

**MINUTE ITEM**

This Calendar Item No. C22 was approved as  
Minute Item No. 22 by the California State Lands  
Commission by a vote of 3 to 0 at its  
1-29-99 meeting.

**CALENDAR ITEM**

**C22**

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PRC 6168

01/29/99

WP 6168.1

J. Lam

**GENERAL LEASE - COMMERCIAL USE**

**APPLICANT:**

Evelyn Gilardi  
dba Lakeville Marina  
1004 "I" Street  
Petaluma, California 94952

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

0.45 acres, more or less, of sovereign lands in Petaluma River at Lakeville,  
Sonoma County.

**AUTHORIZED USE:**

Operation and maintenance of existing marina facilities which include a six-foot  
by 306-foot floating dock, a six-foot by 79-foot floating dock, a six-foot by 52-foot,  
floating dock, walkways and launching ramp.

**LEASE TERM:**

20 years, beginning January 1, 1997.

**CONSIDERATION:**

\$1,130 per year; with the State reserving the right to fix a different rent  
periodically during the lease term, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability insurance: Combined single limit coverage of no less than  
\$1,000,000.

Bond:

\$5,000 surety bond.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.
2. Pursuant to the Commission's delegation of authority and the State CEQA

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Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a) (2).

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

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 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.

**EXHIBITS:**

- A. Land Description
- B. Location Map

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (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 SECTIONS 6370, ET SEQ.

CALENDAR ITEM NO. **C22** (CONT'D)

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO EVELYN GILARDI, DBA LAKEVILLE MARINA OF A GENERAL LEASE - COMMERCIAL USE, BEGINNING JANUARY 1, 1997, FOR A TERM OF 20 YEARS, FOR OPERATION AND MAINTENANCE OF EXISTING MARINA FACILITIES ON THE LAND DESCRIBED ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$1,130, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN \$1,000,000; SURETY IN THE AMOUNT OF \$5,000.

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EXHIBIT "A"

LAND DESCRIPTION

WP 6168

A parcel of State-owned land in Petaluma Creek at Lakeville, Sonoma County, California, described as follows:

COMMENCING at a point on the southwesterly line of Lakeville Highway which bears S 35° 37' W 47.10 feet from Engineer's Station 194+97 P.O.T. of the survey for said highway; thence along said Lakeville Highway N 22° 30' 30" W 306.54 feet; thence along a tangent curve to the left having a radius of 4960 feet through a central angle of 03° 39' for an arc distance of 315.97 feet; thence N 26° 09' 30" W 552.10 feet to the southeastern line of the tract described in the deed to James Gilardi and Adeline Gilardi, recorded in Book 469, page 78, Official Records of Sonoma County; thence northwesterly along said southwesterly line of Lakeville Highway 150 feet to the POINT OF BEGINNING; thence parallel with and 150 feet northwesterly from the northwesterly line of the tract described in the deed to Frank Bello, et al, recorded in Book 557 of Official Records, page 367, Sonoma County Recorders Office S 35° 37' W 425 feet; thence the following six courses:

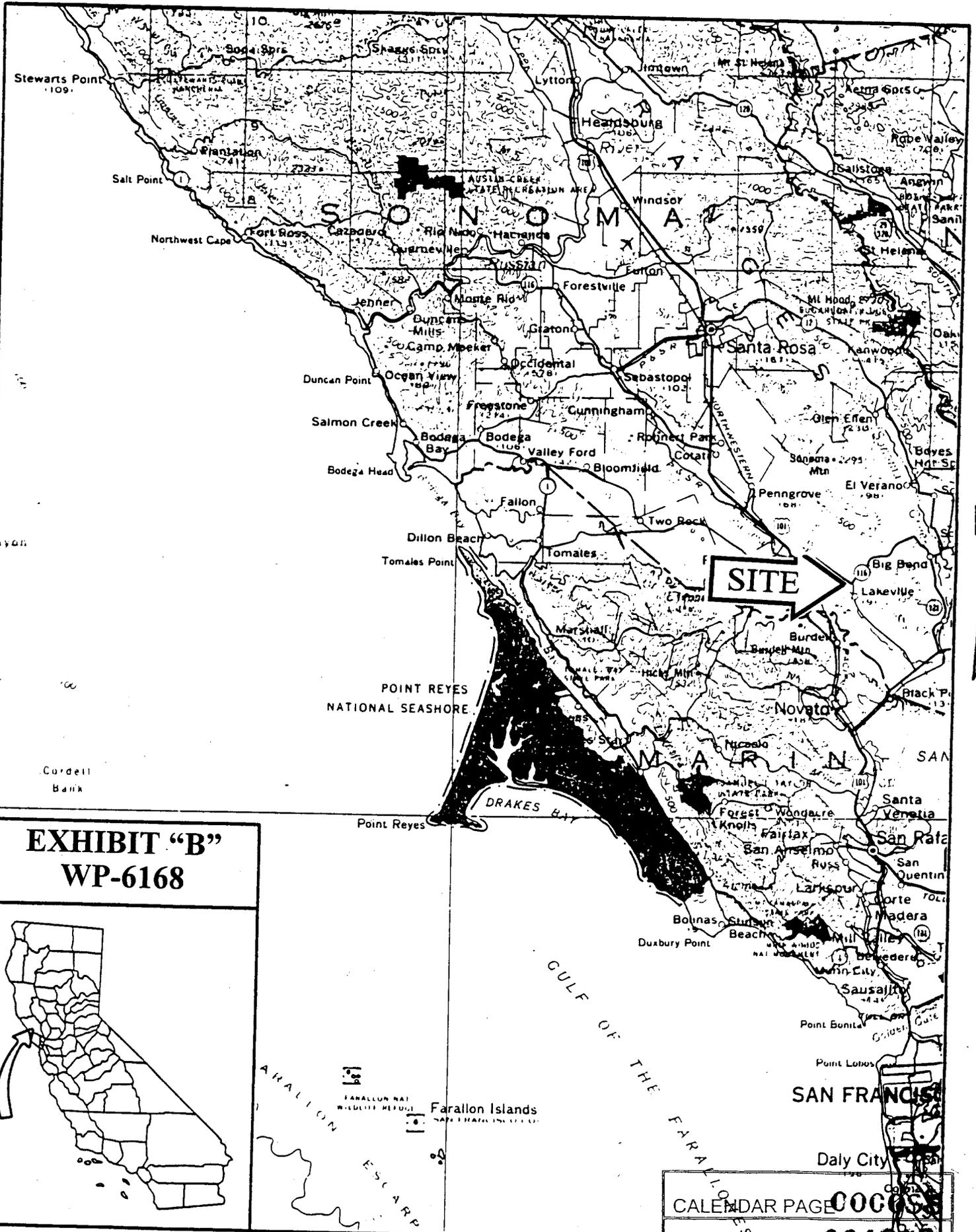
1. S 54° 23' E 240 feet;
2. S 35° 37' W 25 feet;
3. N 54° 23' W 502 feet;
4. N 35° 37' E 25 feet;
5. N 80° 37' E 55 feet, and
6. N 35° 37' E 380 feet more or less to a point on the said southwesterly line of Lakeville Highway; thence southeasterly along said southwesterly line to the point of beginning.

EXCEPTING THEREFROM any lands validly patented as Rancho Petaluma confirmed to M. G. Vallejo on November 19, 1875, or Tideland Survey No. 23, Sonoma County.

END OF DESCRIPTION

PREPARED JUNE 9, 1982 BY TECHNICAL SERVICES UNIT, ROY MIN

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**EXHIBIT "B"**  
**WP-6168**



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