

MINUTE ITEM

This Calendar Item No. C54 was approved as Minute Item No. 54 by the California State Lands Commission by a vote of 3 to 0 at its 06/26/06 meeting.

**CALENDAR ITEM
C54**

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06/26/06
PRC 359.9
V. Massey

**TERMINATION OF A RIGHT-OF-WAY EASEMENT
AND ISSUANCE OF A
GENERAL LEASE - PUBLIC AGENCY USE**

LESSEE:

Department of Transportation
P.O. Box 496073
Redding, CA. 96049

APPLICANT:

City of Redding
777 Cypress Avenue
Redding, CA. 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 an existing 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.

OTHER PERTINENT INFORMATION:

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

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2. On April 27, 1949, the Commission authorized a Right-of-Way Easement with the Department of Transportation, Division of Highways, for the construction of the Cypress Avenue bridge over the Sacramento River in the city of Redding. On April 3, 1968, the Division of Highways (Caltrans) relinquished the Highway Right-of-Way to the city of Redding. Staff is proposing to terminate the Right-of-Way Easement, PRC 359.9, to Caltrans and issue a new lease to the city of Redding for the bridge.

3. **EXISTING BRIDGE:**

The Cypress Avenue Bridge crossing over the Sacramento River consists of two bridge structures that were constructed in 1949 (eastbound span) and 1969 (westbound span). Both bridge structures are 1,000 feet in length, consisting of steel girder superstructures (simply supported) with eight 125-foot spans. The existing combined bridge rails and sidewalks (steel railing on hollow concrete sidewalk) are functionally obsolete because they do not meet current standards for pedestrian/bicycle safety. Due to the limited traffic land widths, bicyclists currently use the sidewalks jointly with pedestrians.

PROPOSED PROJECT:

The Applicant's proposed project will consist of widening the current two structures comprising the Cypress Avenue Bridge, resulting in a single structure. The overall intent of these activities is to improve traffic circulation in the central and downtown area of Redding, while updating a functionally obsolete and seismically deficient bridge. The proposed project will address structural deficiencies and improve the east-west travel along the Cypress Avenue corridor. The project includes the following components:

1. Build four new piers on pile-supported foundations to include three in the Sacramento River channel and one on the east floodplain area.
2. Remove seven existing piers, five from the River channel and two on the east floodplain area.
3. Construct a new cast-in-place bridge superstructure on essentially the same alignment as the existing bridges, but widened to the south.
4. Remove existing bridge decks, steel girders, and piers to one foot below ground.

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5. Widen the approach roadways at each end of the bridge and improve the Cypress/Athens/Park Marina intersection to the west and the Cypress/Hartnell/Hemsted intersection to the east.
 6. Incorporate a widened area on both sidewalks to provide overlook areas atop two or four piers at each side of the bridge within the main river channel and at each end of the bridge.
 7. Provide a stairway on the south side of the west abutment to tie into the existing sidewalk along Park Marina Drive.
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4. Precautionary signage will be provided to warn recreational users of the potential safety hazards associated with the project construction activities.
 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, 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 and Location Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

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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 PROGRAM ON FILE IN THE SACRAMENTO OFFICE OF THE STATE LANDS COMMISSION AND BY REFERENCE MADE A PART HEREOF.

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.

