

**CALENDAR ITEM
C27**

A 4
S 2, 3

06/19/14
PRC 6608.1
J. Sampson

GENERAL LEASE – RECREATIONAL USE

APPLICANTS:

Jacqueline D. Wilder, trustee of the Wilder Family 1985 Revocable Trust Dated June 29, 1985

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Napa River, adjacent to 1632 Milton Road, city of Napa, Napa County.

AUTHORIZED USE:

Continued use and maintenance of an existing floating boat dock, two pilings, gangway, and walkway.

LEASE TERM:

10 years, beginning March 22, 2014.

CONSIDERATION:

\$243 per year, with the State reserving the right to set a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. On April 5, 2004 the Commission authorized a Recreational Pier Lease to Stephen T. Wilder and Jacqueline D. Wilder, trustees of the Wilder Family 1985 Revocable Trust Dated June 29, 1985. That lease expired March 21, 2014. On June 19, 1996 Stephen T. Wilder, Trustee, passed away. The Applicant is now applying for a new General Lease – Recreational Use.

CALENDAR ITEM NO. **C27** (CONT'D)

3. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. 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. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (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 section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to Jacqueline D. Wilder, trustee of the Wilder Family 1985 Revocable Trust Dated June 29, 1985, beginning March 22, 2014, for a term of 10 years, for the continued use and maintenance of an existing floating boat dock, two

CALENDAR ITEM NO. **C27** (CONT'D)

pilings, gangway, and walkway as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$243, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 6608.1

LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of the Napa River, lying adjacent to Swamp and Overflowed Land Locations 840, patented July 3, 1893, Napa County, State of California and more particularly described as follows:

All those lands underlying an existing floating boat dock, gangway, walkway and two wood pilings, lying adjacent to that parcel described in Grant Deed, recorded March 29, 1994 in Document Number 1994-010754 in Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the right bank of said river.

Accompanying plat is hereby made part of this description.

