MINUTE ITEM
This Calendar Item No. C31 was approved as Minute Item No. 31 by the California State Lands Commission by a vote of 3 to 0 at its 10-01-02 meeting.

CALENDAR ITEM
C31

A 7

S 2

PRC 8424

10/01/02
W 24612
N. Quesada

GENERAL LEASE - RECREATIONAL USE

APPLICANT:
Jon-Mark Chappellet

AREA, LAND TYPE, AND LOCATION:
.039 acres, more or less, of sovereign lands located in the Napa River, near Edgerley Island, Napa County.

AUTHORIZED USE:
Construction, use, and maintenance of a platform, ramp and boat dock.

LEASE TERM:
Ten years, beginning September 1, 2002.

CONSIDERATION:
$193 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:
Combined single limit coverage of no less than $500,000.

OTHER PERTINENT INFORMATION:

1. Applicant, Jon-Mark Chappellet, owns the upland adjoining the lease premises. Applicant has applied with the Napa County Planning Department for a building permit to build a single-family dwelling on the upland. Mr. Chappellet is expecting to begin construction of the single-family dwelling in August 2002.

2. Applicant is proposing to rebuild a decaying fishing platform that currently exists in the Napa River which has never been under lease. The existing facilities will be removed and replaced with a new platform measuring 20 feet by 20 feet and a new floating dock that extends from the platform which will measure 4 feet by 20 feet wide. A total of eight pilings will be installed to replace pilings that are currently located at the site.

3. Pursuant to the Commission's delegation of authority and the State CEQA 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 3, New Construction of Small Structures; Title 2, California Code of Regulations, section 2905 (c)(1).

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

4. 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.

FURTHER APPROVALS REQUIRED:

U. S. Army Corps of Engineers; San Francisco Water Quality Control Board, The Reclamation Board; San Francisco Bay Conservation & Development Commission; and the California Department of Fish and Game.

EXHIBIT:

A. Site and Location Map

PERMIT STREAMLINING ACT DEADLINE:

November 1, 2002

RECOMMENDED ACTION:
IT IS RECOMMENDED THAT THE COMMISSION:

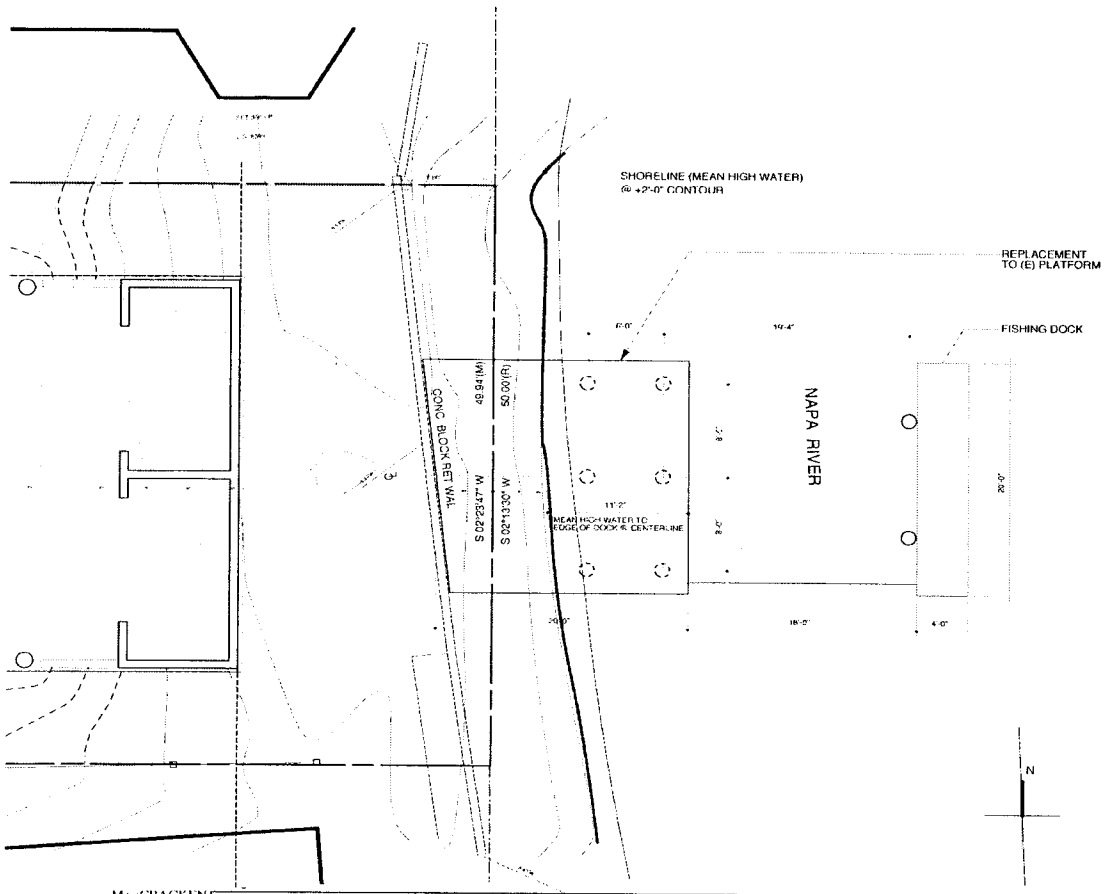
CEQA FINDING:
FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 3, NEW CONSTRUCTION OF SMALL STRUCTURES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (c)(1).

