

**CALENDAR ITEM  
C33**

A 7  
S 6

12/02/13  
PRC 7991.9  
W. Hall

**ASSIGNMENT OF LEASE**

**LESSEE/ASSIGNOR:**

Matthew Gnagy

**APPLICANTS/ASSIGNEES:**

Steve Chadaris and Jannine Chadaris

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

Sovereign land in the Sacramento River, adjacent to 10005 Garden Highway, near Verona, Sutter County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing single-berth covered dock, four pilings, gangway, two electrical boxes, water line and bank protection.

**LEASE TERM:**

10 years, beginning December 28, 2009.

**CONSIDERATION:**

**Covered Single-Berth Floating Boat Dock, Four Pilings, Gangway, Two Electrical Boxes, and Water Line:** No monetary consideration pursuant to Public Resources Code section 6503.5.

**Bank Protection:** The public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in an amount no less than \$1,000,000 per occurrence.

**OTHER PERTINENT INFORMATION:**

1. Assignees own the upland adjoining the lease premises.

CALENDAR ITEM NO. **C33** (CONT'D)

2. On December 10, 2010, the Commission authorized a General Lease-Recreational and Protective Structure Use with Matthew Gnagy, for an existing single-berth covered dock, four pilings, gangway, two electrical boxes, water line and bank protection. That lease will expire on December 27, 2019. On August 2, 2013, the upland parcel was deeded to Steve Chadaris and Jannine Chadaris. The Applicants are now applying for an assignment of the lease.
3. The staff recommends that the Commission find that the subject lease assignment does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

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

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

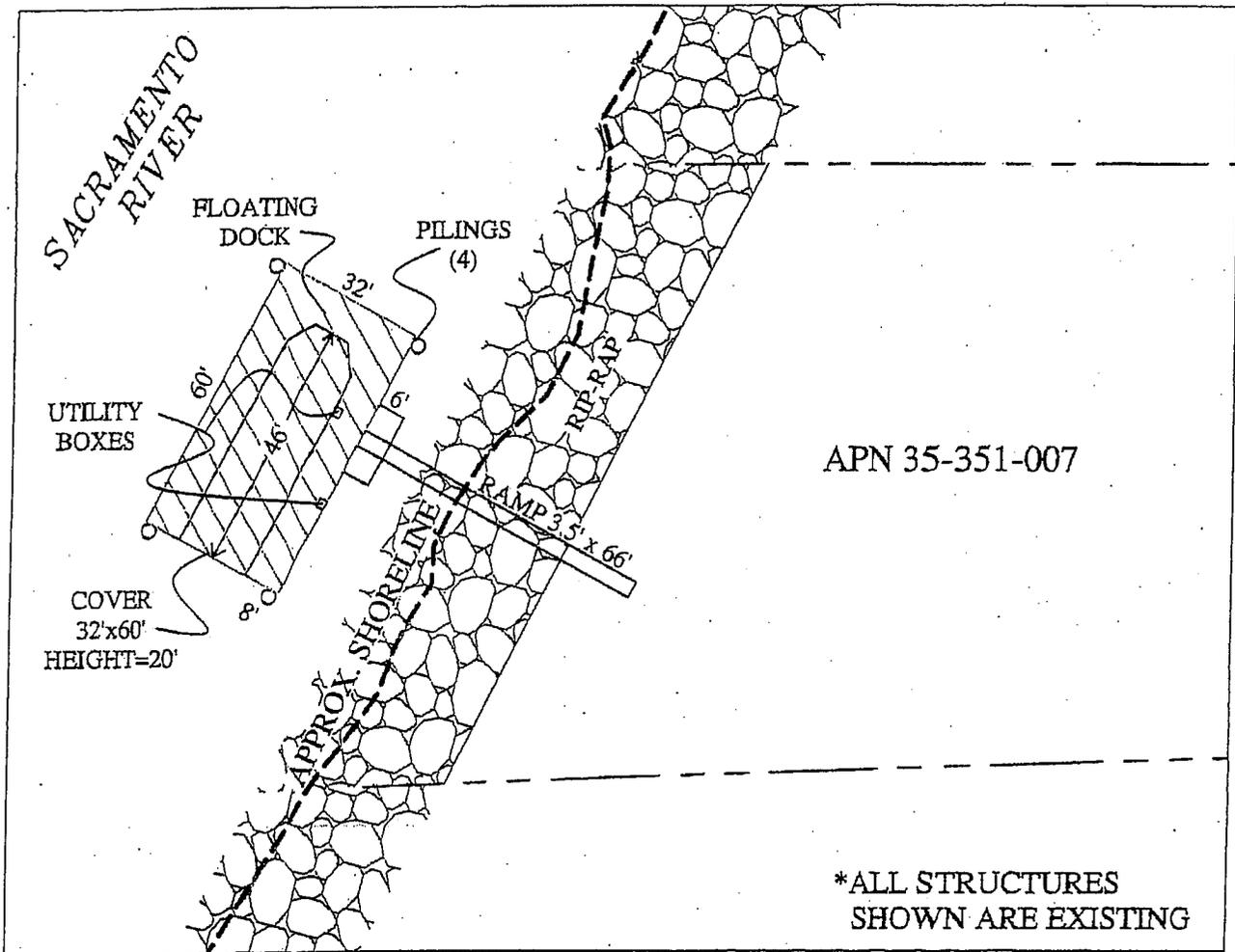
Find that the subject lease assignment is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

**AUTHORIZATION:**

Authorize the assignment of Lease No. PRC 7991.9, a General Lease – Recreational and Protective Structure Use, of sovereign land as shown on Exhibit A, from Matthew Gnagy, to Steve Chadaris and Jannine Chadaris, effective December 2, 2013.

NO SCALE

### SITE

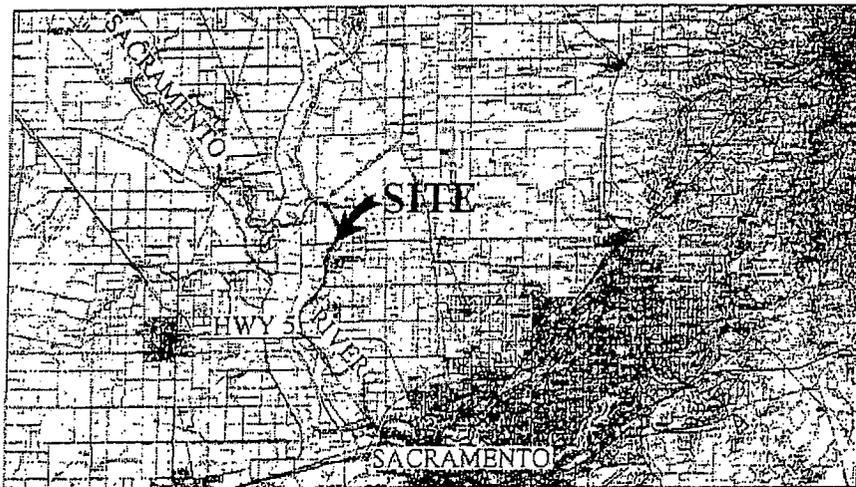


\*ALL STRUCTURES SHOWN ARE EXISTING

10005 Garden Highway, near Verona

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit A

PRC 7991.9  
 CHADARIS  
 APN 35-351-007  
 GENERAL LEASE -  
 RECREATIONAL &  
 PROTECTIVE STRUCTURE USE  
 SUTTER COUNTY



9/1/10 MJF

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.