540 Price Avenue
Redwood City, California 94063

AREA, LAND TYPE, AND LOCATION:

Sovereign lands along Steinberger Slough, near Redwood City, San Mateo County.

AUTHORIZED USE:

Construction and maintenance of a public pathway and landscaping..

LEASE TERM:

25 years, beginning September 3, 1999.

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

SPECIFIC LEASE PROVISIONS:

Insurance:

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

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. A Mitigated Negative Declaration was prepared and adopted for this project by the city of Redwood City. The California State Lands Commission's staff has reviewed such document. A Mitigation Monitoring Program was adopted by the city of Redwood City.

CALENDAR ITEM NO. C47 (CONT'D)

3. 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:

City of Redwood City.

FURTHER APPROVALS REQUIRED:

San Francisco Bay Conservation and Development Commission.

EXHIBITS:

- A.. Land Description
- B.. Location Map
- C. Mitigation Monitoring and Reporting Program

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF REDWOOD CITY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED IN EXHIBIT C, ATTACHED HERETO.

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.

CALENDAR ITEM NO. C47 (CONT'D)

AUTHORIZATION:

AUTHORIZE ISSUANCE TO MAX A. KEECH OF A GENERAL LEASE - RIGHT OF WAY USE, BEGINNING SEPTEMBER 3, 1999, FOR A TERM OF 25 YEARS, FOR CONSTRUCTION AND MAINTENANCE OF A PUBLIC PATHWAY AND LANDSCAPING ON THE LAND DESCRIBED 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 AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000.

