

**MINUTE ITEM**  
This Calendar Item No. C08 was approved as  
Minute Item No. 08 by the California State Lands  
Commission by a vote of 3 to 4 at its  
09/13/07 meeting.

**CALENDAR ITEM**  
**C08**

A 7

09/13/07

S 2

PRC 7149

WP 7149.9

M. Clark

**TERMINATION OF A RECREATIONAL PIER LEASE AND ISSUANCE OF A NEW  
RECREATIONAL PIER LEASE**

**LESSEES:**

Franco Vianello and Jane N. Vianello

**APPLICANTS:**

Sean Pramuk and Robin L. Thompson

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

Sovereign lands in the Napa River, near the city of Napa, Napa County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing uncovered floating boat dock,  
walkway and ramp as shown on Exhibit A.

**LEASE TERM:**

Ten years, beginning September 13, 2007.

**CONSIDERATION:**

No monetary consideration pursuant to Public Resources Code section 6503.5.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in the amount of no less than \$300,000.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the uplands adjoining the lease premises.
2. On June 19, 1998, the Commission issued a Recreational Pier Lease to Franco Vianello and Jane N. Vianello for an existing walkway, ramp, and uncovered floating boat dock. That lease was scheduled to expire January 21, 2008. The upland property has since been deeded to Sean Pramuk and Robin L. Thompson, who have now applied for a new Recreational Pier Lease. Staff is recommending termination of the

CALENDAR ITEM NO. C08 (CONT'D)

existing lease and issuance of a new lease, to be effective September 13, 2007.

3. Applicants qualify for a Recreational Pier Lease because they are natural persons who own the littoral land that is improved with a single-family dwelling.
4. **Termination of Existing Lease:** Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of the CEQA because it is not a "project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, sections 15060 (c)(3) and 15378.

5. **Issuance of New Lease:** 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.

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.

**EXHIBIT:**

- A. Site and Location Map

CALENDAR ITEM NO. C08 (CONT'D)

