

**CALENDAR ITEM
C17**

A 7
S 2

01/26/12
PRC 7010.1
N. Lavoie

REVISION OF RENT

LESSEE:

Napa Sea Scouts

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Napa River, adjacent to 402 Riverside Drive, in the city of Napa, Napa County.

AUTHORIZED USE:

Continued use and maintenance of an existing uncovered floating boat dock, two gangways, and a platform.

LEASE TERM:

10 years, beginning April 15, 2006.

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 rent be revised from \$355 per year to \$521 per year, effective April 14, 2012.

OTHER PERTINENT INFORMATION:

Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15060, subd. (c)(3)), the staff has determined that this activity is not subject to the provisions of CEQA because it is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBITS:

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

CALENDAR ITEM NO. **C17** (CONT'D)

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 7010.1 from \$355 per year to \$521 per year, effective April 14, 2012.

Exhibit A

LAND DESCRIPTION

A parcel of tide and submerged land in the bed of the Napa River lying immediately beneath a 9 foot by 80 foot floating dock and a 3 foot by 40 foot steel gangway TOGETHER WITH a necessary use area extending 10 feet from the extremities of said dock and gangway, said dock and gangway being located easterly of Riverside Drive, adjacent to the westerly bank of said Napa River and approximately 150 feet northerly of the easterly prolongation of Laurel Street in the City of Napa, Napa County, California.

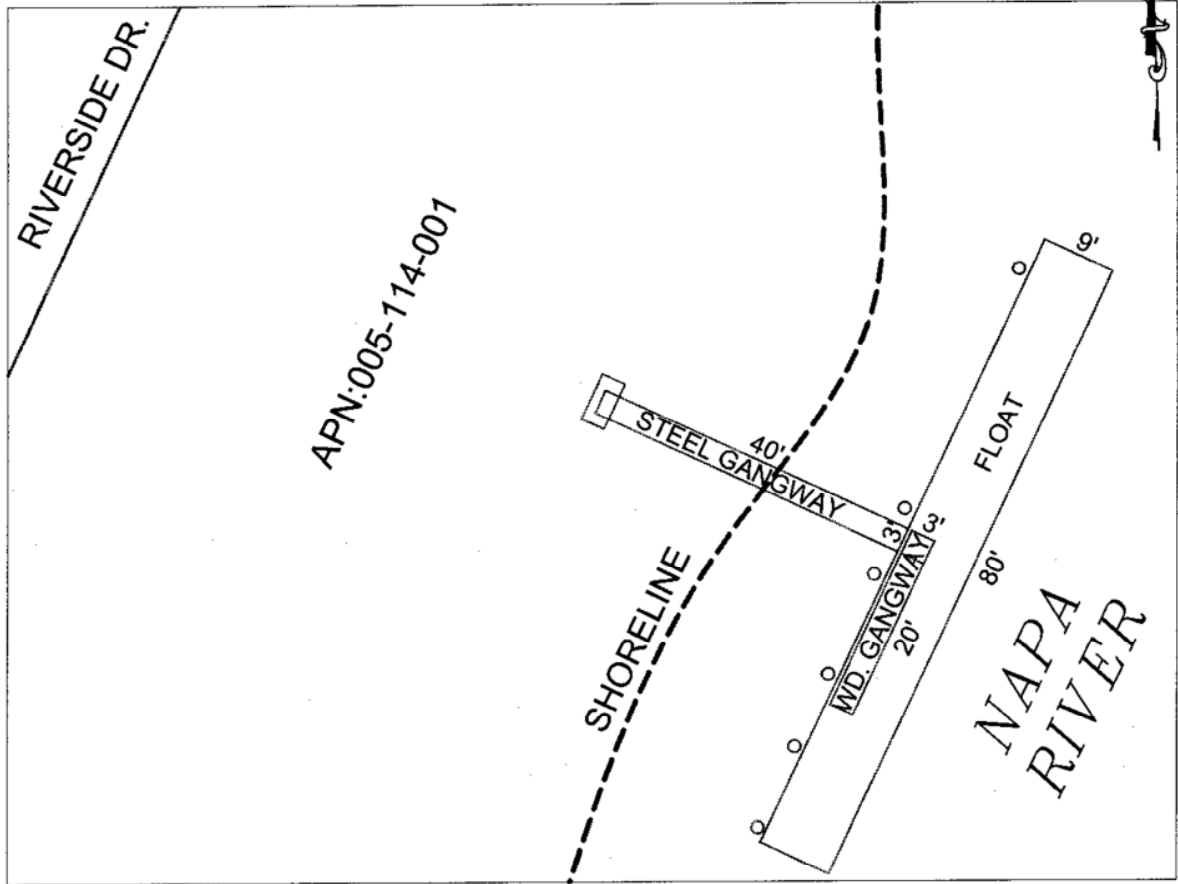
EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

END OF DESCRIPTION

PREPARED OCTOBER 25, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

NO SCALE

SITE



402 RIVERSIDE DRIVE, NAPA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B.

PRC 7010.1

APN:005-114-001

NAPA SEA SCOUTS

GENERAL LEASE

RECREATIONAL USE

NAPA COUNTY



MJE 11/16/11

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.