MINUTE ITEM
This Calendar Item No. C35 was approved as Minute Item No. 35 by the California State Lands Commission by a vote of 3 to 0 at its 06/28/07 meeting.

CALENDAR ITEM
C35

A 17

S 14

PRC 8752

06/28/07
W 26209
J. McComas

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:
City of Lathrop
390 Towne Centre Drive
Lathrop, California 95330

AREA, LAND TYPE, AND LOCATION:
0.85 acres, more or less, of sovereign lands in the San Joaquin River at Bradshaw's Crossing, city of Lathrop, San Joaquin County.

AUTHORIZED USE:
Construction, use and maintenance of two parallel bridges, containing public and private utility conduits, riprap and temporary construction trestles.

LEASE TERM:
25 years, beginning June 28, 2007.

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.

OTHER PERTINENT INFORMATION:

1. Negotiations are underway for the acquisition of the right to use the upland properties through dedication and by purchase. During the final map process for "River Islands", the road rights-of-way will be dedicated to the city of Lathrop. Property located at the northerly end of the bridge is currently being negotiated for purchase. Before construction begins on the lease premises, the City will forward documentation to staff that demonstrates the City has the rights to access the uplands.

2. The project Applicant is proposing to construct two parallel, three span, cast-in-place, prestressed concrete box girder bridges, to be known as

Bradshaw's Crossing. When complete, the two bridges will convey four lanes of traffic (two per bridge). Each bridge will be 40 feet wide, 420 feet between abutments, 160 feet between in-river columns, and a minimum vertical clearance of 26 feet. The proposed bridge structures will also contain various public and private utilities that are master planned facilities of the city of Lathrop, meant to serve new development within its current city limits on either side of the bridges. The proposed utility pipelines will be wholly contained within the left bridge cavity. Separate applications will be submitted to the Commission for a lease after construction is completed and before any use occurs.

3. A temporary falsework and trestle system will be required at the River crossing to provide access for pile operations and column and superstructure construction while providing minimal impact to the San Joaquin River. The temporary construction trestle will be removed after the completion of the bridge construction. During construction, a 110-foot navigation channel will be retained in the center of the River to allow for normal river traffic. Once constructed, the Applicant is required to install and maintain navigational lights and markings, as required by the US Coast Guard.

4. Bradshaw's Crossing will connect the Stewart Tract to the Mossdale Village master planned community currently under construction, and will connect the existing and planned development on the west side of the bridges to the existing regional roadway system serving the greater Lathrop community. The bridges will also provide an alternative route to improve safety and reduce short-trip traffic demands on Interstate 5 and the Interstate 5 San Joaquin bridge crossing (known as the "Mossdale Y"). These bridges will improve cross-town traffic flow and improve emergency services access.

5. Bradshaw's Crossing is an important intra-regional and inter-regional arterial roadway connection over the San Joaquin River that will not only provide an effective means of connecting different parts of the City to each other, but will provide regional benefits as well. The City is located at the confluence of Interstates 5 and 205 and State Route 120. These are three impacted regional routes in an area urbanizing quickly and which is subject to periods of intense fog. Since the interchange bridge structure that combines all three freeways is the only means of crossing the San Joaquin River in the area, fog and congestion related accidents often

paralyze regional traffic patterns. Bradshaw's Crossing and its eventual connection to Interstate 5 at Louise Avenue will provide an effective secondary route to safely cross the San Joaquin River, by-passing such dangerous weather situations and during other traffic related events.

6. There are over 1,000 new homes under construction or slated for construction just north of the bridge in the Mossdale Village area. While the Mossdale area is currently out of a 100-year flood plain, it is still subject to flood events above that level, and with continued high water in the area, there are concerns regarding seepage and the potential for boils. Bradshaw's Crossing will provide a critical flood evacuation route for the new residents of the Mossdale area to the higher, better protected areas on the Stewart Tract.

