

MINUTE ITEM
This Calendar Item No. C46 was approved as
Minute Item No. 46 by the California State Lands
Commission by a vote of 3 to 0 at its
6-27-00 meeting.

CALENDAR ITEM
C46

A 8
S 4

June 27, 2000
PRC 6979.9 WP 6979.9
F. Singer

AMENDMENT OF LEASE

LESSEE:

City of Napa - Public Works Department
1600 First Street
Post Office Box 660
Napa, California 94559

AREA, LAND TYPE, AND LOCATION:

0.697 acres, more or less, of sovereign lands in the Napa River, within the city of
Napa, Napa County.

AUTHORIZED USE:

Maintenance of an existing bridge at Third Street.

LEASE TERM:

49 years, beginning December 9, 1985.

CONSIDERATION:

The public use and benefit; with the State reserving the right at any time to set a
monetary rental if the Commission finds such action to be in the State's best
interest.

PROPOSED AMENDMENT:

To replace and expand the Third Street Bridge in the city of Napa. The new
bridge shall be made 7 feet higher, 199 feet longer, and 40 feet wider than the
existing bridge. All other terms and conditions of the lease shall remain in effect
without amendment.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.

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2. A Mitigated Negative Declaration was prepared and adopted for this project by the city of Napa. The California State Lands Commission's staff has reviewed such document. A Mitigation Monitoring Program was adopted by the city of Napa.
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:

Federal Highway Administration, Napa County Flood Control and Water Conservation District, Army Corps of Engineers

FURTHER APPROVALS REQUIRED:

City of Napa, California Department of Fish and Game

EXHIBITS:

- A. Amended Legal Description
- B. Site Map
- C. Location Map

PERMIT STREAMLINING ACT DEADLINE:

November 23, 2000

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 NAPA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

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

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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 6979.9, A GENERAL LEASE - PUBLIC AGENCY USE, OF LANDS DESCRIBED ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE JULY 1, 2000, TO REPLACE AND EXPAND THE THIRD STREET BRIDGE IN THE CITY OF NAPA; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

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Exhibit A

A portion of the State Sovereign Lands within the ordinary high water limits of the Napa River, as established by the survey shown on the State Lands Commission Map entitled, "Survey of the Ordinary High Water Mark along the Napa River", filed on September 14, 1954 in Book 1 of Surveys at Pages 101-113, Official Records of Napa County, in the City of Napa, State of California, described as follows:

COMMENCING at a bolt marking the intersection of the monument line of Third Street with the monument line of Main Street, as shown on that Record of Survey filed in Book 25 of Surveys, Page 30, Official Records of said county; thence, North 47°20'57" East 203.18 feet to a point on the westerly line of said State Sovereign Lands, on the course between stations W376 and W377 shown on said State Lands Commission Map as "North 21°02'15" West 194.99" feet (CCS27, Zone 2), from which station W376 bears South 21°02'28" East 19.42 feet, said point being the POINT OF BEGINNING; thence, North 64°53'56" East 177.80 feet to a point on the easterly line of said State Sovereign Lands as shown on said map; thence, along said easterly line the following four courses: 1) South 26°16'59" East 33.44 feet to station E383; 2) South 61°49'44" East 20.59 feet to station E382; 3) South 15°11'53" East 56.75 feet to station E381; 4) South 52°15'26" East 15.91 feet; thence, South 64°53'56" West 178.99 feet to a point on the westerly line of said State Sovereign Lands as shown on said map; thence, along said westerly line the following three courses: 1) North 45°29'34" West 17.25 feet to station W375; 2) North 28°16'02" West 84.58 feet to station W376; 3) North 21°02'28" West 19.42 feet to the POINT OF BEGINNING. Contains approximately 21,842 square feet (0.501 acre, more or less).

