

**CALENDAR ITEM
C40**

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S 3

08/08/05
PRC 8631 W 26088
N. Quesada

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

Sonoma Marin Area Rail Transit
and North Coast Railroad Authority
419 Talmage Avenue, Suite M
Ukiah, CA 95482

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in the Petaluma River near Black Point, near the city of Novato
Marin and Sonoma Counties.

AUTHORIZED USE:

For the emergency repair of the fendering and navigational lighting system and
replacement of piles for the existing Black Point Swing Bridge and the Haystack
Landing Swing Bridge.

LEASE TERM:

1 year, beginning August 8, 2005.

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. Applicants own the uplands adjoining the lease premises.
2. The U. S. Coast Guard has determined that the Black Point Swing Bridge
(BPB), which is located south of Highway 37 crossing the Petaluma River,
and the Haystack Landing Swing Bridge (HLB) located south of Highway
101 crossing the Petaluma River require immediate and routine
maintenance to their navigation protection systems to provide continued
safe navigability. These bridges are approximately 100 years old.

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The BPB is 50 feet long and is a single track center bearing swing bridge. The swing bridge is flanked by timber trestle approaches on either bank of the River. The west approach trestle is 311 feet long and the east approach trestle is 877 feet long. The BPB's fendering and navigational lighting systems need to be repaired, including the replacement of approximately 57 piles.

The HLB is 180 feet long and is a single track center bearing swing bridge. The HLB bridge is also flanked by timber trestle approaches on either bank of the River that are 56 feet long on the south side and 30 feet long on the north side. The fendering system of the bridge needs to be repaired as well as its electrical service panels. Approximately 20 piles are estimated to be replaced at the Haystack Landing Swing Bridge crossing.

The central swing span of both bridges allow for the movement of recreational and commercial river traffic and will continue to go in a more safe manner once the swing bridges are repaired. The repairs are anticipated to occur between July 15, 2005, and September 1, 2005.

3. The bridges are owned by the Sonoma Marin Area Rail Transit and maintained by the North Coast Railroad Authority. The Black Point and Haystack Landing swing bridges have not been used for the rail traffic since September 2001. The North Coast Railroad Authority estimates that this work will be completed to the satisfaction of the Federal Railroad Administration, and freight service over these bridges is expected to resume in 1.5 to 2 years. The bridges were last inspected on December 21, 2004, and the Black Point Swing Bridge was found to be in overall fair to good condition. The structural steel members observed were in good condition. The Haystack Landing Swing Bridge was found to be in overall fair to poor condition. Similar to the Black Point Swing Bridge, the structural steel members observed were in good condition. The Lease is issued to allow the emergency repair work within the limits of the work area requested by the Applicant. The Applicant is required to obtain Commission approval at another upcoming Commission meeting and amend its Lease Agreement to include the remainder lease area not covered as part of the Lease Agreement.

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4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a statutorily exempt project. The project is exempt because it involves an "ongoing project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21169 and Title 14, California Code of Regulations, section 15261.

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.

APPROVALS OBTAINED:

California Department of Fish and Game.

FURTHER APPROVALS REQUIRED:

Informal consultation with U. S. Fish and Wildlife Service, NOAA Fisheries, U. S. Coast Guard, San Francisco Bay Conservation and Development Commission.

EXHIBIT:

- A. Site Map and Location Map

PERMIT STREAMLINING ACT DEADLINE:

October 8, 2005

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21169 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15261, AN ACTIVITY INVOLVING AN ONGOING PROJECT.

CALENDAR ITEM NO. C40 (CONT'D)

SIGNIFICANT LANDS INVENTORY FINDING:

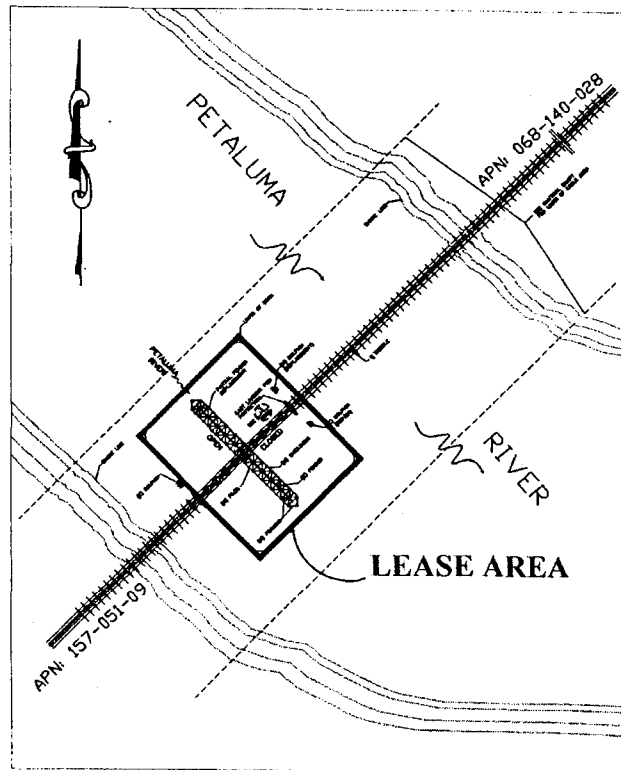
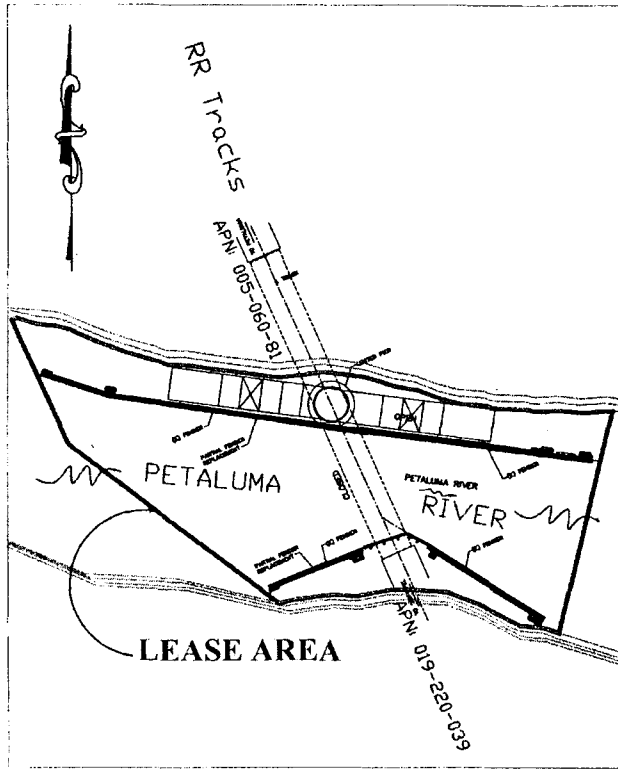
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE SONOMA MARIN AREA RAIL TRANSIT AND NORTH COAST RAILROAD AUTHORITY OF A GENERAL LEASE – PUBLIC AGENCY USE, BEGINNING AUGUST 8, 2005, FOR A TERM OF 1 YEAR, FOR THE REPAIR OF THE FENDERING AND NAVIGATOINAL LIGHTING SYSTEMS AND REPLACEMENT OF PILES FOR THE EXISTING BLACK POINT SWING BRIDGE AND THE HAYSTACK LANDING SWING BRIDGE ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; 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.

NO SCALE

SITE MAPS



NORTH COAST RAILROAD AUTHORITY

SITE 1

Haystack Landing Swing Bridge
 APNs: 005-060-81 and 019-220-039
 Sonoma County

SITE 2

Black Point Swing Bridge
 APNs: 157-051-09 and 068-140-028
 Marin & Sonoma Counties

NO SCALE

LOCATION MAP

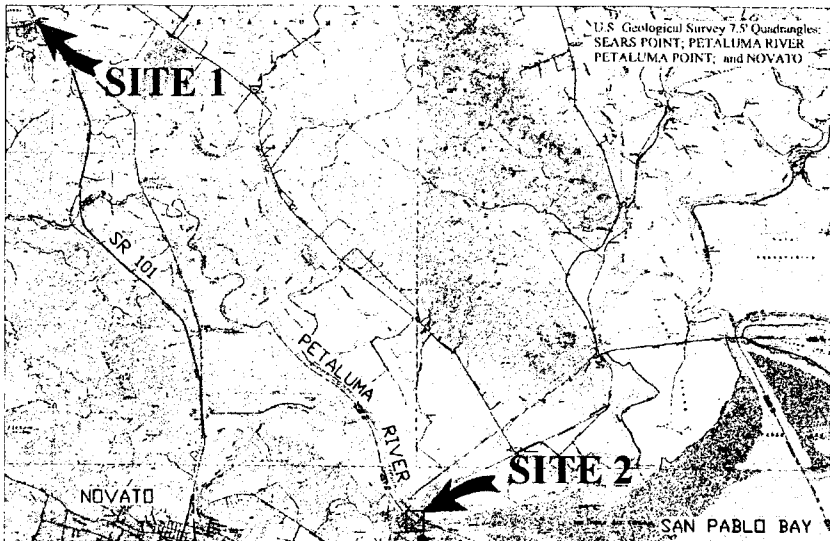


EXHIBIT A

W26088

Black Point and
 Haystack Landing
 Swing Bridges
 Marin & Sonoma Counties



DWC 07-20-2005

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CALENDAR PAGE

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MINUTE PAGE

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.