7. The main center span of the bridge crossing (160 feet long) and end spans, (130 feet long) will be supported by four in-river columns. The columns will be seven-foot diameter cast-in-place supported in nine-foot diameter piles. Abutments will be constructed at the current top-of-levee. Approximately 980 cubic yards will be excavated for construction of the abutments. To protect the levee and abutments from scour and erosion from the San Joaquin River, 200-lb riprap, will be utilized. Approximately 17,000 square feet of riprap will be added directly below the bridge structure extending ten feet up and down River for a total of 106 linear feet. Riprap will be placed to a depth of two feet for a total of approximately 630 cubic yards. Some of the riprap may be placed within the State's jurisdiction. Excavations into the levee were approved by the local reclamation district to ensure that levees are not negatively affected and the levee segments affected would be considerably strengthened as a result of the bridge construction.

8. An EIR was prepared and certified for this project by city of Lathrop. The California State Lands Commission staff has reviewed the EIR and the 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 contained on file in the Sacramento Office of the California State Lands Commission.

9. A Statement of Overriding Considerations made in conformance with the State CEQA Guidelines (Title 14, California Code of Regulations, section 15093) is contained on file in the Sacramento Office of the California State

Lands Commission.

10. 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, California Department of Fish and Game, and the Central Valley Regional Water Quality Control Board

FURTHER APPROVALS REQUIRED:

National Historic Preservation Agency, U. S. Coast Guard, U. S. Fish and Wildlife Service, U. S. Army Corps of Engineers, California Reclamation Board, Reclamation District No. 17 and Reclamation District No. 2062

EXHIBITS:

A. Site and Location Map
B. Legal Description

PERMIT STREAMLINING ACT DEADLINE:

September 15, 2007

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 LATHROP 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), AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.

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

ADOPT THE STATEMENT OF OVERRIDING CONSIDERATIONS MADE IN CONFORMANCE WITH TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15093, AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.

SIGNIFICANT LANDS INVENTORY FINDING:

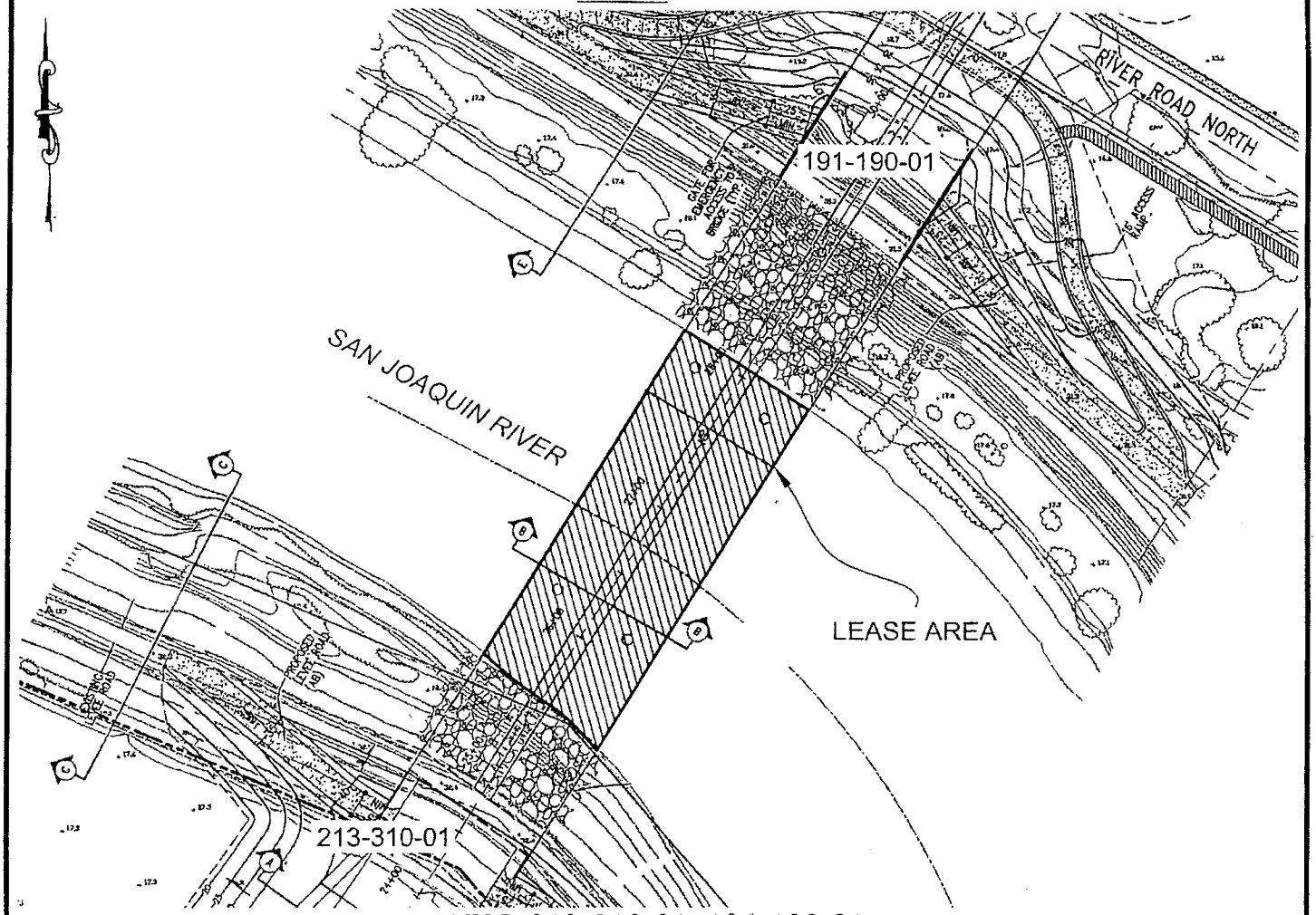
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE CITY OF LATHROP, OF A GENERAL LEASE – PUBLIC AGENCY USE, BEGINNING JUNE 28, 2007, FOR A TERM OF 25 YEARS, FOR THE CONSTRUCTION, USE AND MAINTENANCE OF TWO PARALLEL BRIDGES, CONTAINING PUBLIC AND PRIVATE UTILITY CONDUITS, RIPRAP, AND TEMPORARY CONSTRUCTION TRESTLES AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; IN CONSIDERATION OF 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.

