MINUTE ITEM

This Calendar Item No. C16 was approved as Minute Item No. 16 by the California State Lands Commission by a vote of 3 to ϕ at its 02/05/07 meeting.

CALENDAR ITEM
C16

A 2

S 4

PRC 359

02/05/07
WP 359.9
V. Caldwell

AMENDMENT OF LEASE

LESSEE:

City of Redding
777 Cypress Avenue
Redding, California 96049

AREA, LAND TYPE, AND LOCATION:

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

AUTHORIZED USE:

The demolition and removal of the existing Cypress Avenue bridge and piers, and the construction, use, and maintenance of a new vehicular and pedestrian bridge as shown on Exhibit A.

LEASE TERM:

25 years, beginning June 1, 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.

PROPOSED AMENDMENT:

The proposed amendment will authorize the placement of the following utilities on the Cypress Avenue Bridge: a 16-inch sewer main pipeline; a 24-inch water main; and three four-inch electrical conduits to be used for street lighting, two of which will be occupied by the City of Redding Electric Utility, and the remaining conduit to remain unoccupied. The lease amendment will contain a provision which requires Lessee to obtain Lessor's approval prior to the occupation of the empty conduits. All other terms and conditions of the lease shall remain in effect without amendment.

OTHER PERTINENT INFORMATION:

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

2. On June 26, 2006, the Commission authorized termination of the Department of Transportation's Right-of-Way Easement No. PRC 359.9, and issued to the city of Redding a new General Lease - Public Agency Use No. PRC 359.9, for the construction, use and maintenance of the new Cypress Avenue Bridge.

3. The following utilities will be removed as part of the demolition of the existing bridge:

   A 16-inch welded steel sewer line which is attached to the Bridge and spans the entire length of the bridge, approximately 1,000 feet, a 24-inch water main located on the north side of the bridge, a overhead power line which is adjacent to the south side of the bridge, which is suspended from wooden poles on either side crossing the Sacramento River and an AT&T communication line which consists of 24 six-inch telephone conduits.

4. The following utilities will be installed on the new Bridge:

   a. A 16-inch iron sewer line with flanged joints suspended from the bridge with roller support saddles. The interior pipe is lined with a ceramic epoxy lining. Each segment of pipe will be 18 feet in length. The manhole located just beyond the eastern end of the bridge allows for bypass pumping, to accommodate televising and, if necessary, emergency repairs.

   b. A 24-inch ductile iron water pipe with flanged joints suspended from the bridge with roller support saddles. The interior of the pipe is cement mortar lined. Each segment of the pipe will be 18 feet in length. The water main valves at either end of the bridge can be temporarily closed to allow for emergency repairs. The control valve assembly incorporates a pressure relief system.

   c. An electrical line hung from the bridge which will be encased in three four-inch conduits to be used for street lighting, two of which will be occupied by the city of Redding Electric Utility, and the remaining conduit to remain unoccupied.

5. An EIR was prepared and certified for this project by the city of Redding. The California State Lands Commission staff has reviewed such document and Mitigation Monitoring Program adopted by the lead agency.

   Findings made in conformance with the State CEQA Guidelines (Title 14, California Code of Regulations, sections 15091 and 15096) are on file in the Sacramento office of the State Lands Commission and by reference made a part hereof.

6. 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:

NOAA Fisheries, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, State Historic Preservation Office, California Reclamation Board, California Department of Fish and Game, and the Central Valley Regional Water Quality Control Board

EXHIBIT:

A. Site Plan and Location Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT AN EIR WAS PREPARED AND CERTIFIED FOR THIS PROJECT BY THE CITY OF REDDING AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE FINDINGS MADE IN CONFORMANCE WITH TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTIONS 15091 AND 15096 (h) THAT ARE ON FILE IN THE SACRAMENTO OFFICE OF THE STATE LANDS COMMISSION AND BY REFERENCE MADE A PART HEREOF.

ADOPT THE MITIGATION MONITORING PORGRAM AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.

SIGNIFICANT LANDS INVENTORY FINDING:

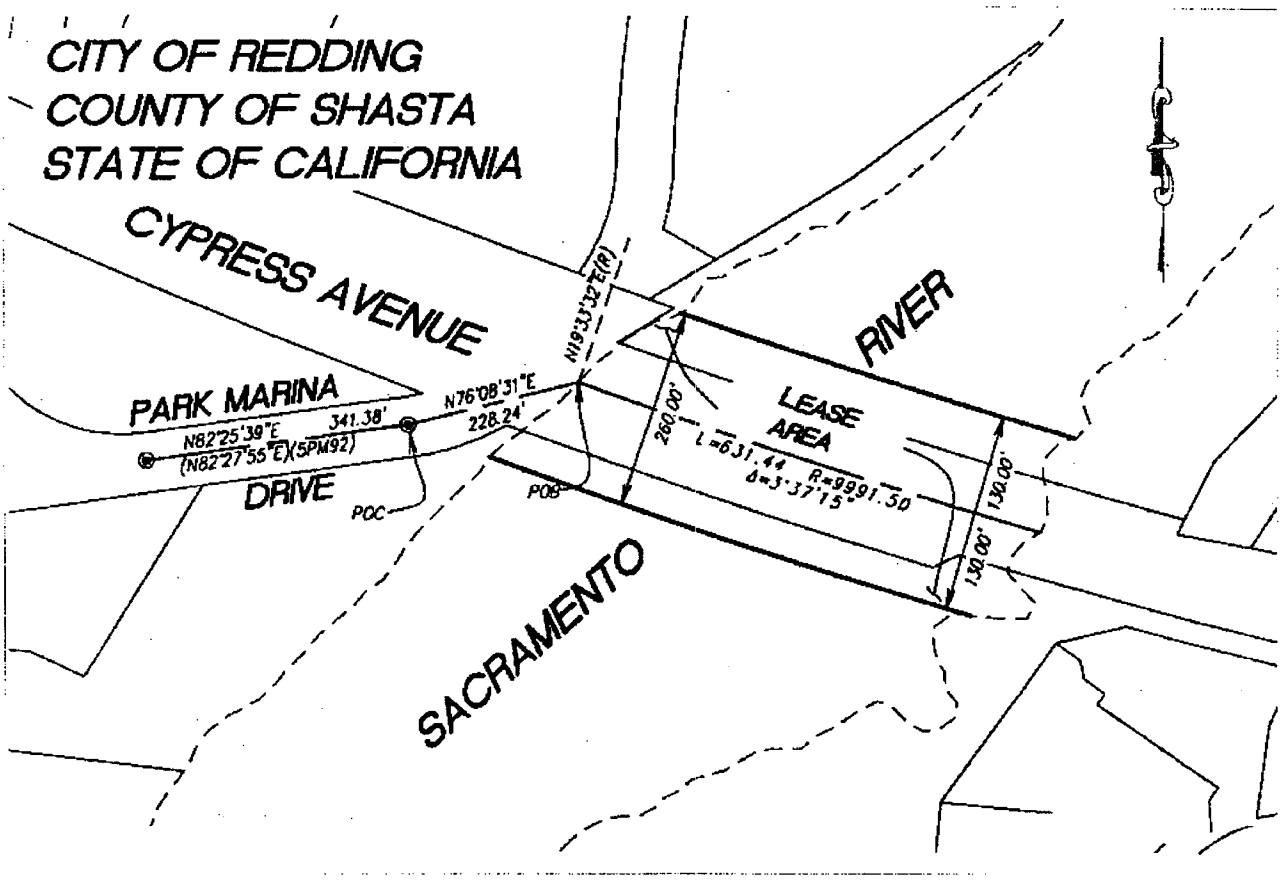
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 359.9, A GENERAL LEASE - PUBLIC AGENCY USE, OF LANDS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE FEBRUARY 5, 2007, TO AUTHORIZE THE FOLLOWING UTILITIES TO BE ATTACHED TO THE NEW CYPRESS AVENUE BRIDGE; A 16-INCH SEWER MAIN PIPELINE; A 24-INCH WATER MAIN PIPELINE; AND THREE FOUR-INCH ELECTRICAL CONDUITS TO BE USED FOR STREET LIGHTING, TWO OF WHICH WILL BE OCCUPIED BY THE CITY OF REDDING ELECTRIC UTILITY, AND THE REMAINING CONDUITS WILL REMAIN UNOCCUPIED. ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN EFFECT WITHOUT AMENDMENT.

NO SCALE

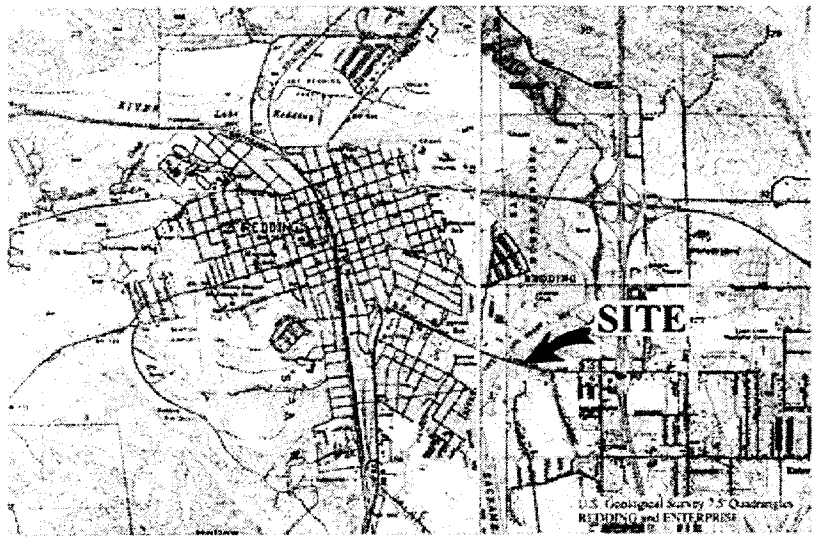
SITE MAP



Cypress Avenue Bridge

NO SCALE

LOCATION MAP



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by 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 A

PRC 359.9

City of Redding

General Lease-Public Agency Use

Sacramento River

Shasta County

DWC 04-04-2006