

**MINUTE ITEM**

This Calendar Item No. C52 was approved as Minute Item No. 52 by the California State Lands Commission by a vote of 2 to 0 at its 5/9/96 meeting.

**CALENDAR ITEM  
C52**

A 7  
S 2

05/09/96  
PRC 6872.1  
N. Smith

**ACCEPTANCE OF A QUITCLAIM DEED AND  
TERMINATION OF GENERAL LEASE-COMMERCIAL USE, PRC 6872.1**

**LESSEE:**

Wine Valley Co-Tenancy  
425 California Street, Suite 1800  
San Francisco, CA 94104-2203

**LOCATION:**

A 0.15-acre parcel, more or less, of tide and submerged land, located in the Napa River, City of Napa for the construction of 11 floating accommodation docks, Napa County.

**OTHER PERTINENT INFORMATION:**

On July 25, 1985, the Commission approved the issuance of a 15-year General Lease - Commercial Use, PRC 6782.1, for construction and use of 11 floating accommodation docks. On August 28, 1986, the Commission approved an extension of the construction date and a reduction of annual rent. Since Lessee has never constructed the floating docks, staff of the Commission proposes acceptance of a quitclaim deed and all rental payments that have been received as payment in full for the term of the Lease.

**EXHIBITS:**

- A. Land Description
- B. Location Map

**AB 884:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

CALENDAR ITEM NO. **C52** (CONT'D)

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND 14 CAL. CODE REGS. 15378.

**SIGNIFICANT LANDS**

**INVENTORY FINDING:**

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ACCEPTANCE OF A QUITCLAIM DEED FROM WINE VALLEY CO-TENANCY FOR THE TERMINATION OF LEASE PRC 6782.1, EFFECTIVE JUNE 29, 1995, AND ALL RENT PAYMENTS THAT HAVE BEEN RECEIVED TO DATE AS PAYMENT IN FULL FOR THE TERM OF THE LEASE.

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EXHIBIT "A"

LAND DESCRIPTION

WP 6872

A parcel of tide and submerged land in the Napa River near the Imola Bridge in Napa, Napa County, California, said parcel being described as follows:

All that land lying immediately beneath 11 piers along the right bank of said Napa River TOGETHER WITH a necessary use area extending 10 feet from the extremities of said piers, said piers being adjacent to that land described in the Grant Deed recorded January 9, 1981 in Book 1188, Page 991, Official Records of Napa County.

EXCEPTING THEREFROM any portion thereof lying landward of the ordinary high water mark of the Napa River.

END OF DESCRIPTION

PREPARED APRIL 11, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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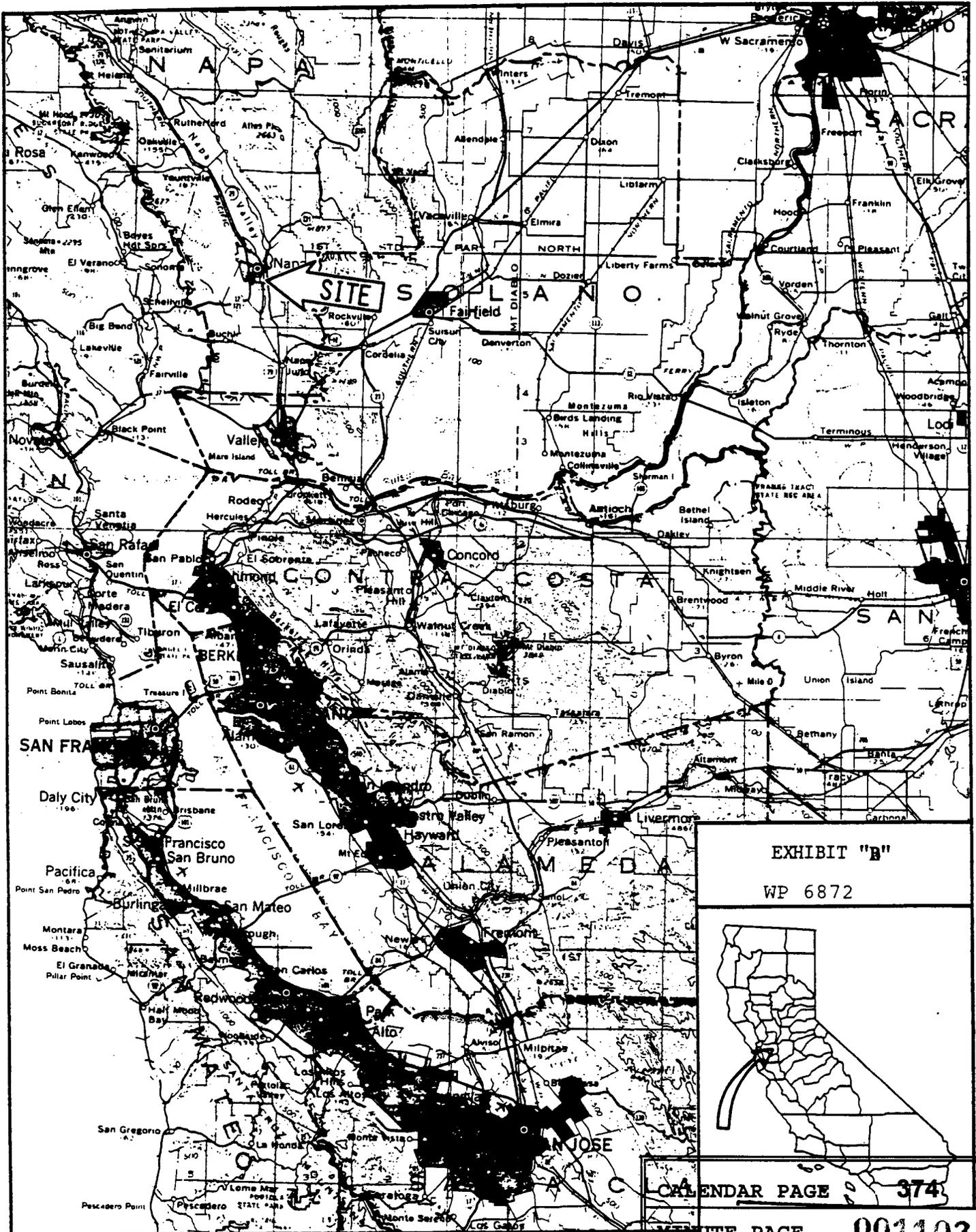


EXHIBIT "B"

WP 6872



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