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

**TERMINATION OF EXISTING LEASE:** FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

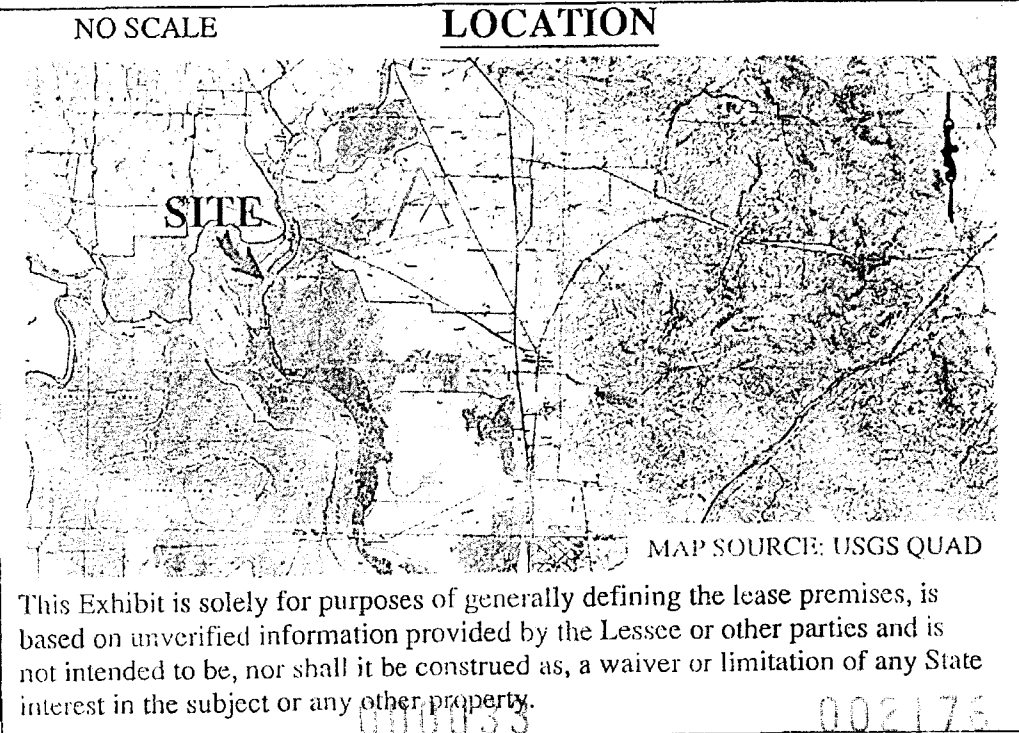
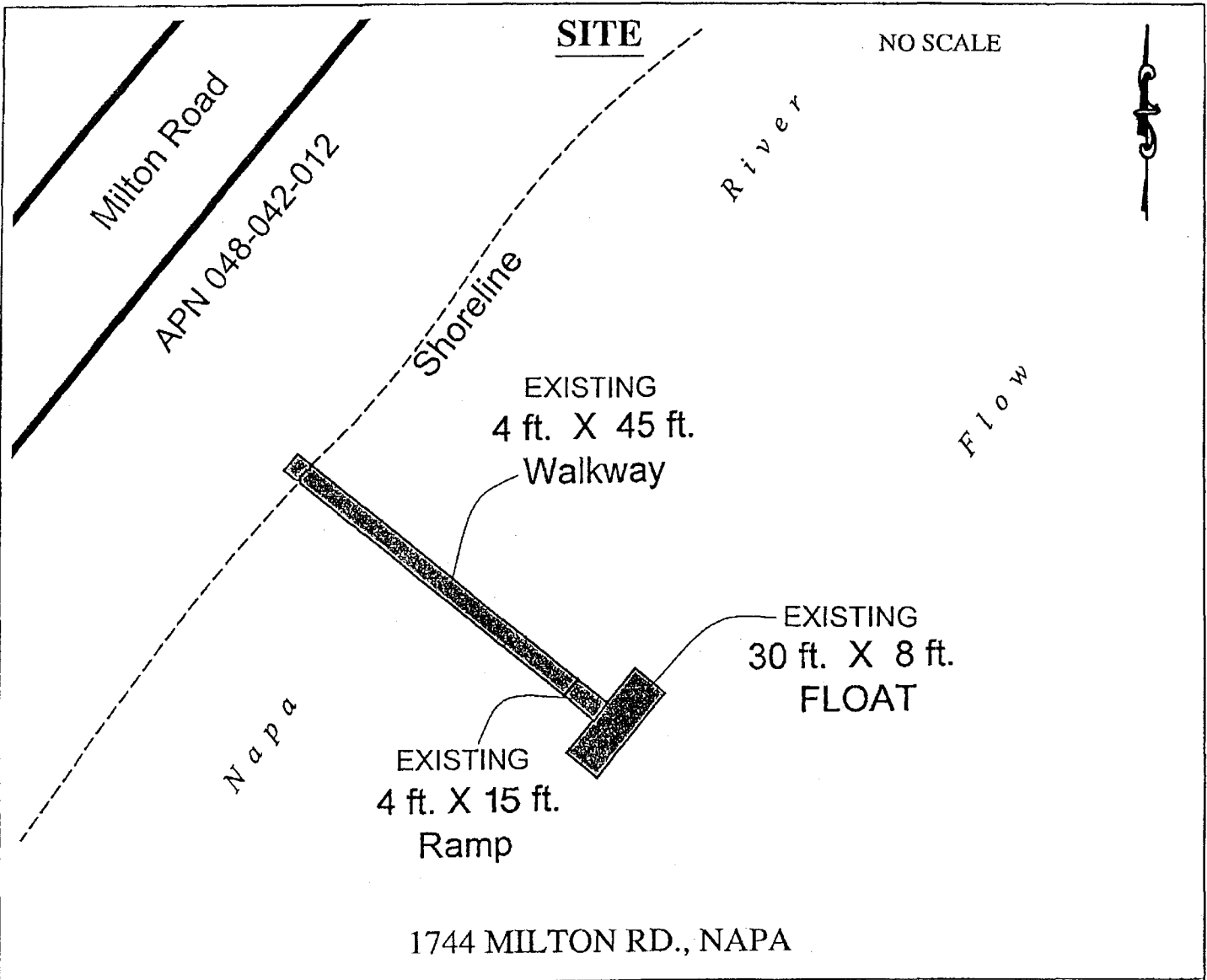
**ISSUANCE OF NEW LEASE:** FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

**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.

**AUTHORIZATION:**

1. AUTHORIZE THE TERMINATION, EFFECTIVE SEPTEMBER 12, 2007, OF LEASE NO. PRC 7149.9, A RECREATIONAL PIER LEASE, ISSUED TO FRANCO VIANELLO AND JANE N. VIANELLO.
2. AUTHORIZE ISSUANCE TO SEAN PRAMUK AND ROBIN L. THOMPSON OF A TEN-YEAR RECREATIONAL PIER LEASE, BEGINNING SEPTEMBER 13, 2007, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING UNCOVERED FLOATING BOAT DOCK, WALKWAY, AND RAMP AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6503.5; LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN \$300,000.



**Exhibit A**

WP7149.9  
PRAMUK & THOMPSON  
APN 048-042-012  
RECREATIONAL PIER LEASE  
NAPA CO.

