

MINUTE ITEM

This Calendar Item No. 28  
was approved as Minute Item  
No. 28 by the State Lands  
Commission by a vote of 3  
to 0 at its 4/24/80  
meeting.

CALENDAR ITEM

28.

4/80  
W 21841  
Reese  
PRC 5822

GENERAL LEASE - COMMERCIAL USE

APPLICANT: Albert D. Giovannoni  
3179 Cuttings Wharf Road  
Napa, California 94558

AREA, TYPE LAND AND LOCATION:  
0.247 acre parcel of tide and submerged  
land in the Napa River near Cuttings Wharf,  
Napa County.

LAND USE: Launching ramp, gangway and docks.

TERMS OF PROPOSED LEASE:

Initial period: 20 years from May 1,  
1980.

Surety bond: \$5,000.

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

CONSIDERATION: \$225 per annum with the State reserving  
the right to fix a different rental on  
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

\$225 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

Filing fee and first years rental have  
been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 & 2.

B. Cal. Adm. Code: Title 2, Div. 3.

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-1-

CALENDAR PAGE	126
MINUTE PAGE	773

OTHER PERTINENT INFORMATION:

1. The applicant conducts a dry land boat storage business on Cuttings Wharf Road, a county road, situated a short distance from the proposed launching/dock facility. Although no direct charge will be made for use of proposed facilities, their use is included within the over-all services offered by the dry land boat storage business.
2. A Negative Declaration was prepared by the Conservation, Development and Planning Department of the County of Napa, pursuant to CEQA and implementing regulations. A Notice of Determination has been received.
3. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class B, which authorizes Limited Use.

Staff has coordinated this project with those agencies and organizations which nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

APPROVALS OBTAINED:

County of Napa.

FURTHER APPROVALS REQUIRED:

Regional Water Quality Control Board,  
Department of Fish and Game, San Francisco  
Bay Conservation and Development Commission  
and United States Army Corps of Engineers.

EXHIBITS:

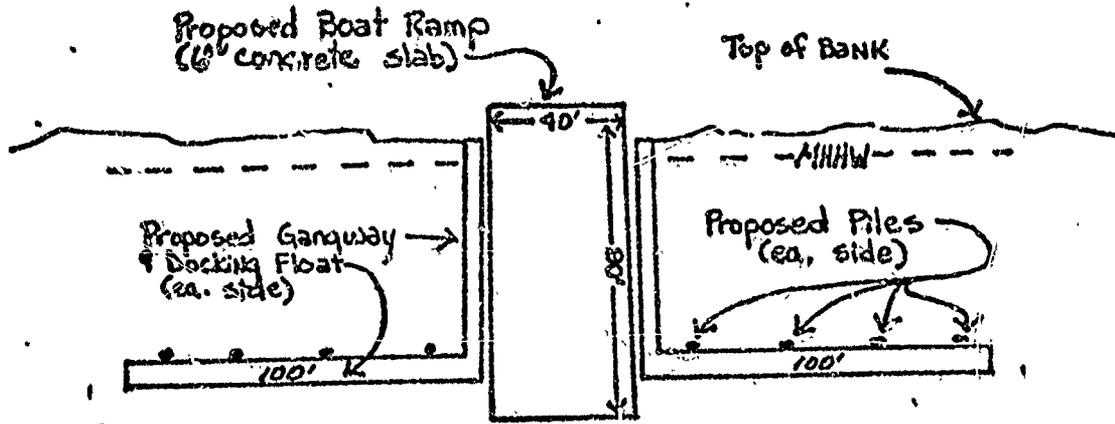
- A. Land Description.
- B. Location Map.
- C. Negative Declaration and Notice of Determination.

IT IS RECOMMENDED THAT THE COMMISSION:

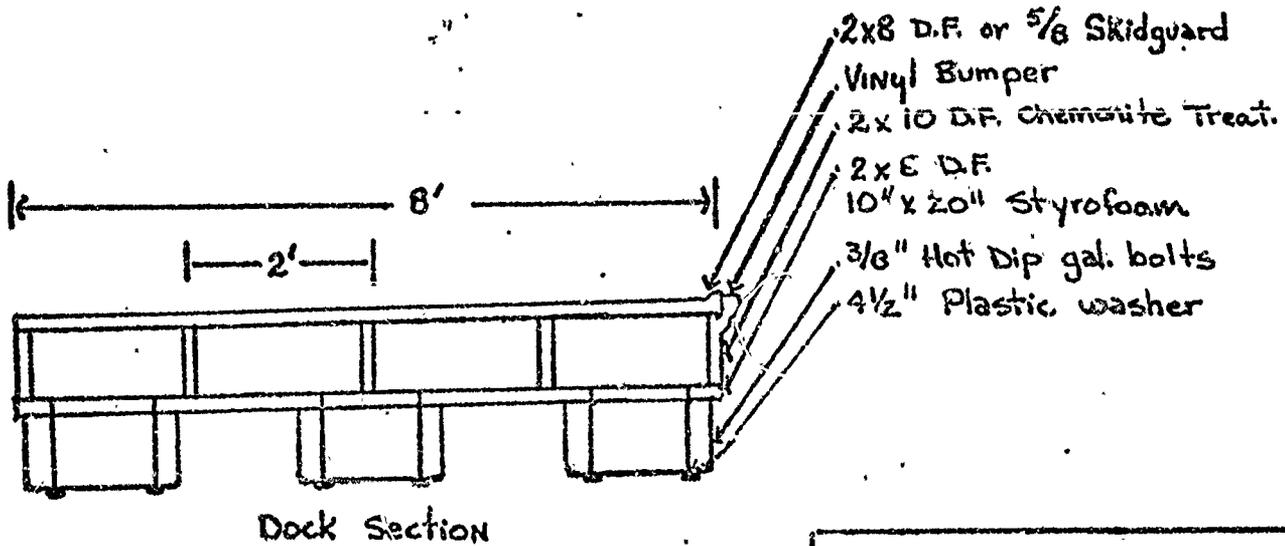
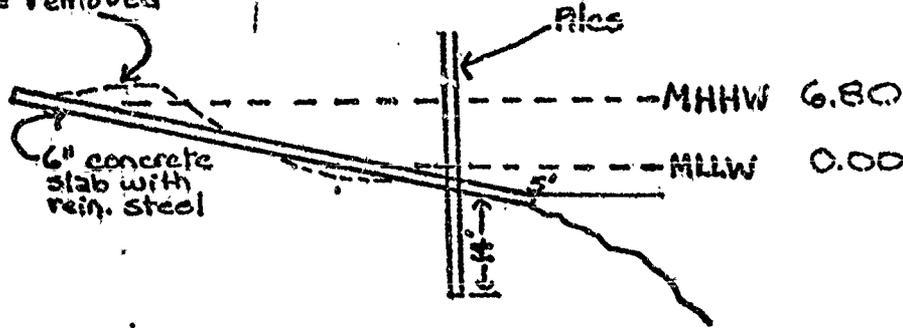
1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT OF THE COUNTY OF NAPA, ON JANUARY 26, 1979.
2. CERTIFY THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NEGATIVE DECLARATION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. FIND THAT GRANTING OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
5. AUTHORIZE ISSUANCE TO ALBERT D. GIOVANNONI OF A 20-YEAR GENERAL LEASE - COMMERCIAL USE FROM MAY 1, 1980; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$225, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR CONSTRUCTION AND MAINTENANCE OF A LAUNCHING RAMP, GANGWAY AND DOCKS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"  
LAND DESCRIPTION

W 218/41



Existing Shoreline to be removed



Dock Section

PROPOSED LAUNCHING RAMP  
On Napa River  
County of Napa  
State of California  
Application by: A. Giovannoni

Sheet 2 of 2      3/25/78

PN 12202-29

CALENDAR PAGE

129

MINUTE PAGE

776



EXHIBIT "C"

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT  
PUBLIC NOTICE OF ENVIRONMENTAL EVALUATIONS

NOTICE IS HEREBY GIVEN TO THE GENERAL PUBLIC of the following actions under the Napa County EIR Guidelines. Documents concerning this project are available for public inspection at the Department Office located at 1121 First Street, Napa, California 94558.

NEGATIVE DECLARATION

The Director of Planning has determined that the following project would not have a significant effect on the environment and, therefore, does not require an Environmental Impact Report:

BOAT LAUNCH RAMPS & COURTESY DOCKS

USE PERMIT AND WATERCOURSE OBSTRUCTION/RIPARIAN COVER PERMIT to construct a two lane boat launch ramp and two 100 ft. X 8 ft. floating docks which extend into the Napa River from a 6.42 acre parcel located on the west bank of the Napa River approximately five hundred and fifty feet southwesterly of Cuttings Wharf Road.

DATED: January 26, 1979

BY ORDER OF THE CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT OF THE COUNTY OF NAPA

JAMES H. HICKEY  
Director

4-13-78

CALENDAR PAGE	131
MINUTE PAGE	778