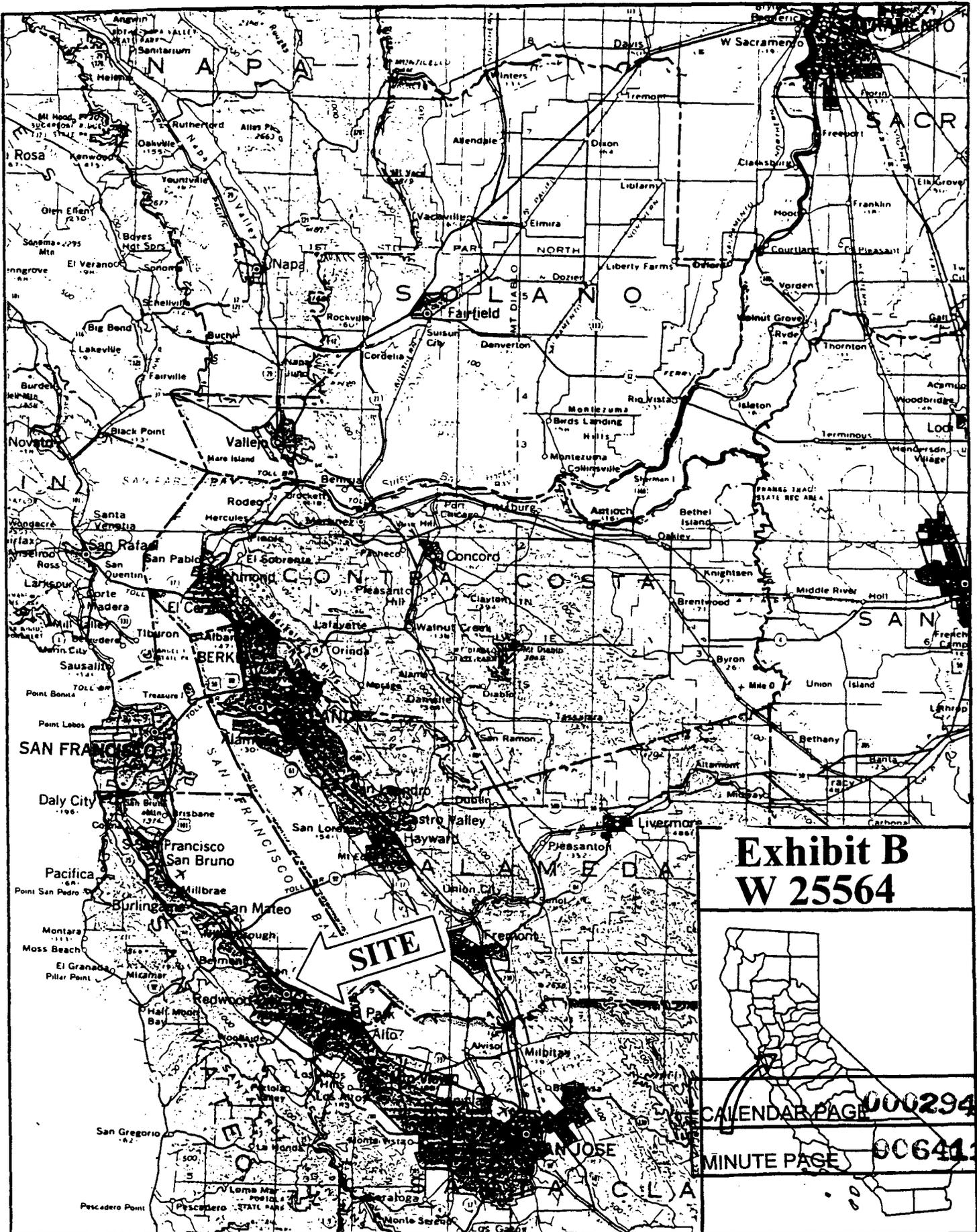
EXHIBIT A
LAND DESCRIPTION

W 25564

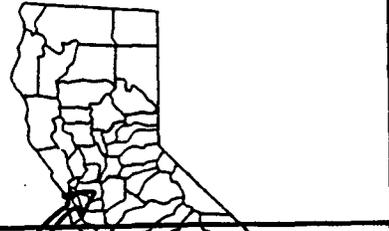
All that real property situated in the City of Redwood City, County of San Mateo, State of California, being a portion of the Lands of the State of California, as said lands are described in that certain permit filed for record on February 22, 1974 in Book 6557 of Official Records at pages 718 through 745, inclusive, in the Office of the Recorder of San Mateo County, and being more particularly described as follows:

Beginning at the most northwesterly corner of said Lands of the State of California; thence along the northerly line of said lands South 89°40'12" East, a distance of 147.87 feet; thence leaving said northerly line South 63°51'41" West, a distance of 74.00 feet; thence South 36°46'26" West, a distance of 45.50 feet; thence South 42°59'11" West, a distance of 47.50 feet; thence South 12°52'50" West, a distance of 30.50 feet; thence South 0°18'13" East, a distance of 63.71 feet to the southerly line of said lands; thence along said southerly line North 89°40'12" West, a distance of 18.97 feet to the most southeasterly corner of the Lands of Keech and Kendall, as said lands are described in that certain document filed for record on August 20, 1997 as Document Number 97102937, in the Office of the Recorder of San Mateo County; thence along the easterly line of said lands North 1°02'48" East, a distance of 198.01 feet to the TRUE POINT OF BEGINNING, and containing an area of 9,465 square feet, more or less.

CALENDAR PAGE	000293
MINUTE PAGE	006410



**Exhibit B
W 25564**



CALENDAR PAGE 000294
MINUTE PAGE 006411

EXHIBIT C

MITIGATION AND MONITORING

AND

REPORTING PROGRAM

CALENDAR PAGE	000295
MINUTE PAGE	006412

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
FOR THE
HOMESTEAD VILLAGE AT REDWOOD SHORES PROJECT**

The following environmental mitigation measures were incorporated into the Mitigated Negative Declaration and the Conditions of approval for the proposed Homestead Village at Redwood Shores project in order to mitigate potential environmental impacts identified in the Initial Study to less than significant levels. A completed and signed checklist for each mitigation measure will indicate that the mitigation requirement has been complied with and implemented, and that the monitoring requirements have been fulfilled in accordance with the provisions of Assembly Bill 3180 (Public Resources Code Section 21081.6). Project Sponsor is responsible for the costs of the implementation of the Monitoring and Reporting Program.

POTENTIAL IMPACTS	MITIGATION MEASURE	MONITORING RESPONSIBILITY	MONITORING SCHEDULE	IMPLEMENTATION VERIFICATION		OBSERVATIONS AND REMARKS (Action taken and identification of further action)
				Signature	Date	
Air Quality Possible short term impacts resulting from the grading of the site and during heavy construction.	Water all exposed or disturbed surfaces during grading operations and the heavy construction phase of the project at least twice daily, including weekends and holidays. Cover all stockpiles of debris, soil, and any other materials potentially generators of air borne pollution and anchor cover appropriately.	General Contractor	During Construction Period			