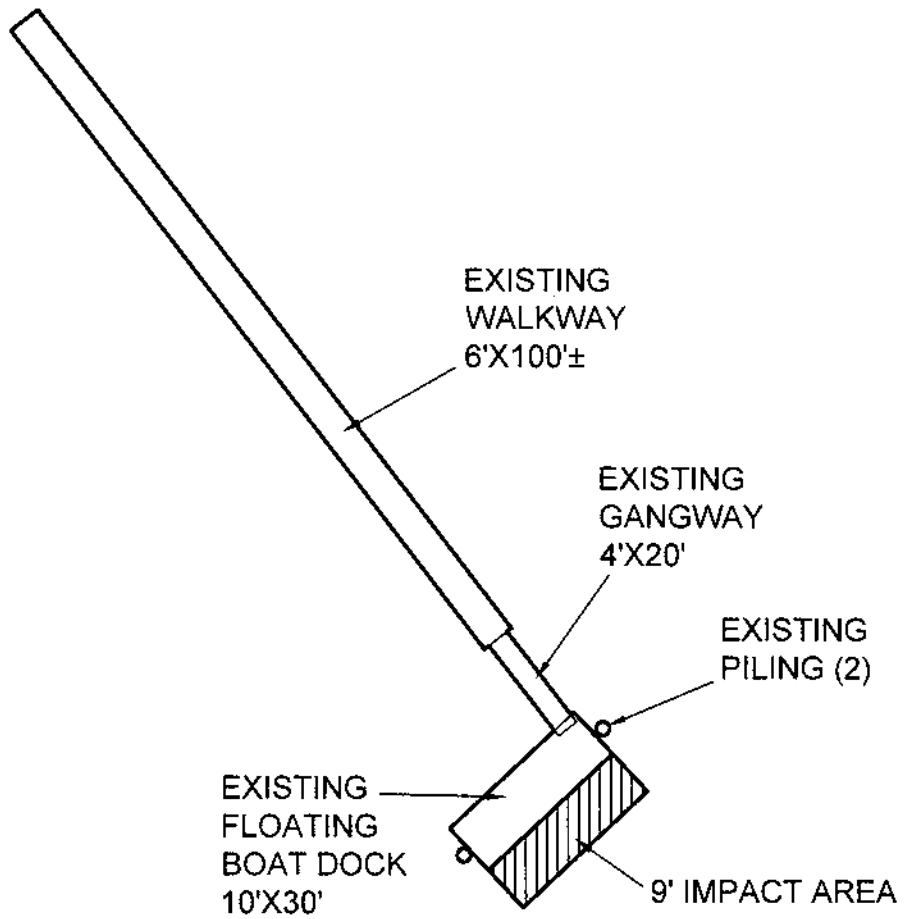
END OF DESCRIPTION

Prepared 03/13/14 by the California State Lands Commission Boundary Unit





APN 048-041-009
SLC OHWM 1953



NAPA RIVER

EXHIBIT A

Page 2 of 2

TS 03/13/14

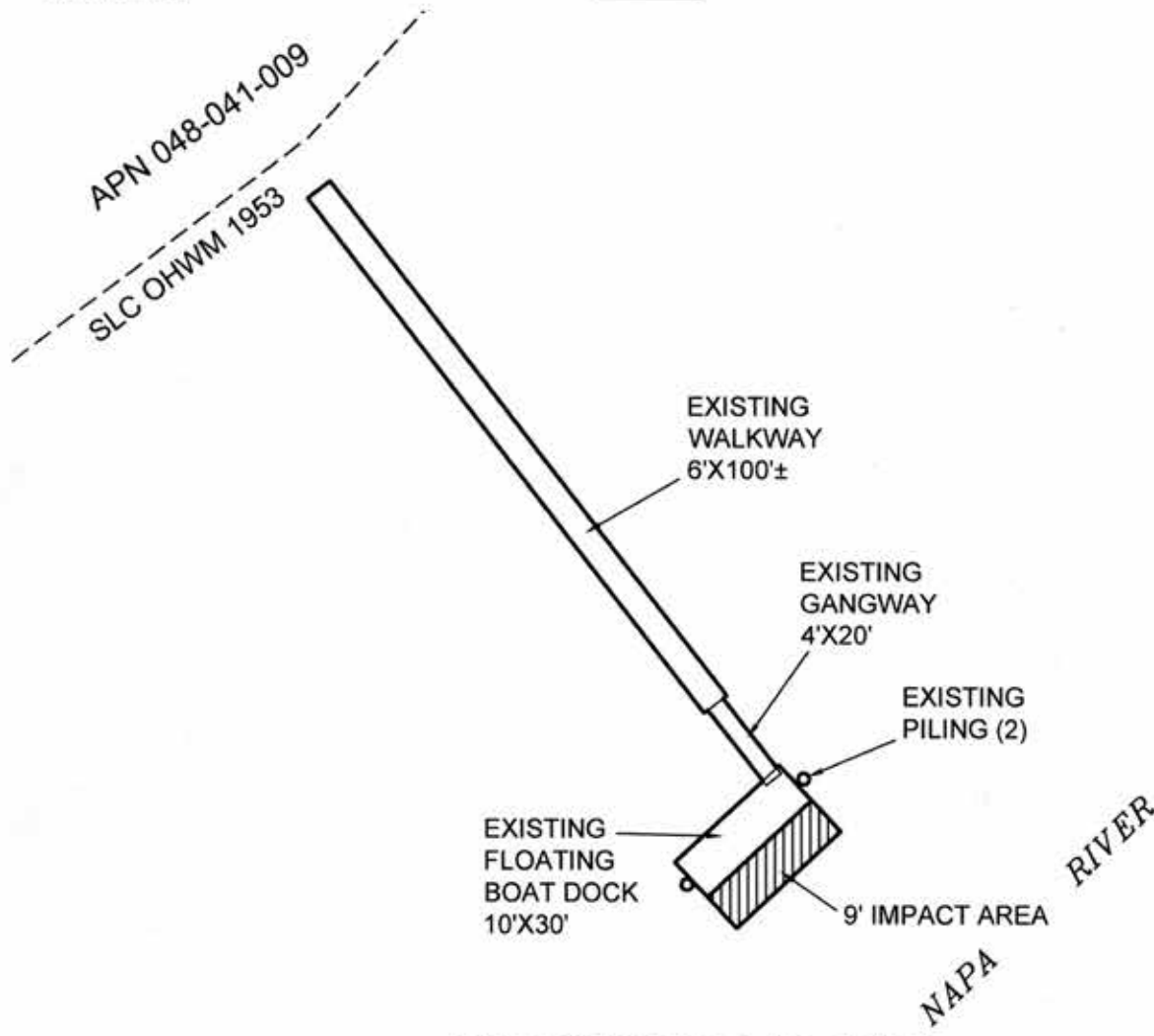
LAND DESCRIPTION PLAT
PRC 6608.1, WILDER
NAPA COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE



1632 MILTON ROAD, NAPA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified 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.

Exhibit B

PRC 6608.1
 WILDER
 APN 048-041-009
 GENERAL LEASE -
 RECREATIONAL USE
 NAPA COUNTY



TS 03/13/14