

**CALENDAR ITEM  
C56**

A 2  
S 2

10/14/14  
PRC 5414.1  
B. Terry

**GENERAL LEASE - COMMERCIAL USE**

**APPLICANT:**

Arthur L. Narvaez, dba Schooner's Landing RV Park, Marina, and Campground

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

0.975 acre, more or less, of sovereign land in the Albion River, adjacent to Assessor's Parcel Numbers 123-060-10 and 123-060-14, near Albion, Mendocino County.

**AUTHORIZED USE:**

Continued operation, use and maintenance of an existing commercial marina consisting of an existing boat launch ramp, three floating docks, one landing, pilings, and bulkhead previously authorized by the Commission and two existing fish cleaning stations not previously authorized by the Commission.

**LEASE TERM:**

20 years, beginning August 1, 2014.

**CONSIDERATION:**

\$1,147 per year, with an annual Consumer Price Index adjustment, and the State reserving the right to adjust the rent at the 10-year anniversary, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

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

Bond:

Surety bond or other security in the amount of \$5,000.

Other:

Lessee agrees to implementation of the Commission's "Best Management Practices for Marina Owners/Operators" and "Best Management Practices for Guest Dock Users and Boaters, including additional Best Management Practices (BMPs) the Commission subsequently deems appropriate for either of the above categories. Lessee shall post the BMPs in prominent

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places within the lease premises. The Lessee shall provide the Commission, on the first anniversary of the lease and tri-annually thereafter, a report on compliance with all BMPs.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland adjoining the lease premises.
2. On November 30, 1977, the Commission authorized a General Lease – Commercial Use to Northern Headlands (a Partnership) for a term of 30 years beginning August 1, 1977. Since the issuance of that lease the Commission has approved multiple assignments of the lease and two amendments. The last assignment was approved on March 3, 1991, to Arthur and Johnnie Narvaez. That lease expired on July 31, 2007. On June 30, 1993, the ownership of the upland parcels was transferred to Arthur L. Narvaez. The Applicant is now applying for a General Lease – Commercial Use.
3. The Applicant runs a commercial facility known as the Schooner’s Landing RV Park, Marina, and Campground (Marina). A recreational vehicle park and campground is located upland from the marina facilities. Visitors of the campground are the main users of the marina for docking of fishing boats.
4. On October 16, 2013, Commission Boundary staff conducted a survey and site visit at the Marina. Staff became aware of two existing fish cleaning stations that had not been previously authorized by the Commission. The fish cleaning stations have existed for many years. Staff recommends authorizing the two existing fish cleaning stations.
5. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 14, section 15301.

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

6. 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.

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**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 14, section 15301.

**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 – Commercial Use to Arthur L. Narvaez, dba Schooner’s Landing RV Park, Marina, and Campground beginning August 1, 2014, for a term of 20 years, for the continued operation, use and maintenance of an existing commercial marina, consisting of an existing boat launch ramp, three floating docks, one landing, pilings, and bulkhead previously authorized by the Commission and two existing fish cleaning stations not previously authorized by the Commission as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; \$1,147 per year, with an annual Consumer Price Index adjustment, and the State reserving the right to adjust the rent at the 10-year anniversary, as provided in the lease; liability insurance in an amount no less than \$1,000,000 per occurrence; and surety in the amount of \$5,000.

**EXHIBIT A**

**PRC 5414.1**

**LAND DESCRIPTION**

Three (3) parcels of tide and submerged land, situate in the bed of the Albion River lying adjacent to Section 21, T16N, R17W, MDM as shown on the Official Government Plat approved April 16<sup>th</sup>, 1873, County of Mendocino, State of California and more particularly described as follows:

**PARCEL 1**

BEGINNING at a point on the right bank of the Albion River, having the following CCS83, Zone 2 coordinates N(Y)=2215787.41 feet, E(X)=6063291.65 feet from which Continuous Operating Reference Station (CORS) LILRVRAIR\_CN2006 CORS ARP bears North 17°02'28" East 10,614.09 feet, thence along said bank North 43°40'25" East 154.24 feet; thence South 82°07'11" East 268.38 feet; thence South 67°25'40" East 234.55 feet; thence leaving said bank South 22°54'35" West 63.86 feet; thence the following eight (8) courses:

- 1) North 67°05'25" West 151.13 feet;
- 2) North 76°15'19" West 18.77 feet;
- 3) North 83°33'43" West 161.60 feet;
- 4) South 88°52'27" West 86.19 feet;
- 5) South 44°42'06" West 86.71 feet;
- 6) South 19°36'42" West 149.92 feet;
- 7) North 70°52'29" West 26.32 feet;
- 8) North 19°36'52" East 131.45 feet;

Thence North 46°19'35" West 93.79 feet to the POINT OF BEGINNING.

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

**PARCEL 2**

BEGINNING at a point on the right bank of the Albion River, having the following CCS83, Zone 2 coordinates N(Y)=2215370.62 feet, E(X)=6063091.54 feet from which Continuous Operating Reference Station (CORS) LILRVRAIR\_CN2006 CORS ARP bears North 17°23'57" East 11,071.44 feet, thence along said bank North 03°00'00" West 68.37 feet; thence leaving said bank South 50°00'00" East 106.63 feet; thence South 40°00'00" West 50.00 feet; thence North 50°00'00" West 60.00 feet to the POINT OF BEGINNING.

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

PARCEL 3

A fifty (50) foot wide strip of land lying easterly and southeasterly of the following described line:

BEGINNING at a point on the right bank of the Albion River, having the following CCS83, Zone 2 coordinates N(Y)=2215787.41 feet, E(X)=6063291.65 feet from which Continuous Operating Reference Station (CORS) LILRVRAIR\_CN2006 CORS ARP bears North 17°02'28" East 10,614.09 feet, thence along said bank South 43°40'25" West 264.60 feet; thence continuing along said bank the following seventeen (17) courses:

- 1) Along a 150 foot radius curve to the left, through a central angle of 54°30'30" an arc length of 142.70 feet;
- 2) South 03°36'50" East 166.77 feet;
- 3) Along a 100 foot radius curve to the right, through a central angle of 68°43'24" an arc length of 119.94 feet;
- 4) South 69°34'34" West 304.47 feet;
- 5) Along a 450 foot radius curve to the left, through a central angle of 17°01'16" an arc length of 133.68 feet;
- 6) South 49°18'16" West 113.04 feet;
- 7) South 34°09'58" West 161.58 feet;
- 8) South 31°52'46" West 176.29 feet;
- 9) Along a 300 foot radius curve to the left, through a central angle of 24°12'00" an arc length of 126.71 feet;
- 10) South 05°17'02" West 63.87 feet;
- 11) Along a 300 foot radius curve to the right, through a central angle of 11°50'42" an arc length of 62.02 feet;
- 12) South 14°15'42" West 102.55 feet;
- 13) Along a 250 foot radius curve to the left, through a central angle of 13°51'19" an arc length of 60.46 feet to a point of reverse curvature;
- 14) Along a 250 foot radius curve to the right, though a central angle of 57°52'36" an arc length of 252.53 feet;
- 15) South 44°21'56" West 249.16 feet;
- 16) Along a 500 foot radius curve to the right, through a central angel of 09°44'52' an arc length of 85.07 feet;
- 17) South 54°54'48" West 115.32 feet;

Thence South 64°58'37" West 85.42 feet to the POINT OF TERMINATION of said strip.

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

The Basis of Bearings is CCS83, Zone 2 (Epoch 2010.000) as determined locally by a line between Continuous Operating Reference Stations (CORS) LILRVRAIR\_CN2006 CORS ARP and POTRVLVSCHCN2005 CORS ARP bearing North 84°14'32" East as derived from geodetic values published by the National Geodetic Survey (NGS). All distances are grid and in U.S. survey feet.

