

**CALENDAR ITEM
C66**

A 10
S 2

04/23/15
PRC 3679.1
J. Sampson

REVISION OF RENT

LESSEE:

Lynn C. White

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Petaluma River, adjacent to 37 Havenwood Road, Novato, Marin County.

AUTHORIZED USE:

Continued use and maintenance of a pier, floating boat dock, boathouse, storage unit, ramp, and two pilings.

LEASE TERM:

10 years, beginning August 13, 2008.

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 \$57 per year to \$125 per year, effective August 13, 2015.

OTHER PERTINENT INFORMATION:

1. On December 3, 2008, the Commission authorized a General Lease – Recreational Use to Lynn C. White. The lease will expire August 12, 2018.
2. At the time this lease was issued, the Lessee's pier and floating boat dock qualified for rent-free status under Public Resources Code section 6503.5. However, the storage unit and boathouse are not used for the docking and mooring of boats and therefore are subject to rent. Staff has conducted the rent review called for in the lease and recommends that rent be revised from \$57 per year to \$125 per year, effective August 13, 2015.

CALENDAR ITEM NO. **C66** (CONT'D)

3. The staff recommends that the Commission find that the subject revision of rent 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:

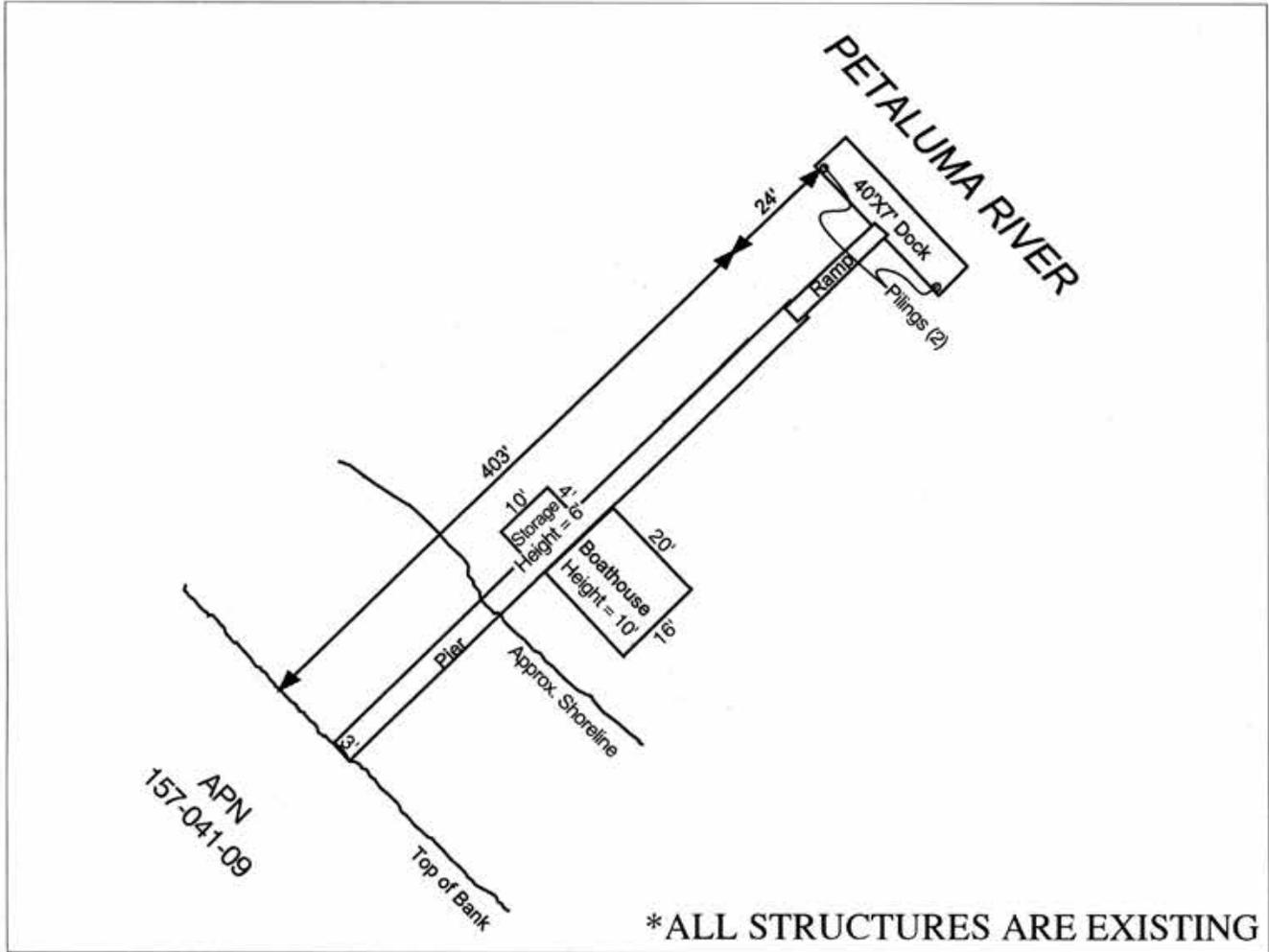
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 3679.1 from \$57 per year to \$125 per year, effective August 13, 2015.

NO SCALE

SITE



*ALL STRUCTURES ARE EXISTING

37 Havenwood Road, Novato

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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.

Exhibit A

PRC 3679.1
 WHITE
 APN 157-041-09
 GENERAL LEASE -
 RECREATIONAL USE
 MARIN COUNTY



MJF 1/08/15