NO SCALE

SITE



APN: 213-310-01, 191-190-01
BRADSHAW'S CROSSING

NO SCALE

LOCATION

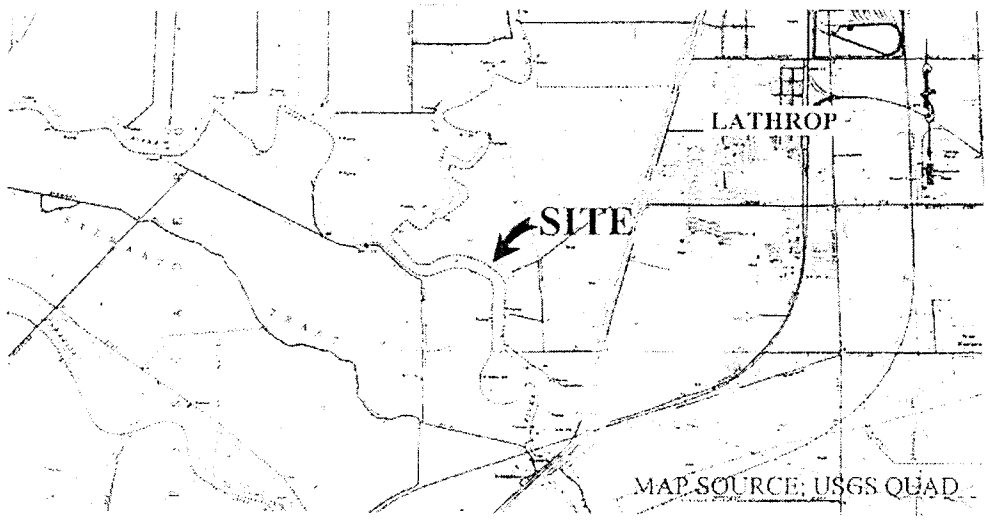


Exhibit A

W 26209
CITY OF LATHROP
GENERAL LEASE
RIGHT OF WAY
SAN JOAQUIN RIVER
SAN JOAQUIN CO.

