

**CALENDAR ITEM  
C43**

A 7  
S 2

03/29/12  
PRC 5822.1  
N. Lavoie

**REVISION OF RENT**

**LESSEE:**

Albert D. Giovannoni, Trustee of the Albert D. Giovannoni Trust, dated July 3, 1991

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

0.247 acre, more or less, of sovereign land in the Napa River adjacent to Assessor's Parcel Number 047-261-007, near the city of Napa, Napa County.

**AUTHORIZED USE:**

Continued use and maintenance of a commercial concrete boat launching ramp, gangway, and two floating docks.

**LEASE TERM:**

20 years, beginning May 1, 2000.

**CONSIDERATION:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that the rent be revised from \$630 per year to \$726 per year, effective May 1, 2012.

**OTHER PERTINENT INFORMATION:**

1. On June 27, 2000, the Commission authorized a General Lease – Commercial Use with Albert D. Giovannoni, Trustee of the Albert D. Giovannoni Trust, dated July 3, 1991 for the continued use and maintenance of a concrete boat launching ramp, gangway, and two floating boat docks. The lease will expire on April 30, 2020.
2. The authorized facilities are used as a commercial boat launch facility with temporary dockage. The Lessee operates a dry storage facility on the upland, known as Napa Sea Ranch, and the use of the launch facility is included in the overall services offered by the dry storage business.

CALENDAR ITEM NO. **C43** (CONT'D)

3. The staff recommends that the Commission find that the subject Revision of Rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

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

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

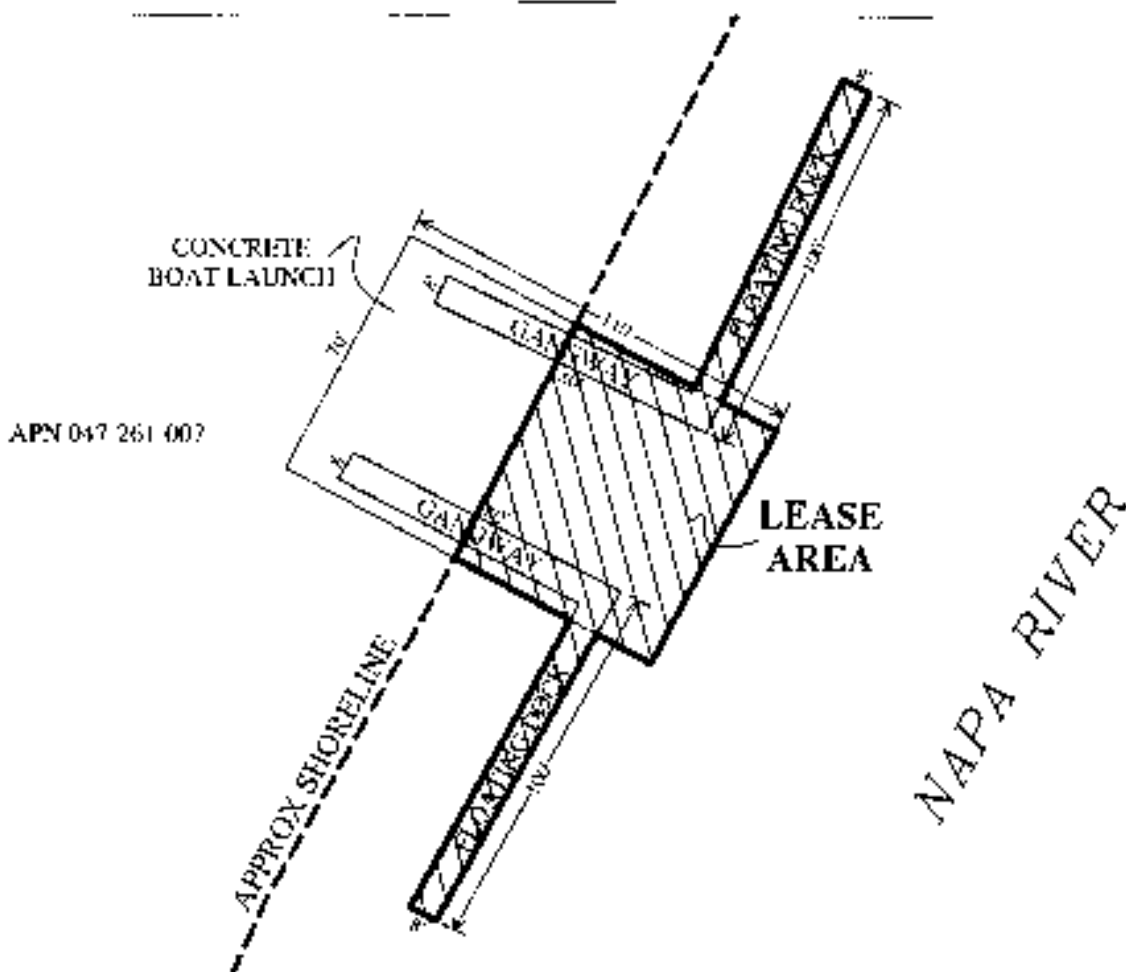
Find that the subject Revision of Rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 5822.1 from \$630 per year to \$726 per year, effective May 1, 2012.

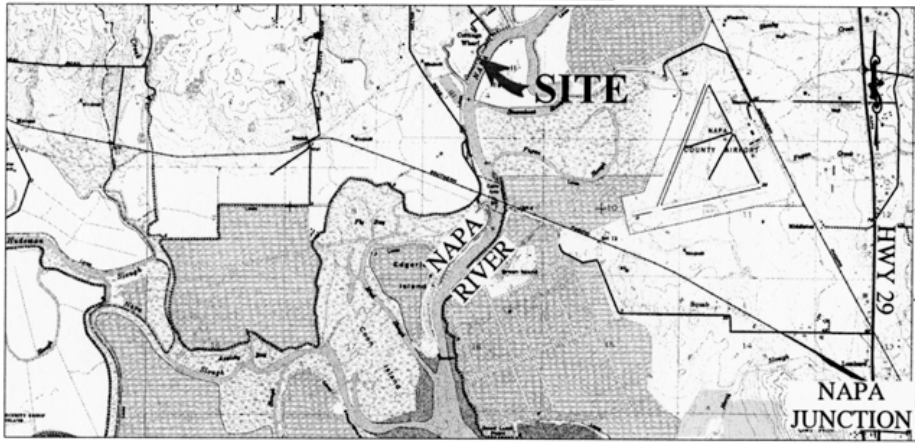
NO SCALE

### SITE



NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit A

PRC 5822.1  
 GIOVANNONI  
 APN 047-261-007  
 GENERAL LEASE  
 COMMERCIAL USE  
 NAPA COUNTY



ME-010-11

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverifiable information provided by the 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.