

**CALENDAR ITEM
C23**

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02/05/07
PRC 8424.1
J. McComas

REVISION OF RENT

LESSEE:

Jon-Mark Chappellet

AREA, LAND TYPE, AND LOCATION:

0.039 acres, more or less, of sovereign lands in the Napa River, near Edgerley Island, Napa County.

AUTHORIZED USE:

Use and maintenance of a platform, ramp, and boat dock.

LEASE TERM:

Ten years, beginning September 1, 2002.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that the rent be revised from \$193 per year to \$50 per year, effective September 1, 2007.

OTHER PERTINENT INFORMATION:

1. On October 1, 2002, the Commission authorized the issuance of a General Lease Recreational Use to Jon-Mark Chappellet for the construction, use, and maintenance of a platform, ramp, and boat dock. The Lessee did not qualify for a rent-free Recreational Pier Lease because the uplands were not improved with a single family dwelling. Subsequently, a single-family dwelling has been constructed on the uplands property.

2. Lessee does not qualify for a rent free Recreational Pier Lease because the improvements include a fishing platform. Rent will continue on the fishing platform.

CALENDAR ITEM NO. **C23** (CONT'D)

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

APPROVE THE REVISION OF RENT FOR LEASE NO. PRC 8424.1 FROM \$193 PER YEAR TO \$50 PER YEAR, EFFECTIVE SEPTEMBER 1, 2007.