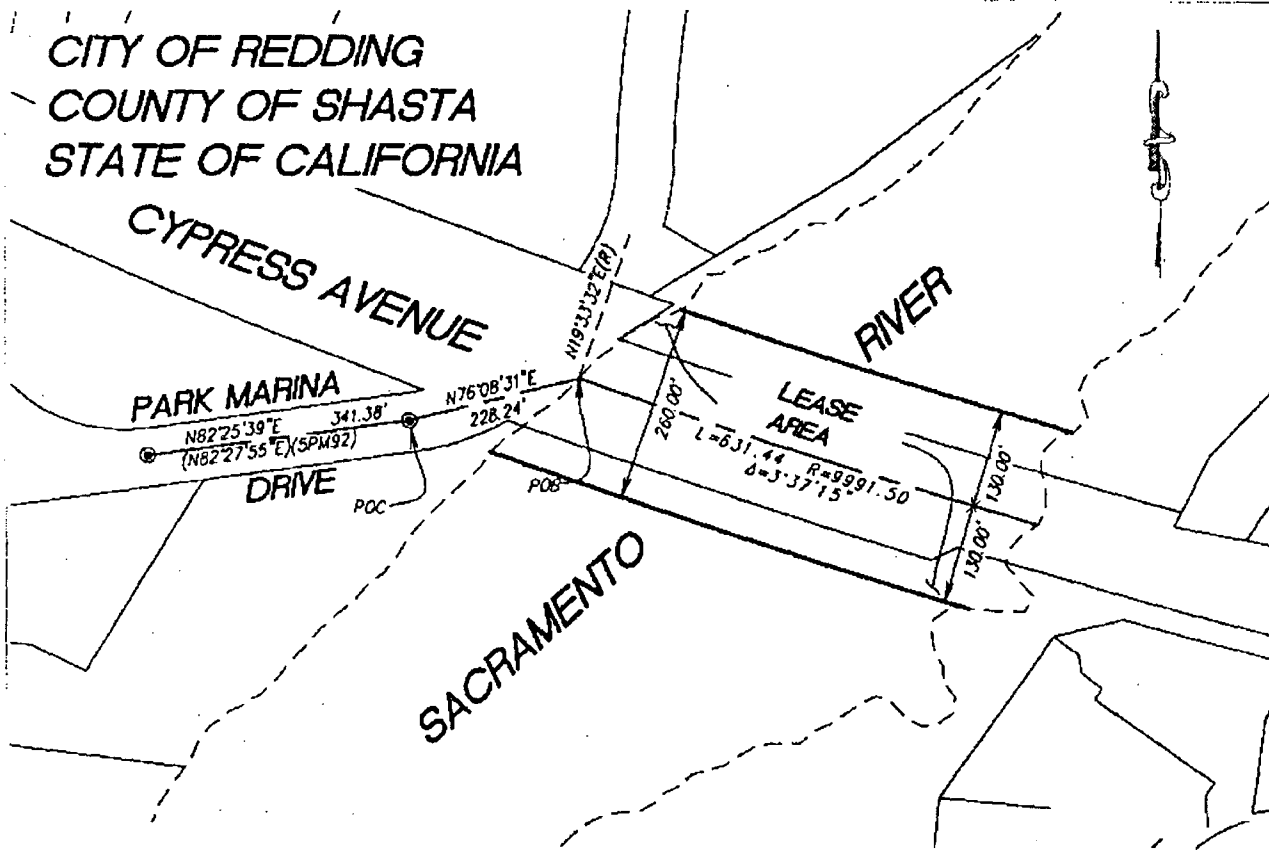
AUTHORIZATION:

1. TERMINATE A RIGHT-OF-WAY EASEMENT PRC 359.9, EFFECTIVE JUNE 1, 2006.
2. AUTHORIZE ISSUANCE TO THE CITY OF REDDING OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING JUNE 1, 2006, FOR A TERM OF 25 YEARS, FOR THE CONTRUCTION, USE AND MAINTENANCE OF A NEW BRIDGE AS SHOWN 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.

NO SCALE

SITE MAP

CITY OF REDDING
COUNTY OF SHASTA
STATE OF CALIFORNIA



Cypress Avenue Bridge

NO SCALE

LOCATION MAP

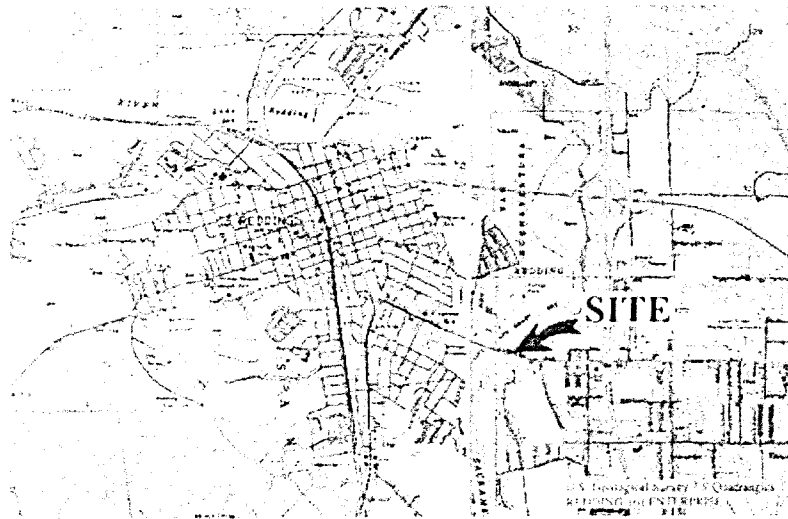


EXHIBIT A

WP 359

City of Redding
General Lease-Public Agency Use
Sacramento River
Shasta County



SITE

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.

DWC 04-04-2006

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