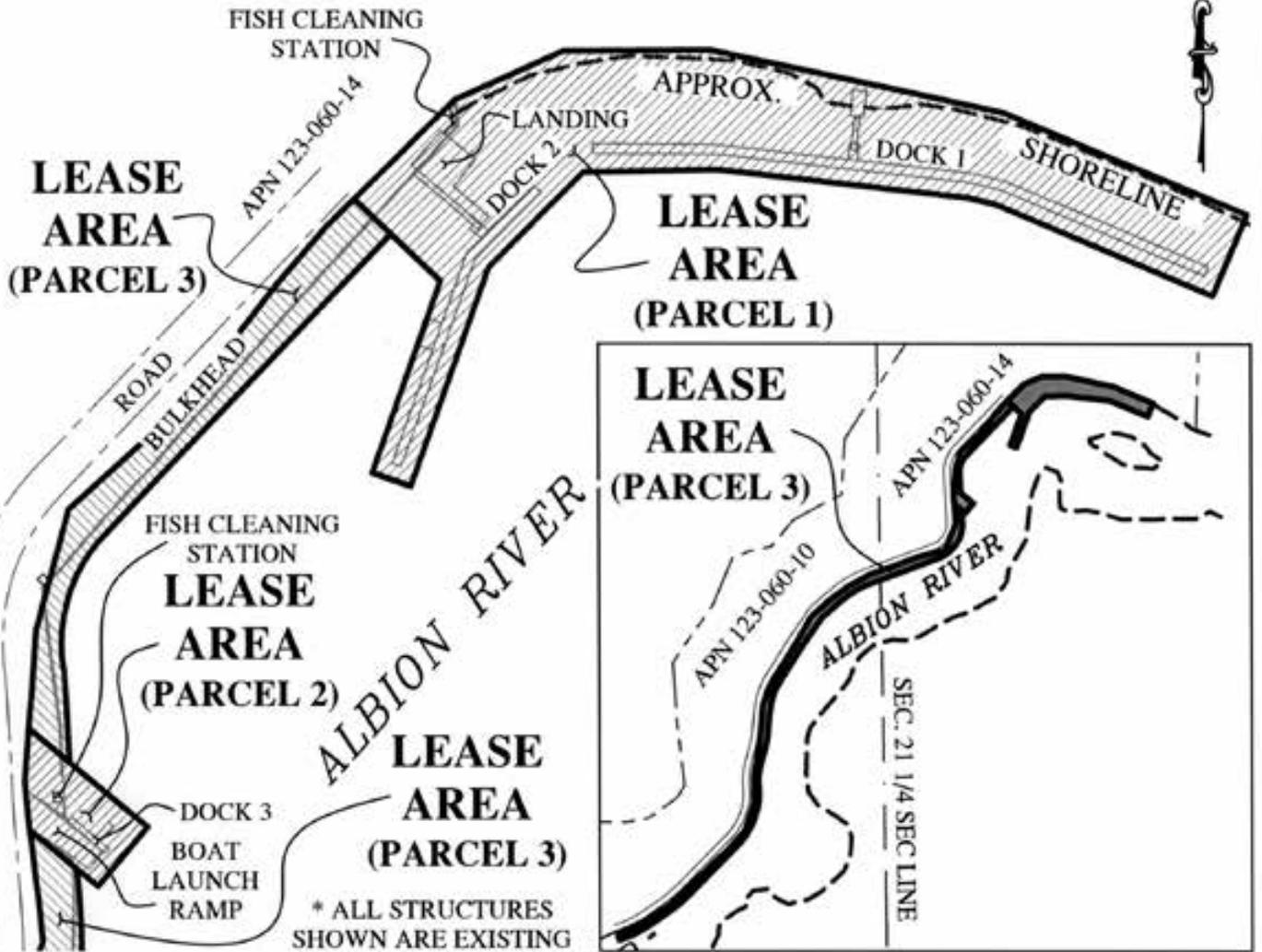
**END OF DESCRIPTION**

PREPARED 9/11/14 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT



NO SCALE

### SITE



Schooner's Landing, Albion River

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit B

PRC 5414.1  
 NAVAREZ  
 APN 123-060-10,14  
 GENERAL LEASE -  
 COMMERCIAL USE  
 MENDOCINO COUNTY



MJF 09/08/14

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.