

**CALENDAR ITEM  
C74**

A 7  
S 2

June 27, 2000  
PRC 5822.1 WP 5822.1  
M. Wetzel

**GENERAL LEASE - COMMERCIAL USE**

**LESSEE:**

Albert D. Giovannoni  
Trustee of the Albert D. Giovannoni Trust, dated July 3, 1991  
c/o Napa Sea Ranch  
3333 Cuttings Wharf Road  
Napa, CA 94559

**AREA, LAND TYPE, AND LOCATION:**

0.247 acres, more or less, of tide and submerged lands in the Napa River, near  
Cuttings Wharf, Napa County.

**AUTHORIZED USE:**

Continued use and maintenance of a concrete launching ramp, gangway, and  
docks.

**LEASE TERM:**

20 years, beginning May 1, 2000.

**CONSIDERATION:**

\$552 per year; with the State reserving the right to fix a different rent periodically  
during the lease term, as provided in the lease under Paragraph 2(b) of Section 4  
- General Provisions.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability Insurance: \$500,000 combined single limit.

Bond:

\$5,000 Surety Bond.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.

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2. 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 categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

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.

**EXHIBITS:**

- A. Location Map
- B. Site Map

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**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 CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2);

**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.

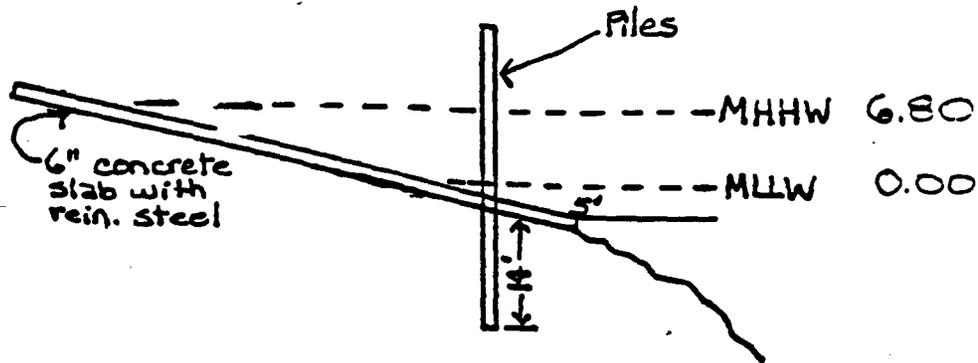
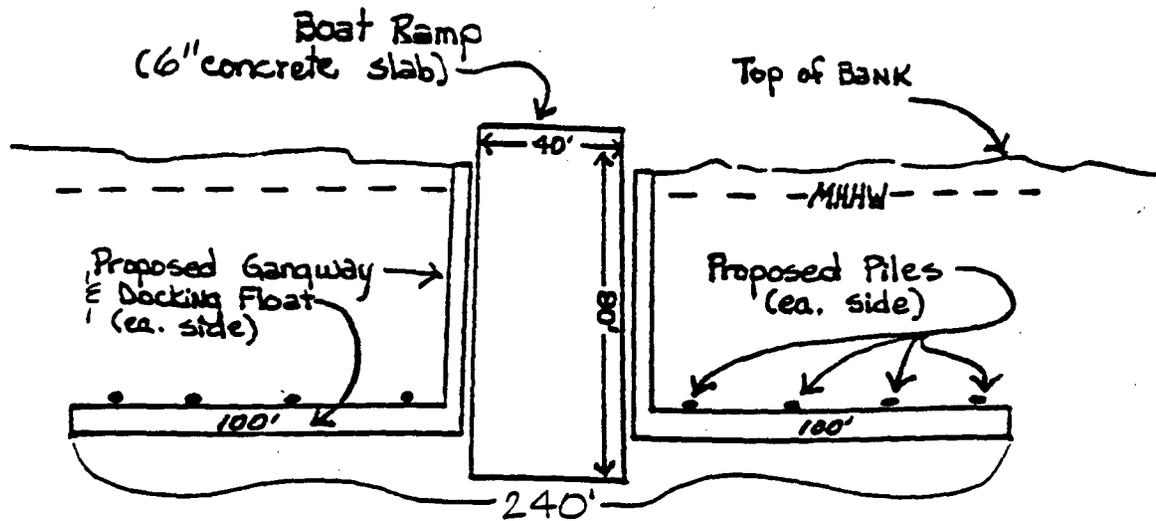
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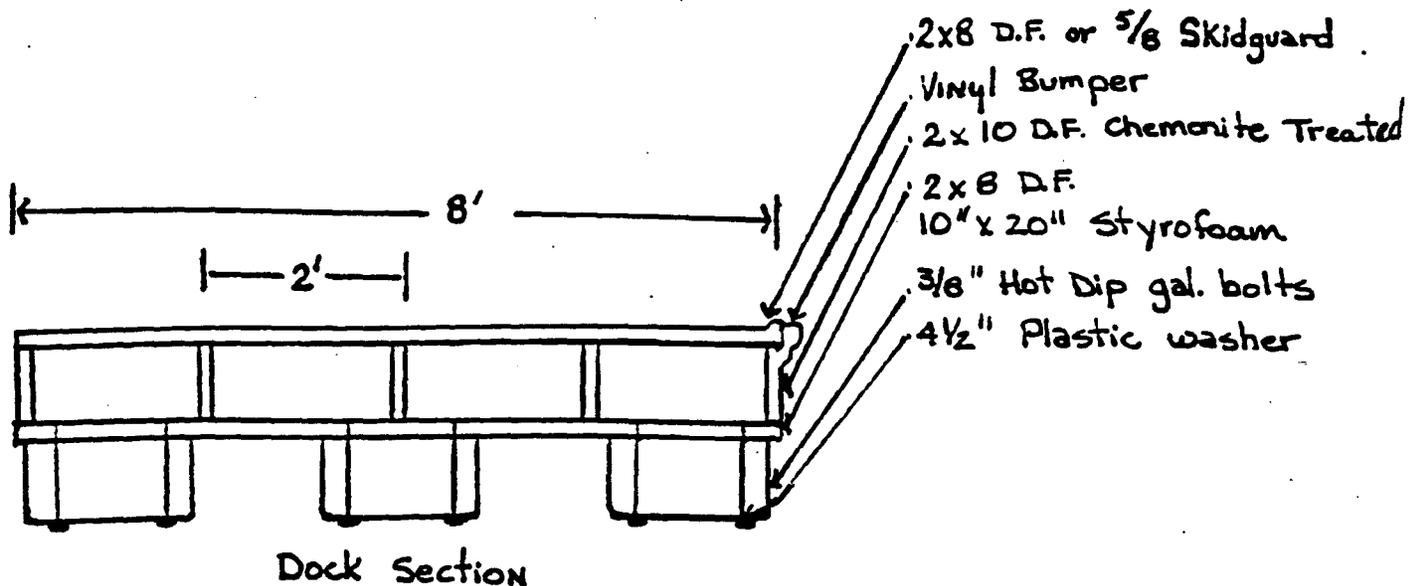
**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO ALBERT D. GIOVANNONI, TRUSTEE OF THE ALBERT D. GIOVANNONI TRUST, DATED JULY 3, 1991, OF A GENERAL LEASE – COMMERCIAL USE, BEGINNING MAY 1, 2000, FOR A TERM OF 20 YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING CONCRETE LAUNCHING RAMP, GANGWAY, AND DOCKS ON THE LAND IDENTIFIED ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION: ANNUAL RENT OF \$552, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE UNDER PARAGRAPH 2(b) OF SECTION 4 – GENERAL PROVISIONS.