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.

AUTHORIZATION:
AUTHORIZE ISSUANCE TO JON-MARK CHAPPELLET OF A GENERAL LEASE - RECREATIONAL USE, BEGINNING SEPTEMBER 1, 2002 FOR A TERM OF TEN YEARS, FOR THE CONSTRUCTION, USE, AND MAINTENANCE OF A PLATFORM, RAMP AND BOAT DOCK ON THE LAND SHOWN ON EXHIBIT A, ATTACHED, AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF $193 PER YEAR, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; COMBINED SINGLE LIMIT COVERAGE OF NO LESS THAN $500,000.

SITE MAP

NO SCALE



MacCRACKEN ARCHITECTS
CHAPPELLET RESIDENCE - 1864 MILTON RD., NAPA, CA
FISHING PLATFORM REPLACEMENT
PERMIT SUBMITTAL DRAWING
SCALE: 1/8" = 1'-0"
DRAWING NO: EXHIBIT A
DATE: 06.04.02

NO SCALE

LOCATION MAP

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.

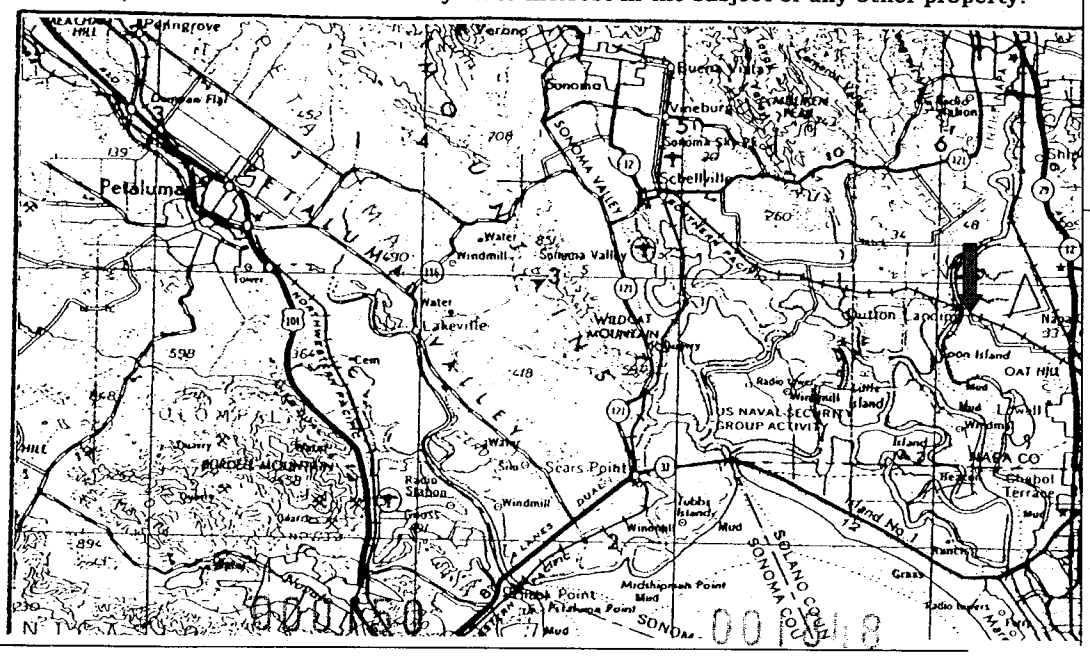


Exhibit A

W24612
Jon-Mark Chappellet
Napa
Napa County

SLC
6.7.02

CALENDAR PAGE

MINUTE PAGE