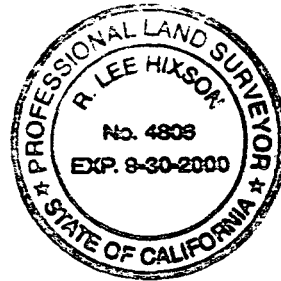
TOGETHER WITH a 28.00 foot wide strip of land lying northerly of, and contiguous to, the above described 0.501 acre parcel, and lying between the Ordinary High Water Mark of the right bank of the Napa River as shown on said State Lands Commission Map, and the Ordinary High Water Mark of the left bank of the Napa River as shown on said State Lands Commission Map.

ALSO TOGETHER WITH a 20.00 foot wide strip of land lying southerly of, and contiguous to, the above described 0.501 acre parcel, and lying between the Ordinary High Water Mark of the right bank of the Napa River as shown on said State Lands Commission Map, and the Ordinary High Water Mark of the left bank of the Napa River as shown on said State Lands Commission Map.

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The Basis of Bearings for the above description is CCS83 (California Coordinate System, NAD83), Zone 2. The bearing for the centerline of Third Street as shown on Book 25 of Surveys, Page 30, Official Records of Napa County, is North 57°06'00" East; rotate the above bearings 0°31'29" counter-clockwise to equal the bearings shown on said map. The distances shown above are ground; multiply by 1.0000069 to obtain grid distances. See "Exhibit B" which is attached hereto and hereby made a part of this description.

