

**MINUTE ITEM**  
This Calendar Item No. 15  
was approved as Minute Item  
No. 15 by the State Lands  
Commission by a vote of 3  
to 0 at its 2/17/87  
meeting.

**CALENDAR ITEM**

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02/17/87  
W 21213 PRC 7041  
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**APPROVAL OF RECREATIONAL PIER PERMIT AND  
COLLECTION OF BACK RENT**

**APPLICANTS:** William R. and Louise Wilcoxson  
1998 Milton Road  
Napa, California 94558

**AREA, TYPE LAND AND LOCATION:**  
A 0.057-acre parcel of tide and submerged land,  
located in the Napa River, Napa County.

**LAND USE:** Use and maintenance of a ramp and recreational  
pier.

**TERMS OF PROPOSED PERMIT:**  
Initial period: Ten years beginning  
February 1, 1987.

**CONSIDERATION:** Rent-free pursuant to P.R.C. Section 6503.5.

**BASIS FOR CONSIDERATION:**  
Pursuant to 2 Cal. Adm. Code 2003.

**APPLICANT STATUS:**  
Applicant is owner of upland.

**PREREQUISITE CONDITIONS, FEES AND EXPENSES:**  
Filing fee has been received.

**STATUTORY AND OTHER REFERENCES:**  
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.  
B. Cal. Adm. Code: Title 2, Div. 3; Title 14,  
Div. 6.

**AB 884:** 05/21/87.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Adm. Code 2905(a)(2).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.

2. The applicant has formerly filed two different applications that the State Lands Commission denied for various reasons. All facilities except a ramp and a recreational pier have been removed and a rent-free recreational pier permit is being requested.

Staff recommends that a payment of \$571 should be paid as full compensation for prior unauthorized use of State-owned lands and a permit be approved as requested.

3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 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.

APPROVALS OBTAINED:

United States Army Corps of Engineers, and Napa County.

FURTHER APPROVALS REQUIRED:

Bay Area Conservation and Development Commission.

EXHIBITS:

- A. Land Description.
- B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. ADM. CODE 2905(a)(2).
2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
3. AUTHORIZE ISSUANCE TO WILLIAM R. AND LOUISE WILCOXSON OF A TEN-YEAR RECREATIONAL PIER PERMIT BEGINNING FEBRUARY 1, 1987; RENT-FREE PURSUANT TO P.R.C. SECTION 6503.5 FOR USE AND MAINTENANCE OF A RAMP AND RECREATIONAL PIER ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.
4. APPROVE ACCEPTANCE OF FULL COMPENSATION IN THE AMOUNT OF \$571 FOR BACK RENT STATE-OWNED LANDS DURING THE PERIOD JANUARY 1, 1979 THROUGH DECEMBER 31, 1985 WITH WAIVER OF INTEREST AND/OR PENALTY ON SUCH COMPENSATION.

**EXHIBIT "A"**

**LAND DESCRIPTION**

**W 21213**

A parcel of tide and submerged land in the bed of the Napa River adjacent to Edgerly Island, Napa County, California, said parcel being described as follows:

All that tide and submerged land lying immediately beneath a float and ramp TOGETHER WITH a necessary use area extending 10 feet from the extremities of said float and ramp, said float and ramp being located adjacent to and waterward of the southeasterly corner of Lot 9, Block 5 as shown on Map No. 3170 filed April 28, 1950, in Book 5 of Maps, Pages 25-28, in the office of the County Recorder of Napa County.

EXCEPTING THEREFROM any portion lying landward of the adjudicated boundary line of the land described in Decree No. 13422 rendered October 6, 1953, in the Superior Court of California, Napa County.

**END OF DESCRIPTION**

REVISED NOVEMBER 13, 1986 BY BOUNDARY SERVICES UNIT, M. L. SHAFER,  
SUPERVISOR.

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