

MINUTE ITEM

This Calendar Item No. C19
was approved as Minute Item
No. 19 by the State Lands
Commission by a vote of 2
to C at its 7/25/85
meeting.

CALENDAR ITEM

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07/25/85
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APPROVAL OF A GENERAL LEASE - COMMERCIAL USE

APPLICANT: Wine Valley Company Tenancy
1255 Port Street
San Francisco, California 94104

AREA, TYPE LAND AND LOCATION:
A 0.418-acre parcel of tide and submerged land
located in the Napa River at Napa, Napa County.

LAND USE: Construction and use of 11 floating
accommodation docks.

TERMS OF PROPOSED LEASE:
Initial period: 15 years beginning August 1,
1985.

Surety bond: \$3,000.

Public liability insurance: Combined single
limit coverage of \$300,000.

CONSIDERATION: \$564 per annum; with the State reserving the
right to fix a different rental on each fifth
anniversary of the lease.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

CALENDAR ITEM NO. C 19 (CONT'D)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: 09/13/85.

OTHER PERTINENT INFORMATION:

1. This project consists of installing floating docks and walkways for the convenience of Wine Valley Lodge Motel guests. The Motel is located on the upland property fronting the waterway. Each dock will be 144 square feet with the entire project occupying 450 lineal feet of the Napa River near Imola Street Bridge.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 3, New Construction of Small Structures, 14 Cal. Adm. Code 15303.

Authority: P.R.C. 21084 and 14 Cal. Adm. Code 15300.
3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 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:

United States Corps of Engineers, Department of Fish and Game, and Water Quality Control Board.

FURTHER APPROVALS REQUIRED:

None.

CALENDAR ITEM NO. C 19 (CONT'D)

EXHIBITS: A. Land Description.
 B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES, 14 CAL. ADM. CODE 15303.
2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
3. AUTHORIZE ISSUANCE TO WINE VALLEY COMPANY TENANCY OF A 15-YEAR GENERAL LEASE - COMMERCIAL USE BEGINNING AUGUST 1, 1985; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$564, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$3,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR CONSTRUCTION AND USE OF 11 FLOATING ACCOMMODATION DOCKS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

W 23528

A parcel of tide and submerged land in the Napa River near the Imola Bridge in Napa, Napa County, California, said parcel being described as follows:

All that land lying immediately beneath 11 piers along the right bank of said Napa River TOGETHER WITH a necessary use area extending 10 feet from the extremities of said piers, said piers being adjacent to that land described in the Grant Deed recorded January 9, 1981 in Book 1188, Page 991, Official Records of Napa County.

EXCEPTING THEREFROM any portion thereof lying landward of the ordinary high water mark of the Napa River.

END OF DESCRIPTION

PREPARED APRIL 11, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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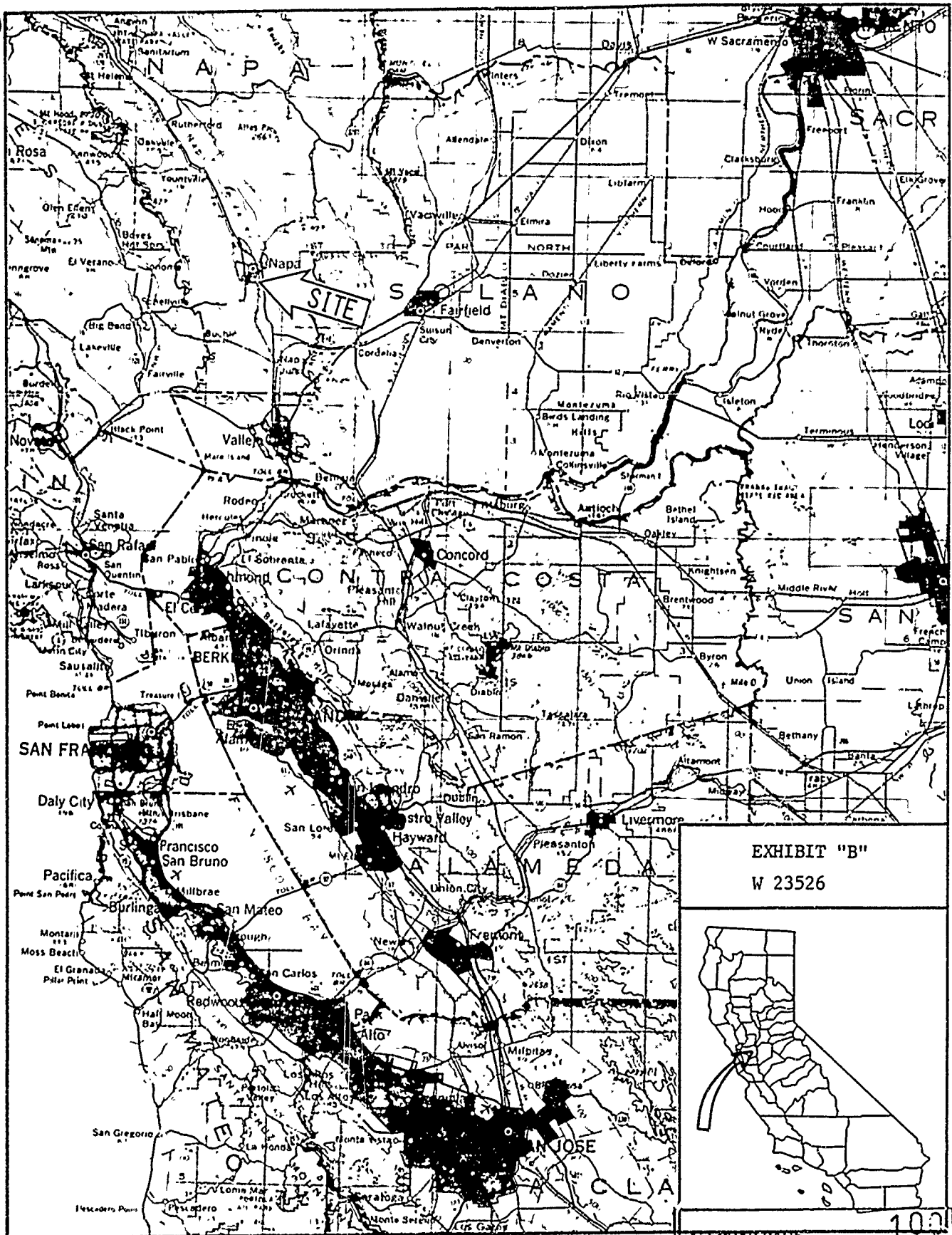


EXHIBIT "B"

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