

**CALENDAR ITEM
C20**

A 4
S 3

06/29/15
PRC 5822.1
M. Schroeder

REVISION OF RENT

LESSEE:

Albert D. Giovannoni, Trustee of the Albert D. Giovannoni Trust, dated July 3, 1991

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Napa River, adjacent to Assessor's Parcel Number 047-261-007, near the city of Napa, Napa County.

AUTHORIZED USE:

Continued use and maintenance of a commercial concrete boat launching ramp, gangway, and two floating docks.

LEASE TERM:

20 years, beginning May 1, 2000.

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 rent be revised from \$726 per year to \$751 per year, effective May 1, 2015.

OTHER PERTINENT INFORMATION:

1. On June 27, 2000, the Commission authorized a General Lease – Commercial Use with Albert D. Giovannoni, Trustee of the Albert D. Giovannoni Trust, dated July 3, 1991, for a term of 20 years for the continued use and maintenance of a concrete boat launching ramp, gangway, and two floating boat docks. The lease will expire on April 30, 2020. During the term of this lease the Commission has authorized revisions of rent in April 2006 and March 2012.
2. Staff conducted the rent review called for in the lease and recommends that the rent be increased.
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

CALENDAR ITEM NO. **C20** (CONT'D)

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:

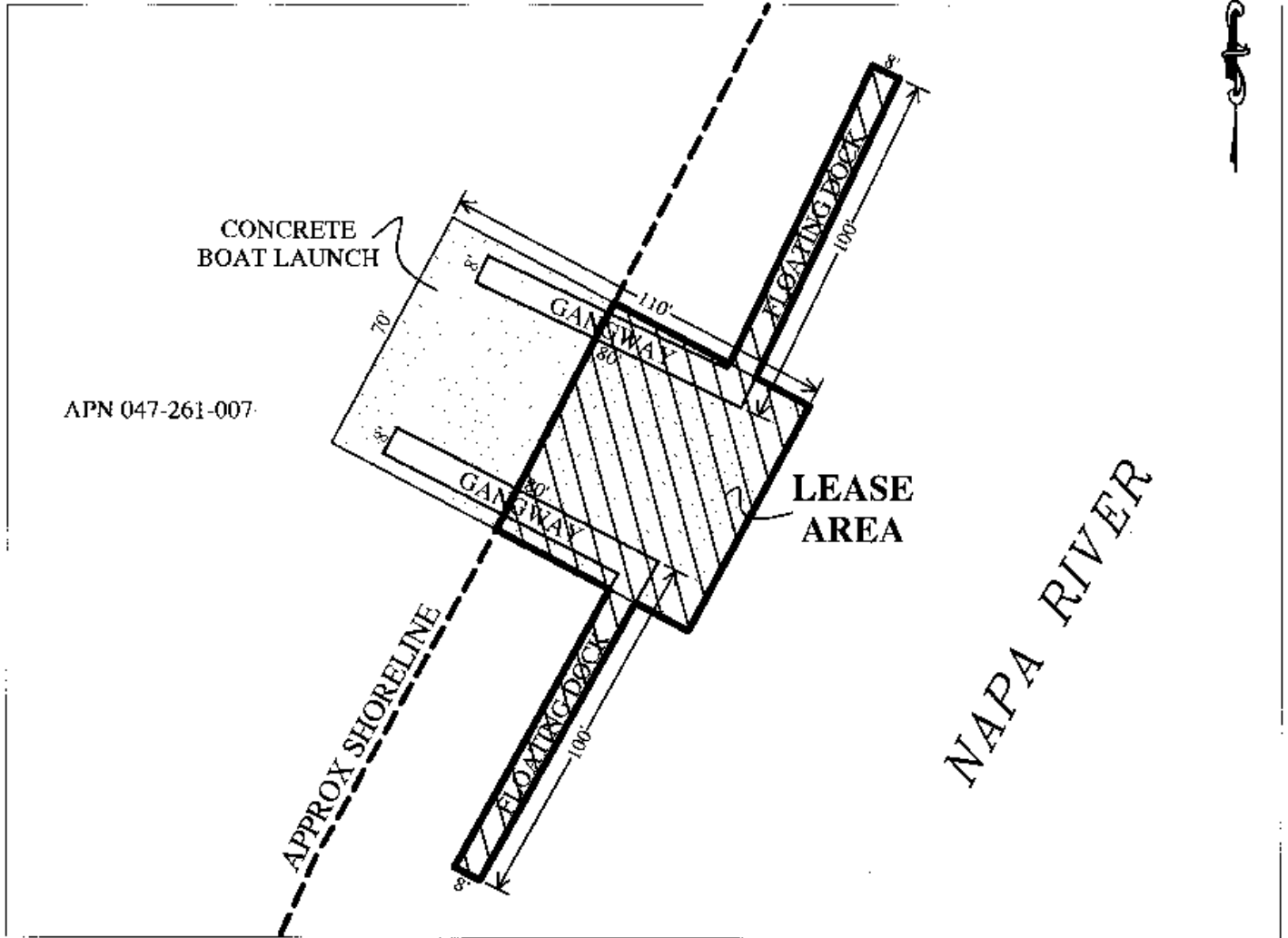
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060 subdivision (c) (3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 5822.1 from \$726 per year to \$751 per year, effective May 1, 2015.

NO SCALE

SITE



3333 Cuttings Wharf Road, Napa

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 5822.1
 GIOVANNONI
 APN 047-261-007
 GENERAL LEASE-
 COMMERCIAL USE
 NAPA COUNTY



MJF 03/30/11

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.