

**CALENDAR ITEM
C34**

A 6
S 3

04/23/14
PRC 3710.1
D. Simpkin

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Paula Fava Corcoran

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Petaluma River, adjacent to 5 Hillside Terrace, near Novato, Marin County.

AUTHORIZED USE:

Continued use and maintenance of an existing boathouse and pier.

LEASE TERM:

10 years, beginning April 23, 2014.

CONSIDERATION:

\$150 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:

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

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. On March 23, 1989, the Commission authorized a Recreational Pier Permit (RPP) to Arnold T. Brooks. That lease expired on December 19, 1998. Subsequent to the expiration of the Arnold T. Brooks RPP, numerous attempts were made to bring the current property owners under lease. On October 14, 2009, the Applicant was deeded ownership of the property. Commission staff contacted the Applicant in 2012. The Applicant is now applying for a new General Lease – Recreational Use.
3. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA)

CALENDAR ITEM NO. **C34** (CONT'D)

as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. 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. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (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 section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to Paula Fava Corcoran beginning April 23, 2014, for a term of 10 years, for the continued use and maintenance of an existing boathouse and pier as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$150 with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 3710.1

LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of the Petaluma River, lying adjacent to Rancho De Novato, patented April 10, 1866, Marin County, State of California and more particularly described as follows:

All those lands underlying an existing deck, walkway and boathouse lying adjacent to those parcels as described in Grant Deed, recorded October 14, 2009 in Document Number 2009-0058298 in Official Records of said County.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the right bank of said river.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 03/20/14 by the California State Lands Commission Boundary Unit





PETALUMA
RIVER

EXISTING
DECK
7.3' x 7.8'

EXISTING
BOATHOUSE
12' x 23.8'

EXISTING
WALKWAY
3' x 298'

OUTER EDGE OF MARSH

INNER EDGE OF MARSH

OHWM
per Chapter 1834, Statute 1953

APPROX.
OHWM

EXHIBIT A

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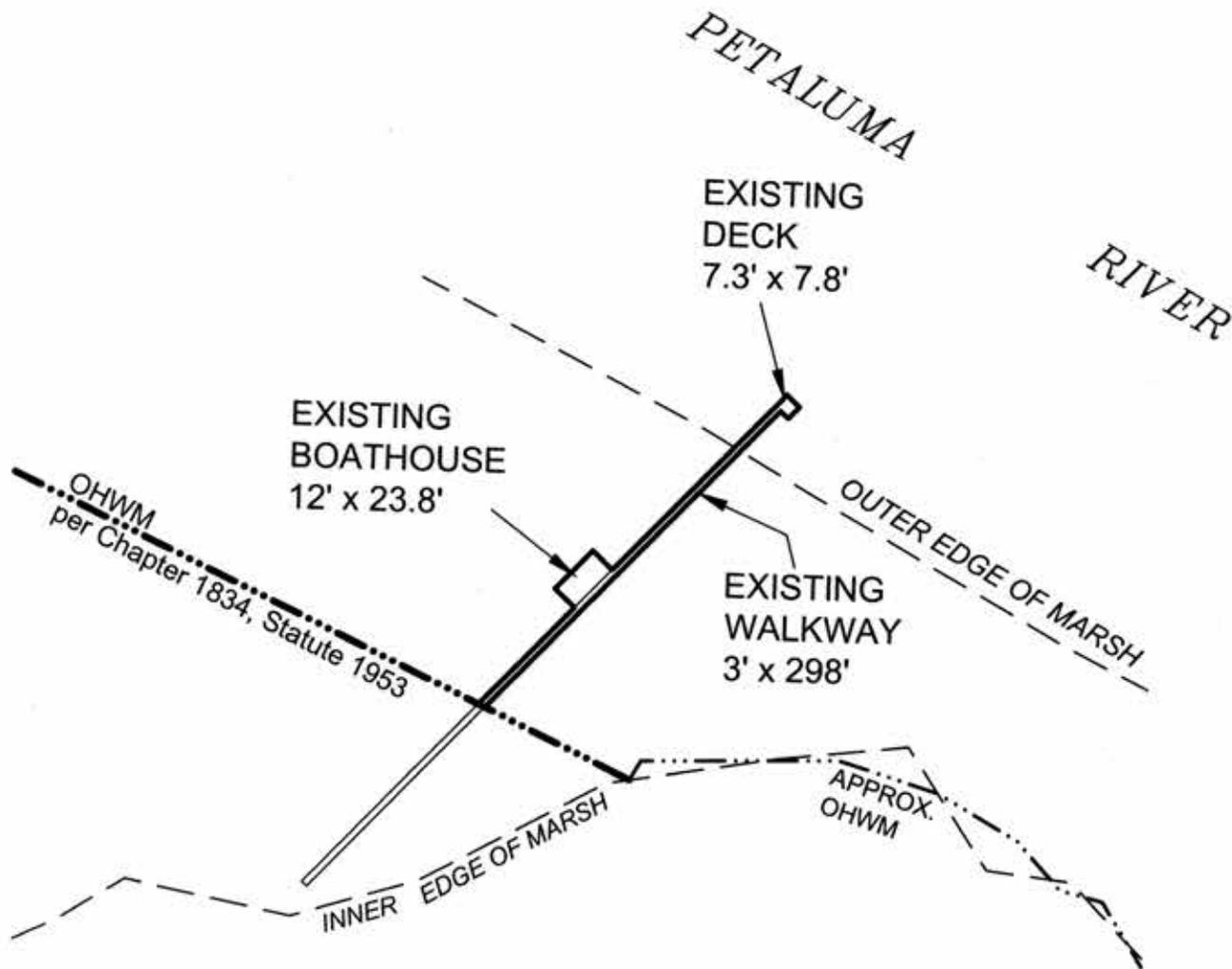
LAND DESCRIPTION PLAT
PRC 3710.1, CORCORAN
MARIN COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE



5 HILLSIDE TERRACE, NOVATO

NO SCALE

LOCATION



Exhibit B
 PRC 3710.1
 CORCORAN
 APN 157-061-52
 GENERAL LEASE-
 RECREATIONAL USE
 MARIN COUNTY



TS 03/20/14

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.