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- No Scale -



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 Albert Giovannoni  
 APN: 047-261-007

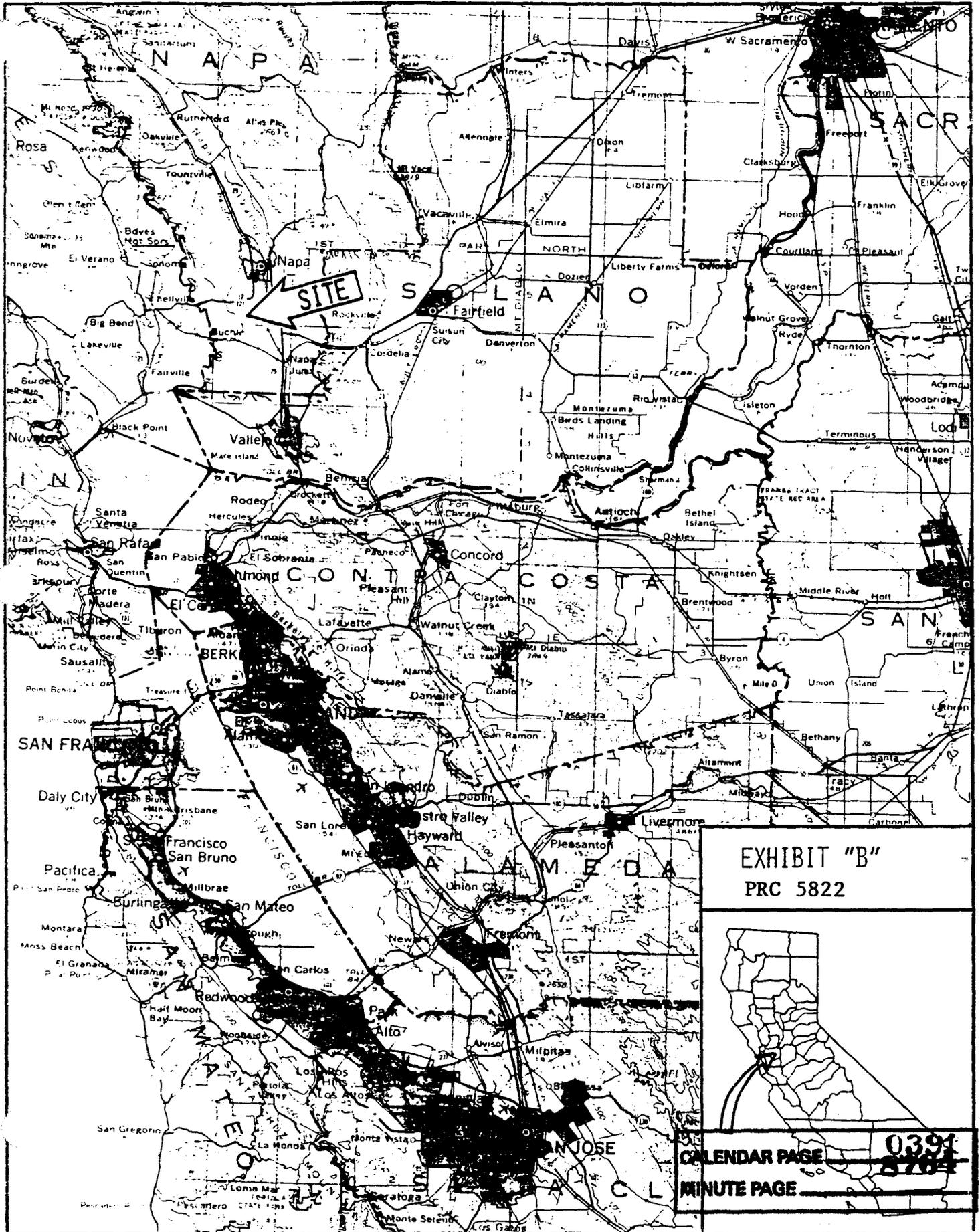
**LOCATION MAP**  
 3333 Cuttings Wharf Road  
 Napa Sea Ranch  
 Napa County

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EXHIBIT "A"

*M. Weber*

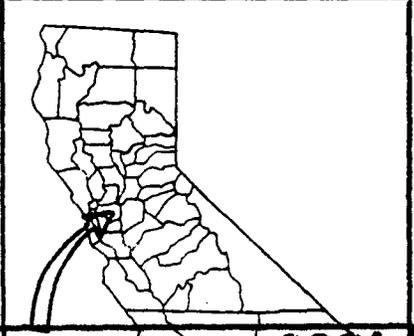
SITE MAP



**SITE**



**EXHIBIT "B"**  
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