MINUTE PAGE 006413
CALENDAR PAGE 000296

POTENTIAL IMPACTS	MITIGATION MEASURE	MONITORING RESPONSIBILITY	MONITORING SCHEDULE	IMPLEMENTATION VERIFICATION		OBSERVATIONS AND REMARKS (Action taken and identification of further action)
				Signature	Date	
<p>Water Construction of the project will increase the coverage of the site with impermeable surfaces and reduced the percolation capabilities of the project site.</p>	<p>Project drainage system and plans for the construction of the bridge to be constructed across the State Lands Retention Channel shall be designed and constructed to the approval of the City of Redwood City Engineering and Construction Department.</p>	<p>City of Redwood City</p>	<p>During Plan Checking</p>			
<p>Transportation/ Circulation Construction of the proposed project will not generate any significant Transportation/ Circulation impacts; however, mitigation measures to improve circulation and safety</p>	<p>The Project Sponsor should participate in the Redwood Shores Community Facilities District. The District would provide transportation system improvements throughout the Redwood Shores area.</p>	<p>Project Sponsor and City of Redwood City</p>	<p>Agreement between Project Sponsor and the City of Redwood City should be executed prior to the issuance of Bldg. Permit.</p>			

MINUTE PAGE 006414
 AGENDAR PAGE 00297

POTENTIAL IMPACTS	MITIGATION MEASURE	MONITORING RESPONSIBILITY	MONITORING SCHEDULE	IMPLEMENTATION VERIFICATION		OBSERVATIONS AND REMARKS (Action taken and identification of further action)
				Signature	Date	
<p>under the cumulative conditions scenario will be implemented as recommended.</p> <p>Hazards There are certain Chemicals present in certain areas of the project site within 3.5 to 5 ft. Chemicals detected in the ground water are below levels hazardous to humans.</p>	<p>Project Sponsor shall participate in the Redwood Shores Business Owners Association Shuttle Service to/from Caltrain Station</p>	<p>Project Sponsor and the City of Redwood City</p>	<p>Same as above</p>			
	<p>The Project Sponsor should provide appropriate curbing and striping on Twin Dolphin Drive to ensure proper channelization of project traffic at the north end of the proposed bridge over the State Lands Retention Channel. This would require removal of five to eight parking spaces.</p>	<p>Project Sponsor and the City of Redwood City</p>	<p>Same as above</p>			
	<p>Recommendations of the Risk Based Closure Report prepared by Secor International, Inc. shall be implemented at the appropriate phase of construction.</p>	<p>Project Sponsor and the City of Redwood City</p>	<p>During Construction Period</p>			

CALENDAR PAGE 00298
 MINUTE PAGE 006415

POTENTIAL IMPACTS	MITIGATION MEASURE	MONITORING RESPONSIBILITY	MONITORING SCHEDULE	IMPLEMENTATION VERIFICATION		OBSERVATIONS AND REMARKS (Action taken and identification of further action)
				Signature	Date	
<p>Noise Heavy construction associated with the project will generate temporary noise impacts</p> <p>Aesthetics The proposed building will add to the building mass of the skyline.</p> <p>Cultural Resources There are no physical or historical evidence that there are any cultural and/or archaeological deposits within the project site.</p>	<p>Gas powered construction equipment intakes and exhausts should be muffled and shielded.</p> <p>The proposed building will be painted in muted colors to minimize its bulk. Project development plans shall be subject to Design Review and approval by the City of Redwood City.</p> <p>If any archaeological deposits are uncovered during any excavations on the project site, all earth work shall be stopped immediately and a qualified archaeologist shall be called to the project sit to conduct an investigation.</p>	<p>Project Sponsor</p> <p>City of Redwood City</p> <p>Project Sponsor</p>	<p>During Construction Period</p> <p>Design Review</p> <p>During Construction Period</p>			

CALENDAR PAGE 000299
 MINUTE PAGE 006416

POTENTIAL IMPACTS	MITIGATION MEASURE	MONITORING RESPONSIBILITY	MONITORING SCHEDULE	IMPLEMENTATION VERIFICATION		OBSERVATIONS AND REMARKS (Action taken and identification of further action)
				Signature	Date	
<p>Recreation The proposed project will not have any adverse impacts on the existing recreation facilities, but will help create new recreational opportunities.</p>	<p>Develop public access as proposed.</p>	<p>Project Sponsor</p>	<p>During Construction Period</p>			
<p>Geologic Problems The proposed project may be subjected to potential significant seismic induced impacts at some time during its economic life.</p>	<p>Implementation of the Geologist's recommended mitigation measures would reduce the potential impacts. All earthwork and construction of the foundations for the proposed building should be conducted under the close supervision of the Geologist. If additional mitigation measures are recommended by the Geologist, they shall be implemented to mitigate any potential impacts not previously identified.</p>	<p>Project Sponsor</p>	<p>During Construction Period</p>			

CALENDAR PAGE 000300
MINUTE PAGE 006417