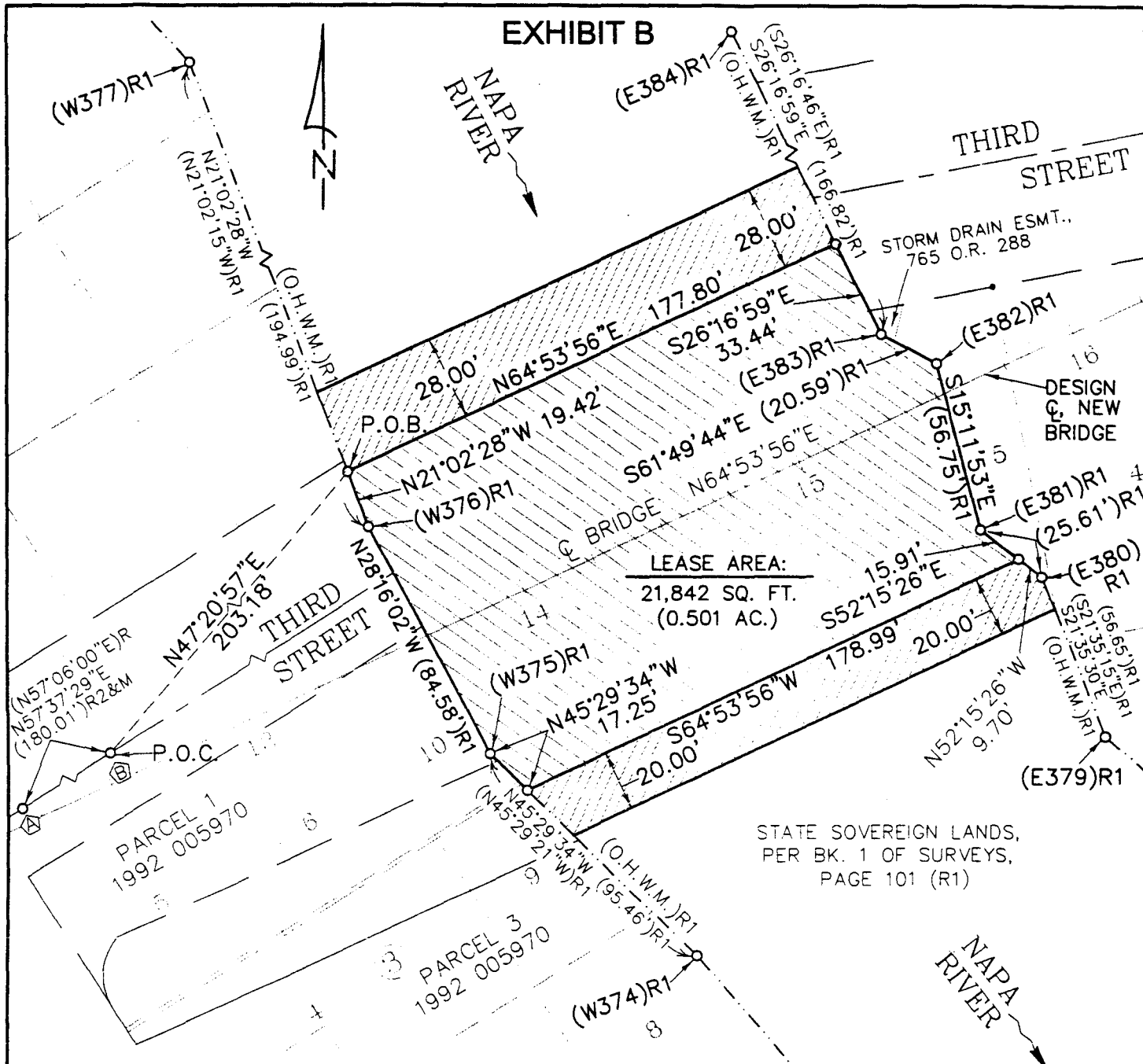
End of Description



R. Lee Hixson 6/14/00
R. Lee Hixson, PLS 4806 (date)
Expires: 9/30/00

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EXHIBIT B



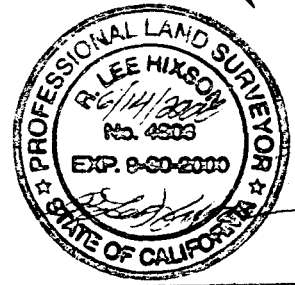
LEASE AREA:
21,842 SQ. FT.
(0.501 AC.)

STATE SOVEREIGN LANDS,
PER BK. 1 OF SURVEYS,
PAGE 101 (R1)

P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
O.H.W.M.=ORDINARY HIGH WATER
MARK PER R1

BASIS OF BEARINGS: CCS83,
ZONE 2. THE DISTANCES
SHOWN ARE GROUND; MULTIPLY
BY 1.0000069 TO OBTAIN GRID
DISTANCES.

- Ⓐ FOUND BOLT PER R2
AT MAIN STREET
- Ⓑ FOUND BOLT PER R2
AT BROWN STREET
- R1=BK. 1 SURVEYS, PG. 101
- R2=BK. 25 SURVEYS, PG. 30