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.

JAK 4/07

W26209
MAY 31, 2007
JOB NO.: 905-00

EXHIBIT B
LAND DESCRIPTION
BRADSHAW'S CROSSING
LEASE AREA ACROSS THE SAN JOAQUIN RIVER
LATHROP, CALIFORNIA

A STRIP OF TIDE AND SUBMERGED LAND 146.00 FEET WIDE, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, LYING ADJACENT TO PROTRACTED SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING ON THE NORTHEASTERN LINE OF TRACT 39, AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY, RECORDED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS AT PAGE 142, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, SAID POINT BEARS SOUTH 76°12'33" EAST 6,229.35 FEET FROM USGS STATION TIDAL 6 RESET 1958 (PID HS0159), STAMPED "NO. 6 1949 RESET 1958", HAVING CALIFORNIA STATE PLANE COORDINATES (CCS83, EPOCH 1997.30) OF NORTH= 2,117,914.04 FEET, EAST= 6,320,437.87 FEET;

THENCE, FROM SAID POINT OF COMMENCEMENT, LEAVING SAID NORTHEASTERN LINE, NORTH 31°37'00" EAST 8.56 FEET TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF SAID 146.00 FOOT-WIDE LEASE AREA WITH THE WEST BANK OF THE SAN JOAQUIN RIVER, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID CENTERLINE, ALONG SAID WEST BANK, NORTH 51°26'22" WEST 73.54 FEET;

THENCE, LEAVING SAID WEST BANK, NORTH 31°37'00" EAST 245.72 FEET TO THE EAST BANK OF THE SAN JOAQUIN RIVER;

THENCE, ALONG SAID EAST BANK, SOUTH 58°08'50" EAST 73.00 FEET TO A POINT BEING ON THE CENTERLINE OF SAID 146.00 FOOT-WIDE LEASE AREA THAT BEARS NORTH 31°37'00" EAST FROM SAID POINT OF BEGINNING;

THENCE, LEAVING SAID CENTERLINE, ALONG SAID EAST BANK OF THE SAN JOAQUIN RIVER, SOUTH 55°26'09" EAST 73.10 FEET;

THENCE, LEAVING SAID EAST BANK, SOUTH 31°37'00" WEST 267.54 FEET TO SAID WEST BANK OF THE SAN JOAQUIN RIVER;

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LAND DESCRIPTION
BRADSHAW'S CROSSING
LEASE AREA ACROSS THE SAN JOAQUIN RIVER

THENCE, ALONG SAID WEST BANK OF THE SAN JOAQUIN RIVER THE FOLLOWING TWO (2) COURSES:

1) NORTH 42°12'39" WEST 51.54 FEET, AND

2) NORTH 51°58'01" WEST 23.65 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING LANDWARD OF THE ORDINARY HIGH WATER MARK OF THE SAN JOAQUIN RIVER.

CONTAINING AN AREA OF 37,195 SQUARE FEET, MORE OR LESS. NOTE THAT THE AREA IS APPROXIMATE AND IS BASED UPON SAID BANKS. SAID BANKS RUN ALONG THE APPROXIMATE WATER LINE OF THE SAN JOAQUIN RIVER, AND WERE COMPILED USING PHOTOGRAMMETRIC TECHNIQUES BASED ON AERIAL PHOTOGRAPHY DATED FEBRUARY 28, 2003, FOR TOPOGRAPHY AT A SCALE OF 1"=40' WITH A 1-FOOT CONTOUR INTERVAL.

BEARINGS ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM 1983, ZONE 3 (SPC CA3), NAD83 (CORS 96, EPOCH 2002). ALL DISTANCES SHOWN ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY 0.99993352 TO OBTAIN GRID DISTANCES.

END OF DESCRIPTION

Paul A. Kittredge
PAUL A. KITTREDGE
L.S. NO. 5790
EXPIRES: JUNE 30, 2008

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