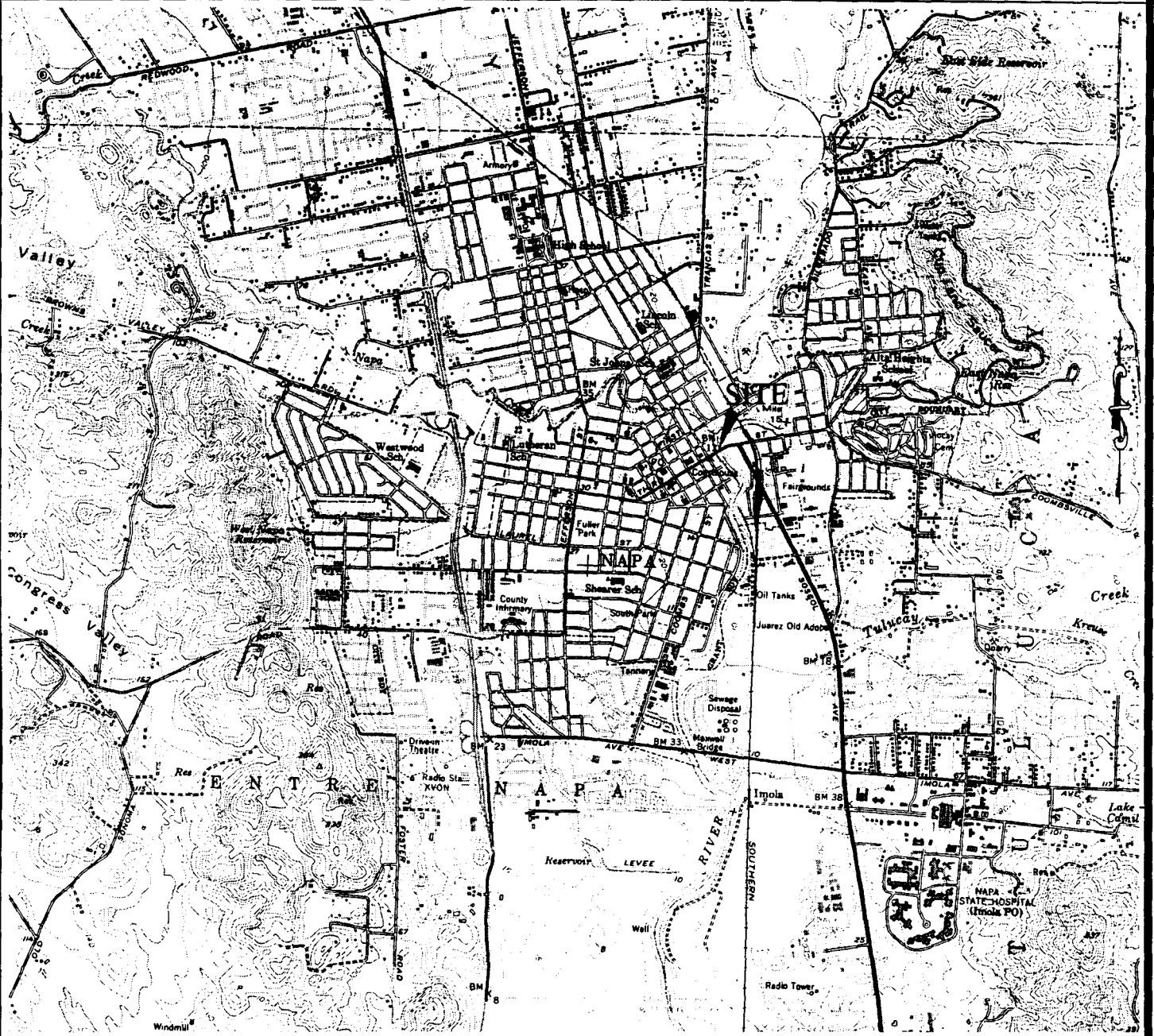
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LEASE AREA

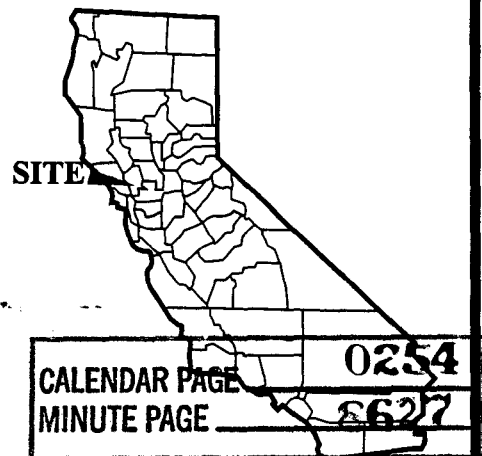
CITY OF NAPA		COUNTY OF NAPA		STATE OF CALIFORNIA	
DATE: 6/14/2000		CH2M HILL		2485 Natomas Park Dr., Ste. 600 Sacramento, California 95833 916/920-0300 (FAX: 920-8463)	
DRAWN BY: RLH		SCALE: 1"=50'		SHEET 1 OF 1	
CHCKD BY: CDK		ZION\149857\SURVEY\EXHIBIT.DWG		ZION\149857\INROADS\49857RW1.ALG	

EXHIBIT C LOCATION MAP

NO SCALE



PRC 6979.9
3rd Street Bridge
Napa River
City of Napa
NAPA COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver of limitation of any state interest in the subject or any other property.